



AGENDA

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

Thursday ~ April 9, 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 Vacant**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 26, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 2, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-SFP-001: Consider action on Kittie Hill Acres Lots 6A and 6B Replat, Short Form Final Plat, for approximately 7.08 acres, more or less, including Williamson County Property ID #R098022; located at 500 Winding Oak Trail, Leander, Williamson County, TX. Applicant: David Singleton (Southwest Land Services Inc.)
8. Subdivision Case 14-TOD-FP-044: Consider action on the Bryson, Phase 1, Section 1A Final Plat for 19.036 acres more or less; WCAD Parcels R032237, R485832, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas. Applicant/Agent: Brett Burke, P.E. (Bury) on behalf of Crescent Leander, TX, LLC.
9. Subdivision Case 14-FP-005: Consider action on the Grand Mesa, Section 8, Phase 1 Final Plat for 96.278 acres more or less; TCAD Parcel 819092; generally located to the north of Grand Mesa, Section 7 and more specifically to the east of the intersection of CR 290 and High Lonesome, Travis County Texas. Applicant/Agent: Mike Siefert on behalf of Lookout Partners, LP.

Public Hearing

10. Subdivision Case 15-CP-002: Hold a public hearing and consider action on the Horseshoe Cove Concept Plan, for 5.06 acres more or less; WCAD Parcel R036456, generally located 680 ft from the southwest corner of the intersection of Horseshoe Dr. and S. West Dr, on the south side of Horseshoe Dr., Leander, Williamson County Texas. Applicant: David Coombs on behalf of Akram Amani.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action
11. Comprehensive Plan Amendment Case 15-CPA-001: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of San Gabriel Pkwy generally located between N Bagdad Rd/CR 279 and the future extension of Lakeline Blvd, Leander, Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, LLC.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

12. Comprehensive Plan Amendment Case 15-CPA-003: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of the Lakeline Blvd and San Gabriel Pkwy intersection, Leander, Williamson County, Texas Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

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

13. Comprehensive Plan Amendment Case 15-CPA-002: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node located and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to remove the portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries, Leander, Williamson County, Texas. Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

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

14. 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 1st day of April, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Assistant City Manager



MINUTES

**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 5 Richard Allen
Place 2 Joel Wixson	Place 6 Betty Saenz
Place 3 Jason Anderson	Place 7 Jeff Seiler, Chair
Place 4 Sid Sokol	

1. Call to Order
Meeting called to order at 7:01 p.m.
2. Roll Call
All Commissioners were present except Commissioner Saenz.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: February 26, 2015
Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Stephenson. Motion approved.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 5th & 19th 2015 meeting.
Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council at their March 5th & 19th, 2015 meeting.
5. Review meeting protocol
Chairman Seiler referred to the printed meeting protocol.

6. Presentation of Service Plaque to Exiting Chairman Jeff Seiler.

- 15 minute recess

Mayor Pro Tem Navarrette presented Chairman Seiler a Plaque for his service to the Planning & Zoning Commission.

7. Citizen Communications - Three (3) minutes of time is allowed, per speaker

No citizens wished to speak

Consent Agenda

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 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. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

12. 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. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

Motion made by Vice Chair Stephenson to approve the consent agenda item seconded by Commissioner Anderson. Motion passed unanimously

Public Hearing

13. Subdivision Case 14-SFP-005: Hold a public hearing and consider action on Travisso, Phase 2, Section 21, 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

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

David Smith, P.E. was present for questions.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Vice Chair Stephenson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

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

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Marci Cannon was present for questions.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Vice Chair Stephenson moved to approve an alternative recommendation of GC-3-B (General Commercial), Commissioner Allen seconded the motion. Motion passed unanimously.

15. Meeting Adjourned at **7:31 p.m.**

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

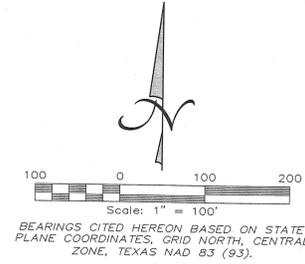
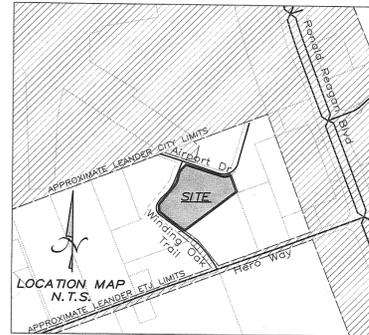
APRIL 9, 2015

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- Agenda Subject:** Subdivision Case 15-SFP-001: Consider action on Kittie Hill Acres Lots 6A and 6B Replat, Short Form Final Plat, for approximately 7.08 acres, more or less, including Williamson County Property ID #R098022; located at 500 Winding Oak Trail, Leander, Williamson 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: David Singleton (Southwest Land Services Inc.)
- Financial Consideration:** None
- Recommendation:** This short form final plat includes one residential lot and 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:** Martin Siwek, AICP, GISP
Planner

03/31/2015

**KITTIE HILL ACRES, TRACT 6B AND TRACT 6A REPLAT.
BEING A REPLAT OF TRACT 6, OF THE AMENDED PLAT OF KITTIE HILL
ACRES TRACTS 5 AND 6 (CABINET X, SLIDE 378 AND 379.)
BEING A REPLAT OF KITTIE HILL ACRES (CABINET F, SLIDES 45 AND 46.)**

7.08 ACRES IN THE TALBOT CHAMBERS SURVEY
ABSTRACT No. 125, WILLIAMSON COUNTY, TEXAS.



NOTE 1:

PER THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT, WELLS MUST HAVE A 100' RADIUS SANITARY EASEMENT AND MUST BE LOCATED 50' FROM THE PROPERTY LINE.

NOTE 2:

NEW IMPERVIOUS COVER SHALL ADDRESS ANY NEED FOR STORMWATER MANAGEMENT CONTROLS IN ACCORDANCE WITH CURRENT WILLIAMSON COUNTY SUBDIVISION REGULATIONS FOR DRAINAGE AND FLOOD CONTROL.

NOTE 3:

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF KITTIE HILL ACRES, TRACTS 5 AND 6, RECORDED IN CAB. F, SLDS. 45, AND THE AMENDED PLAT OF KITTIE HILL ACRES, TRACTS 5 AND 6, RECORDED IN CAB. Y, SLDS. 378, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

NUMBER	DIRECTION	DISTANCE
L1	N 50°31'07" W	90.61'
L2	N 05°19'38" W	70.78'
L3	N 10°47'14" E	42.35'
L4	N 45°28'54" E	59.13'

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	4°38'46"	1823.33'	147.85'	147.81'	N 52°53'58" W
C2	29°24'12"	178.47'	91.59'	90.59'	N 24°54'37" E
C3	34°42'23"	102.97'	62.37'	61.42'	N 27°53'13" E
C4	47°26'21"	125.00'	103.50'	100.56'	N 84°14'53" E
C5	1°47'58"	1823.33'	57.26'	57.26'	N 51°28'34" W

PERIMETER FIELD NOTES

Being 7.08 out of the Talbot Chambers Survey, Abstract No. 125 in Williamson County, Texas, also being all of Tract 6, Amended Plat of Kittie Hill Acres, Tract 5 and Tract 6, a subdivision in Williamson County, Texas as recorded in Cabinet X, Slide 378, Plat Records, Williamson County, Texas and further described by the metes and bounds as follows:

BEGINNING: at a 1/2 inch iron pin found in the east right of way line of Winding Oak Drive, a public right of way, for the northwest corner of Tract 5, said Amended Plat of Kittie Hill Acres, Tract 5 and Tract 6, being the most southerly corner of said Tract 6 and this tract;

THENCE: with the west line of said Tract 6 and the east right of way line of said Winding Oaks Drive the following nine (9) courses:

