



## **AGENDA**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ March 26, 2015 at 7:00 pm**

**Place 1 Michelle Stephenson, Vice Chairman  
Place 2 Joel Wixson  
Place 3 Jason Anderson  
Place 4 Sid Sokol**

**Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Jeff Seiler, Chair**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: February 26, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 5<sup>th</sup> & 19<sup>th</sup> 2015 meeting.
5. Review meeting protocol

6. Presentation of Service Plaque to Exiting Chairman Jeff Seiler.
  - 15 minute recess
  
7. Citizen Communications - Three (3) minutes of time is allowed, per speaker

<b>Consent Agenda</b>
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8. Subdivision Case 14-FP-008: Consider action on the Catalina Ranch Final Plat for 30.319 acres more or less; WCAD Parcels R031543, R031544, and R031549; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas. Applicant/Agent: Gray Engineering, Inc (John D. Hines, PE) on behalf of Catalina Ranch, LLC (Joe Straub).
  
9. Subdivision Case 14-FP-023: Consider action on the Palmera Ridge, Section 1 Final Plat for a 45.80 acres more or less; WCAD Parcels R333713, R031617, and R473798; generally located approximately 1,400 feet north of the intersection of Ronald W. Reagan Blvd and Hero Way on the east side of Ronald W. Reagan Blvd; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates on behalf of Palmera Ridge Development, Inc.
  
10. Subdivision Case 14-FP-042: Consider action on the Hazlewood Phase 4A Final Plat for a 26.212 acres more or less; WCAD Parcels R031216 and R528793; generally located approximately 70 feet south from the southeast corner of the intersection of Republic Trails Blvd. and Molly Ln.; Williamson County, Texas Applicant/Agent: Pape Dawson (Dustin Goss, PE) on behalf of Continental Homes of Texas, LP (Richard Maier).
  
11. Subdivision Case 14-FP-048: Consider action on the Trivisso, Phase 2, Section 1A Final Plat for 7.022 acres more or less; TCAD Parcels 844740 and 819093; generally located to the west of Belladoma Cove and Good Night Trail; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Trivisso, Ltd.
  
12. Subdivision Case 14-FP-049: Consider action on the Trivisso, Phase 2, Section 1B Final Plat for 6.204 acres more or less; TCAD Parcels 844740 and 819093; generally located to the east of Venezia View and Good Night Trail; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Trivisso, Ltd.

**Public Hearing**

13. Subdivision Case 14-SFP-005: Hold a public hearing and consider action on Travisso, Phase 2, Section 2I, Short Form Final Plat, for approximately 10.023 acres, including Travis County Property ID #382583; generally located to the west of the northern terminus of Travisso Parkway, Leander, Travis County, TX. Applicant/Agent: David Smith, P.E. (Jay Engineering Company) on behalf of Travisso, LTD

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

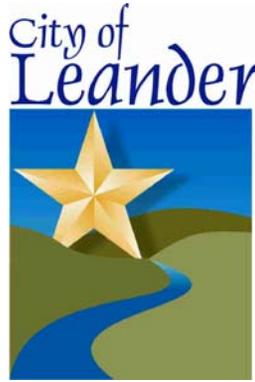
14. Zoning Case 15-Z-003: Hold a public hearing and consider action on the rezoning of a portion of a lot, for 3.309 acres more or less out of Lot 1 of the Waldarra Estates, located at 17680 Ronald W. Reagan Blvd., WCAD Parcel R372083. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban) and the applicant is proposing to zone the property GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: Marci Cannon on behalf of Donald R. and Jean S. Thomas.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

15. Meeting Adjourned

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 20th day of March, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



## MINUTES

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ February 26, 2015 at 7:00 pm**

<b>Place 1 Michelle Stephenson, Vice Chairman</b>	<b>Place 5 Richard Allen</b>
<b>Place 2 Joel Wixson</b>	<b>Place 6 Betty Saenz</b>
<b>Place 3 Jason Anderson</b>	<b>Place 7 Jeff Seiler, Chair</b>
<b>Place 4 Sid Sokol</b>	

1. Call to Order  
**Meeting called to order at 7:04 p.m.**
2. Roll Call  
**All Commissioners were present.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: February 5, 2015  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Allen. Motion passed 6 approved, Commissioner Wixon abstained.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the February 12th, 2015 P & Z meeting.  
**Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their February 19, 2015 meeting.**
5. Review meeting protocol  
**Chairman Seiler referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak**

## Consent Agenda

7. Subdivision Case 14-FP-040: Consider action on the Connelly's Crossing, Phase 4 Final Plat for 12.065 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P.
8. Subdivision Case 14-FP-041: Consider action on the Connelly's Crossing, Phase 3 Final Plat for 7.333 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P.
9. Subdivision Case 14-TOD-FP-047: Consider action on the Hero Way Multi-Family Final Plat for 9.674 acres more or less; WCAD Parcel R510024; generally located to the northeast of the intersection of Mel Mathis Avenue and Hero Way, Leander, Williamson County Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Jeff Musgrove (Transit Village Investments, LTD).

**Motion made by Commissioner Sokol to approve the consent agenda item seconded by Anderson. Motion passed unanimously.**

## Regular Agenda

10. Subdivision Case 12-FP-001: Consider action on the extension of the expiration of the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas. Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.

**Motion made by Commissioner Sokol to approve the requested extension seconded by Commissioner Allen. Motion passed unanimously.**

## Public Hearing

11. Composite Zoning Ordinance Case 15-OR-002: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to update the architectural standards, update the garage setback requirements, update the use matrix table, and modify the landscape ordinance requirements. Applicant: City of Leander Planning Department

a) Staff Presentation

**Robin Griffin, Senior Planner, explained the amendments to the Composite Zoning Ordinance.**

b) Open Public Hearing

**Chairman Seiler opened the public hearing.**

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**No discussion took place.**

e) Consider Action

**Commissioner Anderson moved to approve the proposed amendments to the Composite Zoning Ordinance with the following conditions:**

- 1. Update the proposed ordinance to permit staff the flexibility to allow minor deviations regarding the permitted garage width as a percentage of the ground floor living area.**
- 2. Update the proposed ordinance to clarify that the third car garage must be located flush or behind the ground floor living area.**

**Commissioner Allen seconded the motion. Motion passed unanimously.**

12. Meeting Adjourned at **7:35 pm**

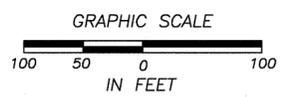
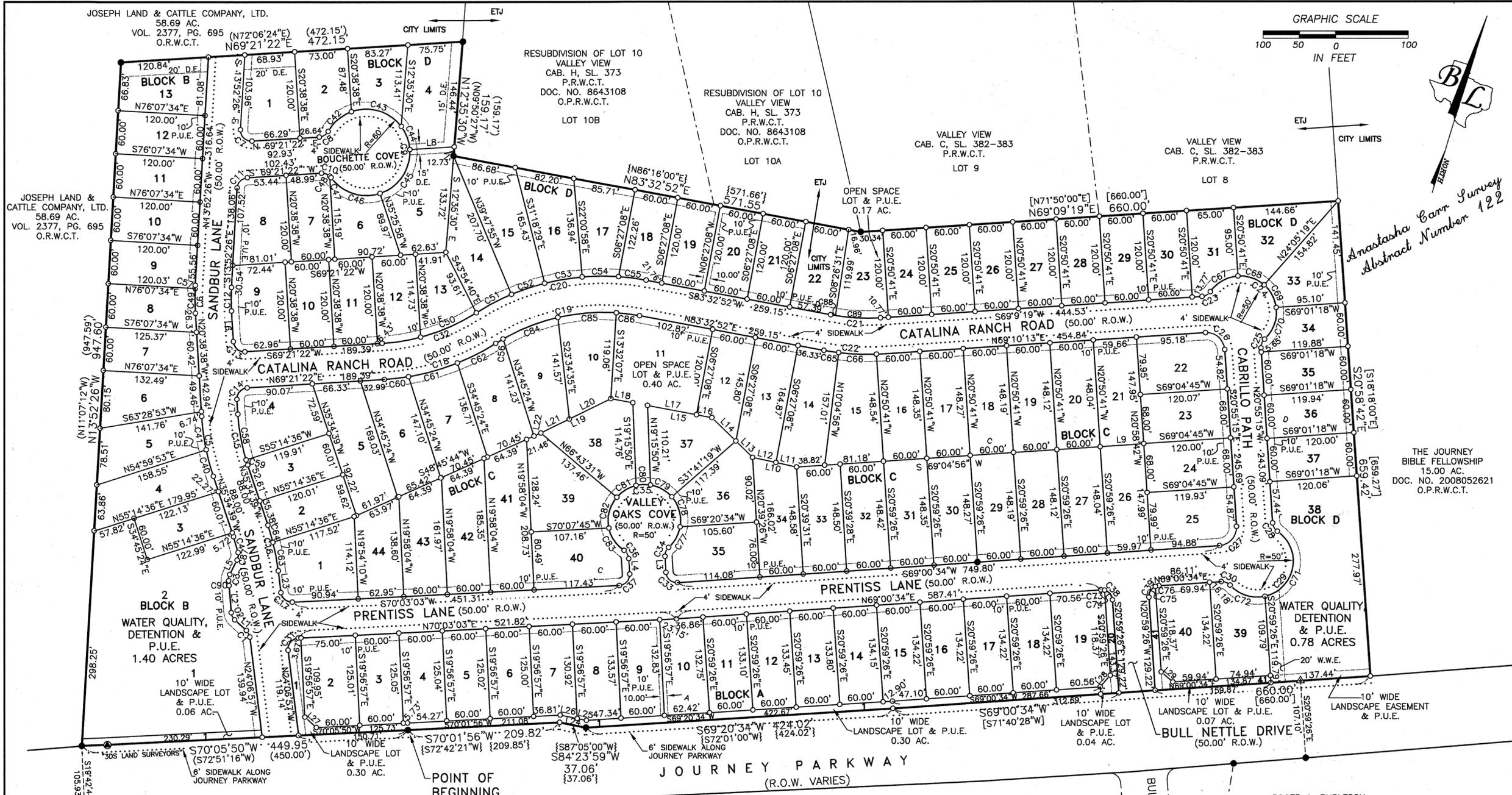


## EXECUTIVE SUMMARY

MARCH 26, 2015

- 
- Agenda Subject:** Subdivision Case 14-FP-008: Consider action on the Catalina Ranch Final Plat for 30.319 acres more or less; WCAD Parcels R031543, R031544, and R031549; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Gray Engineering, Inc (John D. Hines, PE) on behalf of Catalina Ranch, LLC (Joe Straub).
- Financial Consideration:** None
- Recommendation:** This final plat includes 110 single-family lots, 2 drainage/water quality lots, 4 landscape lots, and 2 open space lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

03/16/2015



Anastasha Carr Survey  
Abstract Number 122

THE JOURNEY BIBLE FELLOWSHIP  
15.00 AC.  
DOC. NO. 2008052621  
O.P.R.W.C.T.

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN TEXAS 78754  
FIRM REG. NO. 10015100  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron - baseline@austin.rr.com

# FINAL PLAT CATALINA RANCH

BURLESON RANCHES, LTD.  
REMAINDER OF 27.58 AC.  
(1/2 INTEREST)  
DOC. NO. 2012107179  
O.P.R.W.C.T.

**NOTE:**

OWNER: CATALINA RANCH, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
C/O HARRIS & STRAUB, LLC  
2929 W. 5TH STREET, SUITE A  
FORT WORTH, TEXAS 76107

ACREAGE: 30.319 ACRES

SURVEY: ANASTASHA CARR SURVEY, ABSTRACT NO. 122

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 118

LINEAR FEET OF NEW STREET: 4,555'

SUBMITTAL DATE: 3 MARCH 2014

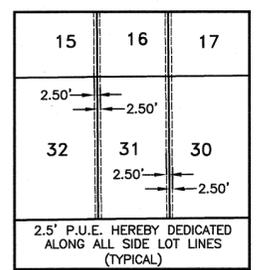
SURVEYOR: BASELINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
PHONE (512) 374-9722 FAX (512) 873-9743

ENGINEER: GRAY ENGINEERING, INC.  
8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140  
AUSTIN, TEXAS 78759  
TBPE FIRM #2946  
PHONE (512) 452-0371 FAX (512) 454-9933

BENCHMARK: A PERMANENT BENCHMARK WILL BE ESTABLISHED DURING THE CONSTRUCTION PHASE.

L.I.S.D. BURLESON SUBDIVISION  
DOC. NO. 2010067077  
O.P.R.W.C.T.

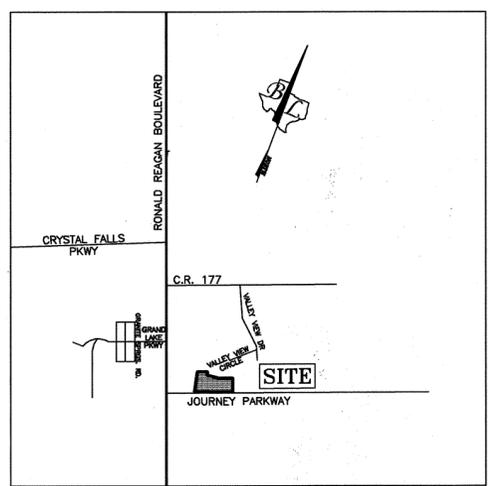
LOT 1  
BLOCK B  
20.76 AC.  
ELEMENTARY SCHOOL



CATALINA RANCH ROAD (50' R.O.W.): 1436'  
BOUCHETTE COVE (50' R.O.W.): 201'  
SANDBUR LANE (50' R.O.W.): 932'  
CABRILLO PATH (50' R.O.W.): 346'  
PRENTISS LANE (50' R.O.W.): 1369'  
BULL NETTLE DRIVE (50' R.O.W.): 169'  
VALLEY OAKS COVE (50' R.O.W.): 113'

**TOTAL AREA/TOTAL LOTS**

TOTAL ACREAGE: 30.319 ACRES  
SINGLE FAMILY LOTS: 110  
LANDSCAPE LOTS (0.47 AC.): 4  
OPEN SPACE LOTS (0.57 AC.): 2  
WATER QUALITY/DET. POND LOTS (2.18 AC.): 2  
TOTAL LOTS: 118 LOTS



VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND
●	1/2" REBAR FOUND W/CAP (NOTED)
○	1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
.....	PROPOSED SIDEWALK (4' WIDE, UNLESS OTHERWISE NOTED)
D.E.	DRAINAGE EASEMENT
ETJ	EXTRA-TERRITORIAL JURISDICTION
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.E.	SANITARY EASEMENT
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION - DOC. NO. 2006023002, O.P.R.W.C.T.
{ }	RECORD INFORMATION - VOL. 691, PG. 785, D.R.W.C.T.
[ ]	RECORD INFORMATION - VOL. 701, PG. 411, D.R.W.C.T.

File: S:\G&P Montgomery\DWG\BLS Base G&P MONTGOMERY

Scale (Hor.): 1"=100'
Date: 12/09/14
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

METES AND BOUNDS DESCRIPTION

BEING 30.319 ACRES OF LAND OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT NUMBER 122, IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF TWO TRACTS: "TRACT I" BEING 9.998 ACRES OF LAND KNOWN AS LOTS 1 AND 2, G&P SUBDIVISION; A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 250-251 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO CATALINA RANCH, LLC BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2013051315 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND SUBSEQUENTLY VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014003533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND "TRACT II" BEING 20.321 ACRES OF LAND CONVEYED TO CATALINA RANCH, LLC BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2013051496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of former Lot 1, G&P Subdivision, being the southwest corner of said 20.321 acre tract and being also being in the north right-of-way line of Journey Parkway (formerly known as County Road Number 179-R.O.W. varies);

THENCE South 70°05'50" West a distance of 449.95 feet (record: South 72°51'16" West a distance of 450.00 feet) to a 1/2" rebar found for the southwest corner of former Lot 2 of G&P Subdivision, and being the southeast corner of a 58.69 acre tract of land conveyed to Joseph Land & Cattle Company, Ltd. by instrument of record in Volume 2377, page 695 of the Official Records of Williamson County, Texas and also being in the north right-of-way line of said Journey Parkway bears South 70°05'50" West a distance of 449.95 feet (record: South 72°51'16" West a distance of 450.00 feet);

THENCE North 13°52'26" West (record: North 11°07'12" West), along the west line of former Lot 2, G&P Subdivision and the east line of said 58.69 acre tract a distance of 947.60 feet (record: 947.59 feet) to a 1/2" rebar found for the northwest corner of former Lot 2, G & P Subdivision and being an angle point in the east line of the 58.69 acre tract;

THENCE North 69°21'22" East (North 72°06'24" East), along the north line of former Lot 2, G&P Subdivision and the east line of the 58.69 acre tract a distance of 472.15 feet (record: 472.15 feet) to a 1/2" rebar found for the northeast corner of former Lot 2, G & P Subdivision and being in the east line of the 58.69 acre tract and also being in the west line of Lot 10B, Resubdivision of Lot 10, Valley View; a subdivision of record in Cabinet H, Slide 373 of the Plat Records of Williamson County, Texas and Document Number 8643108 of the Official Public Records of Williamson County, Texas;

THENCE South 12°35'30" East (record: South 09°50'27" East), along the east line of former Lot 2, G&P Subdivision a distance of 159.17 feet (record: 159.17 feet) to a 1/2" rebar found for the northwest corner of the 20.321 acre tract and being the southwest corner of Lot 10B, Resubdivision of Lot 10, Valley View;

THENCE North 83°32'52" East (record: North 86°16'00" East), along the north line of the 20.321 acre tract, the south line of said Lot 10B and the south line of Lot 10A, Resubdivision of Lot 10, Valley View a distance of 571.55 feet (record: 571.66 feet) to a 1/2" rebar found for the southeast corner of said Lot 10A, Resubdivision of Lot 10, Valley View and also being the southwest corner of Lot 9, Valley View, a subdivision of record in Cabinet C, Slides 382-383 of the Plat records of Williamson County, Texas;

THENCE North 69°09'19" East (record: North 71°50'00" East), along the north line of the 20.321 acre tract and the south line of said Lot 9 and Lot 8, Valley View a distance of 660.00 feet (record: 660.00 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC." for the northeast corner of the 20.321 acre tract and being the southeast corner of said Lot 8, Valley View and also being in the west line of a 15.00 acre tract of land conveyed to The Journey Bible Fellowship by instrument of record in Document Number 2008052621 of the Official Public Records of Williamson County, Texas;

THENCE South 20°58'42" East (record: South 18°18'00" East), along the east line of the 20.321 acre tract and the west line of said 15.00 acre tract a distance of 659.42 feet (record: 659.27 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC." for the southeast corner of the 20.321 acre tract and being the southwest corner of the 15.00 acre tract and also being in the north right-of-way line of Journey Parkway;

THENCE along the south line of the 20.321 acre tract and the north right-of-way line of Journey Parkway the following four (4) courses:

1. South 69°00'34" West a distance of 660.00 feet (record: South 71°40'28" West a distance of 660.00 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC.";
2. South 69°20'34" West a distance of 424.02 feet (record: South 72°01'00" West a distance of 424.02 feet) to a 1/2" rebar found;
3. South 84°23'59" West a distance of 37.06 feet (record: South 87°05'00" West a distance of 37.06 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC.";
4. South 70°01'56" West a distance of 209.82 feet (record: South 72°42'21" West a distance of 209.85 feet) to the POINT OF BEGINNING.

This parcel contains 30.319 acres of land, more or less, out of the Anastasha Carr Survey, Abstract Number 122 in Williamson County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83.

I, RONNIE WALLACE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT, AS SHOWN IN COMMITMENT FOR TITLE G.F. NO. 130068498 A, EFFECTIVE JULY 19, 2013, ISSUED BY STEWART TITLE GUARANTY COMPANY.



*Ronnie Wallace* 12/9/14  
 RONNIE WALLACE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5222  
 BASELINE LAND SURVEYORS, INC.  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 TX. FIRM REG. #10015100

CATALINA RANCH PARKLAND DEDICATION WORKSHEET						Revised 5-2-14
Lots Required	Parkland Proposed*	Parkland Acreage Deficit	Fee In-lieu Value*	Rec. Imp. Fee Req'd*	Facilities Proposed	
110	3.85	0.382		\$38,500	None	
		0.165			None	
<b>Totals:</b>	<b>3.85</b>	<b>0.547</b>	<b>3.3"</b>	<b>\$77,857.00</b>	<b>\$38,500</b>	

\* "A total of \$116,357 to be paid to the City at plot approval. This amount includes the fee in-lieu value" for the parkland deficit and the recreation improvement fee since there are no facilities proposed.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°54'10"W	21.80'
L2	N21°44'26"W	37.49'
L3	S20°39'26"E	22.33'
L4	N20°39'26"W	21.42'
L5	N10°14'36"E	22.64'
L6	S20°38'38"E	42.26'
L7	S20°38'38"E	20.68'
L8	S69°21'22"W	61.42'
L9	S69°03'49"W	60.00'
L10	N85°14'41"E	62.39'
L11	S85°14'41"W	29.27'
L12	S85°14'41"W	33.12'
L13	N62°32'10"W	32.41'
L14	N62°32'10"W	46.24'
L15	S83°32'52"W	90.56'
L16	S83°32'52"W	21.63'
L17	S83°32'52"W	68.93'
L18	N83°32'52"E	30.56'
L19	S46°43'54"W	107.63'
L20	S46°43'54"W	63.79'
L21	S46°43'54"W	43.85'
L22	N48°45'44"E	10.29'
L23	S24°06'57"E	30.27'
L24	S84°23'59"W	37.00'
L25	S84°23'59"W	13.07'
L26	S84°23'59"W	23.93'
L27	N64°55'33"W	21.22'
L28	S24°00'34"W	21.21'
L29	N65°59'26"W	21.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	10.68'	40°47'13"	N44°30'34"W	10.45'
C2	15.00'	11.30'	43°09'44"	S43°19'18"E	11.03'
C3	15.00'	8.77'	33°28'57"	S06°29'53"E	8.64'
C4	275.00'	22.98'	4°47'15"	N33°11'02"W	22.97'
C5	325.00'	84.71'	14°56'01"	S28°06'39"E	84.47'
C6	325.00'	38.40'	6°46'12"	S17°15'32"E	38.38'
C7	15.00'	25.33'	96°46'12"	S62°15'32"E	22.43'
C8	15.00'	15.12'	57°46'09"	N40°28'18"E	14.49'
C9	60.00'	309.49'	295°32'17"	S20°38'38"E	64.00'
C10	15.00'	15.12'	57°46'09"	N81°45'34"W	14.49'
C11	15.00'	21.79'	83°13'48"	S27°44'28"W	19.92'
C12	275.00'	32.49'	6°46'12"	S17°15'32"E	32.48'
C13	15.00'	23.56'	90°00'00"	S65°38'38"E	21.21'
C14	15.00'	23.56'	90°00'00"	S24°21'22"W	21.21'
C15	275.00'	71.68'	14°56'01"	S28°06'39"E	71.47'
C16	325.00'	65.01'	11°27'42"	N29°50'48"W	64.91'
C17	15.00'	22.47'	85°50'00"	S67°01'57"E	20.43'
C18	325.00'	163.33'	28°47'41"	N54°57'32"E	161.62'
C19	275.00'	206.32'	42°59'11"	S62°03'16"W	201.51'
C20	325.00'	243.83'	42°59'11"	S62°03'16"W	238.15'
C21	275.00'	69.08'	14°23'33"	N76°21'05"E	68.90'
C22	325.00'	72.81'	12°50'08"	N77°07'48"E	72.65'
C23	15.00'	13.62'	52°01'12"	N43°08'43"E	13.16'
C24	50.00'	169.10'	193°46'13"	N65°58'47"W	99.28'
C25	15.00'	13.57'	51°49'35"	S04°59'32"W	13.11'
C26	25.00'	39.24'	89°55'26"	N65°52'58"W	35.33'
C27	25.00'	39.24'	89°55'49"	S24°02'39"W	35.33'
C28	15.00'	13.67'	52°12'48"	S47°01'39"E	13.20'
C29	50.00'	169.44'	194°09'50"	N23°56'51"E	99.24'
C30	15.00'	13.62'	52°01'12"	N84°58'50"W	13.16'
C31	15.00'	24.65'	94°10'00"	S22°58'03"W	21.97'
C32	275.00'	138.22'	28°47'55"	N54°55'46"E	136.77'
C33	15.00'	23.65'	90°20'00"	S65°49'26"E	21.27'
C34	15.00'	13.62'	52°01'12"	S05°21'10"W	13.16'
C35	50.00'	247.87'	284°02'25"	S69°20'34"W	61.54'
C36	15.00'	13.62'	52°01'12"	N46°40'02"W	13.16'
C37	15.00'	23.75'	90°42'29"	N24°41'49"E	21.34'
C38	15.00'	23.56'	90°00'00"	N65°59'26"W	21.21'
C39	15.00'	23.56'	90°00'00"	S24°00'34"W	21.21'
C40	325.00'	38.14'	6°43'24"	S32°12'57"E	38.12'
C41	325.00'	46.57'	8°12'37"	S24°44'56"E	46.53'
C42	60.00'	43.17'	41°13'43"	N32°12'05"E	42.25'
C43	60.00'	76.98'	73°30'37"	N89°34'15"E	71.81'
C44	60.00'	34.59'	33°01'49"	S37°09'32"E	34.11'
C45	60.00'	78.76'	75°12'39"	S16°57'42"W	73.23'
C46	60.00'	75.98'	72°33'29"	N89°09'14"W	71.01'
C47	15.00'	2.77'	10°33'45"	N58°09'22"W	2.76'
C48	15.00'	12.36'	47°12'23"	N87°02'26"W	12.01'
C49	325.00'	33.97'	5°59'17"	S17°39'00"E	33.95'
C50	275.00'	84.29'	17°33'44"	N49°20'33"E	83.96'
C51	325.00'	54.68'	9°38'24"	N45°22'53"E	54.62'
C52	325.00'	48.16'	8°29'26"	N54°26'48"E	48.12'
C53	325.00'	52.71'	9°17'31"	N63°20'16"E	52.65'
C54	325.00'	49.96'	8°48'26"	N72°23'15"E	49.91'
C55	325.00'	38.33'	6°45'24"	N80°10'10"E	38.30'
C56	275.00'	11.71'	2°26'25"	N41°46'53"E	11.71'
C57	325.00'	4.44'	0°46'56"	S14°15'53"E	4.44'
C58	275.00'	64.28'	13°23'36"	S27°20'26"E	64.14'
C59	275.00'	7.39'	1°32'25"	S34°48'27"E	7.39'
C60	325.00'	33.66'	5°56'01"	N66°23'22"E	33.64'
C61	325.00'	70.18'	12°22'20"	N57°14'12"E	70.04'
C62	325.00'	59.50'	10°29'21"	N45°48'21"E	59.41'
C63	325.00'	40.38'	7°07'08"	N27°40'31"W	40.35'
C64	325.00'	24.63'	4°20'34"	N33°24'22"W	24.63'
C65	325.00'	20.59'	3°37'47"	S81°43'58"W	20.59'
C66	325.00'	52.22'	9°12'20"	N75°18'54"E	52.16'
C67	50.00'	45.40'	52°01'12"	N43°08'43"E	43.85'
C68	50.00'	39.21'	44°56'00"	S88°22'41"E	38.21'
C69	50.00'	35.99'	41°14'38"	S45°17'22"E	35.22'
C70	50.00'	48.50'	55°34'23"	S03°07'08"W	46.62'
C71	50.00'	116.49'	133°29'18"	S06°23'25"E	91.88'
C72	50.00'	52.95'	60°40'32"	N89°18'30"W	50.51'
C73	15.00'	5.10'	19°28'16"	S78°44'42"W	5.07'
C74	15.00'	18.46'	70°31'44"	N56°15'18"W	17.32'
C75	15.00'	18.46'	70°31'44"	S14°16'26"W	17.32'
C76	15.00'	5.10'	19°28'16"	S59°16'26"W	5.07'
C77	50.00'	33.38'	38°14'57"	S12°14'18"W	32.76'
C78	50.00'	44.88'	51°25'30"	S32°35'56"E	43.39'
C79	50.00'	34.40'	39°24'56"	S78°01'09"E	33.72'
C80	50.00'	20.14'	23°04'26"	N70°44'10"E	20.00'
C81	50.00'	31.35'	35°55'28"	S41°14'13"W	30.84'
C82	50.00'	45.55'	52°11'35"	S02°49'18"E	43.99'
C83	50.00'	38.19'	43°45'32"	N50°47'52"W	37.27'
C84	275.00'	81.52'	16°59'01"	S51°29'36"W	81.22'
C85	275.00'	81.16'	16°54'34"	S68°26'23"W	80.87'
C86	275.00'	31.93'	6°39'04"	S80°13'18"W	31.91'
C87	15.00'	10.74'	41°02'00"	N10°16'24"W	10.51'
C88	275.00'	6.78'	1°24'42"	N82°50'31"E	6.78'
C89	275.00'	62.30'	12°58'51"	N75°38'44"E	62.17'
C90	255.00'	6.67'	1°29'55"	N22°29'24"W	6.67'

BASELINE LAND SURVEYORS, INC.  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN TEXAS 78754  
 FIRM REG. NO. 10015100  
 OFFICE: 512.374.9722 FAX: 512.873.9743  
 ron-baseline@austin.rr.com

FINAL PLAT  
 CATALINA RANCH

File: S:\proj\G&P Montgomery\Drawings\Final Plt CATALINA RANCH
Scale (hor.):
Date: 12/09/14
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS: THAT CATALINA RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH JOSEPH W. STRAUB, BEING THE OWNER OF 30.319 ACRES OF LAND OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122 IN WILLIAMSON COUNTY, TEXAS AS CONVEYED BY INSTRUMENTS OF RECORD IN DOCUMENT NOS. 2013051315 AND 2013051496; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 30.319 ACRES TO BE KNOWN AS "CATALINA RANCH", AND DOES CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS 8<sup>th</sup> DAY OF Dec 2014 A.D.

CATALINA RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Joseph W. Straub

NAME: JOSEPH W. STRAUB

TITLE: MANAGER

BY SIGNING THIS PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

FROST BANK, A TEXAS BANK

BY: Casey L. Tibbets  
CASEY L. TIBBETS  
VICE PRESIDENT--COMMERCIAL RE GROUP

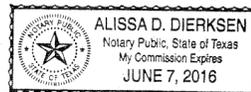
STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Joseph W. Straub, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8<sup>th</sup> DAY OF December 2014 A.D.

Alissa D. Dierksen  
NOTARY PUBLIC, STATE OF TEXAS

Alissa D. Dierksen  
(PRINT OR TYPE NOTARY'S NAME)



I, JOHN D. HINES, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

1. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

2. NO SINGLE FAMILY LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, (FLOOD INSURANCE RATE MAP), NO. 48491C 0460E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 10<sup>th</sup> DAY OF December 2014 A.D.

GRAY ENGINEERING, INC.  
8834 NORTH CAPITAL OF TEXAS HIGHWAY  
SUITE 140  
AUSTIN, TEXAS 78759  
TBPE FIRM #2946

John D. Hines 12-10-2014  
JOHN D. HINES DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 96691



GENERAL NOTES:

- 1) NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS.
- 2) THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 3) FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS 1 AND 20, BLOCK A AND LANDSCAPE LOTS 1 AND 54, BLOCK B, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- 4) [REDACTED]
- 5) [REDACTED]
- 6) LOT 2, BLOCK B AND LOT 38, BLOCK D ARE WATER QUALITY & DETENTION POND LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 7) LOT 1, BLOCK A; LOT 20, BLOCK A; LOT 1, BLOCK B; LOT 11, BLOCK C; LOT 23, BLOCK D AND LOT 41, BLOCK D ARE OPEN SPACE AND/OR LANDSCAPE LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- 8) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- 9) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. (INSIDE CITY CORPORATE LIMITS ONLY).
- 10) A SIX FOOT (6') WIDE SIDEWALK IS REQUIRED ALONG JOURNEY PARKWAY, AS SHOWN HEREON. ALL OTHER SIDEWALKS SHALL BE FOUR FOOT (4') WIDE.
- 11) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- 12) A 10' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL RIGHTS-OF-WAY AND 2.5' PUBLIC UTILITY EASEMENT ALONG EACH SIDE LOT LINE, FOR A TOTAL WIDTH OF 5' BETWEEN TWO RESIDENTIAL LOTS IS DEDICATED.
- 13) THE CATALINA RANCH PROPERTY OWNER'S ASSOCIATION WAS CREATED BY INSTRUMENT OF RECORD IN DOC. NO. 202115781 THE OFFICIAL PUBLIC RECORDS OF OFFICE OF THE SECRETARY OF STATE.
- 14) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- 15) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SANDBUR LANE, BOUCHETTE COVE, CATALINA RANCH ROAD, CABRILLO PATH, PRENTISS LANE, BULL NETTLE DRIVE AND VALLEY OAKS COVE AND ALONG THE SUBDIVISION SIDE OF JOURNEY PARKWAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- 16) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 17) A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- 18) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 19) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 20) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C 0460E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
- 21) THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS ON LOT 2, BLOCK B AND LOT 38, BLOCK D.
- 22) THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS ON LOT 2, BLOCK B AND LOT 38, BLOCK D.
- 23) ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- 24) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 25) CATALINA RANCH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORD DOC. NO. 2015008655; O.P.R.W.C.

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

J. JEFF SEILER, CHAIRMAN  
PLANNING AND ZONING COMMISSION,  
CITY OF LEANDER, TEXAS

ATTEST:  
ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION,  
CITY OF LEANDER, TEXAS

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

KNOW ALL BY THESE PRESENTS;

I, NANCY RISTER, CLERK OF THE COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_ 2013, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN TEXAS 78754  
FIRM REG. NO. 10015100  
OFFICE: 512.374.9722 FAX: 512.878.9743  
ron-baseline@austin.rr.com

FINAL PLAT  
CATALINA RANCH

File: S:\proj\G&P\Montgomery\DWG\Final\Plat-CATALINA RANCH
Scale (Hor.):
Date: 12/09/14
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:



## EXECUTIVE SUMMARY

MARCH 26, 2015

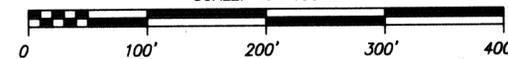
- Agenda Subject:** Subdivision Case 14-FP-023: Consider action on the Palmera Ridge, Section 1 Final Plat for a 45.80 acres more or less; WCAD Parcels R333713, R031617, and R473798; generally located approximately 1,400 feet north of the intersection of Ronald W. Reagan Blvd and Hero Way on the east side of Ronald W. Reagan Blvd; Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Randall Jones & Associates on behalf of Palmera Ridge Development, Inc.
- Financial Consideration:** None
- Recommendation:** This final plat includes 102 single-family lots, 4 open space and landscaping lots, 2 open space and drainage lots, 1 amenity center lot, and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. Escrow agreement and payment in the amount of \$35,000 for recreation improvements.
  2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

03/18/2015

PLAT OF

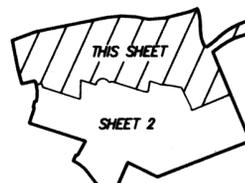
# PALMERA RIDGE SECTION 1

BEING A 45.80 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS  
SCALE: 1"=100'

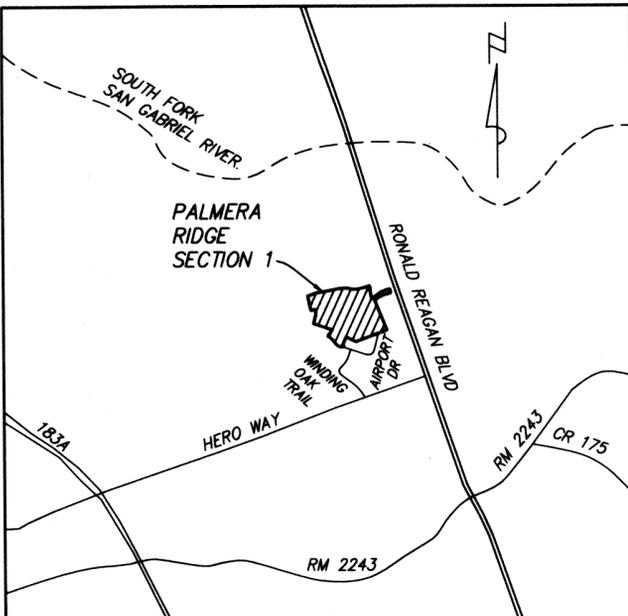


### LEGEND:

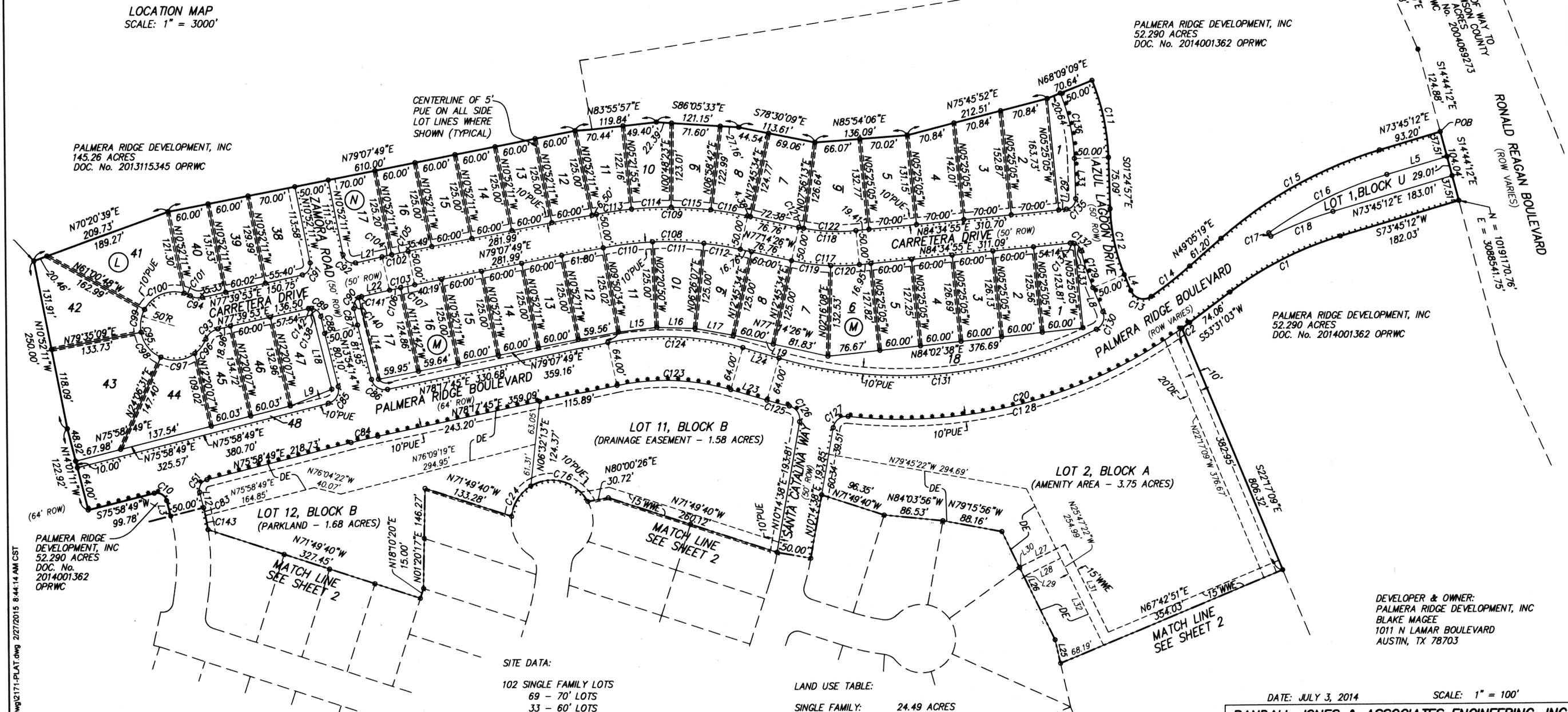
- = SET 1/2" IRON ROD (WITH RJ SURVEYING CAP)
- = FOUND 1/2" IRON ROD
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTEWATER EASEMENT
- LS = LANDSCAPE
- ROW = RIGHT OF WAY
- ⓑ = BLOCK NAME
- ..... = 4' SIDEWALK REQUIRED
- \*\*\*\*\* = 6' SIDEWALK REQUIRED
- ~~~~~ = CITY LIMITS
- = MATCH LINE
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS



MAP KEY



LOCATION MAP  
SCALE: 1" = 3000'



PALMERA RIDGE DEVELOPMENT, INC  
145.26 ACRES  
DOC. No. 2013115345 OPRWC

PALMERA RIDGE DEVELOPMENT, INC  
52.290 ACRES  
DOC. No. 2014001362 OPRWC

PALMERA RIDGE DEVELOPMENT, INC  
52.290 ACRES  
DOC. No. 2014001362 OPRWC

PALMERA RIDGE DEVELOPMENT, INC  
52.290 ACRES  
DOC. No. 2014001362 OPRWC

**SITE DATA:**

102 SINGLE FAMILY LOTS  
 69 - 70' LOTS  
 33 - 60' LOTS  
 4 LOTS FOR OPEN SPACE & LANDSCAPING  
 2 LOT FOR OPEN SPACE & DRAINAGE EASEMENTS  
 1 LOT FOR AMENITY  
 1 LOT FOR PARKLAND  
 ACREAGE: 45.80 ACRES  
 SURVEY: TALBOT CHAMBERS, ABSTRACT No. 125  
 NUMBER OF BLOCKS: 6

**LAND USE TABLE:**

SINGLE FAMILY:	24.49 ACRES
AMENITY:	3.75 ACRES
PARKLAND:	1.68 ACRES
LANDSCAPE:	1.00 ACRES
DRAINAGE EASEMENTS:	4.70 ACRES
RIGHT OF WAY:	10.18 ACRES
<b>TOTAL:</b>	<b>45.80 ACRES</b>

DATE: JULY 3, 2014      SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817      F-9784

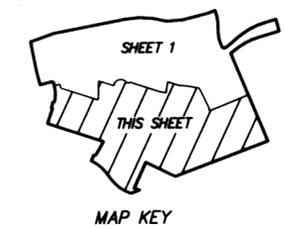
**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817      F-10015400

S:\LAND\2151-2200\2171\dwg\2171-PLAT.dwg 2/27/2015 8:44:14 AM CST

LOT AREA TABLE  
(IN SQUARE FEET)

A2 163,515 (AMENITY)	A19 13,457	B1 9,503	C1 10,776	M1 7,515	N1 4,637 (LANDSCAPE)
A3 12,926	A20 9,743	B2 9,544	C2 9,450	M2 7,551	N2 11,081
A4 13,619	A21 10,295	B3 9,544	C3 9,450	M3 7,585	N3 10,321
A5 11,879	A22 11,698	B4 9,544	C4 9,450	M4 7,618	N4 9,561
A6 18,761	A23 14,115	B5 10,859	C5 9,450	M5 7,652	N5 9,237
A7 14,830	A24 18,973	B6 10,859	C6 9,450	M6 8,752	N6 10,668
A8 11,898	A25 16,250	B7 9,544	C7 9,450	M7 8,887	N7 9,340
A9 10,577	A26 14,939	B8 9,675	L38 8,991	M8 7,500	N8 8,127
A10 10,352	A27 14,231	B9 10,079	L39 7,845	M9 8,055	N9 7,950
A11 10,352	A28 13,523	B10 9,767	L40 7,831	M10 8,270	N10 8,016
A12 9,100	A29 12,815	B11 68,711 (DRAINAGE)	L41 14,850	M11 8,167	N11 7,928
A13 9,100	A30 12,107	B12 73,269 (PARKLAND)	L42 12,893	M12 7,585	N12 7,500
A14 11,015	A31 11,399	B13 10,505	L43 19,559	M13 7,500	N13 7,500
A15 12,717	A32 12,322	B14 11,652	L44 10,465	M14 7,500	N14 7,500
A16 10,843	A33 12,602	B15 11,063	L45 12,520	M15 7,500	N15 7,500
A17 9,746	A34 12,520	B16 12,595	L46 8,030	M16 7,567	N16 7,502
A18 136,068 (DRAINAGE)	A35 14,854	B17 9,450	L47 8,074	M17 7,637	N17 8,771
A19 13,457	A36 16,703	B18 9,450	L48 5,482 (LANDSCAPE)	M18 26,812 (LANDSCAPE)	U1 6,497 (LANDSCAPE)
	A37 16,381	B20 12,788			

PLAT OF  
**PALMERA RIDGE SECTION 1**  
BEING A 45.80 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS  
SCALE: 1"=100'



PALMERA RIDGE DEVELOPMENT, INC  
145.26 ACRES  
DOC. No. 2013115345  
OPRWC

STREETS TABLE:

NAME	LINEAR FEET
PALMERA RIDGE BOULEVARD	2115'
AZUL LAGOON DRIVE	376'
CARRERA DRIVE	1371'
ZAMORA ROAD	350'
SANTA CATALINA WAY	633'
DEL SOL DRIVE	255'
JOCOSA LANE	663'
BELEN DRIVE	1468'
ADRIEL COVE	215'
AIRPORT DRIVE	470'
TOTAL	7916'

CENTERLINE OF 5' PUE ON ALL SIDE LOT LINES WHERE SHOWN (TYPICAL)

PALMERA RIDGE DEVELOPMENT, INC  
145.26 ACRES  
DOC. No. 2013115345  
OPRWC

PALMERA RIDGE DEVELOPMENT, INC  
145.26 ACRES  
DOC. No. 2013115345  
OPRWC

TRACT 7  
KITTE HILL ACRES  
CABINET F, SLIDE 45 PRWC

TRACT 8  
KITTE HILL ACRES  
CABINET F, SLIDE 45 PRWC

- LEGEND:
- = SET 1/2" IRON ROD (WITH RJ SURVEYING CAP)
  - = FOUND 1/2" IRON ROD
  - DE = DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - WWE = WASTEWATER EASEMENT
  - LS = LANDSCAPE
  - ROW = RIGHT OF WAY
  - Ⓟ = BLOCK NAME
  - ..... = 4' SIDEWALK REQUIRED
  - ~~~~~ = CITY LIMITS
  - = MATCH LINE
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