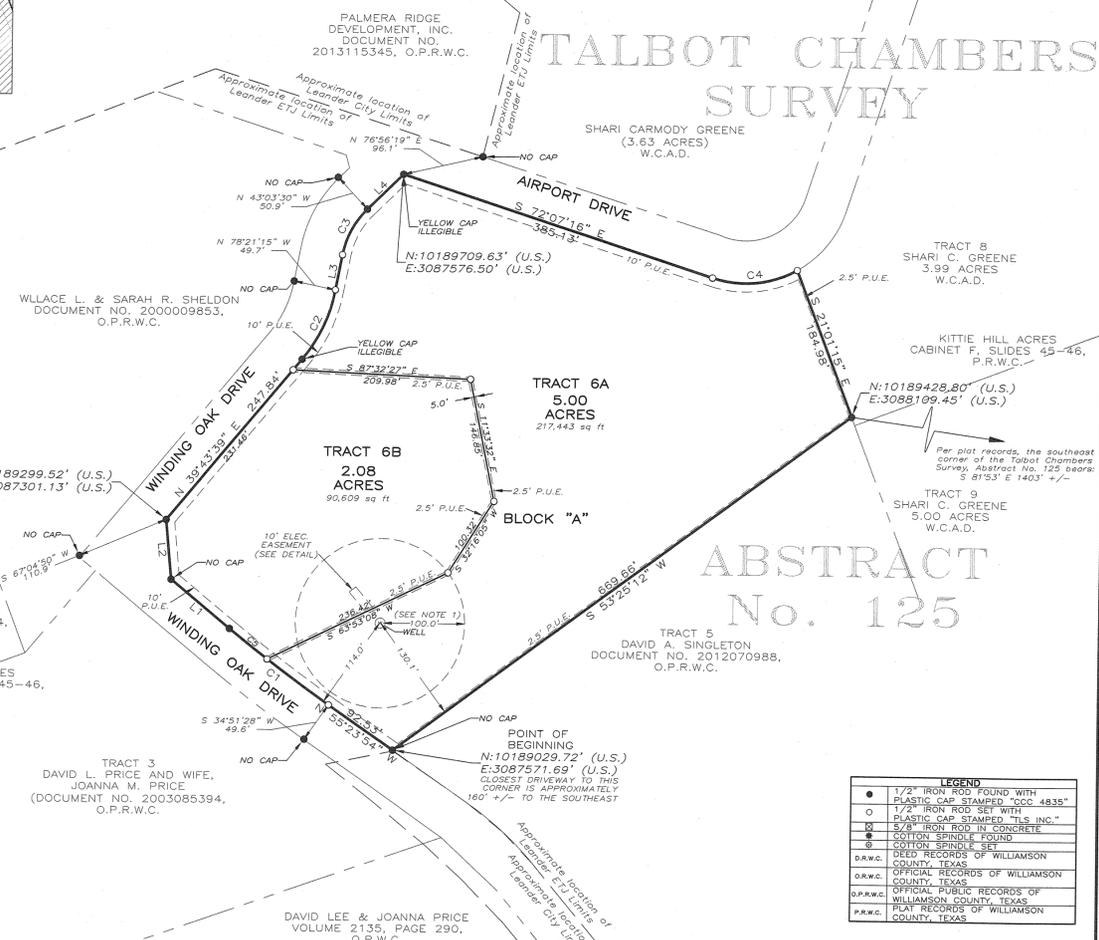
- N 55°23'54" W 92.53 feet to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set,
- 147.85 feet along a curve to the right (delta=4°38'46", r=1823.33', LC=N52°53'58" W 147.81') to a 1/2 inch iron pin with plastic cap inscribed "CCC 4835" found,
- N 50°31'07" W 90.81' to a 1/2 inch iron pin found for the most southerly west corner of said Tract 6 and this tract,
- N 05°19'38" W 70.78 feet to a 1/2 inch iron pin with plastic cap inscribed "CCC 4835" found for the most northerly west corner of said Tract 6 and this tract,
- N 39°43'39" E 247.84 feet to a 1/2 inch iron pin with an illegible plastic cap found,
- 102.97 feet along a curve to the left (delta=29°24'12", r=178.47', LC=N24°54'37" E 90.59') to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set,
- N 10°47'14" E 42.35 feet to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set,
- 62.37 feet along a curve to the right (delta=34°42'23", r=102.97', LC=N27°53'13" E 61.42') to a 1/2 inch iron pin with plastic cap inscribed "CCC 4835" found,
- N 45°28'54" E 59.13 feet to a 1/2 inch iron pin with an illegible plastic cap found at the intersection of the east right of way line of said Winding Oak Drive and the south right of way line of Airport Drive, a public right of way, for the most northerly corner of said Tract 6 and this tract;

THENCE: with the north line of said Tract 6 and the south right of way line of said Airport Drive the following two (2) courses:

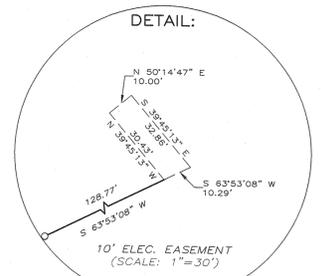
- S 72°07'16" E 385.13 feet to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set,
- 103.50 feet along a curve to the left (delta=47°26'21", r=125.00', LC=N84°14'53" E 100.56') to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set for the northwest corner of Tract 8, Kittie Hill Acres, a subdivision in Williamson County, Texas as recorded in Cabinet F, Slides 45-46, said plat records, for the most northerly east corner of said Tract 6 and this tract;

THENCE: S 21°01'15" E 184.98 feet with the west line of said Tract 8 and the east line of said Tract 6 to a 1/2 inch iron pin with plastic cap inscribed "CCC 4835" found for the northeast corner of said Tract 5, being the most southerly east corner of said Tract 6 and this tract;

THENCE: S 53°25'12" W 669.66 feet with the north line of said Tract 5 and the south line of said Tract 6 to the POINT OF BEGINNING.



LEGEND	
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CCC 4835"
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "TLS INC"
□	5/8" IRON ROD IN CONCRETE
⊙	COTTON SPINBLE FOUND
⊘	DEEP RECORDS OF WILLIAMSON COUNTY, TEXAS
⊙	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
⊙	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
⊙	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
⊙	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS



**KITTIE HILL ACRES, TRACT 6B AND TRACT 6A REPLAT.
BEING A REPLAT OF TRACT 6, OF THE AMENDED PLAT OF KITTIE HILL
ACRES TRACTS 5 AND 6 (CABINET X, SLIDE 378 AND 379.)
BEING A REPLAT OF KITTIE HILL ACRES (CABINET F, SLIDES 45 AND 46.)**

OWNER: Southwest Land Service, Inc.
P.O. Box 984
Leander, TX 78646-0484
(512) 848-6555 - phone

ACREAGE: 7.08 Acres
SURVEY: Talbot Chambers Survey, Abstract No. 125

NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: None
SUBMISSION DATE: January 13, 2015
RESUBMISSION DATE: February 13, 2015
SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Ste 903
Georgetown, Texas 78628
512-930-1600 - phone
512-930-9389 - fax
ENGINEER: Gary Eli Jones, P.E.
Cortex Engineering Services, Inc.
P.E. #79198
Firm #F-10967
700 Theresa Cove
Cedar Park, TX 78613
(512) 658-8095 - phone

SHEET
1 OF 2

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 / (512) 930-9389 fax
www.texas-16.com
TBPLS FIRM NO. 10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSURES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.



EXECUTIVE SUMMARY

APRIL 09, 2015

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- Agenda Subject:** Subdivision Case 14-TOD-FP-044: Consider action on the Bryson, Phase 1, Section 1A Final Plat for 19.036 acres more or less; WCAD Parcels R032237, R485832, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, 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: Brett Burke, P.E. (Bury) on behalf of Crescent Leander, TX, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 44 single-family lots and 5 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. Escrow agreement associated with the recreation improvements is required to be executed.
 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:** Robin M. Griffin, AICP
Senior Planner

03/27/2015

FINAL PLAT BRYSON PHASE 1, SECTION 1A

BEING 19.036 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS,
BEING ALL OF THAT CERTAIN 3.185 ACRE TRACT AND A PORTION OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO
CRESCENT LEANDER BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELDNOTE DESCRIPTION:

OF 19.036 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 297.47 ACRE TRACT AND ALL OF THAT CERTAIN 3.185 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2014001820, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 19.036 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH "UDG 2433" CAP FOUND IN THE CURVING EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 183A TOLL ROAD (R.O.W. VARIES), BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN REMAINDER OF A 17.46 ACRE TRACT OF LAND CONVEYED TO WEST TEXAS TRADING RETIREMENT, LTD. BY DEED OF RECORD IN VOLUME 2058, PAGE 119 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWESTERLY CORNER OF SAID 3.185 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

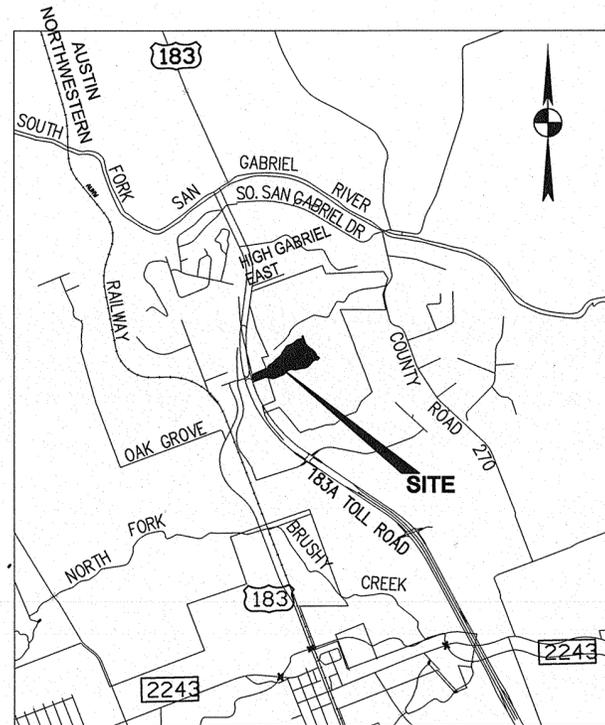
THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 183A, BEING THE WESTERLY LINE OF SAID 3.185 ACRE TRACT, FOR THE WESTERLY LINE HEREOF, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5529.58 FEET, A CENTRAL ANGLE OF 3°12'28", AN ARC LENGTH OF 309.58 FEET, AND A CHORD WHICH BEARS, N16°25'11"W, A DISTANCE OF 309.54 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE FOR THE SOUTHWESTERLY CORNER OF THAT CERTAIN 29.60 ACRE TRACT OF LAND CONVEYED TO JEAN BAPTISTE, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2010069763 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, N69°29'51"E, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 183A, ALONG THE SOUTHERLY LINE OF SAID 29.60 ACRE TRACT, BEING THE NORTHERLY LINE OF SAID 3.185 ACRE TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 432.38 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID 297.47 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 3.185 ACRE TRACT;

THENCE, N69°32'59"E, LEAVING THE WESTERLY LINE OF SAID 3.185 ACRE TRACT, ALONG A PORTION OF THE SOUTHERLY LINE OF SAID 29.60 ACRE TRACT, BEING A PORTION OF THE WESTERLY LINE OF SAID 297.47 ACRE TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 65.15 FEET TO A 1/2 INCH IRON ROD WITH "UDG 2433" CAP FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 29.60 ACRE TRACT AND AN ANGLE POINT HEREOF;