DATE: JULY 3, 2014 SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
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# PALMERA RIDGE SECTION 1

BEING A 45.80 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	182.95	518.00	2014°08"	S63°38'08"W	182.00
C2	13.98	707.00	1°07'59"	S54°05'03"W	13.98
C3	201.32	325.00	35°29'32"	N54°15'57"W	198.12
C4	165.60	335.00	28°19'21"	N50°40'51"W	163.92
C5	22.24	15.00	84°57'16"	N72°40'50"E	20.26
C6	15.52	425.00	2°05'33"	N29°09'25"E	15.52
C7	9.08	160.00	3°15'00"	N75°46'50"W	9.07
C8	24.72	15.00	94°25'20"	N55°23'00"E	22.02
C9	106.51	275.00	22°11'31"	N02°55'26"W	105.85
C10	23.56	15.00	90°00'00"	N59°01'11"W	21.21
C11	115.89	325.00	20°25'53"	S11°37'54"E	115.28
C12	99.09	275.00	20°38'45"	S11°44'20"E	98.56
C13	35.76	20.00	102°26'21"	S73°16'53"E	31.18
C14	71.94	643.00	6°24'38"	N52°17'38"E	71.91
C15	269.05	625.00	24°39'53"	N61°25'15"E	266.98
C16	194.50	587.50	18°58'08"	N64°16'08"E	193.62
C17	8.96	3.00	171°10'53"	N30°48'22"W	5.98
C18	98.41	555.50	10°09'01"	N68°40'41"E	98.28
C19	170.35	275.00	35°29'32"	N54°15'57"W	167.64
C20	532.47	707.00	43°09'08"	N75°05'37"E	519.98
C21	21.88	15.00	83°33'59"	N11°34'47"W	19.99
C22	301.52	60.00	287°55'33"	N22°33'05"W	70.60
C23	23.94	25.00	54°52'14"	N40°55'16"E	23.04
C24	54.38	60.00	51°55'34"	N33°03'05"E	52.54
C25	42.33	353.51	6°51'39"	N13°40'28"E	42.31
C26	23.28	15.00	88°55'58"	N27°21'41"W	21.01
C27	23.70	25.00	54°18'53"	N71°47'24"E	22.82
C28	227.42	327.26	39°48'57"	N88°15'51"E	222.87
C29	192.67	277.26	39°48'57"	N88°15'51"E	188.82
C30	18.95	25.00	43°25'55"	N61°09'20"W	18.50
C31	44.28	275.00	9°13'29"	N76°26'25"W	44.23
C32	62.64	325.00	11°02'38"	N77°20'59"W	62.55
C33	240.79	50.00	275°55'39"	N02°35'48"E	66.96
C34	48.96	50.00	56°06'06"	N72°41'01"E	47.03
C35	38.28	50.00	43°52'08"	N57°19'52"W	37.35
C36	54.83	50.00	62°50'00"	N03°58'48"W	52.13
C37	41.10	50.00	47°05'37"	N50°59'01"E	39.95
C38	57.62	50.00	66°01'47"	N72°27'17"W	54.49
C39	23.56	15.00	90°00'00"	N63°10'20"E	21.21
C40	84.10	277.26	17°22'43"	N80°31'02"W	83.77
C41	108.58	277.26	22°26'14"	N79°34'30"W	107.88
C42	47.91	60.00	45°45'14"	N36°21'46"E	46.65
C43	161.31	60.00	154°02'07"	N43°44'34"W	116.93
C44	78.26	60.00	74°44'12"	N70°38'35"E	72.83
C45	14.03	60.00	13°24'01"	N65°17'18"W	14.00
C46	22.14	327.26	3°52'35"	N70°17'40"E	22.14
C47	64.98	327.26	11°22'36"	N77°55'16"E	64.87
C48	64.97	327.26	11°22'31"	N89°17'49"E	64.87
C49	64.98	327.26	11°22'38"	N79°19'36"W	64.88
C50	10.34	327.26	1°48'37"	N72°43'59"W	10.34
C51	23.56	15.00	90°00'00"	N30°58'49"E	21.21
C52	83.95	475.00	10°07'34"	N23°14'07"E	83.84
C53	113.18	385.00	16°50'36"	N44°56'29"W	112.77
C54	15.79	475.00	1°54'18"	N29°15'03"E	15.79
C55	65.69	385.00	9°46'34"	N48°28'30"W	65.61
C56	23.15	25.00	53°03'19"	N85°06'58"W	22.33
C57	99.74	475.00	12°01'52"	N24°11'16"E	99.56
C58	73.72	425.00	9°56'19"	N23°08'29"E	73.63
C59	23.56	15.00	90°00'00"	N26°49'40"W	21.21
C60	23.56	15.00	90°00'00"	N63°10'20"E	21.21
C61	23.56	15.00	90°00'00"	N63°10'20"E	21.21
C62	23.56	15.00	90°00'00"	N26°49'40"W	21.21
C63	23.56	15.00	90°00'00"	N26°49'40"W	21.21
C64	23.56	15.00	90°00'00"	N63°10'20"E	21.21
C65	42.00	303.51	7°55'42"	N14°12'29"E	41.96
C66	47.49	385.00	7°04'02"	N40°03'12"W	47.46
C67	25.22	275.00	5°15'18"	N39°08'50"W	25.21
C68	70.70	275.00	14°43'49"	N49°08'24"W	70.51
C69	65.47	352.70	10°38'08"	N12°51'16"E	65.38
C70	56.19	302.70	10°38'08"	N12°51'16"E	56.11
C71	19.16	25.00	43°54'39"	N29°29'32"E	18.69
C72	300.31	60.00	286°46'42"	N88°03'30"E	71.57
C73	27.43	25.00	62°52'03"	N23°53'49"W	26.08
C74	23.27	60.00	22°13'28"	N40°20'07"E	23.13
C75	60.96	60.00	58°12'46"	N00°07'00"E	58.37

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C76	96.30	60.00	91°57'47"	N74°58'16"W	86.29
C77	65.40	60.00	62°27'07"	N24°06'17"W	62.21
C78	20.94	15.00	80°00'00"	N31°49'40"W	19.28
C79	6.50	160.00	2°19'40"	N72°59'30"W	6.50
C80	15.58	160.00	5°34'40"	N74°37'00"W	15.57
C81	125.88	325.00	22°11'31"	N02°55'26"W	125.09
C82	93.10	325.00	16°24'45"	N00°02'03"W	92.78
C83	11.60	325.00	2°02'41"	N12°59'51"W	11.60
C84	40.41	1000.00	2°18'56"	N77°08'17"E	40.41
C85	31.38	20.00	89°53'03"	N31°02'17"E	28.26
C86	30.65	20.00	87°48'01"	N57°48'15"W	27.74
C87	24.74	467.21	3°02'03"	N12°23'12"W	24.74
C88	25.40	517.21	2°48'50"	N12°29'49"W	25.40
C89	23.89	15.00	91°14'43"	N56°42'46"W	21.44
C90	23.18	15.00	88°32'03"	N33°23'51"E	20.94
C91	23.18	15.00	88°32'03"	N33°23'51"E	20.94
C92	23.95	15.00	91°27'57"	N56°36'09"W	21.48
C93	23.90	25.00	54°46'10"	N50°16'48"E	23.00
C94	17.82	25.00	40°50'48"	N81°54'44"W	17.45
C95	240.52	50.00	275°36'57"	N19°17'48"W	67.16
C96	26.99	50.00	30°55'57"	N38°20'46"E	26.67
C97	52.62	50.00	60°17'47"	N83°57'38"E	50.22
C98	48.41	50.00	55°28'37"	N38°09'10"W	46.54
C99	34.38	50.00	39°24'03"	N09°17'10"E	33.71
C100	68.28	50.00	78°14'15"	N68°06'19"E	63.09
C101	9.85	50.00	11°17'14"	N67°07'57"W	9.83
C102	39.01	1525.00	1°27'57"	N78°23'51"E	39.01
C103	37.73	1475.00	1°27'57"	N78°23'51"E	37.73
C104	14.50	1525.00	0°32'42"	N77°56'13"E	14.50
C105	24.51	1525.00	0°55'15"	N78°40'12"E	24.51
C106	16.49	1475.00	0°38'26"	N77°59'05"E	16.49
C107	21.25	1475.00	0°49'31"	N78°43'04"E	21.25
C108	202.90	492.00	23°37'45"	N89°03'18"W	201.47
C109	223.52	542.00	23°37'45"	N89°03'18"W	221.94
C110	73.18	492.00	8°31'21"	N83°23'30"E	73.12
C111	75.41	492.00	8°46'57"	N87°57'21"W	75.34
C112	54.31	492.00	6°19'27"	N80°24'09"W	54.28
C113	52.06	542.00	5°30'11"	N81°52'55"E	52.04
C114	58.38	542.00	6°10'19"	N87°43'09"E	58.36
C115	58.38	542.00	6°10'19"	N86°06'32"W	58.36
C116	54.70	542.00	5°46'56"	N80°07'54"W	54.68
C117	100.14	315.65	18°10'40"	N86°19'46"W	99.72
C118	84.28	265.65	18°10'40"	N86°19'46"W	83.93
C119	58.02	315.65	10°31'57"	N82°30'24"W	57.94
C120	42.12	315.65	7°38'43"	N88°24'16"E	42.09
C121	7.31	265.65	1°34'37"	N78°01'45"W	7.31
C122	76.97	265.65	16°36'02"	N87°07'04"W	76.70
C123	168.89	343.00	28°12'45"	N87°35'53"W	167.19
C124	200.41	407.00	28°12'45"	N87°35'53"W	198.39
C125	33.82	707.00	2°44'28"	N74°51'44"W	33.82
C126	30.19	20.00	86°28'36"	N32°59'40"W	27.40
C127	30.17	20.00	86°25'33"	N53°27'24"E	27.39
C128	518.50	707.00	42°01'09"	N75°39'37"E	506.95
C129	56.08	325.00	9°53'14"	N17°07'05"W	56.01
C130	30.00	20.00	85°55'55"	N20°54'15"E	27.26
C131	478.51	643.00	42°38'17"	N85°11'21"E	467.54
C132	21.79	15.00	83°14'37"	N53°47'47"W	19.93
C133	15.78	15.00	60°15'47"	N42°18'22"W	15.06
C134	6.02	15.00	22°58'51"	N83°55'40"W	5.98
C135	22.51	15.00	85°59'52"	N41°34'59"E	20.46
C136	98.06	275.00	20°25'53"	N11°37'54"W	97.55
C137	74.43	275.00	15°30'25"	N64°15'30"W	74.20
C138	19.88	15.00	75°55'22"	N49°03'05"W	18.45
C139	89.24	425.00	12°01'52"	N24°11'16"E	89.08
C140	18.70	15.00	71°25'20"	N24°50'29"E	17.51
C141	4.48	15.00	17°06'43"	N69°06'31"E	4.46
C142	4.01	15.00	15°19'21"	N85°19'33"E	4.00
C143	21.18	325.00	3°44'05"	N10°06'28"W	21.18

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°35'40"E	50.00
L2	N08°10'20"E	21.98
L3	N14°01'11"W	23.40
L4	S22°03'42"E	25.16
L5	N73°45'12"E	92.21
L6	N25°47'22"W	58.54
L7	N88°05'26"E	59.56
L8	N22°03'42"W	38.21
L9	N68°25'44"E	65.70
L10	N07°32'12"E	30.78
L11	N07°32'12"E	14.08
L12	N14°01'11"W	23.40
L13	N80°00'26"E	30.72
L14	N13°09'01"W	122.76
L15	N83°13'25"E	56.77
L16	N87°57'21"W	56.20
L17	N79°28'37"W	57.23
L18	N13°54'14"W	121.92
L19	N77°14'26"W	141.83
L20	N08°10'20"E	35.00
L21	N77°39'53"E	40.13
L22	N77°39'53"E	42.17
L23	N73°29'30"W	55.24
L24	N73°29'30"W	55.24
L25	N12°31'50"W	35.14
L26	N25°47'22"W	176.32
L27	N64°12'38"E	70.70
L28	N64°12'38"E	54.44
L29	N54°36'12"E	5.64
L30	N54°36'12"E	4.36
L31	N25°47'22"W	142.77
L32	N25°47'22"W	141.88
L33	N01°24'57"W	58.78

PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS AND IS SUBJECT TO AND GOVERNED BY THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY OF LEANDER DATED DECEMBER 5, 2014.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT OF WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL No. 48491C0455E FOR WILLIAMSON COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY OF LEANDER DATED DECEMBER 5, 2014.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED,

THAT PART OF THE TALBOT CHAMBERS SURVEY; ABSTRACT No. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 52.290 ACRE TRACT OF LAND CONVEYED TO PALMERA RIDGE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2014001362 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THAT 145.26 ACRE TRACT OF LAND CONVEYED TO PALMERA RIDGE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2013115345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod found in the West Line of that 4.781 Acre Tract conveyed to Williamson County for Farmer Lane (now Ronald Reagan Boulevard) by Special Warranty Deed recorded in Document No. 2004069273 of the Official Public Records of Williamson County, Texas, the same being the Northerly Southeast corner of said 145.26 Acre Tract and the Northeast corner of said 52.290 Acre Tract;

THENCE along the West Line of said 4.781 Acre Tract and the East Line of said 52.290 Acre Tract the following two courses;

- 1. S.23°57'20"E. a distance of 180.68 feet to a 1/2" iron rod found;
2. S.14°44'12"E. a distance of 124.88 feet to a 1/2" iron rod set at the Point of Beginning;

THENCE continue S.14°44'12"E. along said East Line and West Line of Ronald Reagan Boulevard a distance of 104.04 feet to a 1/2" iron rod set;

Thence across said 52.290 Acre Tract the following five courses;

- 1. S.73°45'12"W. a distance of 182.03 feet a 1/2" iron rod set to a point of curvature of a curve to the left;
2. Southwesterly, along the arc of said curve to the left a distance of 182.95 feet, said curve having a radius of 518.00 feet, a central angle of 207°14'08", and a chord bearing S.63°38'08"W., 182.00 feet a 1/2" iron rod set;
3. S.53°31'03"W. a distance of 74.06 feet to a 1/2" iron rod set to a point of curvature of a curve to the right;
4. Southwesterly, along the arc of said curve to the right a distance of 13.98 feet, said curve having a radius of 707.00 feet, a central angle of 01°07'59", and a chord bearing S.54°05'03"W., 13.98 feet a 1/2" iron rod set;
5. S.22°17'09"E. a distance of 806.32 feet to a 1/2" iron rod set on the North Line of Tract 11 of the Plat of Kitty Hill Acres as recorded in Cabinet F, Slide 45 of the Plat Records of Williamson County, Texas and the South Line of said 52.290 Acre Tract;

THENCE S.69°19'50"W. along the North Line of said Kitty Hill Acres and the South Line of said 52.290 Acre Tract a distance of 835.97 feet to a 1/2" iron rod found at the South Corner of said 52.290 Acre Tract;

THENCE across said 145.26 Acre Tract the following three courses;

- 1. N.63°36'21"W. a distance of 274.34 feet to a 1/2" iron rod set;
2. S.24°32'22"W. a distance of 241.11 feet to a 1/2" iron rod set;
3. S.72°00'43"E. a distance of 49.75 feet to a 1/2" iron rod found on the North Line of Airport Drive as shown on said Kitty Hill Acres;

THENCE S.69°20'18"W. across Airport Drive a distance of 80.06 feet to a 1/2" iron rod set (from which a 1/2" iron rod found bears S.69°20'18"W. a distance of 40.25 feet) to a point on a non-tangent curve to the right;

THENCE across said 145.26 Acre Tract the following 15 courses;

- 1. Northwesterly along the arc of said curve, a distance of 201.32 feet said curve having a radius of 325.00 feet, a central angle of 35°29'32" and a chord bearing N.54°15'57"W., 198.12 feet to a 1/2" iron rod set;
2. N.36°31'11"W. a distance of 74.59 feet to a 1/2" iron rod set to a point of curvature of a curve to the left;
3. Northwesterly, along the arc of said curve to the left a distance of 165.60 feet, said curve having a radius of 335.00 feet, a central angle of 28°19'21", and a chord bearing N.50°40'51"W., 163.92 feet to a 1/2" iron rod set;
4. N.25°09'28"E. a distance of 50.00 feet to a 1/2" iron rod set to a point on a non-tangent curve to the left;
5. Easterly along the arc of said curve, a distance of 22.24 feet, said curve having a radius of 15.00 feet, a central angle of 84°57'16" and a chord bearing N.72°40'50"E., 20.26 feet to a 1/2" iron rod set;
6. N.30°12'12"E. a distance of 113.35 feet to a 1/2" iron rod set to a point of curvature of a curve to the left;
7. Northeastly, along the arc of said curve to the left a distance of 15.52 feet, said curve having a radius of 425.00 feet, a central angle of 02°05'33", and a chord bearing N.29°09'25"E., 15.52 feet to a 1/2" iron rod set;
8. N.71°49'40"W. a distance of 494.95 feet to a 1/2" iron rod set;
9. N.18°10'20"E. a distance of 134.87 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
10. Westerly along the arc of said curve, a distance of 9.08 feet, said curve having a radius of 160.00 feet, a central angle of 03°15'00" and a chord bearing N.75°46'50"W., 9.07 feet to a 1/2" iron rod set;
11. N.12°35'40"E. a distance of 50.00 feet to a 1/2" iron rod set to a point on a non-tangent curve to the left;

- 12. Northeastly along the arc of said curve, a distance of 24.72 feet, said curve having a radius of 15.00 feet, a central angle of 94°25'20" and a chord bearing N.55°23'00"E., 22.02 feet to a 1/2" iron rod set;
13. N.08°10'20"E. a distance of 21.98 feet to a 1/2" iron rod set to a point of curvature of a curve to the left;
14. Northerly, along the arc of said curve to the left a distance of 106.51 feet, said curve having a radius of 275.00 feet, a central angle of 22°11'31", and a chord bearing N.02°55'26"W., 105.85 feet to a 1/2" iron rod set;
15. N.14°01'11"W. (at approximately 1.63 feet pass the common line of said 145.26 Acre Tract and said 52.560 Acre Tract) in all a distance of 23.40 feet to a 1/2" iron rod set to a point of curvature of a curve to the left;

THENCE across said 52.290 Acre Tract the following two courses;

- 1. Northwesterly, along the arc of said curve to the left a distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing N.59°01'11"W., 21.21 feet to a 1/2" iron rod set;
2. S.75°58'49"W. (at approximately 21.76 feet pass the common line of said 52.290 Acre Tract and said 145.26 Acre Tract) in all a distance of 99.78 feet to a 1/2" iron rod set;

THENCE across said 145.26 Acre Tract the following five courses;

- 1. N.14°01'11"W. a distance of 122.92 feet to a 1/2" iron rod set;
2. N.10°52'11"W. a distance of 250.00 feet to a 1/2" iron rod set;
3. N.70°20'39"E. a distance of 209.73 feet to a 1/2" iron rod set;
4. N.79°07'49"E. a distance of 610.00 feet to a 1/2" iron rod set;
5. N.83°55'57"E. (at approximately 29.27 feet pass the common line of said 145.26 Acre Tract and said 52.290 Acre Tract) in all a distance of 119.84 feet to a 1/2" iron rod set;

THENCE across said 52.290 Acre Tract the following 18 courses;

- 1. S.86°05'33"E. a distance of 121.15 feet to a 1/2" iron rod set;
2. S.78°30'09"E. a distance of 113.61 feet to a 1/2" iron rod set;
3. N.85°54'06"E. a distance of 136.09 feet to a 1/2" iron rod set;
4. N.75°45'52"E. a distance of 212.51 feet to a 1/2" iron rod set;
5. N.68°09'09"E. a distance of 70.64 feet to a 1/2" iron rod set to a point on a non-tangent curve to the right;
6. Southerly along the arc of said curve, a distance of 42.08 feet, said curve having a radius of 325.00 feet, a central angle of 07°25'08" and a chord bearing S.18°08'17"E., 42.05 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the left;
7. Southeastly, along the arc of said curve a distance of 21.79 feet, said curve having a radius of 15.00 feet, a central angle of 83°13'07", and a chord bearing S.56°02'16"E., 19.92 feet to a 1/2" iron rod set;
8. S.12°03'56"E. a distance of 26.08 feet to a 1/2" iron rod set to a point on a non-tangent curve to the left;
9. Southwesterly along the arc of said curve, a distance of 22.86 feet said curve having a radius of 15.00 feet, a central angle of 87°19'40" and a chord bearing S.38°41'20"W., 20.71 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the right;
10. Southerly, along the arc of said curve a distance of 20.19 feet, said curve having a radius of 325.00 feet, a central angle of 03°33'32", and a chord bearing S.03°11'44"E., 20.18 feet to a 1/2" iron rod set;
11. S.01°24'57"E. a distance of 75.09 feet to a 1/2" iron rod set to a point of curvature of a curve to the left;
12. Southerly, along the arc of said curve to the left a distance of 99.09 feet, said curve having a radius of 275.00 feet, a central angle of 20°38'45", and a chord bearing S.11°44'20"E., 98.56 feet to a 1/2" iron rod set;
13. S.22°03'42"E. a distance of 25.16 feet to a 1/2" iron rod set to a point of curvature of a curve to the left;
14. Easterly along the arc of said curve, a distance of 35.76 feet, said curve having a radius of 20.00 feet, a central angle of 102°26'21", and a chord bearing S.73°16'53"E., 31.18 feet to a 1/2" iron rod set at a point of compound curve of a curve to the left;
15. Northeastly along the arc of said curve, a distance of 71.94 feet, said curve having a radius of 643.00 feet, a central angle of 06°24'38", and a chord bearing N.52°17'38"E., 71.91 feet to a 1/2" iron rod set;
16. N.49°05'19"E. a distance of 61.20 feet to a 1/2" iron rod set to a point of curvature of a curve to the right;
17. Northeastly, along the arc of said curve to the right a distance of 269.05 feet, said curve having a radius of 625.00 feet, a central angle of 24°39'53", and a chord bearing N.61°25'16"E., 266.98 feet to a 1/2" iron rod set;
18. N.73°45'12"E. a distance of 93.20 feet to the said Point of Beginning.