THENCE, LEAVING THE SOUTHEASTERLY CORNER OF SAID 29.60 ACRE TRACT, OVER AND ACROSS SAID 297.47 ACRE TRACT FOR A PORTION OF THE NORTHERLY, THE EASTERLY, AND A PORTION OF THE SOUTHERLY LINES HEREOF, THE FOLLOWING FIFTY (50) BEARINGS AND DISTANCES:

- 1) N64°24'02"E, A DISTANCE OF 185.75 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 2) N09°41'56"E, A DISTANCE OF 70.78 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 3) N19°30'35"E, A DISTANCE OF 25.88 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 4) N49°47'36"E, A DISTANCE OF 80.61 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 5) N58°57'12"E, A DISTANCE OF 124.63 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 6) N45°52'47"E, A DISTANCE OF 220.11 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 7) N46°35'16"E, A DISTANCE OF 161.47 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 8) N53°19'27"E, A DISTANCE OF 77.91 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 9) N33°28'22"E, A DISTANCE OF 189.34 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR THE NORTHEASTERLY CORNER HEREOF;
- 10) S56°29'12"E, A DISTANCE OF 173.18 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 11) N33°30'48"E, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 12) S56°29'12"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 13) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, S11°29'12"E, A DISTANCE OF 21.21 FEET TO THE END OF SAID CURVE;
- 14) S56°29'12"E, A DISTANCE OF 25.04 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 15) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 12°00'07", AN ARC LENGTH OF 68.08 FEET, AND A CHORD WHICH BEARS, S50°29'08"E, A DISTANCE OF 67.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
- 16) N52°25'03"E, A DISTANCE OF 129.98 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 17) S37°34'57"E, A DISTANCE OF 46.96 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 18) S46°43'41"E, A DISTANCE OF 46.59 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 19) S53°24'33"E, A DISTANCE OF 46.73 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 20) S56°29'12"E, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR THE SOUTHEASTERLY CORNER HEREOF;
- 21) S33°30'48"W, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 22) N56°29'12"W, A DISTANCE OF 4.17 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 23) S33°30'33"W, A DISTANCE OF 70.73 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 24) S43°46'25"W, A DISTANCE OF 64.40 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
-----------	-------------

- | | |
|---|-------------------------------|
| 1 | COVER SHEET AND NOTES |
| 2 | FINAL PLAT LAYOUT |
| 3 | LINE & CURVE TABLE |
| 4 | CERTIFICATIONS AND SIGNATURES |

GENERAL INFORMATION:

OWNER.....CRESCENT LEANDER, TX, LLC
TOTAL ACREAGE.....19.036 ACRES
SURVEY.....WILLIAM MANSIL SURVEY(A-437)
DATE.....NOVEMBER, 2014
OF SINGLE FAMILY LOTS.....44
OF OPEN SPACE LOTS.....5
TOTAL # OF LOTS.....49
TOTAL # OF BLOCKS.....6

OWNER/DEVELOPER
CRESCENT LEANDER, TX, LLC
400 LAS COLINAS BOULEVARD, SUITE 1075
IRVING, TEXAS 75039-5579
(469) 513-5601

ENGINEER
Bury-Aus, Inc.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

SURVEYOR
Bury-Aus, Inc.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

FIELDNOTE DESCRIPTION: (CONTINUED)

- 25) S51°58'48"W, A DISTANCE OF 6.85 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 26) S59°47'00"W, A DISTANCE OF 65.02 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 27) S62°31'21"W, A DISTANCE OF 58.08 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 28) S63°56'29"W, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 29) S61°26'18"W, A DISTANCE OF 47.86 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 30) S53°47'35"W, A DISTANCE OF 47.41 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 31) S46°02'46"W, A DISTANCE OF 47.67 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 32) S46°41'41"W, A DISTANCE OF 145.84 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 33) S59°43'29"W, A DISTANCE OF 77.43 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 34) S69°35'44"W, A DISTANCE OF 77.43 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 35) S79°27'59"W, A DISTANCE OF 77.43 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 36) S88°50'13"W, A DISTANCE OF 72.84 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 37) N88°16'22"W, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 38) N88°16'22"W, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 39) S82°09'34"W, A DISTANCE OF 54.08 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 40) S73°40'23"W, A DISTANCE OF 69.97 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 41) S12°28'25"E, A DISTANCE OF 28.69 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 42) S77°30'56"W, A DISTANCE OF 13.60 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 43) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.50 FEET, A CENTRAL ANGLE OF 11°34'12", AN ARC LENGTH OF 55.63 FEET, AND A CHORD WHICH BEARS, S83°18'02"W, A DISTANCE OF 55.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
- 44) S01°40'03"W, A DISTANCE OF 36.03 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 45) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8.25 FEET, A CENTRAL ANGLE OF 169°18'30", AN ARC LENGTH OF 24.38 FEET, AND A CHORD WHICH BEARS, S04°48'10"W, A DISTANCE OF 16.43 FEET TO THE END OF SAID CURVE;
- 46) S10°04'46"W, A DISTANCE OF 33.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 47) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 278.50 FEET, A CENTRAL ANGLE OF 9°33'23", AN ARC LENGTH OF 46.45 FEET, AND A CHORD WHICH BEARS, N84°41'55"W, A DISTANCE OF 46.40 FEET TO THE END OF SAID CURVE;
- 48) N89°28'37"W, A DISTANCE OF 56.31 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 49) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 387.50 FEET, A CENTRAL ANGLE OF 5°24'24", AN ARC LENGTH OF 36.57 FEET, AND A CHORD WHICH BEARS, S87°49'12"W, A DISTANCE OF 36.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
- 50) S03°16'20"E, A DISTANCE OF 16.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID 297.47 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 6.532 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER TX, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014099253 OF SAID OFFICIAL PUBLIC RECORDS, THE SOUTHEASTERLY CORNER OF SAID 3.185 ACRE TRACT, AND AN ANGLE POINT HEREOF;

THENCE, S70°01'23"W, LEAVING THE WESTERLY LINE OF SAID 297.47 ACRE TRACT, ALONG THE SOUTHERLY LINE OF SAID 3.185 ACRE TRACT, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 456.98 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 829,207 SQUARE FEET OR 19.036 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

FINAL PLAT
BRYSON PHASE 1, SECTION 1A

DATE: NOVEMBER, 2014

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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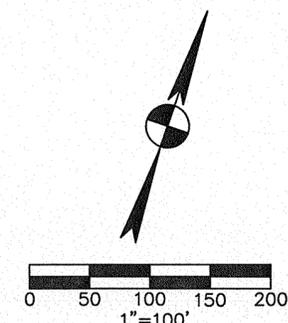
SHEET

1

OF 4

FINAL PLAT BRYSON PHASE 1, SECTION 1A

BEING 19.036 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS,
BEING ALL OF THAT CERTAIN 3.185 ACRE TRACT AND A PORTION OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO
CRESCENT LEANDER BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



297.47 ACRES
CRESCENT LEANDER, TX, LLC
DOCUMENT NO. 2014001820
O.P.R.W.C.T.

29.60 ACRES
JEAN BAPTISTE, LTD.
DOCUMENT NO. 2010069763
O.P.R.W.C.T.

WILLIAM MANSIL SURVEY,
ABSTRACT NO. 437

TEMPORARY DRAINAGE
GRADING EASEMENT
DOC. NO. 200708672

X=3,074,657.70
Y=10,192,708.37

X=3,076,519.66
Y=10,193,348.69

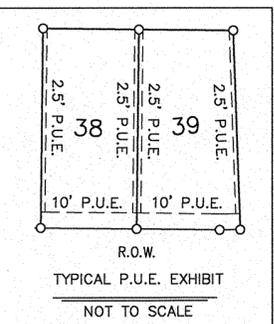
US HIGHWAY 183A
TOLL ROAD
(ROW VARIES)

P.O.B.
FOUND IRON ROD
X=3,074,745.20
Y=10,192,411.45

REMAINDER OF
17.46 ACRES
WEST TEXAS
TRADING
RETIREMENT, LTD.
VOLUME 2058,
PAGE 119

6.532 ACRES
CRESCENT LEANDER TX LLC
DOCUMENT NO. 2014099253
O.P.R.W.C.T.

297.47 ACRES
CRESCENT LEANDER, TX, LLC
DOCUMENT NO. 2014001820
O.P.R.W.C.T.



BRYSON SECTION 1 - PHASE 1A STREET SUMMARY

STREET NAME	ROW WIDTH	LENGTH	SQ. FT.
BRYSON RIDGE TRAIL	VARIABLES	672'	69,986
BRYSON RIDGE TRAIL	VARIABLES	640'	
CHITALPA STREET	50'	1,399'	70,785
GERMANDER ROAD	50'	839'	43,756
MUHLY BUSH BEND	50'	465'	22,121
TOTAL		4,015'	206,648

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN
HEREON IS TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING
WESTERN DATA SYSTEMS CONTINUALLY OPERATING
REFERENCE STATION (CORS) NETWORK.

LOT AREA SUMMARY
BLOCK A

LOT NO.	SQ. FT.
36 PARK & DE	192,994
37	8,968
38	7,500
39	7,746
40	9,669
41	11,685
42	11,364
TOTAL	249,926

LOT AREA SUMMARY
BLOCK B

LOT NO.	SQ. FT.
1	9,463
2	8,659
3	9,981
4	8,786
5	10,404
6	12,927
7	7,824
8	7,864
9	6,876
10	6,876
11	7,194
12	7,295
13	6,997
14	8,522
TOTAL	119,648

LOT AREA SUMMARY
BLOCK L

LOT NO.	SQ. FT.
16	8,205
17	7,166
18	7,059
19	6,613
20	6,250
21	6,250
22	6,864
23	7,015
24	6,944
25 PARK & DE	8,153
26	8,094
27	8,259
28	8,259
29	8,259
30	8,051
31	7,500
32	7,500
33	9,590
34	7,939
35 LS & DE	11,882
TOTAL	155,852

LOT AREA SUMMARY
BLOCK C

LOT NO.	SQ. FT.
18	6,250
19	6,250
20	6,250
21	6,740
22	6,759
23	6,791
TOTAL	39,040

LOT AREA SUMMARY
BLOCK D

LOT NO.	SQ. FT.
1 PARK & DE	44,794
TOTAL	44,794

LOT AREA SUMMARY
BLOCK E

LOT NO.	SQ. FT.
1 LS & DE	13,299
TOTAL	13,299

LEGEND

- 1/2" IRON ROD WITH "BURY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- Ⓐ BLOCK
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- W.L.E. WATER LINE EASEMENT
- D.E. DRAINAGE & STORM SEWER EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATER LINE EASEMENT
- E.E. ELECTRIC EASEMENT
- 8' SIDEWALK (UNLESS OTHERWISE NOTED)
- 5' SIDEWALK

**FINAL PLAT
BRYSON PHASE 1, SECTION 1A**

DATE: NOVEMBER, 2014

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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FINAL PLAT BRYSON PHASE 1, SECTION 1A

BEING 19.036 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS,
BEING ALL OF THAT CERTAIN 3.185 ACRE TRACT AND A PORTION OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO
CRESENT LEANDER BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N69°32'59"E	65.15'
L2	N9°41'56"E	70.78'
L3	N19°30'35"E	25.88'
L4	N49°47'36"E	80.61'
L5	N58°57'12"E	124.63'
L6	N53°19'27"E	77.91'
L7	N33°30'48"E	10.00'
L8	S56°29'12"E	50.00'
L9	S56°29'12"E	25.04'
L10	N52°25'03"E	129.98'
L11	S37°34'57"E	46.96'
L12	S46°43'41"E	46.59'
L13	S53°24'33"E	46.73'
L14	S56°29'12"E	150.00'
L15	N56°29'12"W	4.17'
L16	S33°30'33"W	70.73'
L17	S43°46'25"W	64.40'
L18	S59°47'00"W	65.02'
L19	S62°31'21"W	58.08'
L20	S63°56'29"W	100.00'
L21	S61°26'18"W	47.86'
L22	S53°47'35"W	47.41'
L23	S46°02'46"W	47.67'
L24	S46°41'41"W	145.84'
L25	S59°43'29"W	77.43'
L26	S69°35'44"W	77.43'
L27	S79°27'59"W	77.43'
L28	S88°50'13"W	72.84'
L29	N88°16'22"W	60.00'
L30	N88°16'22"W	60.00'
L31	S82°09'34"W	54.08'
L32	S73°40'23"W	69.97'
L33	S12°28'25"E	28.69'
L34	S77°30'56"W	13.60'
L35	S1°40'03"W	36.03'
L36	S10°04'46"W	33.00'
L37	N89°28'37"W	56.31'
L38	S3°16'20"E	16.40'
L40	S64°24'05"E	40.17'
L41	S89°28'37"E	29.96'
L42	N0°31'23"E	25.01'
L43	N3°53'45"W	44.08'
L44	S71°53'37"W	26.04'
L45	N47°06'05"W	82.88'
L46	S40°19'00"E	90.76'
L47	S63°56'29"W	52.05'
L48	S33°30'48"W	28.20'
L49	N42°48'45"W	45.11'
L50	N56°29'12"W	111.79'
L51	S42°53'55"W	57.67'
L52	S71°53'37"W	26.04'
L53	S3°53'45"E	45.39'

LINE TABLE		
NO.	BEARING	DISTANCE
L54	S0°31'23"W	30.93'
L55	N47°06'05"W	83.57'
L56	N40°19'00"W	92.00'
L57	N63°56'29"E	52.05'
L58	S56°29'12"E	27.62'
L59	S42°48'45"E	45.11'
L60	S73°38'40"E	60.58'
L61	N72°39'15"E	49.99'
L62	N17°20'42"W	27.75'
L63	N72°38'09"E	16.31'
L64	S64°24'05"E	41.06'
L65	N73°38'40"W	60.58'
L66	S17°21'51"E	43.00'
L67	N16°21'20"E	52.50'
L68	N49°41'00"E	50.00'
L69	S43°09'01"E	50.11'
L70	N47°11'15"E	50.00'
L71	N86°06'15"E	50.00'
L72	S55°50'34"W	28.13'
L73	N89°56'25"E	54.86'
L74	S88°16'22"E	60.00'
L75	N88°26'01"W	58.99'
L76	S78°42'08"W	53.81'
L77	S48°58'09"W	62.91'
L78	N1°43'38"E	37.54'
L79	N53°56'18"E	73.66'
L80	N51°21'13"E	6.54'
L81	N51°21'13"E	58.04'
L82	N52°48'27"E	12.01'
L83	N53°44'10"E	66.11'
L84	N53°44'10"E	54.37'
L85	N53°44'10"E	11.74'
L86	N63°43'01"E	68.31'
L87	N63°43'01"E	50.10'
L88	N63°43'01"E	18.21'
L89	N63°58'05"E	91.80'
L90	N63°58'05"E	36.79'
L91	N63°58'05"E	55.00'
L92	N56°39'09"E	45.04'
L93	N47°11'15"E	59.50'
L94	N56°39'09"E	3.03'
L95	N56°39'09"E	42.01'
L96	N14°29'21"W	58.31'
L97	S27°39'15"W	109.90'
L98	S17°20'45"E	22.16'
L104	S46°58'07"W	40.68'
L106	S51°58'48"W	6.85'
L107	N18°06'23"W	50.00'
L108	N40°19'00"W	50.00'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S11°29'12"E	21.21'
C2	68.08'	325.00'	12°00'07"	S50°29'08"E	67.95'
C3	55.63'	275.50'	11°34'12"	S83°18'02"W	55.54'
C4	24.38'	8.25'	169°18'30"	S04°48'10"W	16.43'
C5	46.45'	278.50'	9°33'23"	N84°41'55"W	46.40'
C6	36.57'	387.50'	5°24'24"	S87°49'12"W	36.55'
C7	309.58'	5529.58'	3°12'28"	N16°25'11"W	309.54'
C9	245.57'	327.50'	42°57'47"	N85°52'58"W	239.86'
C10	124.51'	284.50'	25°04'32"	S76°56'21"E	123.52'
C11	39.27'	25.00'	90°00'00"	N45°31'23"E	35.36'
C12	21.21'	275.00'	4°25'08"	N01°41'11"W	21.20'
C13	13.62'	15.00'	52°01'12"	N29°54'21"W	13.16'
C14	169.20'	50.00'	193°53'27"	S41°01'46"W	99.27'
C15	14.06'	15.00'	53°42'26"	S68°52'44"E	13.55'
C16	59.39'	275.00'	12°22'26"	N78°04'50"E	59.28'
C17	112.50'	325.00'	19°50'01"	S81°48'37"W	111.94'
C18	214.48'	275.00'	44°41'15"	N69°23'00"E	209.09'
C19	24.65'	15.00'	94°08'25"	N00°01'50"W	21.97'
C20	38.48'	325.00'	6°47'04"	S43°42'33"E	38.46'
C21	13.62'	15.00'	52°01'12"	N66°19'37"W	13.16'
C22	169.33'	50.00'	194°02'25"	S04°41'00"W	99.25'
C23	13.62'	15.00'	52°01'12"	N75°41'36"E	13.16'
C24	99.54'	400.00'	14°15'30"	S56°48'44"W	99.28'
C25	146.04'	275.00'	30°25'41"	N48°43'39"E	144.33'
C26	9.48'	325.00'	1°40'19"	N43°38'55"W	9.48'
C27	125.29'	525.00'	13°40'27"	S49°38'59"E	125.00'
C28	23.02'	15.00'	87°55'46"	S79°32'55"W	20.83'
C29	160.85'	325.00'	28°21'27"	N49°45'45"E	159.22'
C30	174.45'	475.00'	21°02'34"	S53°25'12"W	173.47'
C31	276.97'	325.00'	48°49'42"	N67°18'46"E	268.66'
C32	95.19'	275.00'	19°50'01"	S81°48'37"W	94.72'
C33	73.92'	325.00'	13°01'53"	N78°24'33"E	73.76'
C34	38.76'	25.00'	88°49'16"	S40°30'53"W	34.99'
C35	25.07'	325.00'	4°25'08"	N01°41'11"W	25.06'
C36	39.90'	25.00'	91°26'15"	S45°11'44"E	35.80'
C37	134.47'	275.00'	28°01'03"	N49°55'57"E	133.14'
C38	189.36'	525.00'	20°39'57"	S53°36'30"W	188.34'
C39	23.46'	15.00'	89°37'24"	N88°05'14"E	21.14'
C40	32.56'	275.00'	6°47'04"	S43°42'33"E	32.54'
C41	39.27'	25.00'	90°00'00"	S04°41'00"W	35.36'
C42	87.10'	350.00'	14°15'30"	S56°48'44"W	86.87'
C43	132.54'	325.00'	23°21'59"	N52°15'30"E	131.62'
C44	21.71'	15.00'	82°56'18"	S82°02'39"W	19.87'
C45	65.63'	275.00'	13°40'27"	N49°38'59"W	65.47'
C46	98.34'	575.00'	9°47'57"	S47°42'44"E	98.22'
C47	23.18'	15.00'	88°32'09"	N08°20'39"W	20.94'
C48	44.35'	387.50'	6°33'26"	S81°50'17"W	44.32'
C49	156.46'	322.50'	27°47'46"	S87°32'33"E	154.93'
C50	101.89'	275.00'	21°13'39"	N84°15'30"W	101.30'
C52	213.33'	284.50'	42°57'47"	N85°52'58"W	208.37'
C53	68.73'	323.50'	12°10'25"	S70°29'17"E	68.60'
C54	13.59'	5.00'	155°42'42"	N01°16'51"E	9.78'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C55	128.27'	270.00'	27°13'08"	S87°15'14"E	127.06'
C56	132.91'	327.50'	23°15'07"	N85°16'14"W	132.00'
C58	217.51'	5529.58'	2°15'14"	S15°56'34"E	217.50'
C59	5.28'	525.00'	0°34'36"	S43°06'03"E	5.28'
C60	61.18'	525.00'	6°40'39"	S46°43'41"E	61.15'
C61	58.83'	525.00'	6°25'12"	S53°16'36"E	58.80'
C62	41.69'	325.00'	7°20'58"	N39°15'31"E	41.66'
C63	46.59'	325.00'	8°12'48"	N47°02'24"E	46.55'
C64	46.59'	325.00'	8°12'48"	N55°15'11"E	46.55'
C65	25.99'	325.00'	4°34'54"	N61°39'02"E	25.98'
C66	51.94'	475.00'	6°15'55"	S60°48'32"W	51.91'
C67	64.39'	475.00'	7°45'59"	S53°47'35"W	64.34'
C68	58.12'	475.00'	7°00'40"	S46°24'15"W	58.09'
C69	11.46'	325.00'	2°01'11"	N43°54'31"E	11.46'
C70	55.99'	325.00'	9°52'15"	N49°51'14"E	55.92'
C71	55.99'	325.00'	9°52'15"	N59°43'29"E	55.92'
C72	55.99'	325.00'	9°52'15"	N69°35'44"E	55.92'
C73	55.99'	325.00'	9°52'15"	N79°27'59"E	55.92'
C74	41.55'	325.00'	7°19'31"	N88°03'52"E	41.52'
C75	31.95'	325.00'	5°37'58"	N74°42'36"E	31.94'
C76	41.97'	325.00'	7°23'55"	N81°13'33"E	41.94'
C77	69.99'	325.00'	12°20'18"	S78°03'46"W	69.85'
C78	42.52'	325.00'	7°29'43"	S87°58'46"W	42.49'
C79	12.92'	275.00'	2°41'28"	S89°37'07"E	12.92'
C80	99.20'	275.00'	20°40'02"	N78°42'08"E	98.66'
C81	102.37'	275.00'	21°19'44"	N57°42'15"E	101.78'
C82	34.43'	325.00'	6°04'14"	S44°03'58"E	34.42'
C83	4.05'	325.00'	0°42'50"	S40°40'26"E	4.05'
C84	58.33'	275.00'	12°09'09"	N42°00'00"E	58.22'
C85	76.15'	275.00'	15°51'55"	N56°00'32"E	75.90'
C86	35.28'	525.00'	3°51'01"	S62°00'59"W	35.27'
C87	53.77'	525.00'	5°52'05"	S57°09'26"W	53.75'
C88	52.59'	525.00'	5°44'21"	S51°21'13"W	52.57'
C89	47.72'	525.00'	5°12'30"	S45°52'47"W	47.71'
C90	71.45'	350.00'	11°41'50"	S55°31'55"W	71.33'
C91	15.64'	350.00'	2°33'39"	S62°39'39"W	15.64'
C92	4.48'	325.00'	0°47'26"	N63°32'46"E	4.48'
C93	67.34'	325.00'	11°52'16"	N57°12'56"E	67.22'
C94	60.72'	325.00'	10°42'18"	N45°55'39"E	60.63'
C96	34.88'	50.00'	39°57'56"	N62°00'29"W	34.17'