Containing 45.80 acres, more or less, as shown on the plat attached.

All iron rods set have RJ Surveying caps.

Bearings are Texas State Plane Central Zone NAD 83.

DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT PALMERA RIDGE DEVELOPMENT, INC., AS THE OWNER OF THAT CERTAIN 52.290 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2014001362 AND THAT CERTAIN 145.26 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2013115345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 45.80 ACRES AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT OF WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS "PALMERA RIDGE SECTION 1."

Signature of Blake J. Magee, Notary Public, State of Texas, My Commission Expires August 10, 2017.

STATE OF TEXAS COUNTY OF WILLIAMSON Travis

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF March, 2015 BY Blake Magee

Signature of Karen R. Ayers, Notary Public, State of Texas, My Commission Expires May 15, 2018.

MY COMMISSION EXPIRES: 5-15-18 SEAL

STATE OF TEXAS COUNTY OF WILLIAMSON

THAT AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK, THE LIEN HOLDER THAT CERTAIN 145.26 ACRE TRACT OF LAND AND THAT CERTAIN 52.290 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014068431 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 45.80 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK

Signature of Chris Crowley, AVP, Bill Adkins, President.

STATE OF TEXAS COUNTY OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF March, 2015

Signature of Sandra Sanchez Duran, Notary Public, State of Texas, My Commission Expires August 10, 2017.

PRINTED NAME Sandra Sanchez Duran MY COMMISSION EXPIRES: August 10, 2017

Signature of Sandra Sanchez Duran, Notary Public, State of Texas, My Commission Expires August 10, 2017.

PLAT OF

PALMERA RIDGE SECTION 1

BEING A 45.80 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48491C0455E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

Signature of R. Brent Jones, P.E., Professional Engineer No. 92671, dated 2/27/15.



STATE OF TEXAS COUNTY OF WILLIAMSON

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY UNDER FILE No. GF-100287-SA EFFECTIVE DATE AUGUST 22, 2014. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

Signature of John Kenneth Weigand, Registered Professional Land Surveyor No. 5741, dated 2/27/2015.



APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_ A.D. AT THE PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

J. JEFF SEILER, CHAIRMAN AND ZONING COMMISSION CITY OF LEANDER, TEXAS

ATTEST: ELLEN PIZALATE, SECRETARY PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS

STATE OF TEXAS COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_, A. D., AT \_\_\_ O'CLOCK \_\_\_ M. AND WAS DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_, A. D., AT \_\_\_ O'CLOCK \_\_\_ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: WILLIAM WEHLING, DEPUTY

DATE: JULY 3, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC. 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793 FAX: (512) 836-4817



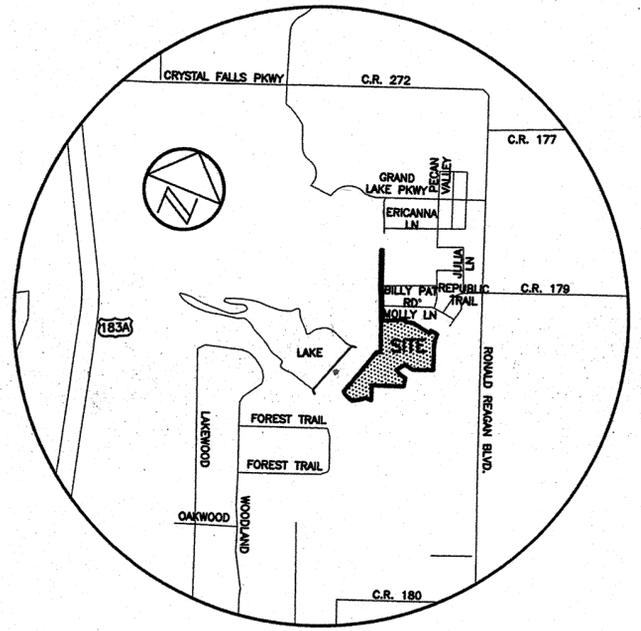
## EXECUTIVE SUMMARY

MARCH 26, 2015

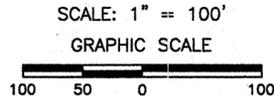
- 
- Agenda Subject:** Subdivision Case 14-FP-042: Consider action on the Hazlewood Phase 4A Final Plat for a 26.212 acres more or less; WCAD Parcels R031216 and R528793; generally located approximately 70 feet south from the southeast corner of the intersection of Republic Trails Blvd. and Molly Ln.; Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Pape Dawson (Dustin Goss, PE) on behalf of Continental Homes of Texas, LP (Richard Maier).
- Financial Consideration:** None
- Recommendation:** This final plat includes 68 single-family lots, and 3 drainage and 1 water quality lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

03/18/2015

# FINAL PLAT OF: HAZLEWOOD SUBDIVISION PHASE 4A LEANDER, TEXAS



LOCATION MAP  
NOT TO SCALE



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
●CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
●CAP	1/2" REBAR WITH "ILLEGIBLE" CAP FOUND
●RJ	1/2" REBAR WITH "RJ SURVEYING" CAP FOUND
●TF	1/2" REBAR WITH "TERRA FIRMA" CAP FOUND
⊗	COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
▲	CALCULATED POINT
⊕	CONTROL POINT LOCATION
⋯	4' WIDE SIDEWALK LOCATION
Ⓐ	BLOCK DESIGNATION
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
D. & W.Q.L.	DRAINAGE & WATER QUALITY LOT
( )	RECORD INFORMATION

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400,  
AUSTIN, TX 78750

ACREAGE: 26.212 ACRES

OWNER: CONTINENTAL HOMES OF TEXAS, L.P., CITY OF  
LEANDER, A TEXAS MUNICIPAL CORPORATION SITUATED IN  
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 73

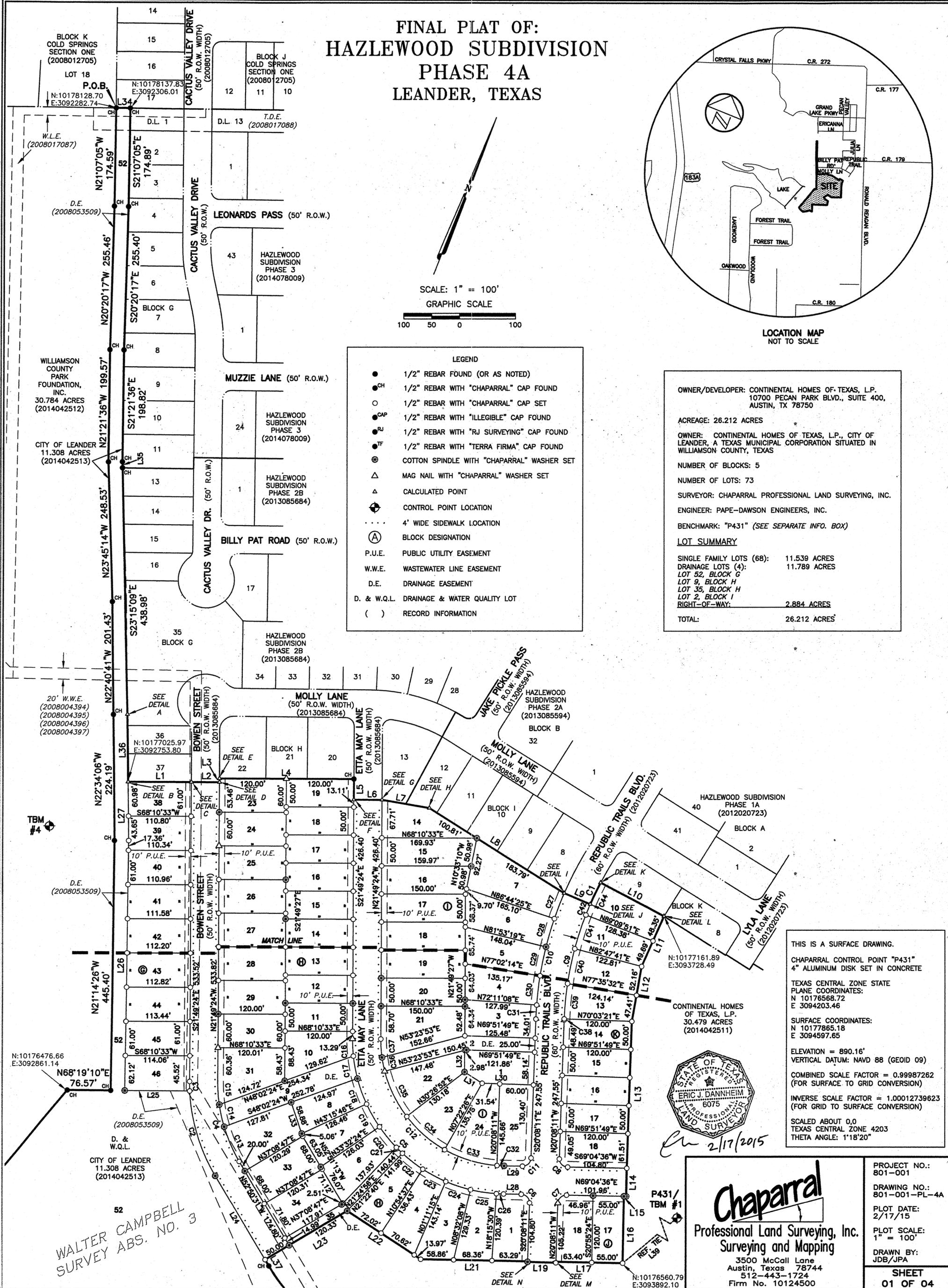
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.

ENGINEER: PAPE-DAWSON ENGINEERS, INC.

BENCHMARK: "P431" (SEE SEPARATE INFO. BOX)

**LOT SUMMARY**

SINGLE FAMILY LOTS (68):	11.539 ACRES
DRAINAGE LOTS (4):	11.789 ACRES
LOT 52, BLOCK G	
LOT 9, BLOCK H	
LOT 35, BLOCK H	
LOT 2, BLOCK I	
RIGHT-OF-WAY:	2.884 ACRES
<b>TOTAL:</b>	<b>26.212 ACRES</b>



THIS IS A SURFACE DRAWING.  
CHAPARRAL CONTROL POINT "P431"  
4" ALUMINUM DISK SET IN CONCRETE  
TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10176568.72  
E 3094203.46  
SURFACE COORDINATES:  
N 10177865.18  
E 3094597.65  
ELEVATION = 890.16'  
VERTICAL DATUM: NAVD 88 (GEOID 09)  
COMBINED SCALE FACTOR = 0.99987262  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.00012739623  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0,0  
TEXAS CENTRAL ZONE 4203  
THETA ANGLE: 1'18"20"



2/17/2015

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:	801-001
DRAWING NO.:	801-001-PL-4A
PLOT DATE:	2/17/15
PLOT SCALE:	1" = 100'
DRAWN BY:	JDB/JPA
<b>SHEET</b>	<b>01 OF 04</b>

WALTER CAMPBELL  
SURVEY ABS. NO. 3

N:10176476.66  
E:3092861.14  
N68°19'10"E  
76.57'

P431/  
TBM #1

REF. TIE  
L30

N:10176560.79  
E:3093892.10

# FINAL PLAT OF: HAZLEWOOD SUBDIVISION PHASE 4A LEANDER, TEXAS

WILLIAMSON COUNTY PARK FOUNDATION, INC.  
6.600 ACRES  
(2012009828)

WILLIAMSON COUNTY PARK FOUNDATION, INC.  
30.784 ACRES  
(2014042512)

N:10176476.66  
E:3092861.14

CITY OF LEANDER  
11.308 ACRES  
(2014042513)

WALTER CAMPBELL SURVEY ABS. NO. 3

CONTINENTAL HOMES OF TEXAS, L.P.  
30.479 ACRES  
(2014042511)

LINEAR FEET OF NEW STREETS: 2,558 L.F.  
BOWEN STREET 871 L.F.  
ETTA MAY LANE 1032 L.F.  
REPUBLIC TRAILS BLVD. 655 L.F.

LOT AREAS (LOT/ACRES/APPROX. SQ. FT.)		
<b>BLOCK G:</b>		<b>BLOCK I:</b> 18/0.171/7462
38/0.156/6785	11/0.138/6000	1/0.158/6903
39/0.155/6736	12/0.138/6000	2/0.158/6887
40/0.155/6749	13/0.138/6000	3/0.179/7806
41/0.156/6787	14/0.138/6000	4/0.175/7612
42/0.157/6825	15/0.138/6000	5/0.189/8252
43/0.158/6863	16/0.138/6000	6/0.213/9279
44/0.158/6901	17/0.138/6000	7/0.274/11928
45/0.159/6939	18/0.138/6000	14/0.170/7406
46/0.164/7122	19/0.138/6000	15/0.189/8247
52/11.308/492587	23/0.165/7200	16/0.178/7749
	24/0.165/7200	17/0.172/7500
	25/0.165/7200	18/0.172/7500
	26/0.165/7200	19/0.172/7500
	27/0.165/7200	20/0.172/7500
	28/0.165/7200	21/0.248/10813
	29/0.165/7200	22/0.200/8726
	30/0.165/7200	23/0.196/8536
	31/0.221/9610	24/0.209/9113
	32/0.217/9470	25/0.199/8688
	33/0.188/8180	
	34/0.198/8638	<b>BLOCK J:</b>
	9/0.233/10139	17/0.152/6600
	10/0.183/7989	

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.74'	570.00'	4°17'47"	N03°23'08"E	42.73'
C2	159.32'	325.04'	28°05'00"	N38°48'01"W	157.73'
C3	16.90'	325.04'	2°58'41"	S22°40'42"E	16.89'
C4	148.81'	275.04'	31°00'00"	N37°16'17"W	147.00'
C5	427.65'	275.00'	89°06'01"	S66°22'27"E	385.84'
C6	23.77'	15.00'	90°47'13"	S65°31'47"E	21.36'
C7	23.36'	15.00'	89°12'47"	N24°28'13"E	21.07'
C8	22.71'	15.00'	86°44'31"	N67°42'23"W	20.60'
C9	212.67'	570.00'	21°22'40"	N09°27'06"W	211.44'
C10	231.33'	620.00'	21°22'40"	S09°27'06"E	229.99'
C11	23.36'	15.00'	89°12'46"	S24°28'12"W	21.07'
C12	349.90'	225.00'	89°06'01"	N66°22'28"W	315.69'
C13	67.33'	279.81'	13°47'15"	N45°49'41"W	67.17'
C14	40.36'	320.32'	7°13'08"	N34°36'35"W	40.33'
C15	41.13'	304.39'	7°44'34"	N25°52'34"W	41.10'
C16	30.58'	275.00'	6°22'18"	S25°00'36"E	30.57'
C17	40.60'	275.00'	8°27'30"	S32°25'30"E	40.56'
C18	48.40'	275.00'	10°05'01"	S41°41'45"E	48.34'
C19	46.67'	275.00'	9°43'23"	S51°35'57"E	46.61'
C20	47.18'	275.00'	9°49'45"	S61°22'31"E	47.12'
C21	15.00'	275.00'	3°07'33"	S67°51'10"E	15.00'
C22	46.44'	275.00'	9°40'30"	S74°15'11"E	46.38'
C23	46.67'	275.00'	9°43'22"	S83°57'07"E	46.61'
C24	46.67'	275.00'	9°43'22"	N86°19'31"E	46.61'
C25	46.67'	275.00'	9°43'22"	N76°36'08"E	46.61'
C26	12.79'	275.00'	2°39'55"	N70°24'30"E	12.79'
C27	48.70'	620.00'	4°30'03"	S01°00'47"E	48.69'
C28	52.50'	620.00'	4°51'06"	S05°41'22"E	52.48'
C29	52.50'	620.00'	4°51'06"	S10°32'28"E	52.48'
C30	52.50'	620.00'	4°51'06"	S15°23'34"E	52.48'
C31	25.12'	620.00'	2°19'19"	S18°58'46"E	25.12'
C32	12.76'	225.00'	3°15'00"	S70°42'02"W	12.76'
C33	98.36'	225.00'	25°02'51"	S84°50'57"W	97.58'
C34	90.61'	225.00'	23°04'27"	N71°05'24"W	90.00'
C35	90.27'	225.00'	22°59'10"	N48°03'35"W	89.66'
C36	25.05'	225.00'	6°22'47"	N33°22'37"W	25.04'
C37	32.84'	225.00'	8°21'47"	N26°00'20"W	32.81'
C38	1.91'	570.00'	0°11'30"	N20°02'41"W	1.91'
C39	63.37'	570.00'	6°22'10"	N16°45'50"W	63.33'
C40	63.37'	570.00'	6°22'10"	N10°23'40"W	63.33'
C41	63.37'	570.00'	6°22'11"	N04°01'30"W	63.33'
C42	20.67'	570.00'	2°04'39"	N00°11'55"E	20.67'
C43	198.34'	325.04'	34°57'41"	S70°19'21"E	195.27'
C44	63.41'	570.00'	6°22'25"	S02°20'48"W	63.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°09'36"E	111.70'
L2	N68°09'36"E	50.00'
L3	N21°50'07"W	6.54'
L4	N68°10'33"E	240.00'
L5	S21°49'34"E	36.89'
L6	N68°10'33"E	50.00'
L7	N77°43'18"E	85.67'
L8	S79°46'22"E	284.61'
L9	S88°45'46"E	50.00'
L10	S84°07'47"E	128.46'
L11	S02°23'37"W	98.04'
L12	S11°58'18"E	99.57'
L13	S20°08'09"E	261.51'
L14	S20°55'24"E	50.00'
L15	S69°04'36"W	3.95'
L16	S20°55'24"E	120.00'
L17	S69°04'36"W	118.40'
L18	S20°08'11"E	1.69'
L19	S69°51'49"W	50.00'
L20	N20°08'11"W	1.00'
L21	S69°06'50"W	190.51'
L22	N78°31'07"W	156.60'
L23	S37°08'59"W	170.33'
L24	N52°50'31"W	174.80'
L25	S68°19'10"W	114.94'
L26	N21°14'26"W	445.50'
L27	N22°40'01"W	104.63'
L28	N69°04'36"E	31.35'
L29	S69°04'36"W	32.45'
L30	S69°51'49"W	91.54'
L31	N79°34'05"W	37.22'
L32	N21°49'27"W	38.38'
L33	N40°43'24"W	63.94'
L34	N68°35'46"E	24.99'
L35	S23°11'00"E	10.85'
L36	S22°33'41"E	119.97'
L37	S52°50'31"E	13.10'
L39	N28°24'34"E	1482.98'



**BENCHMARK INFORMATION:**

TBM #1: 4" ALUMINUM DISK SET IN CONCRETE, IN THE MEDIAN BETWEEN NORTH AND SOUTH BOUND RONALD W. REAGAN BLVD., +/- 385' SOUTH OF THE INTERSECTION OF RONALD W. REAGAN BLVD. AND COUNTY ROAD 179.

ELEVATION = 890.16'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

TBM #4: SQUARE IN TOP OF CONCRETE WALL TRAVERSING ACROSS THE WEST PORTION OF THE SUBJECT TRACT, +/- 1250' SOUTH OF TBM #3 ALONG THE WALL, AND +/- 103' NORTH OF THE SOLAR PANEL CONTROL SWITCH LOCATED ON THE EAST SIDE OF THE WALL.