FINAL PLAT BRYSON PHASE 1, SECTION 1A

DATE: NOVEMBER, 2014

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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FINAL PLAT BRYSON PHASE 1, SECTION 1A

BEING 19.036 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS,
BEING ALL OF THAT CERTAIN 3.185 ACRE TRACT AND A PORTION OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO
CRESCENT LEANDER BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS

THAT CRESCENT LEANDER, TX, LLC, OWNER OF 19.036 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, SAID 19.036 ACRES BEING ALL OF THAT CERTAIN 3.185 ACRE TRACT OF LAND, AND A PORTION OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE THE 19.036 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT BRYSON PHASE 1, SECTION 1A". THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

CRESCENT LEANDER, TX, LLC,

BY: _____
BY: _____
NAME: _____ DATE _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

§
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OF CRESCENT LEANDER, TX, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

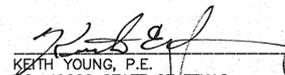
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION:

I, KEITH YOUNG, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0455E, EFFECTIVE DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS, AND COMPLY WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE.


KEITH YOUNG, P.E.
NO. 49222 STATE OF TEXAS
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



SURVEYOR'S CERTIFICATION:

THAT I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD AS LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NO. 1002-40313-RTT EFFECTIVE DATE 12/13/2013 ISSUED 12/30/2013 AND ALSO AS PER A NOTHING FURTHER CERTIFICATE ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN, INC FILE NO. CS20150055 DATED THROUGH FEBRUARY 13, 2015, THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.


JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

3/9/15
DATE



GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
2. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE FOLLOWING LOTS: ALL LANDSCAPE/ DRAINAGE LOTS (LOT 1 - BLOCK E AND LOT 35 - BLOCK L); AND ALL PARKLAND/ DRAINAGE LOTS (LOT 36 - BLOCK A, LOT 1 - BLOCK D, AND LOT 25 - BLOCK L).
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
8. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
9. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET OR NO CLOSER THAN 60% OF THE LOT FRONTAGE.
10. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF CHITALPA STREET, GERMANDER ROAD AND MUHLY BUSH BEND, AND ON THE SUBDIVISION SIDE OF US. 183A TOLL ROAD. BRYSON RIDGE TRAIL WILL HAVE SIDEWALK INSTALLED ALONG LOT 36-BLOCK A. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK 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.
12. THE BRYSON PROPERTY DRAINS TO THE SOUTH FORK OF THE SAN GABRIEL RIVER..
13. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
14. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
15. A SECONDARY ACCESS MUST BE PROVIDED FOR PROJECTS THAT EXCEED 30 SINGLE FAMILY UNITS.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
17. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
19. A DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER WAS APPROVED ON DECEMBER 19, 2013.
20. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE FINAL PLAT AS FOUND IN THE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; OF NO. 1002-40313-RTT EFFECTIVE DATE 12-13-2013 ISSUED 12-30-2013; UPDATED PER A NOTHING FURTHER CERTIFICATE ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN INC. FILE NO. CS20150055 DATED 02-13-2015.
21. 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.
22. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
23. 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.
24. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

CITY OF LEANDER CERTIFICATION:

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 _____ COUNTY.

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 MEN 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 WAS FILED FOR RECORD IN MY OFFICE ON THE DAY _____ OF _____, 2015 A.D., AT _____ O'CLOCK, ____M.,

AND DULY RECORDED THIS THE DAY _____ OF _____, 2015 A.D., AT _____ O'CLOCK ____ M.,
IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, 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
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

FINAL PLAT BRYSON PHASE 1, SECTION 1A

DATE: NOVEMBER, 2014

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
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SHEET

4

OF 4



EXECUTIVE SUMMARY

APRIL 09, 2015

-
- Agenda Subject:** Subdivision Case 14-FP-005: Consider action on the Grand Mesa, Section 8, Phase 1 Final Plat for 96.278 acres more or less; TCAD Parcel 819092; generally located to the north of Grand Mesa, Section 7 and more specifically to the east of the intersection of CR 290 and High Lonesome, 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: Mike Siefert on behalf of Lookout Partners, LP.
- Financial Consideration:** None
- Recommendation:** This final plat includes 73 single-family lots and 2 park 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

03/27/2015

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

FIELD NOTES:

DESCRIPTION OF 96.278 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE TEXAS MEXICO RAILROAD CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 96.278 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A AN IRON ROD WITH CAP FOUND IN THE SOUTHERLY LINE OF A 127.030 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO DOUGLAS D. HOOD IN VOLUME 12189, PAGE 1339, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, BEING THE MOST NORTHERLY NORTHEAST CORNER OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 201300054, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 127.030 ACRE TRACT, AND GENERALLY ALONG THE LINE OF A WIRE GAME FENCE, THE FOLLOWING TWO (2) COURSES:

1. S75°33'18"E, A DISTANCE OF 337.99 FEET TO A 3" IRON FENCE POST;
2. S75°45'41"E, A DISTANCE OF 198.88 FEET TO AN IRON ROD WITH G&R CAP SET, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 1,013.55 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. S13°58'08"W, A DISTANCE OF 354.86 FEET TO AN IRON ROD WITH G&R CAP SET;
2. S76°01'52"E, A DISTANCE OF 15.37 FEET TO AN IRON ROD WITH G&R CAP SET;
3. S13°21'02"W, A DISTANCE OF 359.80 FEET TO AN IRON ROD WITH G&R CAP SET;
4. S76°01'52"E, A DISTANCE OF 270.40 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S12°44'45"W, A DISTANCE OF 116.39 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S27°47'13"E, A DISTANCE OF 1156.40 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S47°11'05"W, A DISTANCE OF 66.66 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S52°18'35"E, A DISTANCE OF 673.41 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N37°41'25"E, A DISTANCE OF 1200.00 FEET TO AN IRON ROD WITH G&R CAP SET;
10. S52°18'35"E, A DISTANCE OF 100.00 FEET TO AN IRON ROD WITH G&R CAP SET;
11. S37°41'25"W, A DISTANCE OF 497.46 FEET TO AN IRON ROD WITH G&R CAP SET;
12. S52°18'35"E, A DISTANCE OF 280.00 FEET TO AN IRON ROD WITH G&R CAP SET;
13. S37°41'25"W, A DISTANCE OF 17.19 FEET TO AN IRON ROD WITH G&R CAP SET;
14. S52°18'35"E, A DISTANCE OF 306.74 FEET TO AN IRON ROD WITH G&R CAP SET;
15. N52°07'11"E, A DISTANCE OF 225.17 FEET TO AN IRON ROD WITH G&R CAP SET;
16. S56°27'46"E, A DISTANCE OF 112.56 FEET TO AN IRON ROD WITH G&R CAP SET;
17. N23°57'26"E, A DISTANCE OF 122.88 FEET TO AN IRON ROD WITH G&R CAP SET;
18. S73°28'16"E, A DISTANCE OF 634.10 FEET TO AN IRON ROD WITH G&R CAP SET;
19. S88°08'23"E, A DISTANCE OF 320.33 FEET TO AN IRON ROD WITH G&R CAP SET;
20. S37°20'47"W, A DISTANCE OF 234.63 FEET TO AN IRON ROD WITH G&R CAP SET;
21. S50°53'13"E, A DISTANCE OF 228.08 FEET TO AN IRON ROD WITH G&R CAP SET;
22. S42°07'38"E, A DISTANCE OF 358.38 FEET TO AN IRON ROD WITH G&R CAP SET;
23. S38°21'40"W, A DISTANCE OF 187.07 FEET TO AN IRON ROD WITH G&R CAP SET;
24. S11°36'02"E, A DISTANCE OF 146.06 FEET TO AN IRON ROD WITH CAP FOUND IN THE NORTHERLY LINE OF GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200800122, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS THE 1,013.55 ACRE TRACT, WITH THE NORTHERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 6, THE FOLLOWING TWO (2) COURSES:

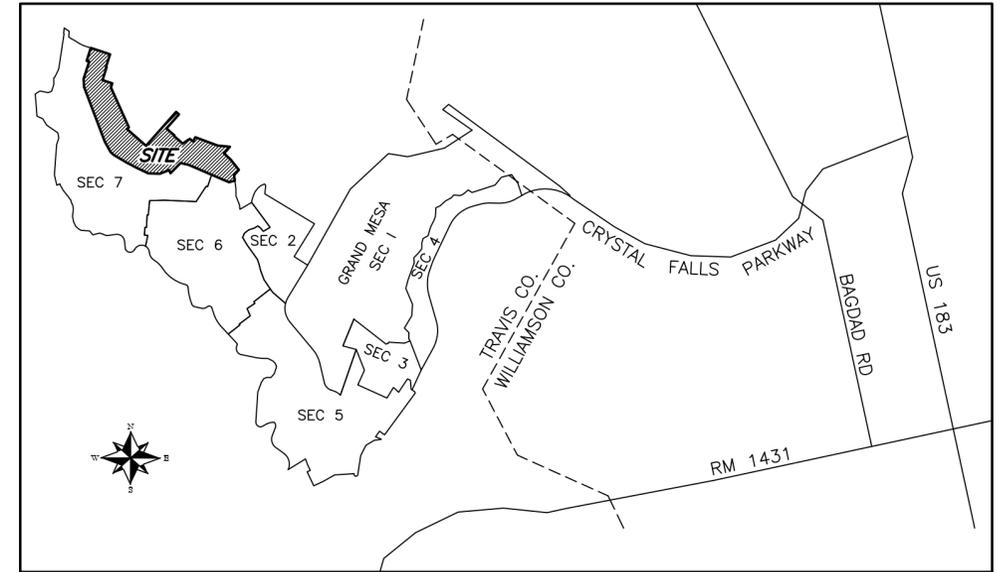
1. S70°13'39"W, A DISTANCE OF 160.07 FEET TO AN IRON ROD WITH CAP FOUND;
2. N70°24'17"W, A DISTANCE OF 500.09 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 6, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 7;

THENCE CONTINUING OVER AND ACROSS THE 1,013.55 ACRE TRACT, WITH THE NORTHEASTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 7, THE FOLLOWING SEVENTEEN (17) COURSES:

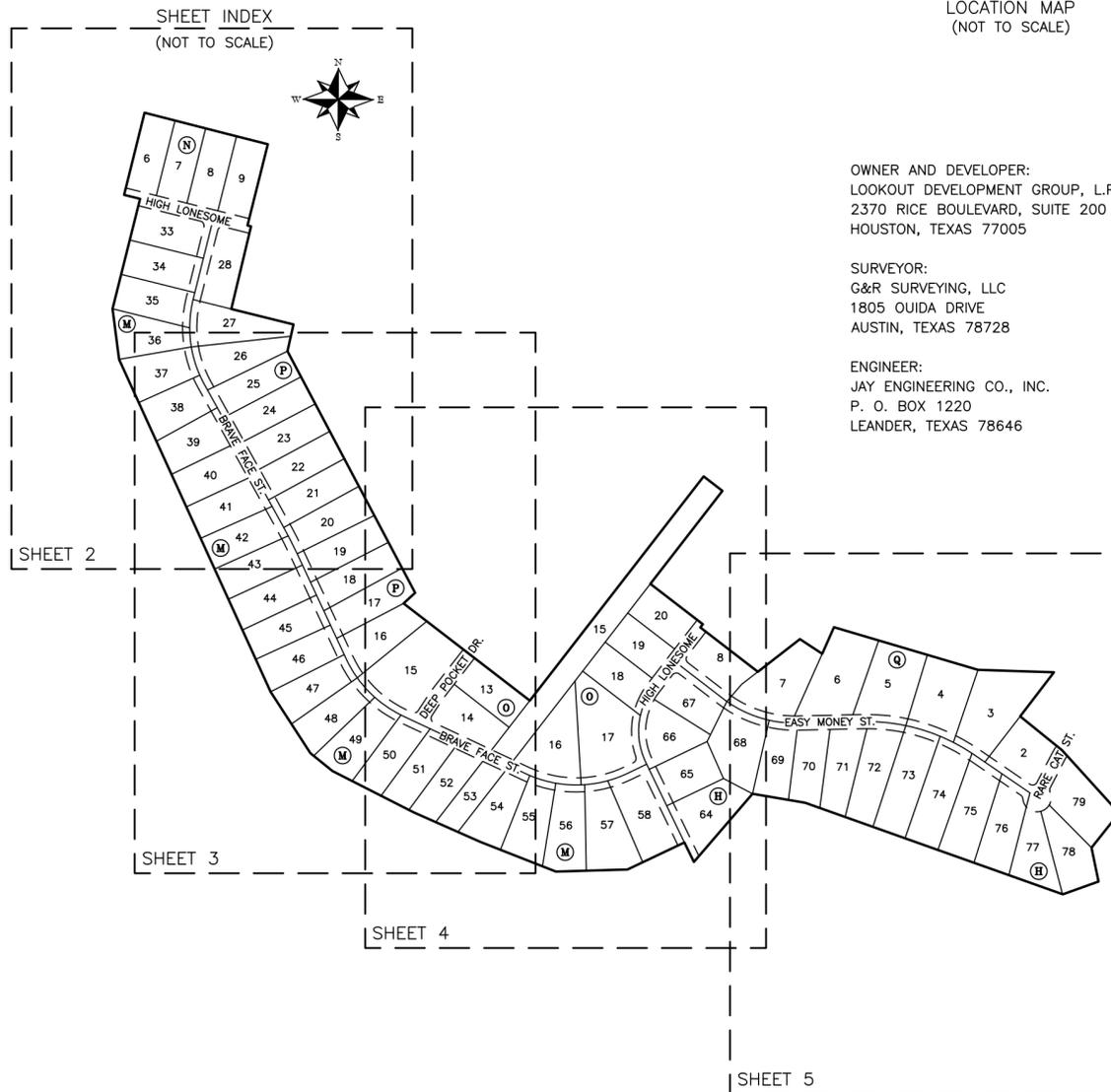
1. N70°21'37"W, A DISTANCE OF 654.85 FEET TO A COTTON SPINDLE FOUND;
2. N80°17'58"W, A DISTANCE OF 224.84 FEET TO A COTTON SPINDLE FOUND;
3. S40°38'26"W, A DISTANCE OF 380.30 FEET TO A MAG NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 7.60, WITH A RADIUS OF 430.00 FEET, AND A CHORD WHICH BEARS N26°11'50"W, A DISTANCE OF 7.60 FEET TO A MAG NAIL FOUND;
5. N25°41'26"W, A DISTANCE OF 83.98 FEET TO A COTTON SPINDLE FOUND;
6. S64°30'44"W, A DISTANCE OF 266.66 FEET TO AN IRON ROD WITH CAP FOUND;
7. S88°17'57"W, A DISTANCE OF 302.18 FEET TO AN IRON ROD WITH CAP FOUND;
8. N68°26'49"W, A DISTANCE OF 341.63 FEET TO A MAG NAIL FOUND;
9. N66°01'56"W, A DISTANCE OF 308.81 FEET TO A COTTON SPINDLE FOUND;
10. N62°58'48"W, A DISTANCE OF 385.06 FEET TO AN IRON ROD WITH CAP FOUND;
11. N50°43'12"W, A DISTANCE OF 120.19 FEET TO A COTTON SPINDLE FOUND;
12. N32°53'11"W, A DISTANCE OF 309.38 FEET TO AN IRON ROD WITH CAP FOUND;
13. N24°25'52"W, A DISTANCE OF 1546.68 FEET TO AN IRON ROD WITH CAP FOUND;
14. N07°15'55"W, A DISTANCE OF 215.60 FEET TO AN IRON ROD WITH CAP FOUND;
15. N13°58'08"E, A DISTANCE OF 480.00 FEET TO AN IRON ROD WITH CAP FOUND;
16. N76°01'52"W, A DISTANCE OF 69.51 FEET TO AN IRON ROD WITH CAP FOUND;
17. N13°58'08"E, A DISTANCE OF 358.60 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 96.278 ACRES OF LAND, MORE OR LESS.