ELEVATION = 908.09'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
801-001

DRAWING NO.:  
801-001-PL-4A

PLOT DATE:  
2/17/15

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JDB/JPA

**SHEET**  
**02 OF 04**

# FINAL PLAT OF: HAZLEWOOD SUBDIVISION PHASE 4A LEANDER, TEXAS

26.212 ACRES  
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 26.212 ACRES OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 30.479 ACRE TRACT DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., DATED JUNE 3, 2014 AND RECORDED IN DOCUMENT NO. 2014042511 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF AN 11.308 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF LEANDER, A TEXAS MUNICIPAL CORPORATION SITUATED IN WILLIAMSON COUNTY, TEXAS, DATED JUNE 3, 2014 AND RECORDED IN DOCUMENT NO. 2014042513 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 26.212 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for the northwest corner of said 11.308 acre tract, same being the south line of Block K, Cold Springs Section One, a subdivision recorded in Document No. 2008012705 of the Official Public Records of Williamson County, Texas, for the northwest corner of a 7.04 acre drainage easement described in Document No. 2008053509 of the Official Public Records of Williamson County, Texas, and the northwest corner of the herein described tract;

THENCE North 68°35'46" East, with the common line of said 11.308 acre tract and said Block K, same being the north line of said drainage easement, a distance of 24.99 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of said 11.308 acre tract, being the northeast corner of said drainage easement, same being the northwest corner of Lot 1, Block G, Hazlewood Subdivision Phase 3, a subdivision recorded in Document No. 2014078009 of the Official Public Records of Travis County, Texas;

THENCE with the common line of said 11.308 acre tract and said Block G, same being the east line of said drainage easement, the following four (4) courses and distances:

1. South 21°07'05" East, a distance of 174.89 feet to a 1/2" rebar with "Chaparral" cap found;
2. South 20°20'17" East, a distance of 255.40 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 21°21'36" East, a distance of 198.82 feet to a 1/2" rebar with "Chaparral" cap found;

4. South 23°11'00" East, a distance of 10.85 feet to a 1/2" rebar with "Chaparral" cap found for the northwest corner of Lot 13, Block G, Hazlewood Subdivision Phase 2B, a subdivision recorded in Document No. 2013085684 of the Official Public Records of Williamson County, Texas;

THENCE continuing with the common line of said 11.308 acre tract and said Block G, the following two (2) courses and distances:

1. South 23°15'09" East, a distance of 438.98 feet to a calculated point, from which a disturbed 1/2" rebar with "Chaparral" cap found bears South 84°38'46" West, a distance of 0.25 feet;
2. South 22°33'41" East, a distance of 119.97 feet to a calculated point for the southwest corner of Lot 37 of said Block G, from which a 1/2" rebar found bears South 71°06'43" West, a distance of 0.52 feet;

THENCE with the north line of said 30.479 acre tract, same being the south line of said Hazlewood Subdivision Phase 2B, the following seven (7) courses and distances:

1. North 68°09'36" East, a distance of 111.70 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 19°04'56" West, a distance of 0.35 feet;
2. North 68°09'36" East, a distance of 50.00 feet to a calculated point, from which a disturbed 1/2" rebar found bears North 62°39'08" West, a distance of 0.39 feet;
3. North 21°50'07" West, a distance of 6.54 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 39°27'45" West, a distance of 0.30 feet;
4. North 68°10'33" East, a distance of 240.00 feet to a 1/2" rebar with "Chaparral" cap found;
5. South 21°49'34" East, a distance of 36.89 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 13°31'19" West, a distance of 0.27 feet;
6. North 68°10'33" East, a distance of 50.00 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 23°15'18" West, a distance of 0.23 feet;
7. North 77°43'18" East, in part with the south line of said Lot 13, Block I, Hazlewood Subdivision Phase 2B, and in part with the south line of Lot 12, Block I, Hazlewood Subdivision Phase 2A, a subdivision recorded in Document No. 2013085594 of the Official Public Records of Williamson County, Texas, a distance of 85.67 feet to a calculated point for an angle point in the south line of said Lot 12, from which a disturbed 1/2" rebar with "Chaparral" cap found bears South 81°11'47" West, a distance of 0.36 feet;

THENCE South 79°46'22" East, continuing with the north line of said 30.479 acre tract, in part with the south line of said Hazlewood Subdivision Phase 2A, and in part with the south line of Lot 8, Block I, Hazlewood Subdivision Phase 1A, a distance of 284.61 feet to a calculated point for the southeast corner of said Lot 8, same being the southwest terminus of Republic Trails Boulevard (60' right-of-way width), from which a 1/2" rebar with "RJ Surveying" cap found bears South 55°33'36" West, a distance of 0.47 feet;

THENCE continuing with the north line of said 30.479 acre tract, same being the south line of said Hazlewood Subdivision Phase 1A, the following three (3) courses and distances:

1. South 88°45'46" East, a distance of 50.00 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 1°03'33" West, a distance of 0.18 feet and a disturbed 1/2" rebar with "Chaparral" cap found bears South 29°25'38" East, a distance of 0.19 feet;
2. With a curve to the right, having a radius of 570.00 feet, a delta angle of 04°17'47", an arc length of 42.74 feet, and a chord which bears North 03°23'08" East, a distance of 42.73 feet to a calculated point, from which a 1/2" rebar with found bears South 13°19'33" East, a distance of 0.28 feet;
3. South 84°07'47" East, a distance of 128.46 feet to a calculated point, for the southeast corner of Lot 9, Block K, being the southwest corner of Lot 8, Block K, both of said Hazlewood Subdivision Phase 1A, from which a 1/2" rebar with cap found bears South 32°17'07" East, a distance of 0.37 feet;

THENCE crossing said 30.479 acre tract, the following thirteen (13) courses and distances:

1. South 02°23'37" West, a distance of 98.04 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 11°58'18" East, a distance of 99.57 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 20°08'09" East, a distance of 261.51 feet to a 1/2" rebar with "Chaparral" cap set;

4. South 20°55'24" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 69°04'36" West, a distance of 3.95 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 20°55'24" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 69°04'36" West, a distance of 118.40 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 20°08'11" East, a distance of 1.69 feet to a 1/2" rebar with "Chaparral" cap set;
9. South 69°51'49" West, a distance of 50.00 feet to a cotton spindle with "Chaparral" washer set;
10. North 20°08'11" West, a distance of 1.00 feet to a cotton spindle with "Chaparral" washer set;
11. South 69°06'50" West, a distance of 190.51 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 78°31'07" West, a distance of 156.60 feet to a cotton spindle with "Chaparral" washer set;
13. South 37°08'59" West, a distance of 170.33 feet to a 1/2" rebar with "Chaparral" cap set in the west line of said 30.479 acre tract, same being the east line of said 11.308 acre tract;

THENCE with the common line of said 11.308 acre tract and said 30.479 acre tract the following three (3) courses and distances:

1. South 52°50'31" East, a distance of 13.10 feet to a 1/2" rebar with "Chaparral" cap found;
2. With a curve to the left, having a radius of 325.04 feet, a delta angle of 34°57'41", an arc length of 198.34 feet, and a chord which bears South 70°19'21" East, a distance of 195.27 feet to a Mag nail with "Chaparral" washer found;
3. South 10°51'58" East, a distance of 147.70 feet to a 1/2" rebar with "Chaparral" cap found for an angle point in the east line of said 11.308 acre tract, being the southwest corner of said 30.479 acre tract;

THENCE with the south line of said 11.308 acre tract, the following three courses and distances:

1. South 68°58'48" West, a distance of 124.32 feet to a 60D nail in a cedar post found;
2. South 70°15'55" West, a distance of 433.87 feet to a 1/2" rebar found;
3. South 20°39'27" East, a distance of 102.07 feet to a 1/2" rebar found for an angle point in the common line of said 11.308 acre tract and a 35.0 acre tract described in a deed to Joseph Land & Cattle Company, Ltd., recorded in Volume 2337, Page 695 of the Deed Records of Williamson County, Texas;

THENCE South 20°57'10" East, with the common line of said 11.308 acre tract and said 35.0 acre tract a distance of 157.86 feet to a 5/8" rebar found for an angle point in the west line of said 35.0 acre tract, same being a south corner of said 11.308 acre tract, also being the northeast corner of Lot 14B, Block F, Resubdivision of Lot 14, Block F, Lakewood Country Estates, Phase One, a subdivision of record in Cabinet Q, Slide 6 of the Plat Records of Williamson County, Texas;

THENCE with the common line of said 11.308 acre tract and said Lot 14B, the following two (2) courses and distances:

1. South 87°39'17" West, a distance of 113.93 feet to a 1/2" rebar with "Chaparral" cap found;
2. South 51°50'17" West, a distance of 85.00 feet to a 1/2" rebar with "Terra Firma" cap found for the northwest corner of said Lot 14B, same being the northeast corner of Lot 14A of said Resubdivision;

THENCE with the common line of said 11.308 acre tract and said Lot 14A, the following two (2) courses and distances:

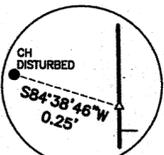
1. South 60°39'35" West, a distance of 150.14 feet to a 1/2" rebar found;
2. North 69°57'21" West, a distance of 169.27 feet to a 1/2" rebar found for the northwest corner of said Lot 14A, same being the northeast corner of Lot 15, Block F, Lakewood Country Estates, Phase One, a subdivision of record in Cabinet C, Slide 295 of the Plat Records of Williamson County, Texas;

THENCE North 37°21'03" West, with the common line of said 11.308 acre tract and said Lot 15, a distance of 54.23 feet to a 1/2" rebar with "Chaparral" cap found for the southwest corner of said 11.308, same being an angle point in the south line of a 30.784 acre tract described in a deed to Williamson County Park Foundation, recorded in Document No. 2014042512 of the Official Public Records of Williamson County, Texas;

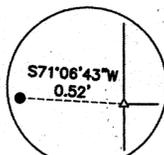
THENCE North 18°51'45" East, with the common line of said 11.308 acre and said 30.784 acre tract, a distance of 433.17 feet to a 1/2" rebar with "Chaparral" cap found for an angle point in the west line of said drainage easement;

THENCE continuing with the common line of said 11.308 acre tract and said 30.784 acre tract, being the west line of said drainage easement, the following nine (9) courses and distances:

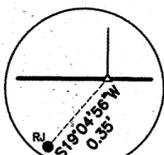
1. North 17°38'39" East, a distance of 441.75 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 68°19'10" East, a distance of 76.57 feet to a 1/2" rebar with "Chaparral" cap found;
3. North 21°14'26" West, a distance of 445.40 feet to a 1/2" rebar with "Chaparral" cap found;
4. North 22°34'06" West, a distance of 224.19 feet to a 1/2" rebar with "Chaparral" cap found;
5. North 22°40'41" West, a distance of 201.43 feet to a 1/2" rebar with "Chaparral" cap found;
6. North 23°45'14" West, a distance of 248.53 feet to a 1/2" rebar with "Chaparral" cap found;
7. North 21°21'36" West, a distance of 199.57 feet to a 1/2" rebar with "Chaparral" cap found;
8. North 20°20'17" West, a distance of 255.46 feet to a 1/2" rebar with "Chaparral" cap found;
9. North 21°07'05" West, a distance of 174.59 feet to the POINT OF BEGINNING, containing 26.212 acres of land, more or less.



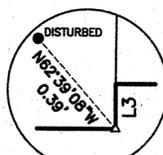
DETAIL A  
NOT TO SCALE



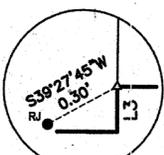
DETAIL B  
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DETAIL C  
NOT TO SCALE



DETAIL D  
NOT TO SCALE



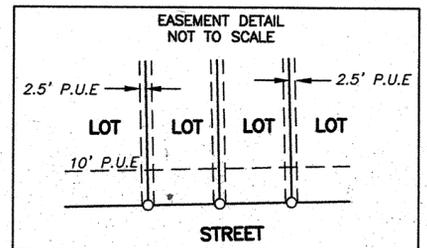
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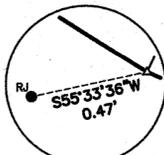
DETAIL F  
NOT TO SCALE



DETAIL G  
NOT TO SCALE



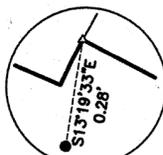
DETAIL H  
NOT TO SCALE



DETAIL I  
NOT TO SCALE



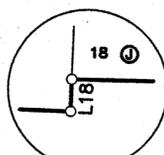
DETAIL J  
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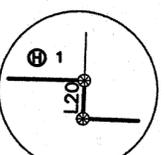
DETAIL K  
NOT TO SCALE



DETAIL L  
NOT TO SCALE



DETAIL M  
NOT TO SCALE



DETAIL N  
NOT TO SCALE

**Chaparral**  
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3500 McCall Lane  
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DRAWING NO.:  
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PLOT DATE:  
2/17/15

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JDB/JPA

**SHEET**  
03 OF 04

**FINAL PLAT OF:  
HAZLEWOOD SUBDIVISION  
PHASE 4A  
LEANDER, TEXAS**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF 30.479 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014042511 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE CITY OF LEANDER, A TEXAS MUNICIPAL CORPORATION SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE OWNER OF 11.308 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014042513 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 26.212 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS HAZLEWOOD SUBDIVISION PHASE 4A

AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE 4 DAY OF MARCH, 2015 A.D.

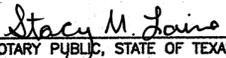
  
BY: RICHARD N. MAIER, VICE PRESIDENT  
CONTINENTAL HOMES OF TEXAS, L.P.  
(A TEXAS LIMITED PARTNERSHIP)

BY:  
CHTEX OF TEXAS, INC.  
(A DELAWARE CORPORATION)  
ITS GENERAL PARTNER  
10700 PECAN PARK BLVD., SUITE 400,  
AUSTIN, TEXAS 78750

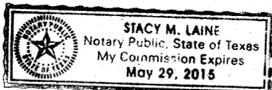
STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 4 DAY OF March, 2015 A.D.

  
NOTARY PUBLIC, STATE OF TEXAS

Stacy M. Laine May 29, 2015  
PRINTED NAME MY COMMISSION EXPIRES



BY: KENT CAGLE, CITY MANAGER  
CITY OF LEANDER  
P.O. BOX 319  
LEANDER, TX 78646

STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENT CAGLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D.

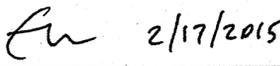
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, ERIC J. DANNHEIM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD LISTED IN TITLE COMMITMENT OF 141-140201439-491, DATED 04/25/2014, AND G.F. 141-140202144-491, DATED 04/25/2014 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

BEARING BASIS IS GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).  
DATE OF SURVEY: 01/21/15.

  
ERIC J. DANNHEIM, R.P.L.S. 6075  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
T.B.P.L.S. FIRM NO.10124500



**ENGINEER'S CERTIFICATION:**

I, MICHAEL S. FISHER P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

  
MICHAEL S. FISHER, P.E. 87704

ENGINEERING BY:  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
TBPE FIRM REGISTRATION NO. 470



APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

JEFF SEILER, CHAIR  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST:  
ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE OR WASTEWATER EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE OR WASTEWATER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0470E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BOWEN STREET, ETTA MAY LANE, AND REPUBLIC TRAILS BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 9, BLOCK H, LOT 35, BLOCK H AND LOT 2, BLOCK I.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBERS 2012057032, 2012063130, 2012057227, AND 2012063131.
15. THE HOA IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN LOTS 9 & 35 BLOCK H AND LOT 2 BLOCK I. THE HOA HAS RIGHTS TO MOW AND MAINTAIN LANDSCAPING IN LOT 52, BLOCK G.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. PARKLAND TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
18. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER, WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E., RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. AT \_\_\_ O'CLOCK\_\_\_M., AND WAS DULY RECORDED ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. AT \_\_\_ O'CLOCK\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: \_\_\_\_\_  
NANCY E. RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

 <p><b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	PROJECT NO.: 801-001 DRAWING NO.: 801-001-PL-4A PLOT DATE: 2/17/15 PLOT SCALE: 1" = 100' DRAWN BY: JDB/JPA
	SHEET 04 OF 04



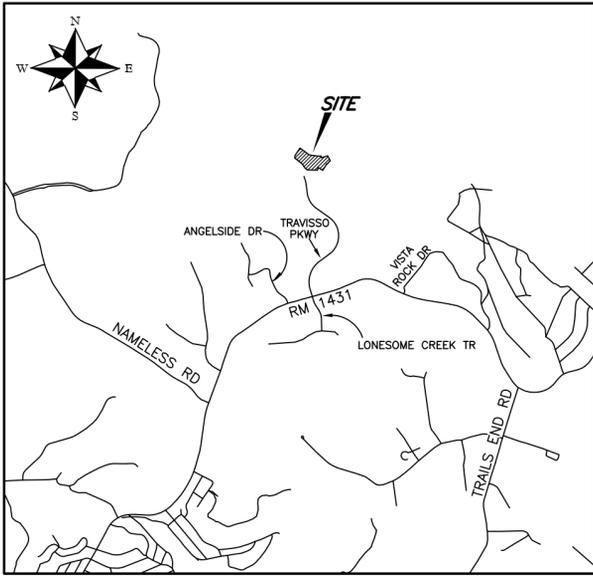
## EXECUTIVE SUMMARY

MARCH 26, 2015

- 
- Agenda Subject:** Subdivision Case 14-FP-048: Consider action on the Travisso, Phase 2, Section 1A Final Plat for 7.022 acres more or less; TCAD Parcels 844740 and 819093; generally located to the west of Belladoma Cove and Good Night Trail; Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 28 single-family lots, 1 greenbelt lot, and 1 private street lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

03/16/2015

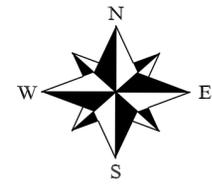
# FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1A



LOCATION MAP  
(NOT TO SCALE)

LEGEND:

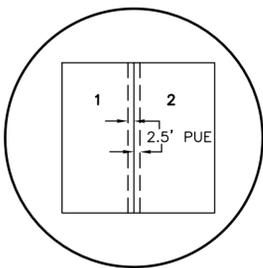
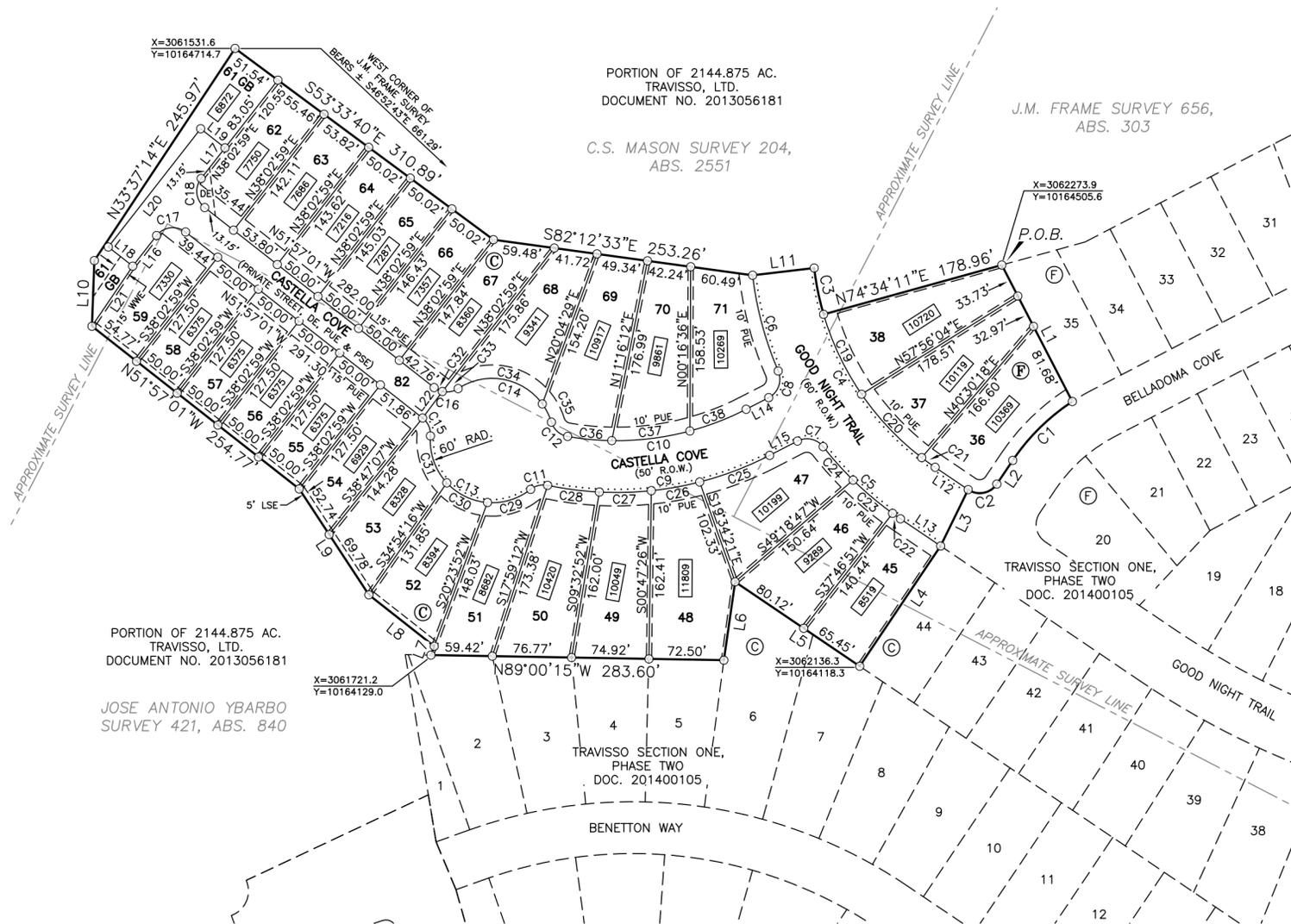
- = 1/2" IRON ROD WITH G&R CAP SET
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- PSE = PUBLIC SAFETY EASEMENT
- WWE = WASTEWATER EASEMENT
- LSE = LANDSCAPE EASEMENT
- DE = DRAINAGE EASEMENT
- GB = GREENBELT
- 6549 = LOT AREA IN SQUARE FEET
- ..... = SIDEWALK REQUIRED



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)



TYPICAL EASEMENT DETAIL  
(SIDE LOT LINES)  
N.T.S.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	22°46'39"	205.00'	81.50'	S45°24'17"W	80.96'	41.29'
C2	90°00'00"	20.00'	31.42'	N79°00'57"E	28.28'	20.00'
C3	9°42'01"	270.00'	45.71'	S11°31'59"E	45.66'	22.91'
C4	49°18'04"	270.00'	232.33'	S31°20'01"E	225.22'	123.90'
C5	17°49'26"	330.00'	102.66'	S47°04'20"E	102.24'	51.75'
C6	16°40'20"	330.00'	96.02'	S15°01'15"E	95.69'	48.35'
C7	79°00'09"	20.00'	27.58'	N77°39'41"W	25.44'	16.49'
C8	86°11'39"	20.00'	30.09'	N19°44'25"E	27.33'	18.71'
C9	38°59'29"	325.00'	221.17'	N82°19'59"E	216.93'	115.06'
C10	37°03'27"	275.00'	177.86'	N81°21'58"E	174.78'	92.17'
C11	50°04'37"	20.00'	17.48'	S76°47'25"W	16.93'	9.34'
C12	62°55'04"	20.00'	21.96'	S48°38'47"E	20.88'	12.24'
C13	132°32'35"	60.00'	138.80'	S61°58'36"E	109.86'	136.50'
C14	106°08'19"	60.00'	111.15'	N70°15'25"W	95.92'	79.82'
C15	56°14'43"	20.00'	19.63'	N23°49'40"W	18.85'	10.69'
C16	71°22'33"	20.00'	24.91'	S87°38'18"E	23.33'	14.37'
C17	90°00'00"	20.00'	31.42'	S83°02'59"W	28.28'	20.00'
C18	90°00'00"	20.00'	31.42'	S06°57'01"E	28.28'	20.00'
C19	18°12'09"	270.00'	85.78'	S25°29'04"E	85.42'	43.25'
C20	17°59'49"	270.00'	84.81'	S43°35'03"E	84.46'	42.76'
C21	3°24'05"	270.00'	16.03'	S54°17'00"E	16.03'	8.02'
C22	1°37'17"	330.00'	9.34'	S55°10'24"E	9.34'	4.67'
C23	8°39'59"	330.00'	49.92'	S50°01'46"E	49.87'	25.01'
C24	7°32'10"	330.00'	43.40'	S41°55'42"E	43.37'	21.73'
C25	12°48'16"	325.00'	72.63'	N69°14'23"E	72.48'	36.47'
C26	8°23'56"	325.00'	47.64'	N79°50'29"E	47.60'	23.86'
C27	8°52'30"	325.00'	50.34'	N88°28'42"E	50.29'	25.22'
C28	8°54'47"	325.00'	50.56'	S82°37'40"E	50.51'	25.33'
C29	42°35'39"	60.00'	44.60'	N73°02'56"E	43.58'	23.39'
C30	42°45'09"	60.00'	44.77'	S64°16'40"E	43.74'	23.49'
C31	47°11'47"	60.00'	49.42'	S19°18'12"E	48.04'	26.21'
C32	25°31'10"	20.00'	8.91'	S64°42'36"E	8.83'	4.53'
C33	45°51'23"	20.00'	16.01'	N79°36'07"E	15.58'	8.46'
C34	87°15'44"	60.00'	91.38'	N79°41'42"W	82.80'	57.20'
C35	18°52'35"	60.00'	19.77'	N26°37'33"W	19.68'	9.97'
C36	8°57'08"	275.00'	42.97'	S84°34'53"E	42.92'	21.53'
C37	15°56'12"	275.00'	76.49'	N82°58'27"E	76.24'	38.49'
C38	12°10'07"	275.00'	58.40'	N68°55'18"E	58.30'	29.31'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S27°22'55"E	148.38'
L2	S34°00'57"W	27.54'
L3	S26°05'21"W	60.58'
L4	S34°00'57"W	140.00'
L5	N55°59'03"W	145.57'
L6	S08°11'24"W	76.41'
L7	N20°23'52"E	9.12'
L8	N51°53'43"W	80.39'
L9	N33°24'49"W	122.52'
L10	N02°08'07"E	63.42'
L11	N83°18'28"E	60.00'
L12	N55°59'03"W	38.53'
L13	N55°59'03"W	46.89'
L14	S62°50'14"W	24.58'
L15	S62°50'14"W	30.23'
L16	S38°02'59"W	37.50'
L17	N38°02'59"E	37.50'
L18	N51°53'43"W	30.00'
L19	N51°57'01"W	30.00'
L20	N38°02'59"E	145.00'
L21	S34°13'42"W	70.16'
L22	S36°49'46"W	31.96'