LEGEND:

- CAP ● = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- ⊙ = STEEL FENCE POST
- ⊗ = COTTON SPINDLE FOUND
- ▲ = MAG NAIL FOUND
- ◊ = CALCULATED POINT
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- PSE = PUBLIC SAFETY EASEMENT
- DE = DRAINAGE EASEMENT
- WBZE = WATER BUFFER ZONE EASEMENT
- RCS = RIPARIAN CORRIDOR SETBACK
- 115697 = LOT AREA IN SQUARE FEET
- [Pattern] = LIMITS OF WBZE/RCS



LOCATION MAP
(NOT TO SCALE)



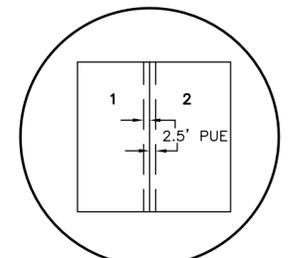
OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

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: JANUARY 21, 2015
TOTAL AREA OF THIS PLAT: 96.278 ACRES
TOTAL NUMBER OF LOTS: 75
RESIDENTIAL: 73
PARK: 2

LINEAR FEET OF NEW STREETS (PRIVATE):
HIGH LONESOME: 1,534
BRAVE FACE STREET: 3,493
DEEP POCKET DRIVE: 364
EASY MONEY STREET: 1,693
RARE CAT STREET: 227
TOTAL: 7,311



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



1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

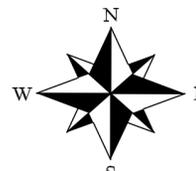
S.S. EVANS SURVEY 501

12.346 AC.
PHILIP R. HAMILTON
DOC. 2001060263

2.60 AC.
RIDGE CONSTRUCTION
& DEVELOPMENT, LLC
DOC. 2004204049

TEXAS MEXICO RAILROAD CO. SURVEY 203

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1



1"=100'



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

127.030 AC. (TRACT 2)
DOUGLAS D. HOOD
VOL. 12189, PG. 1339

MCKINNEY & WILLIAMS SURVEY 175

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

CANDELARIA YBARBO SURVEY 422

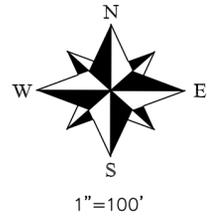
GRAND MESA AT
CRYSTAL FALLS II SECTION 7
DOC. 201300054



1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 2 OF 7

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1



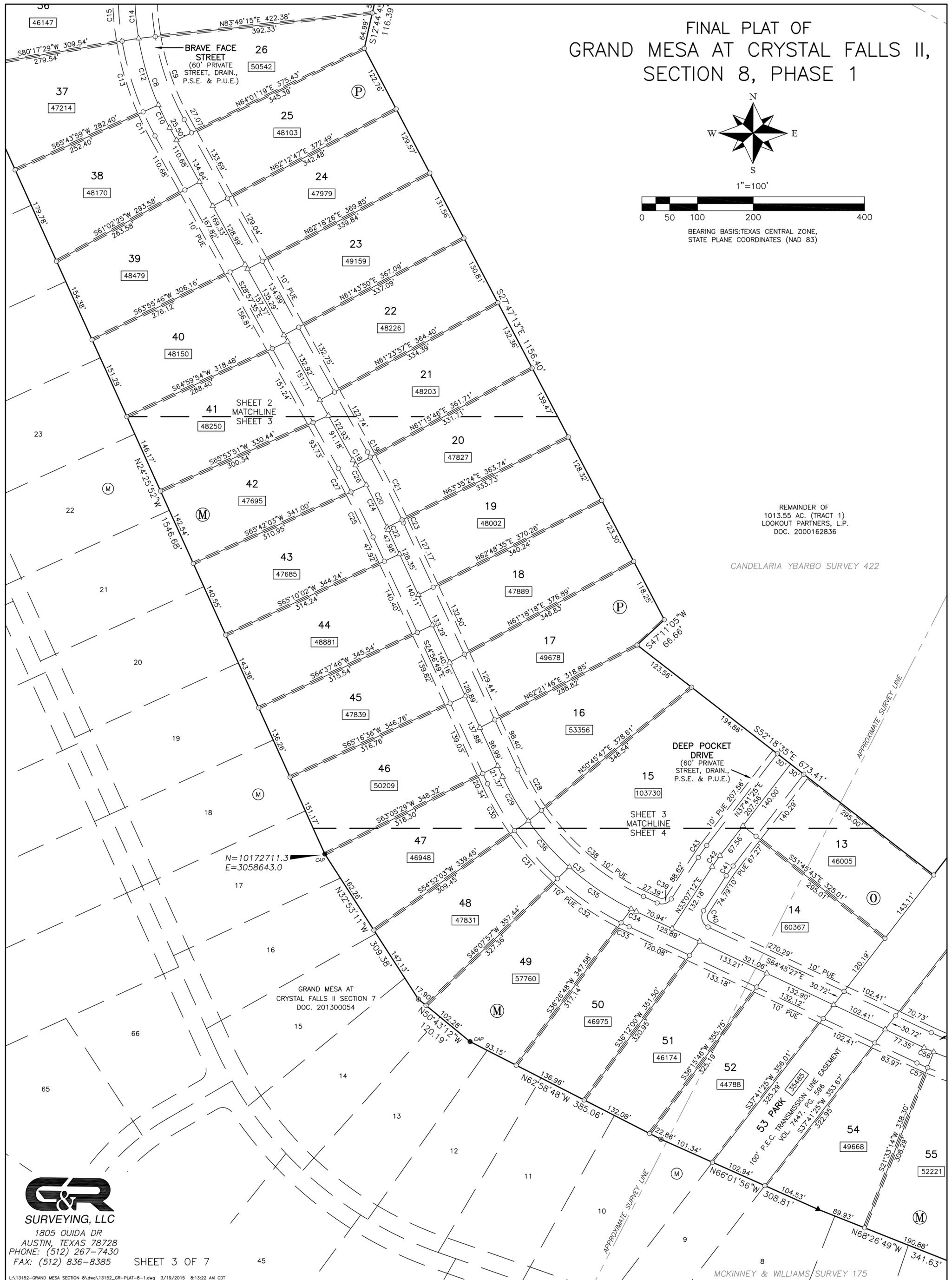
1"=100'



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

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

CANDELARIA YBARBO SURVEY 422



N=10172711.3
E=3058643.0

GRAND MESA AT
CRYSTAL FALLS II SECTION 7
DOC. 201300054

53 PARK
100' P.E.C. TRANSMISSION LINE EASEMENT
VOL. 7447, PG. 598
S37°41'25"W 353.67'
S32°25'19"E 322.95'

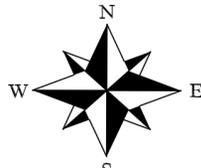
MCKINNEY & WILLIAMS SURVEY 175

G&R
SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

MCKINNEY & WILLIAMS SURVEY 175



1"=100'