OWNER AND DEVELOPER:  
TRAVISSO, LTD.  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

SURVEYOR:  
G&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TEXAS 78728

ENGINEER:  
JAY ENGINEERING CO., INC.  
P. O. BOX 1220  
LEANDER, TEXAS 78646

SUBMITTAL DATE: DECEMBER 10, 2014  
TOTAL AREA OF THIS PLAT: 7.022 ACRES  
TOTAL NUMBER OF LOTS: 30  
RESIDENTIAL: 28  
NON-RESIDENTIAL: 2

LINEAR FEET OF NEW STREETS  
CASTELLA COVE (PUBLIC): 408  
CASTELLA COVE (PRIVATE): 471  
GOOD NIGHT TRAIL: 301  
TOTAL: 1180

**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FORM NO. 10032000

FINAL PLAT OF  
TRAVISSO PHASE 2, SECTION 1A

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 7.022 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551 AND THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 7.022 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO PHASE 2, SECTION 1A", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

ADIB R. KHOURY, VICE PRESIDENT  
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP  
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF GOOD NIGHT TRAIL AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 4 FOOT SIDEWALKS SHALL BE INSTALLED ON SOUTH SIDE OF COSTELLA COVE AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
20. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. LOT 61, BLOCK C, SHALL BE OWNED AND MAINTAINED BY THE HOA.
22. THE 5 FOOT LANDSCAPE EASEMENT SHOWN ALONG THE REAR OF LOTS 52-59, BLOCK C, IS DEDICATED TO THE HOA FOR ACCESS AND MAINTENANCE OF WALLS AND/OR FENCES.
23. LOT 82, BLOCK "C" IS FOR PRIVATE STREET, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT AND SHALL BE OWNED AND MAINTAINED BY TRAVISSO HOMEOWNER'S ASSOCIATION, INC. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES. THE FIRST AMENDMENT TO TRAVISSO MASTER COVENANTS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015025981, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT. A PUBLIC UTILITY EASEMENT OVER, UPON, UNDER, IN AND ACROSS THE PROPERTY DESIGNATED AS PRIVATE STREETS IN THIS PLAT (THE "EASEMENT PROPERTY") IS HEREBY GRANTED TO THE CITY OF LEANDER (THE "CITY"). THE PROPERTY INTEREST AND EASEMENT IS GRANTED AND CONVEYED TO THE CITY FOR THE PURPOSE OF THE CITY'S EXERCISE OF THE EXCLUSIVE AUTHORITY, RIGHT AND POWER TO CONTROL, MANAGE, REGULATE, FRANCHISE, LICENSE AND ADMINISTER THE USE AND OCCUPANCY OF THE EASEMENT PROPERTY BY THIRD PARTIES, INCLUDING, BUT NOT LIMITED TO, UTILITIES, CABLE TELEVISION AND PUBLIC SERVICE PROVIDERS WHO DESIRE TO USE THE EASEMENT PROPERTY FOR THE PURPOSE OF PROVIDING ANY SERVICE OR PRODUCT TO ADJOINING OR ABUTTING PROPERTY OR TO ANY OTHER PROPERTY WITHIN THE TRAVISSO PHASE 2, SECTION 1A SUBDIVISION, EXCEPT AS OTHERWISE PROVIDED HEREIN; PROVIDED THAT THE CITY SHALL NOT HAVE ANY DUTY OR RESPONSIBILITY TO DESIGN, MAINTAIN, OR REPAIR THE EASEMENT PROPERTY. THE CITY SHALL EXERCISE EXCLUSIVE AUTHORITY, RIGHT AND POWER GRANTED HEREIN IN SUBSTANTIALLY THE SAME MANNER THAT THE CITY EXERCISES SUCH AUTHORITY, RIGHT AND POWER OVER THE STREETS, EASEMENTS AND RIGHTS-OF-WAY LOCATED WITHIN THE CITY, INCLUDING, BUT NOT LIMITED TO: (A) THE RIGHT AND POWER TO DEMAND AND REQUIRE THIRD PARTIES TO OBTAIN FRANCHISE, LICENSE, OR PERMIT FOR THE USE AND OCCUPANCY OF THE EASEMENT PROPERTY; (B) THE RIGHT AND POWER TO REQUIRE ANY AND ALL SUCH THIRD PARTIES TO PAY FEES ESTABLISHED AND COLLECTED BY THE STATE OF TEXAS FOR THE USE AND OCCUPANCY OF CITY STREETS AND RIGHTS-OF-WAY IN LIEU OF A REQUIREMENT FOR A FRANCHISE, PERMIT, OR LICENSE GRANTED BY THE CITY; AND (C) THE RIGHT AND POWER TO REQUIRE ALL SUCH THIRD PARTIES TO REPAIR THE EASEMENT PROPERTY AND ALL CUTS, EXCAVATORS AND DAMAGES MADE BY THEM WITHIN THE EASEMENT PROPERTY IN COMPLIANCE WITH CITY OR TRAVIS COUNTY STANDARDS AND SPECIFICATIONS. TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 IS HEREBY AUTHORIZED TO USE THE EASEMENT PROPERTY FOR THE PURPOSE OF EXCAVATING FOR, LAYING, CONSTRUCTING, PLACING, OPERATING, MAINTAINING, RECONSTRUCTING, REPLACING, REBUILDING, UPGRADING, RENEWING, REMOVING, INSPECTING, PATROLLING, CHANGING, MODIFYING, OR REPAIRING WATER, WASTEWATER AND DRAINAGE FACILITIES. THIS EASEMENT SHALL BE BINDING UPON GRANTEE'S SUCCESSORS AND ASSIGNS FOREVER.
24. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

STATE OF TEXAS:  
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN FINAL PLAT OF "TRAVISSO PHASE 2, SECTION 1A" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_,

THE \_\_\_\_\_ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-34041, ISSUED DECEMBER 15, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

*Phillip L. McLaughlin*  
PHILLIP L. McLAUGHLIN 03-05-15  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.  
STATE OF TEXAS NO. 89353  
P.O. BOX 1220  
LEANDER, TEXAS 78646-1220  
512-259-3882

STATE OF TEXAS:  
COUNTY OF TRAVIS:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AT PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

J. JEFF SEILER, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST: ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. AT \_\_\_\_\_ O'CLOCK

\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 2 OF 3

FINAL PLAT OF  
TRAVISSO PHASE 2, SECTION 1A

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 7.022 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551 AND THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.022 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP SET AT THE NORTHWESTERLY CORNER OF LOT 35, BLOCK F, TRAVISSO SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE NORTHERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO THE FOLLOWING NINE (9) COURSES:

1. S27°22'55"E, A DISTANCE OF 148.38 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 81.50 FEET AND A CHORD WHICH BEARS S45°24'17"W, A DISTANCE OF 80.96 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
3. S34°00'57"W, A DISTANCE OF 27.54 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD WHICH BEARS S79°00'57"W, A DISTANCE OF 28.28 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
5. S26°05'21"W, A DISTANCE OF 60.58 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S34°00'57"W, A DISTANCE OF 140.00 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT ;
7. N55°59'03"W, A DISTANCE OF 145.57 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S08°11'24"W, A DISTANCE OF 76.41 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N89°00'15"W, A DISTANCE OF 283.60 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE NORTHERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

1. N20°23'52"E, A DISTANCE OF 9.12 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N51°53'43"W, A DISTANCE OF 80.39 FEET TO AN IRON ROD WITH G&R CAP SET;
3. N33°24'49"W, A DISTANCE OF 122.52 FEET TO AN IRON ROD WITH G&R CAP SET;
4. N51°57'01"W, A DISTANCE OF 254.77 FEET TO AN IRON ROD WITH G&R CAP SET;
5. N02°08'07"E, A DISTANCE OF 63.42 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N33°37'14"E, A DISTANCE OF 245.97 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
7. S53°33'40"E, A DISTANCE OF 310.89 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S82°12'33"E, A DISTANCE OF 253.26 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N83°18'28"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
10. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 45.71 FEET AND A CHORD WHICH BEARS S11°31'59"E, A DISTANCE OF 45.66 FEET TO AN IRON ROD WITH G&R CAP SET;
11. N74°34'11"E, A DISTANCE OF 178.96 FEET TO TO THE POINT OF BEGINNING, HAVING AN AREA OF 7.022 ACRES OF LAND, MORE OR LESS.



SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

SHEET 3 OF 3



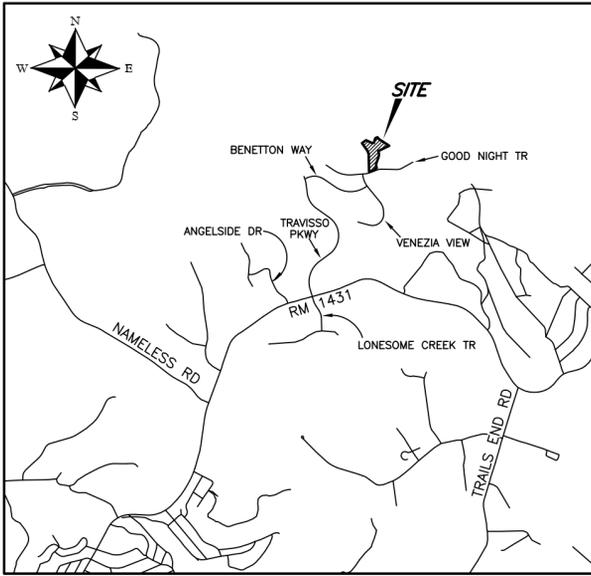
## EXECUTIVE SUMMARY

MARCH 26, 2015

- 
- Agenda Subject:** Subdivision Case 14-FP-049: Consider action on the Travisso, Phase 2, Section 1B Final Plat for 6.204 acres more or less; TCAD Parcels 844740 and 819093; generally located to the east of Venezia View and Good Night Trail; Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 11 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

03/16/2015

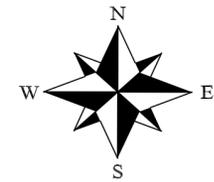
# FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1B



LOCATION MAP  
(NOT TO SCALE)

**LEGEND:**

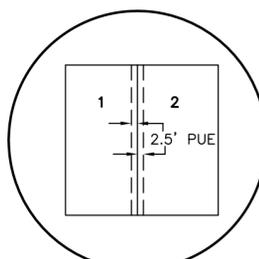
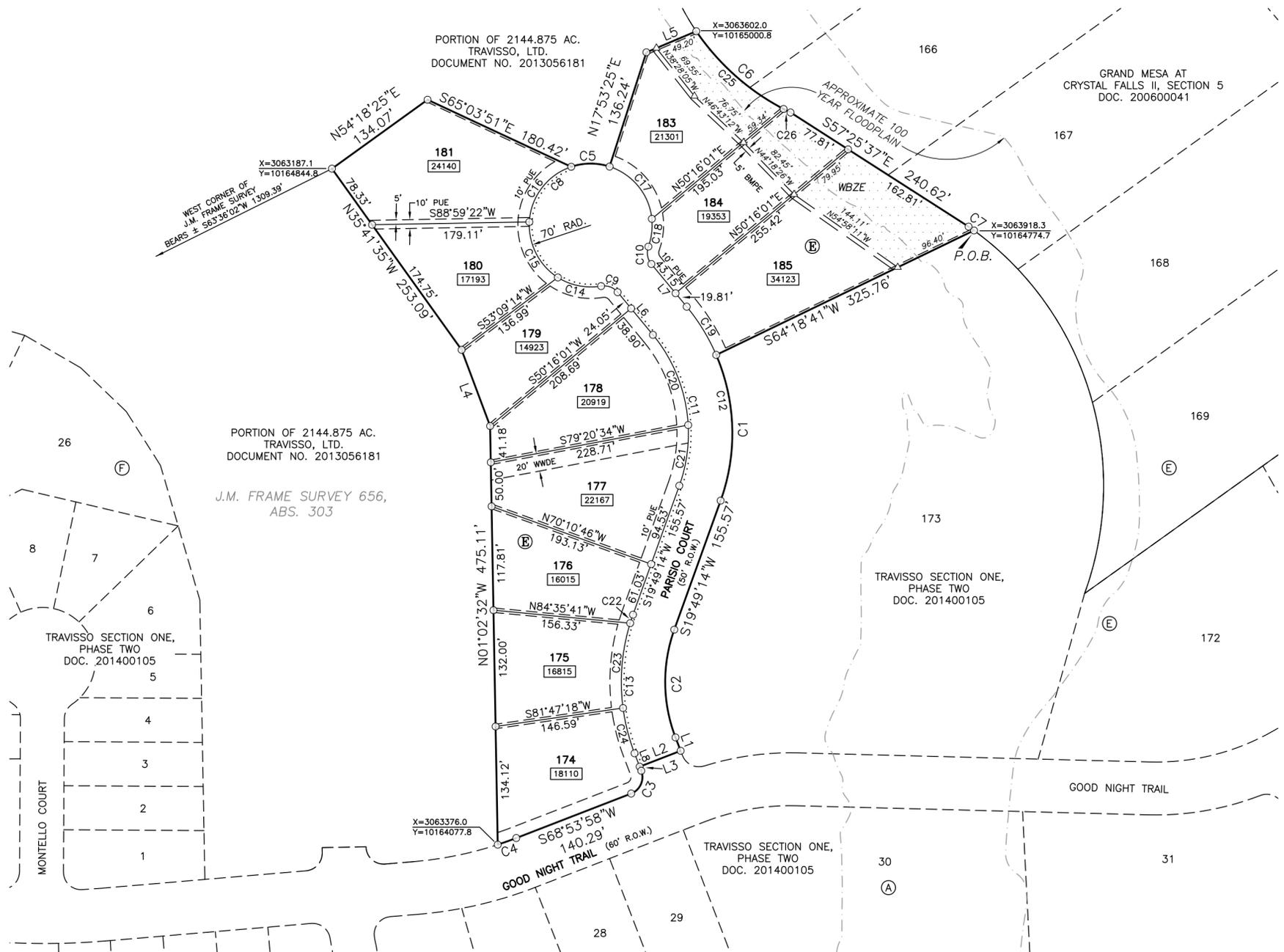
- = 1/2" IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- WWDE = WASTEWATER & DRAINAGE EASEMENT
- WBZE = WATERWAY BUFFER ZONE EASEMENT/  
RIPARIAN CORRIDOR SETBACK
- BMPE = BEST MANAGEMENT PRACTICES EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- [---] = LIMITS OF WBZE
- [.....] = SIDEWALK REQUIRED



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)



TYPICAL EASEMENT DETAIL  
(SIDE LOT LINES)  
N.T.S.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	43°08'27"	225.00'	169.41'	N01°45'00"W	165.44'	88.95'
C2	40°55'16"	175.00'	124.99'	S00°38'24"E	122.35'	65.29'
C3	90°00'00"	20.00'	31.42'	N23°53'58"E	28.28'	20.00'
C4	3°03'07"	420.00'	22.37'	N70°25'31"E	22.37'	11.19'
C5	36°23'00"	70.00'	44.45'	S89°41'55"W	43.71'	23.00'
C6	30°02'20"	272.94'	143.10'	S49°20'29"E	141.46'	73.23'
C7	1°12'53"	357.70'	7.58'	N54°37'49"W	7.58'	3.79'
C8	300°00'00"	70.00'	366.52'	S50°16'01"W	70.00'	40.41'
C9	60°00'00"	20.00'	20.94'	N69°43'59"W	20.00'	11.55'
C10	60°00'00"	20.00'	20.94'	S09°43'59"E	20.00'	11.55'
C11	59°33'14"	175.00'	181.90'	N09°57'23"W	173.82'	100.13'
C12	59°33'14"	225.00'	233.87'	N09°57'23"W	223.48'	128.74'
C13	40°55'16"	225.00'	160.70'	S00°38'24"E	157.30'	83.95'
C14	42°01'38"	70.00'	51.35'	S78°43'10"E	50.20'	26.89'
C15	60°47'25"	70.00'	74.27'	S27°18'39"E	70.83'	41.06'
C16	68°25'21"	70.00'	83.59'	S37°17'45"W	78.71'	47.59'
C17	66°08'07"	70.00'	80.80'	N39°02'31"W	76.39'	45.58'
C18	26°14'29"	70.00'	32.06'	N07°08'46"E	31.78'	16.32'
C19	16°24'46"	225.00'	64.45'	N31°31'36"W	64.23'	32.45'
C20	36°37'10"	175.00'	111.85'	N21°25'24"W	109.95'	57.91'
C21	22°56'03"	175.00'	70.05'	N08°21'13"E	69.58'	35.50'
C22	2°34'56"	225.00'	10.14'	S18°31'46"W	10.14'	5.07'
C23	24°48'26"	225.00'	97.42'	S04°50'05"W	96.66'	49.48'
C24	13°31'55"	225.00'	53.14'	S14°20'05"E	53.02'	26.69'
C25	28°11'24"	272.94'	134.29'	S48°25'01"E	132.94'	68.53'
C26	1°50'56"	272.94'	8.81'	S63°26'11"E	8.81'	4.40'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S21°06'02"E	16.25'
L2	S68°53'58"W	50.00'
L3	S21°06'02"E	4.99'
L4	N20°35'57"W	92.40'
L5	N67°10'07"E	61.64'
L6	S39°43'59"E	62.95'
L7	S39°43'59"E	62.95'
L8	S21°06'02"E	16.25'

OWNER AND DEVELOPER:  
TRAVISSO, LTD.  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

SURVEYOR:  
G&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TEXAS 78728

ENGINEER:  
JAY ENGINEERING CO., INC.  
P. O. BOX 1220  
LEANDER, TEXAS 78646

SUBMITTAL DATE: DECEMBER 10, 2014  
TOTAL AREA OF THIS PLAT: 6.204 ACRES  
TOTAL NUMBER OF LOTS: 11  
RESIDENTIAL: 11  
NON-RESIDENTIAL: 0  
LINEAR FEET OF NEW STREETS  
PARISIO COURT: 663

**G&R**  
**SURVEYING, LLC**  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

FINAL PLAT OF  
TRAVISSO PHASE 2, SECTION 1B

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 6.204 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 6.204 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO PHASE 2, SECTION 1B", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

ADIB R. KHOURY, VICE PRESIDENT  
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP  
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. A 4 FOOT SIDEWALK SHALL BE INSTALLED ON THE WEST SIDE OF PARISIO COURT AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
20. ACCESS TO GOOD NIGHT TRAIL IS PROHIBITED FOR LOT 174, BLOCK E.
21. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE BMPE.

STATE OF TEXAS:  
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN FINAL PLAT OF "TRAVISSO PHASE 2, SECTION 1B" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_,

THE \_\_\_\_\_ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-34043, ISSUED DECEMBER 15, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

*Phillip L. McLaughlin*  
PHILLIP L. McLAUGHLIN 03-05-15  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.  
STATE OF TEXAS NO. 89353  
P.O. BOX 1220  
LEANDER, TEXAS 78646-1220  
512-259-3882

STATE OF TEXAS:  
COUNTY OF TRAVIS:

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

J. JEFF SEILER, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST: ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

LOWER COLORADO RIVER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK

\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 2 OF 3

FINAL PLAT OF  
TRAVISSO PHASE 2, SECTION 1B

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 6.204 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.204 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP SET IN THE NORTHERLY LINE OF SAID 2144.875 ACRE TRACT AND THE WESTERLY LINE OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHERLY LINE OF TRAVISSO, SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE NORTHEASTERLY CORNER OF LOT 173, BLOCK E, OF SAID TRAVISSO, SECTION ONE, PHASE TWO FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE NORTHERLY LINE OF SAID TRAVISSO, SECTION ONE, PHASE TWO THE FOLLOWING TEN (10) COURSES:

1. S64°18'41"W, A DISTANCE OF 325.76 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 169.41 FEET AND A CHORD WHICH BEARS S01°45'00"E, A DISTANCE OF 165.44 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
3. S19°49'14"W, A DISTANCE OF 155.57 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 124.99 FEET AND A CHORD WHICH BEARS S00°38'24"E, A DISTANCE OF 122.35 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
5. S21°06'02"E, A DISTANCE OF 16.25 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
6. S68°53'58"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S21°06'02"E, A DISTANCE OF 4.99 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
8. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD WHICH BEARS S23°53'58"W, A DISTANCE OF 28.28 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
9. S68°53'58"W, A DISTANCE OF 140.29 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
10. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 22.37 FEET AND A CHORD WHICH BEARS S70°25'31"W, A DISTANCE OF 22.37 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE NORTHERLY LINE OF SAID TRAVISSO, SECTION ONE, PHASE TWO AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:

1. N01°02'32"W, A DISTANCE OF 475.11 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N20°35'57"W, A DISTANCE OF 92.40 FEET TO AN IRON ROD WITH G&R CAP SET;
3. N35°41'35"W, A DISTANCE OF 253.09 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
4. N54°18'25"E, A DISTANCE OF 134.07 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S65°03'51"E, A DISTANCE OF 180.42 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 44.45 FEET AND A CHORD WHICH BEARS N89°41'55"E, A DISTANCE OF 43.71 FEET TO AN IRON ROD WITH G&R CAP SET;
7. N17°53'25"E, A DISTANCE OF 136.24 FEET TO AN IRON ROD WITH G&R CAP SET;
8. N67°10'07"E, A DISTANCE OF 61.64 FEET TO AN IRON ROD WITH G&R CAP SET IN THE CURVING NORTHERLY LINE OF SAID 2144.875 ACRE TRACT AND WESTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5 OF A CURVE TO THE LEFT FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID 2144.875 ACRE TRACT AND THE WESTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5 THE FOLLOWING THREE (3) COURSES:

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 272.94 FEET, AN ARC LENGTH OF 143.10 FEET AND A CHORD WHICH BEARS S49°20'29"E, A DISTANCE OF 141.46 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
2. S57°25'37"E, A DISTANCE OF 240.62 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 357.70 FEET, AN ARC LENGTH OF 7.58 FEET AND A CHORD WHICH BEARS S54°37'49"E, A DISTANCE OF 7.58 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 6.204 ACRES OF LAND, MORE OR LESS.



SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

SHEET 3 OF 3

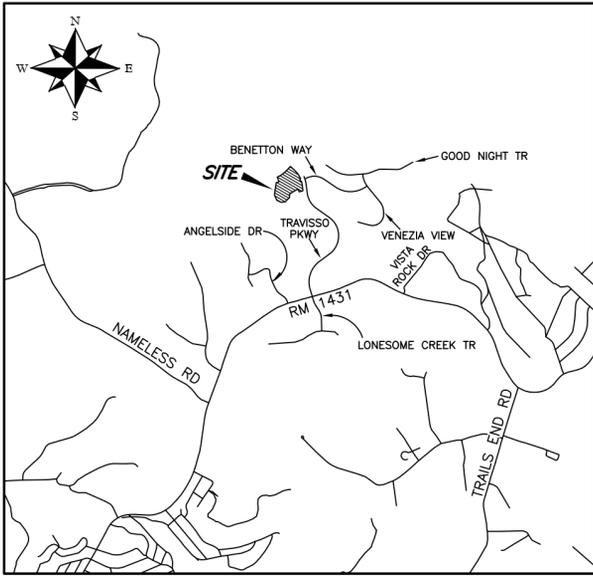


## EXECUTIVE SUMMARY

MARCH 26, 2015

- 
- Agenda Subject:** Subdivision Case 14-SFP-005: Hold a public hearing and consider action on Travisso, Phase 2, Section 2I, Short Form Final Plat, for approximately 10.023 acres, including Travis County Property ID #382583; generally located to the west of the northern terminus of Travisso Parkway, Leander, Travis County, TX.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: David Smith, P.E. (Jay Engineering Company) on behalf of Travisso, LTD
- Financial Consideration:** None
- Recommendation:** This short form final plat includes one non-residential lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 02/27/2015

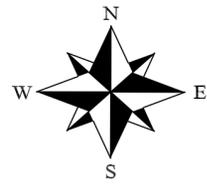
# SHORT FORM FINAL PLAT OF TRAVISSO, PHASE 2, SECTION 21



LOCATION MAP  
(NOT TO SCALE)

**LEGEND:**

- CAP ● = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- DE = DRAINAGE EASEMENT
- WBZE = WATER BUFFER ZONE EASEMENT
- PWQBMPE = PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE EASEMENT
- LS, PED & PUE = LANDSCAPE, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT



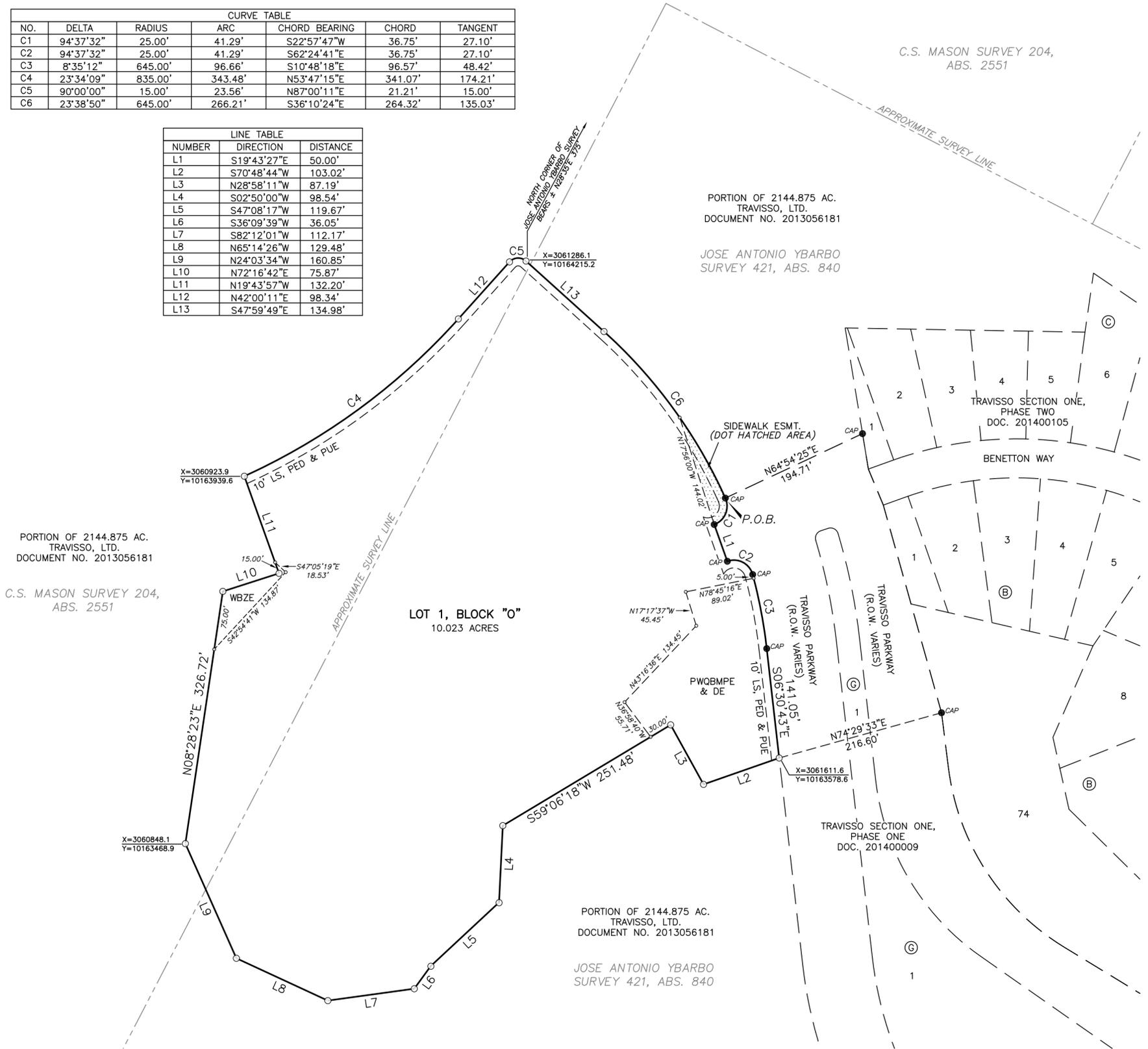
SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	94°37'32"	25.00'	41.29'	S22°57'47"W	36.75'	27.10'
C2	94°37'32"	25.00'	41.29'	S62°24'41"E	36.75'	27.10'
C3	8°35'12"	645.00'	96.66'	S10°48'18"E	96.57'	48.42'
C4	23°34'09"	835.00'	343.48'	N53°47'15"E	341.07'	174.21'
C5	90°00'00"	15.00'	23.56'	N87°00'11"E	21.21'	15.00'
C6	23°38'50"	645.00'	266.21'	S36°10'24"E	264.32'	135.03'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S19°43'27"E	50.00'
L2	S70°48'44"W	103.02'
L3	N28°58'11"W	87.19'
L4	S02°50'00"W	98.54'
L5	S47°08'17"W	119.67'
L6	S36°09'39"W	36.05'
L7	S82°12'01"W	112.17'
L8	N65°14'26"W	129.48'
L9	N24°03'34"W	160.85'
L10	N72°16'42"E	75.87'
L11	N19°43'57"W	132.20'
L12	N42°00'11"E	98.34'
L13	S47°59'49"E	134.98'

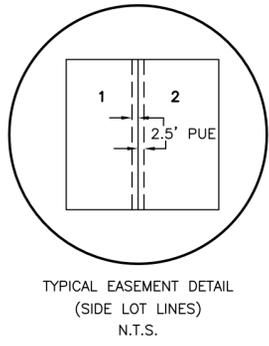


OWNER AND DEVELOPER:  
TRAVISSO, LTD.  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

SURVEYOR:  
G&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TEXAS 78728

ENGINEER:  
JAY ENGINEERING CO., INC.  
P. O. BOX 1220  
LEANDER, TEXAS 78646

SUBMITTAL DATE: \_\_\_\_\_  
TOTAL AREA OF THIS PLAT: 10.023 ACRES  
TOTAL NUMBER OF LOTS: 1  
RESIDENTIAL: 0  
NON-RESIDENTIAL: 1  
NO NEW STREETS



**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

SHORT FORM FINAL PLAT OF  
TRAVISSO, PHASE 2, SECTION 21

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 10.023 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840 AND THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 10.023 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO, PHASE 2, SECTION 21", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

ADIB R. KHOURY, VICE PRESIDENT  
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP  
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN SHORT FORM FINAL PLAT OF "TRAVISSO, PHASE 2, SECTION 21" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_,

THE \_\_\_\_\_ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THIS SUBDIVISION AND TO ADJACENT PROPERTIES.
12. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT THE AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.
13. THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).  
THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.
14. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

METES AND BOUNDS:

DESCRIPTION OF 10.023 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840 AND THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.023 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY TERMINUS CORNER OF TRAVISSO PARKWAY (R.O.W. VARIES), DEDICATED BY PLAT OF TRAVISSO SECTION ONE, PHASE ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400009, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN ANGLE POINT IN THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT;

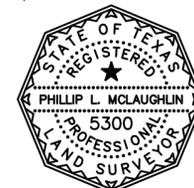
THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE WESTERLY LINE OF SAID TRAVISSO PARKWAY THE FOLLOWING FIVE (5) COURSES:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.29 FEET AND A CHORD WHICH BEARS S22°57'47"W, A DISTANCE OF 36.75 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
  2. S19°43'27"E, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
  3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.29 FEET AND A CHORD WHICH BEARS S62°24'41"E, A DISTANCE OF 36.75 FEET AN IRON ROD WITH CAP FOUND AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT;
  4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 645.00 FEET, AN ARC LENGTH OF 96.66 FEET AND A CHORD WHICH BEARS S10°48'18"E, A DISTANCE OF 96.57 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
  5. S06°30'43"E, A DISTANCE OF 141.05 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE LEAVING THE WESTERLY LINE OF SAID TRAVISSO PARKWAY AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING SEVENTEEN (17) COURSES:
1. S70°48'44"W, A DISTANCE OF 103.02 FEET TO AN IRON ROD WITH G&R CAP SET;
  2. N28°58'11"W, A DISTANCE OF 87.19 FEET TO AN IRON ROD WITH G&R CAP SET;
  3. S59°06'18"W, A DISTANCE OF 251.48 FEET TO AN IRON ROD WITH G&R CAP SET;
  4. S02°50'00"W, A DISTANCE OF 98.54 FEET TO AN IRON ROD WITH G&R CAP SET;
  5. S47°08'17"W, A DISTANCE OF 119.67 FEET TO AN IRON ROD WITH G&R CAP SET;
  6. S36°09'39"W, A DISTANCE OF 36.05 FEET TO AN IRON ROD WITH G&R CAP SET;
  7. S82°12'01"W, A DISTANCE OF 112.17 FEET TO AN IRON ROD WITH G&R CAP SET;
  8. N65°14'26"W, A DISTANCE OF 129.48 FEET TO AN IRON ROD WITH G&R CAP SET;
  9. N24°03'34"W, A DISTANCE OF 160.85 FEET TO AN IRON ROD WITH G&R CAP SET;
  10. N08°28'23"E, A DISTANCE OF 326.72 FEET TO AN IRON ROD WITH G&R CAP SET;
  11. N72°16'42"E, A DISTANCE OF 75.87 FEET TO AN IRON ROD WITH G&R CAP SET;
  12. N19°43'57"W, A DISTANCE OF 132.20 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
  13. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 835.00 FEET, AN ARC LENGTH OF 343.48 FEET AND A CHORD WHICH BEARS N53°47'15"E, A DISTANCE OF 341.07 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
  14. N42°00'11"E, A DISTANCE OF 98.34 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
  15. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET AND A CHORD WHICH BEARS N87°00'11"E, A DISTANCE OF 21.21 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
  16. S47°59'49"E, A DISTANCE OF 134.98 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
  17. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 645.00 FEET, AN ARC LENGTH OF 266.21 FEET AND A CHORD WHICH BEARS S36°10'24"E, A DISTANCE OF 264.32 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 10.023 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-33572, ISSUED NOVEMBER 25, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

*Phillip L. McLaughlin*  
PHILLIP L. McLAUGHLIN 02-09-15  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.  
STATE OF TEXAS NO. 89353  
P.O. BOX 1220  
LEANDER, TEXAS 78646-1220  
512-259-3882

STATE OF TEXAS:  
COUNTY OF TRAVIS:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. AT PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

J. JEFF SEILER, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND

DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK

\_\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



SURVEYING, LLC

1805 OUIDA DR.

AUSTIN, TEXAS 78728

PHONE: (512) 267-7430

FAX: (512) 836-8385

FIRM NO. 10032000

SHEET 2 OF 2



## EXECUTIVE SUMMARY

MARCH 26, 2015

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**Agenda Subject:** Zoning Case 15-Z-003: Hold a public hearing and consider action on the rezoning of a portion of a lot, for 3.309 acres more or less out of Lot 1 of the Waldarra Estates, located at 17680 Ronald W. Reagan Blvd., WCAD Parcel R372083. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban) and the applicant is proposing to zone the property GC-3-C (General Commercial), Leander, Williamson County, Texas.

**Background:** This request is the first step in the rezoning process.

**Origination:** Applicant: Marci Cannon on behalf of Donald R. and Jean S. Thomas.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

**Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)

DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

**Attachments:**

1. Planning Analysis
2. Location Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Aerial Map
6. Letter of Intent

**Prepared By:** Martin Siwek, AICP, GISP  
Planner

02/27/2015



## PLANNING ANALYSIS

ZONING CASE 15-Z-003  
17680 Ronald Reagan Blvd

### GENERAL INFORMATION

**Owner:** Thomas Donald R & Joan S Trustees of the Donald R & Joan S Thomas Revocable Living Trust

**Current Zoning:** Interim SFS-2-B (Single-Family Suburban)

**Proposed Zoning:** GC-3-C (General Commercial)

**Size and Location:** The property is located at 17680 Ronald Reagan Blvd and is 3.309 acres in size more or less.

**Staff Contact:** Martin Siwek, AICP, GISP  
Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFS-2-B	Developed Single Family Home
EAST	OCL	Developed Single Family Home
SOUTH	Interim SFS-2-B OCL	Developed Single Family Home
WEST	GC-3-C	Developed Single Family Home

**COMPOSITE ZONING ORDINANCE INTENT STATEMENTS**

**USE COMPONENTS:**

**GC – GENERAL COMMERCIAL:**

*Features:* Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

*Intent:* Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

**SITE COMPONENT:**

**TYPE 3:**

*Features:* Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

*Intent:*

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, LI and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

**ARCHITECTURAL COMPONENTS:**

**TYPE C (non-residential only):**

*Features:* 35% masonry (60% street facing); 3 or more architectural features.

*Intent:*

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, LI and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

**COMPREHENSIVE PLAN STATEMENTS:**

The following Comprehensive Plan statements may be relevant to this case:

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander’s budget and overall tax base.

**ANALYSIS:**

The property is presently zoned Interim SFS-2-B (Single-Family Suburban) district and the applicant is requesting to rezone the property to GC-3-C (General Commercial) district to facilitate the development of a proposed convenience store with gas pumps. The property is located at 17680 Ronald Reagan Blvd, which is the southeast corner of the intersection of Ronald Reagan Blvd. and CR 264. The adjacent properties to the east and south contains existing single family homes, and the property to the west of this site is a developed single family home subdivision which is presently zoned GC-3-C. The property to the north is zoned Interim SFS-2-B and also contains a single family home.

The intent of the GC use component is to all for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. In this situation, access is provided from Ronald W. Reagan Blvd, an arterial class roadway.

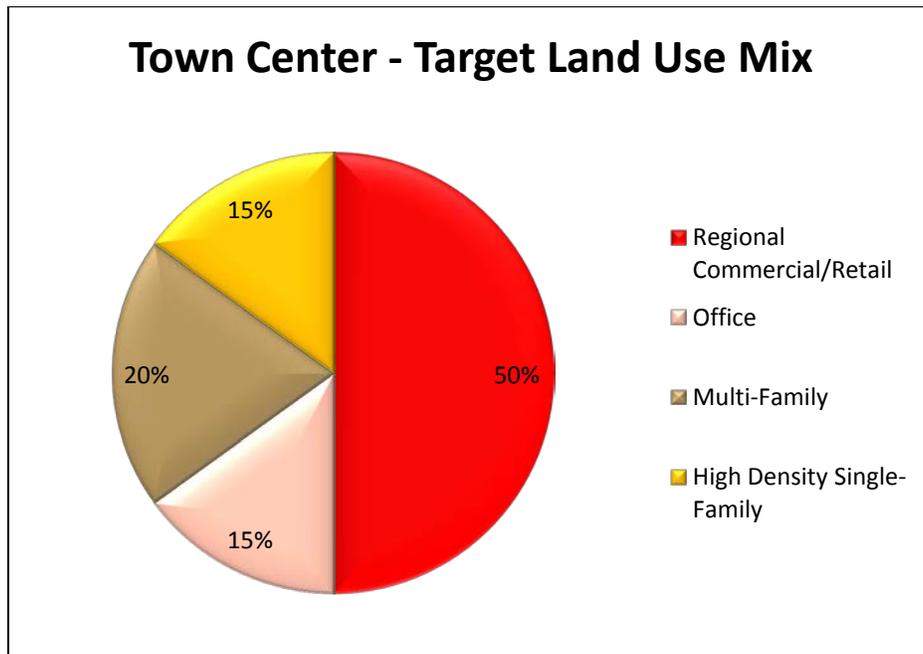
The change to the Type 3 site component will permit outdoor fuel sales and commercial washing of vehicles. The table below demonstrates the differences between the Type 2 and Type 3 site component.

<b>TYPE 2</b>	<b>TYPE 3</b>
Accessory Buildings/Structures 10% of primary building gross floor area	Accessory Buildings/Structures 30% of primary building gross floor area
Outdoor Entertainment Venues are not permitted	Outdoor Entertainment Venues are not permitted
Individual users shall not exceed 40,000 gross sq. ft of floor area in a single building	No limit on square footage of individual users within a single building.
A single building may not exceed 60,000 square feet	No limit on a single building size other than as restricted by setbacks and landscaping requirements
Drive-through service lanes are permitted	Drive-through service lanes are permitted
Outdoor display, storage and container storage are not permitted	Outdoor display, storage and container storage are permitted with restrictions
Outdoor fuel sales are not permitted	Outdoor fuel sales and commercial washing of vehicles are permitted
Overhead commercial service doors are not permitted	Overhead commercial service doors are permitted

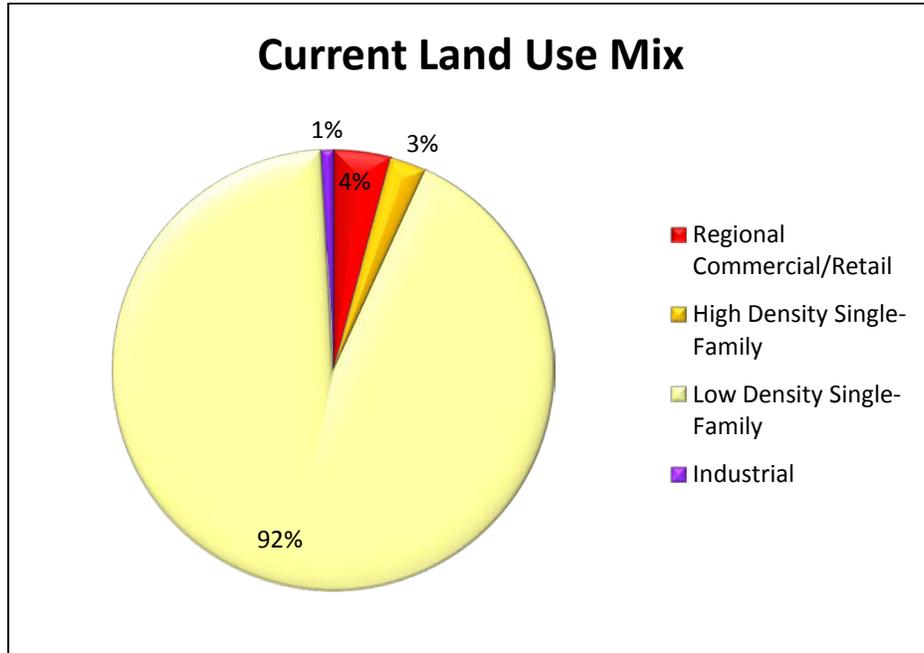
The requested Type C Architectural Component will require that thirty-five (35%) percent exterior surface area of all walls and sixty (60%) percent of the street facing walls consist of masonry. In addition, all building fronts shall have a minimum of three different design features to break up the wall plane.

This property is located within a Town Center Node as identified by the Future Land Use Map. This node is intended to be located at the intersections of major arterials within the community. These nodes are approximately one mile in diameter and incorporate approximately 500 acres. These areas are intended for large scale commercial, retail and office uses that require locations with direct access to major arterials and that serve both the community and a larger trade area outside the city limits. These areas are also intended for high density multi-family and single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

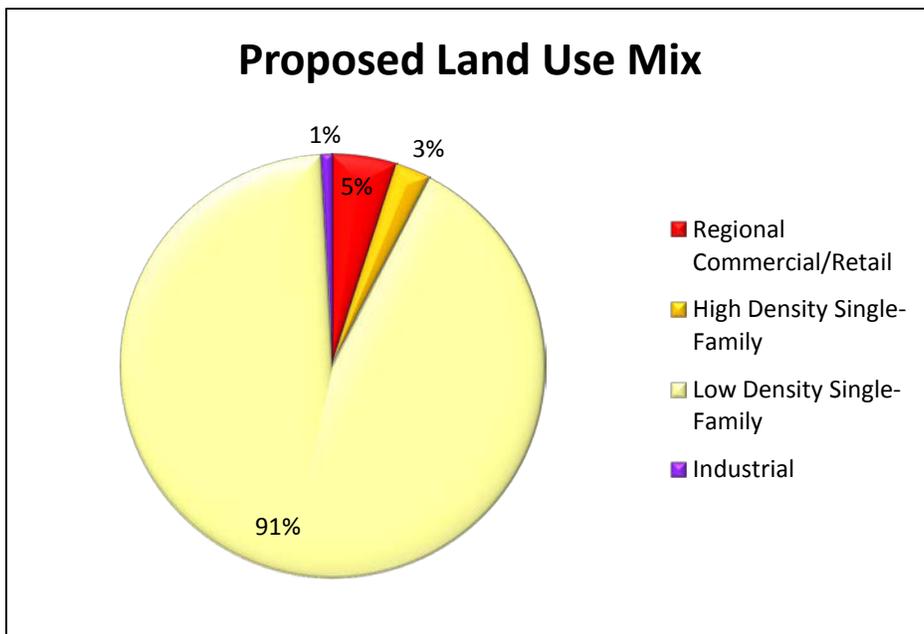
All nodes designated by the Future Land Use Plan seek to have the most intense development closest to the center of the node, and to have reduction in intensity of development as it moves out from the center of those nodes. The graph below shows the target mix of land uses within the Town Center Node.



The current land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land use is low density residential with a limited amount of commercial. There are several established neighborhoods located within the ETJ and a portion of the proposed Palmera Ridge Development located within this node. The current land use mix is shown in the graph below.

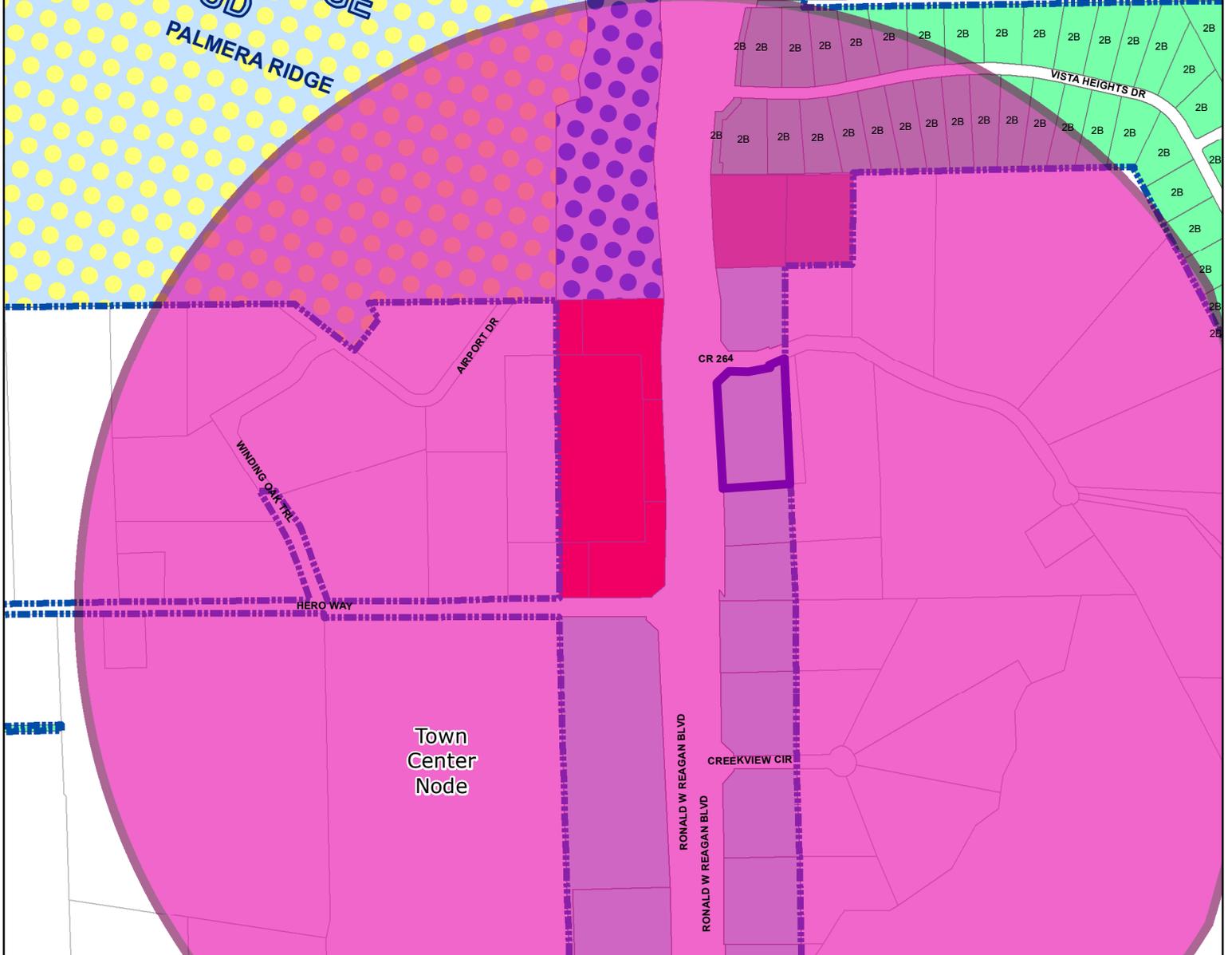
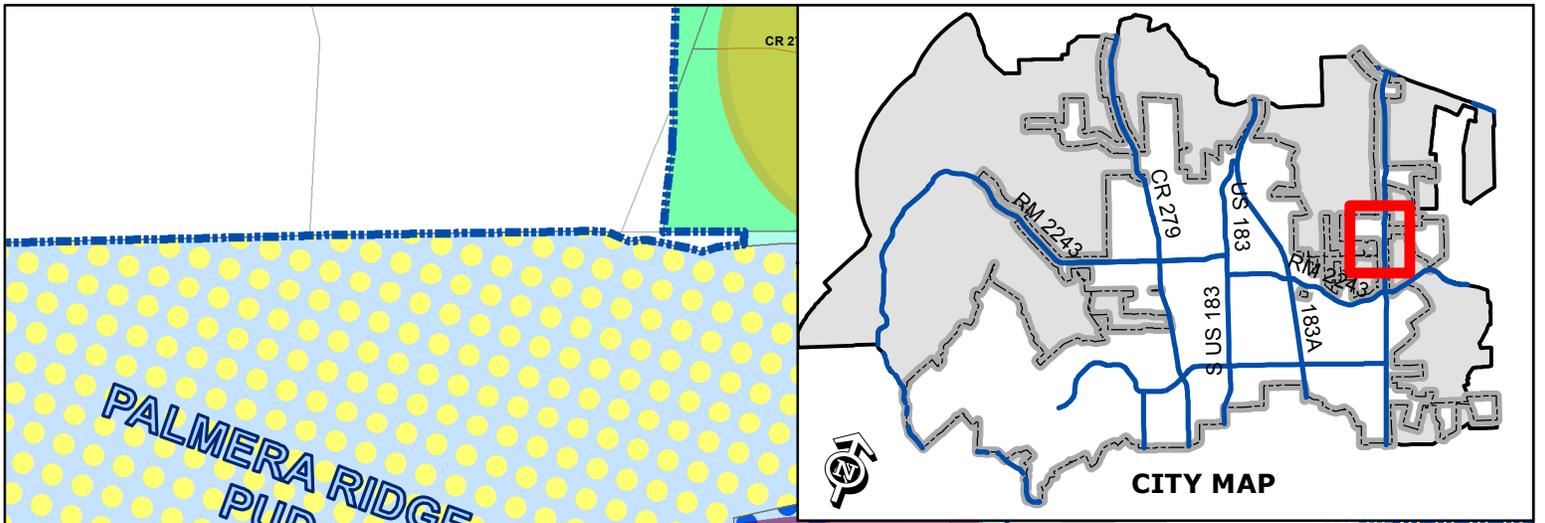


The proposed zoning change brings the land use mix closer to compliance with the Comprehensive Plan regarding the percentage of regional commercial/retail uses. The proposed land use mix is shown in the graph below.



**STAFF RECOMMENDATION:**

Staff recommends approval of the requested zoning change. The requested GC-3-C (General Commercial) district will help bring the land use mix closer to compliance with the Town Center Node land use mix. Additionally, the location of the requested GC-3-C district near the center of the Town Center Node is consistent with the intent of the future land use plan's goal of concentrating higher intensity uses closest to the center and transitioning to lower intensity uses at the edge of the node. This request is in compliance with the Comprehensive Plan and the intent statements of the Composite Zoning Ordinance.



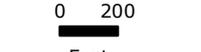
# ZONING CASE 15-Z-003

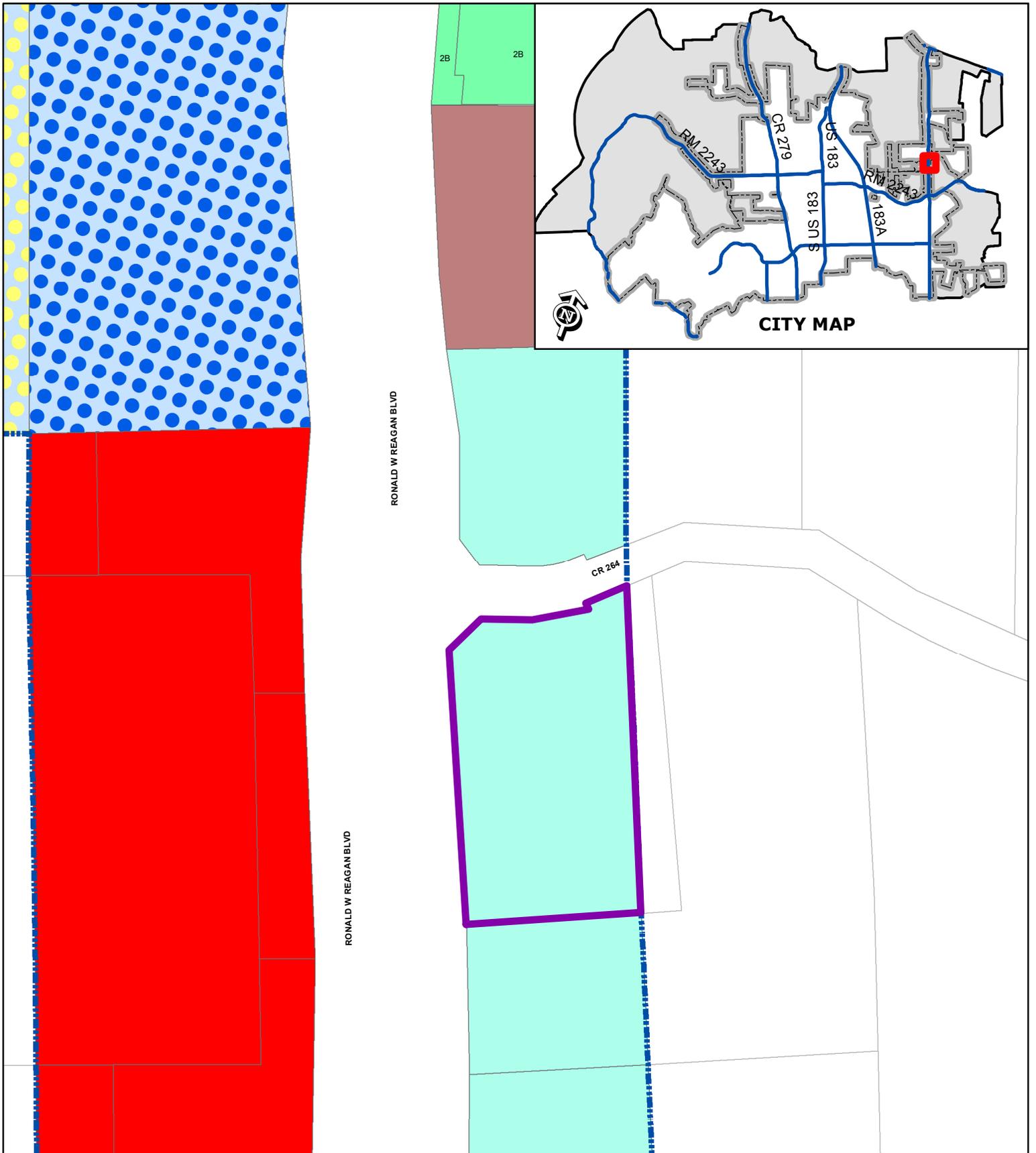
## Attachment #2

Location Map  
17680 Ronald Regan Blvd



-  Subject Property
-  City Limits

	SFR		SFT		GC
	SFE		SFU/MH		HC
	SFS		TF		HI
	SFU		MF		PUD
	SFC		LO		0 200 Feet
	SFL		LC		



# ZONING CASE 15-Z-003

## Attachment #3

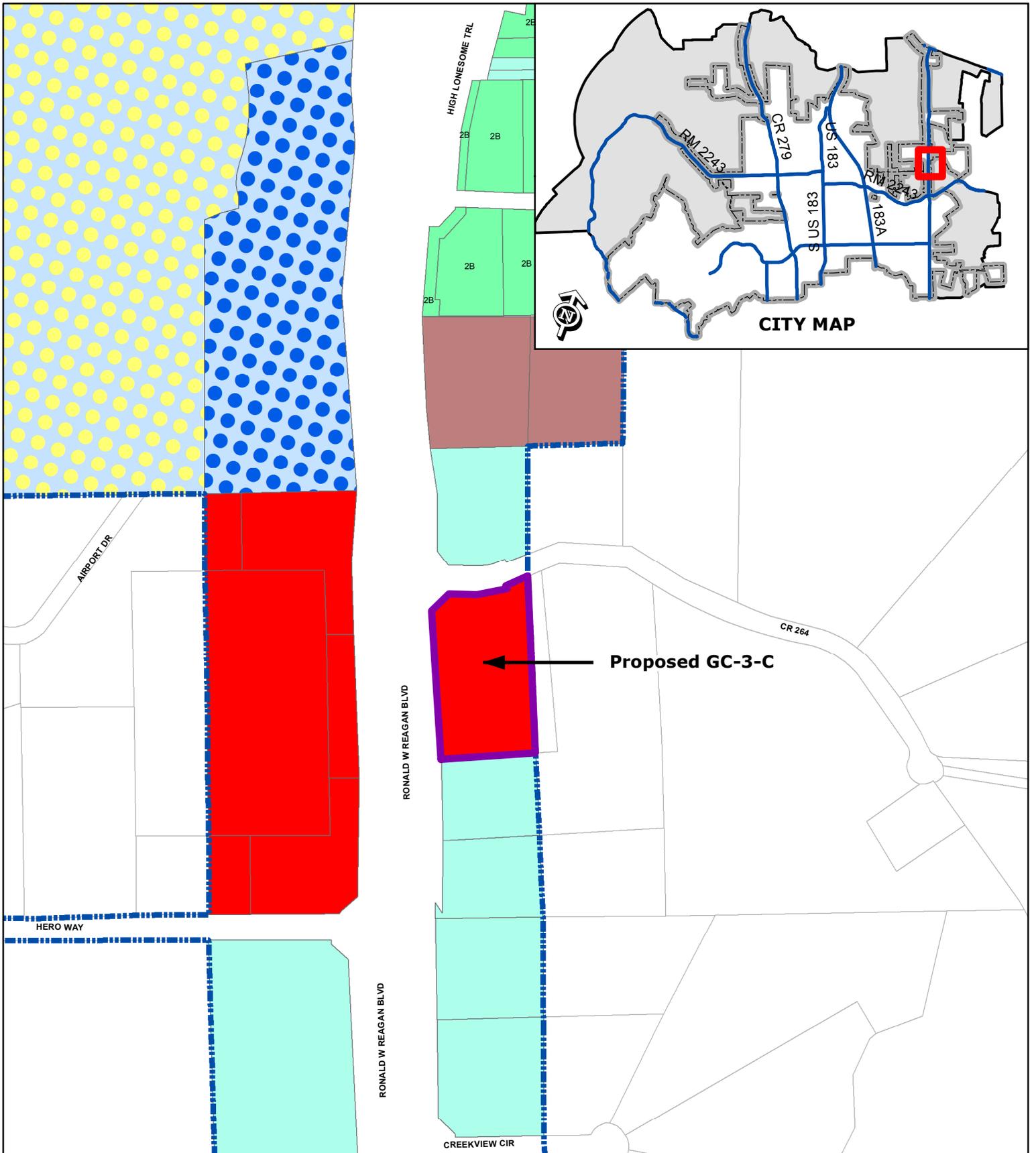
Current Zoning  
17680 Ronald Regan Blvd



 Subject Property  
 City Limits

 SFR	 SFT	 GC
 SFE	 SFU/MH	 HC
 SFS	 TF	 HI
 SFU	 MF	 PUD
 SFC	 LO	
 SFL	 LC	





# ZONING CASE 15-Z-003

## Attachment #4

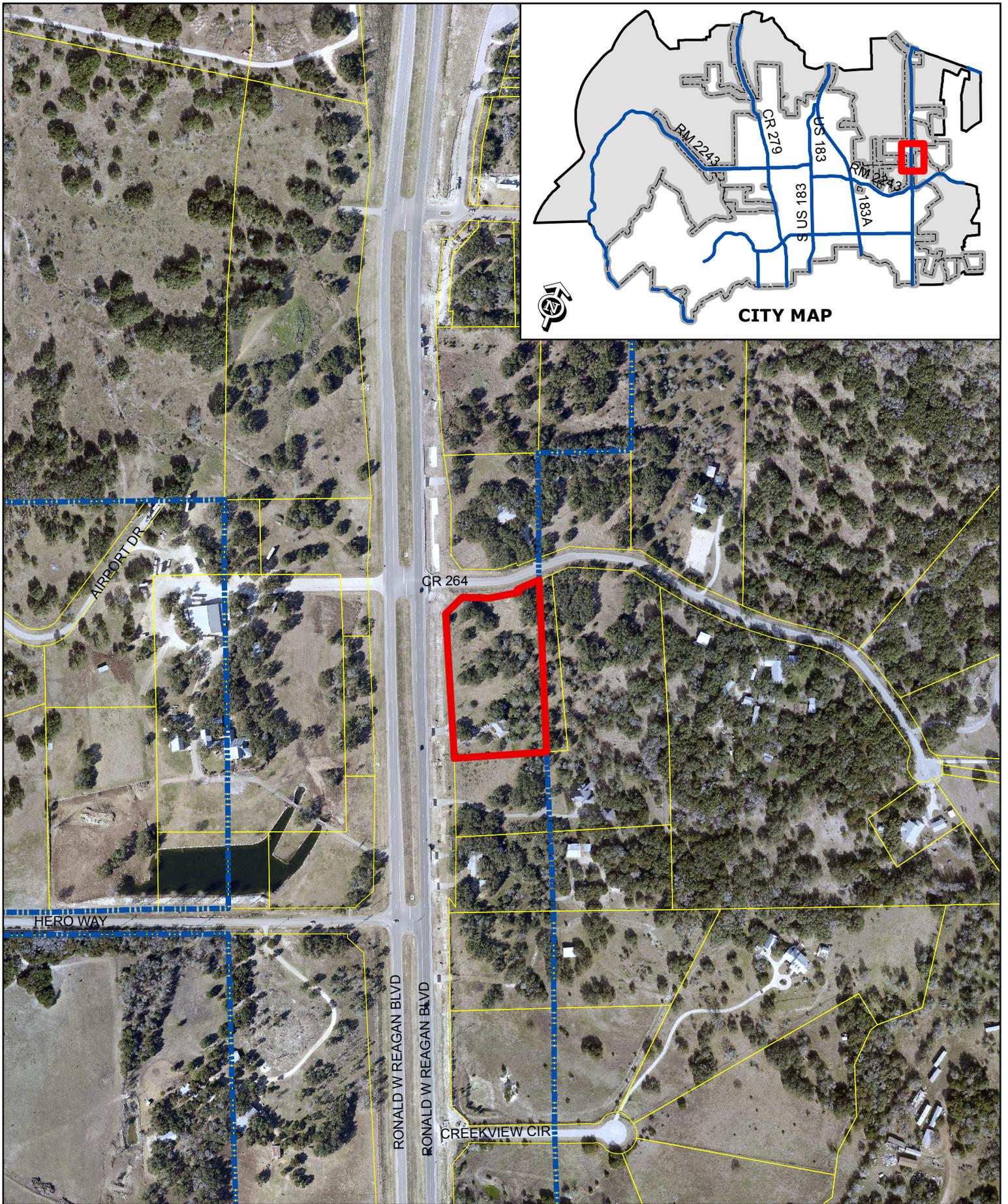
Proposed Zoning Map  
17680 Ronald Reagan Blvd



-  Subject Property
-  City Limits

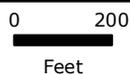
 SFR	 SFT	 GC
 SFE	 SFU/MH	 HC
 SFS	 TF	 HI
 SFU	 MF	 PUD
 SFC	 LO	
 SFL	 LC	

0 200  
Feet



**ZONING CASE 15-Z-003 Attachment #5**

Aerial Exhibit - Approximate Boundaries  
 17680 Ronald Reagan Blvd



-  Subject Property
-  City Limits



Marci L. Cannon, Agent  
Cell 512.422.5870  
Office 512.331.4000  
Fax 512.777.4533  
13359 N. Hwy 183, Suite 406 #220  
Austin TX 78750  
Marcia@MarketplaceTexas.com  
www.MarketplaceTexas.com

February 24, 2015

**RE: ZONING CHANGE at 17680 Ronald Reagan Blvd**

City of Leander Planning Department  
104 North Brushy / PO Box 319  
Leander, Texas 78646-0319

Dear Planning Department,

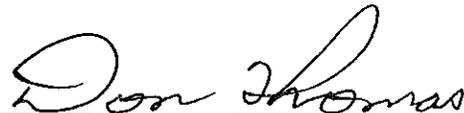
On behalf of the owners, Don and Joan Thomas, we respectively submit a GC-3-C zoning change for 17680 Ronald Reagan Blvd, Leander Tx 78641. This 4.38 acre site is located on the southeast corner of Ronald Reagan Blvd and CR 264. The property is currently zoned single family from the original Reagan annexation.

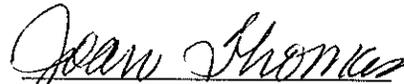
We are requesting a GC-3-C zoning to allow a convenience store with gas pumps on the hard corner for Phase 1 and Phase 2 would entail a retail/office on the remaining land with specific use to be determined upon market demand. We believe the GC-3-C use is aligned with the City's Comprehensive and Land Use Plans.

This property is located within a Town Center Node which requires 50% Regional Commercial/Retail and there is currently none in this node. There are no convenience stores on Reagan north of 1431 in Cedar Park to 195 in Georgetown - so demand already exists. The Town Center node calls for businesses to serve both the Leander community as well as the larger trade area outside of City limits. This will serve commuters from Leander, Liberty Hill, Georgetown and Cedar Park. With thousands of new residences currently under construction within a 2 mile radius the need for this service is further amplified.

We are aware of the new City guidelines regarding Gas Station design and we believe this site is well suited. There are only two neighbors within 200 feet and one is currently for sale as commercial.

We respectfully request your support and approval of this rezoning request.

  
Don Thomas

  
Joan Thomas

  
Marci Cannon, Project Agent  
Marketplace Real Estate Group, LLC