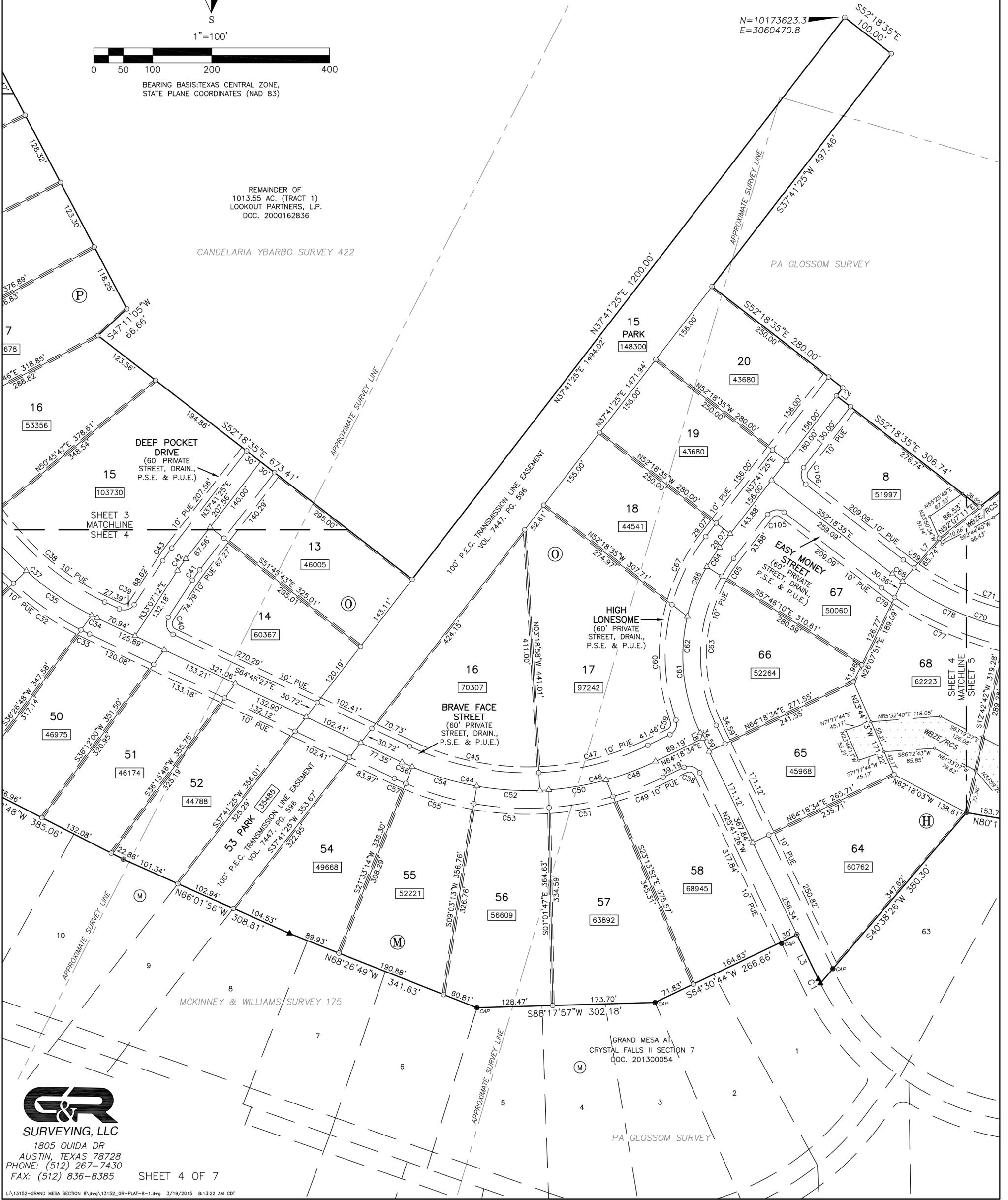


BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

CANDELARIA YBARBO SURVEY 422

PA GLOSSOM SURVEY

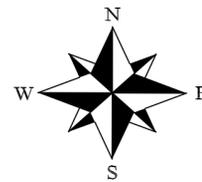


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SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 4 OF 7

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

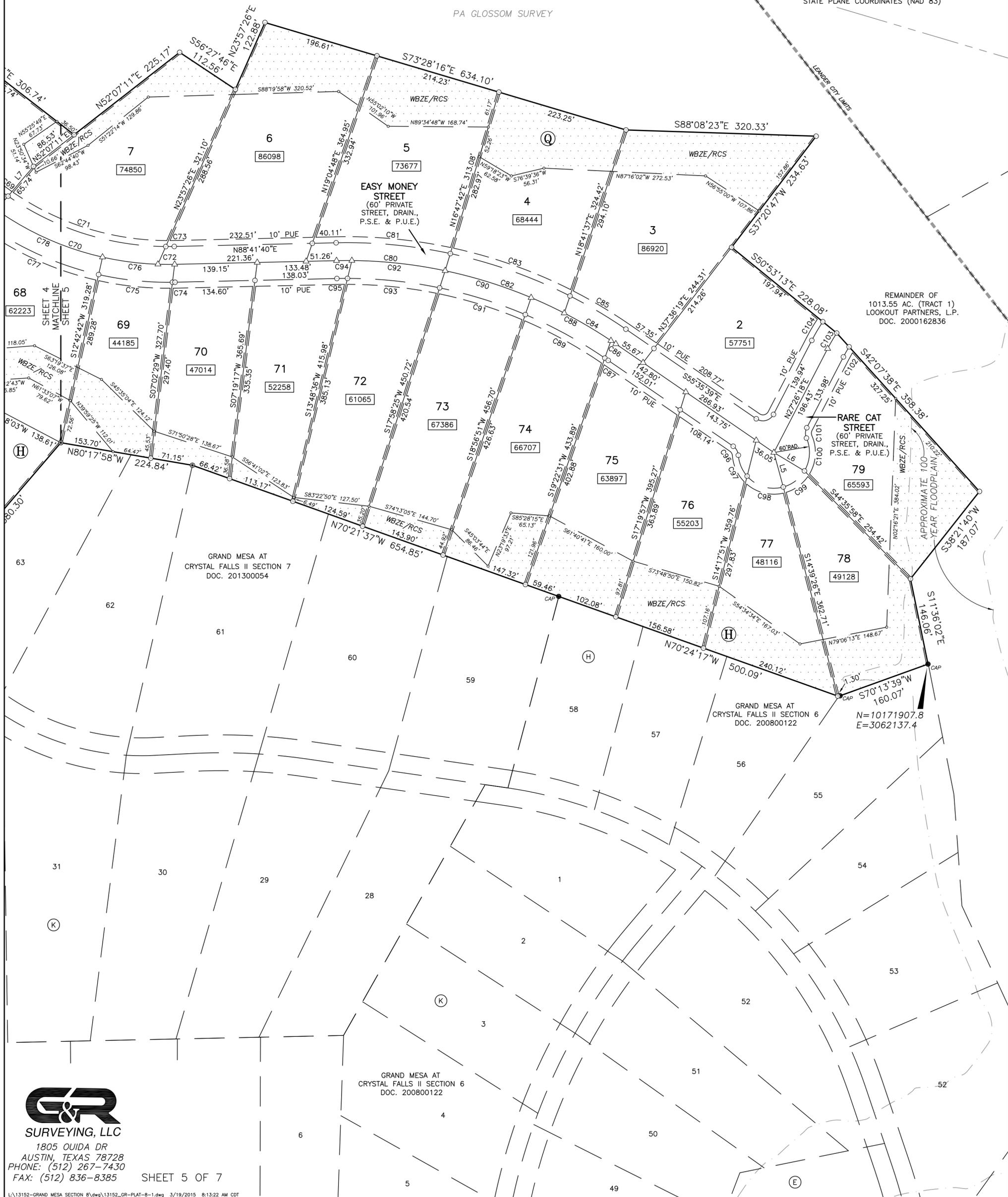
MCKINNEY & WILLIAMS SURVEY 175



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

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

PA GLOSSOM SURVEY



1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 5 OF 7

GRAND MESA AT
CRYSTAL FALLS II SECTION 6
DOC. 200800122

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 1

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S76°01'52"E	15.37'
L2	S37°41'25"W	17.19'
L3	N25°41'26"W	83.98'
L4	N76°01'52"W	69.51'
L5	S15°18'49"E	60.00'
L6	S59°05'04"E	60.00'
L7	N40°37'04"E	95.88'
L8	N25°41'26"W	10.23'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°00'46"	430.00'	7.60'	S26°11'50"E	7.60'	3.80'
C2	90°00'00"	20.00'	31.42'	N31°01'52"W	28.28'	20.00'
C3	90°00'00"	20.00'	31.42'	S58°58'08"W	28.28'	20.00'
C4	0°12'22"	500.00'	1.80'	S13°51'57"W	1.80'	0.90'
C5	0°13'09"	470.00'	1.80'	S13°51'34"W	1.80'	0.90'
C6	23°12'23"	500.00'	202.51'	S02°09'35"W	201.13'	102.66'
C7	23°24'07"	470.00'	191.97'	S02°02'55"W	190.64'	97.34'
C8	19°30'58"	500.00'	170.31'	S19°12'06"E	169.49'	85.99'
C9	19°18'27"	470.00'	158.38'	S19°18'21"E	157.63'	79.95'
C10	5°12'48"	500.00'	45.49'	S26°21'11"E	45.48'	22.76'
C11	5°11'02"	530.00'	47.95'	S26°22'04"E	47.93'	23.99'
C12	14°18'10"	500.00'	124.82'	S16°35'42"E	124.49'	62.73'
C13	14°19'02"	530.00'	132.44'	S16°37'02"E	132.09'	66.57'
C14	9°18'49"	500.00'	81.28'	S04°47'12"E	81.19'	40.73'
C15	10°08'22"	530.00'	93.79'	S04°23'20"E	93.67'	47.02'
C16	14°05'56"	500.00'	123.04'	S06°55'10"W	122.73'	61.83'
C17	13°17'17"	530.00'	122.92'	S07°19'30"W	122.64'	61.74'
C18	0°17'41"	2000.00'	10.28'	N28°48'45"W	10.28'	5.14'
C19	0°17'37"	2030.00'	10.40'	N28°48'47"W	10.40'	5.20'
C20	3°34'28"	2000.00'	124.77'	N26°52'40"W	124.75'	62.40'
C21	3°33'21"	2030.00'	125.99'	N26°53'18"W	125.97'	63.01'
C22	0°08'38"	2000.00'	5.02'	N25°01'08"W	5.02'	2.51'
C23	0°09'48"	2030.00'	5.79'	N25°01'43"W	5.79'	2.89'
C24	2°33'43"	2000.00'	89.42'	N26°13'40"W	89.42'	44.72'
C25	2°36'39"	1970.00'	89.77'	N26°15'08"W	89.76'	44.89'
C26	1°27'03"	2000.00'	50.65'	N28°14'03"W	50.65'	25.33'
C27	1°24'07"	1970.00'	48.21'	N28°15'31"W	48.20'	24.10'
C28	10°16'18"	470.00'	84.26'	S30°04'58"E	84.15'	42.24'
C29	10°30'47"	500.00'	91.74'	S30°12'13"E	91.62'	46.00'
C30	10°29'40"	530.00'	97.08'	S30°11'39"E	96.94'	48.67'
C31	12°29'19"	530.00'	115.52'	S41°41'09"E	115.29'	57.99'
C32	15°04'32"	530.00'	139.45'	S55°28'05"E	139.05'	70.13'
C33	1°45'06"	530.00'	16.20'	S63°52'54"E	16.20'	8.10'
C34	1°10'44"	500.00'	10.29'	S64°10'05"E	10.29'	5.14'
C35	15°24'15"	500.00'	134.43'	S55°52'36"E	134.02'	67.62'
C36	12°42'52"	500.00'	110.95'	S41°49'02"E	110.73'	55.71'
C37	29°17'51"	500.00'	255.67'	S50°06'32"E	252.89'	130.69'
C38	29°32'20"	470.00'	242.31'	S49°59'17"E	239.63'	123.91'
C39	82°07'21"	20.00'	28.67'	N74°10'53"E	26.27'	17.42'
C40	97°52'39"	20.00'	34.17'	S15°49'07"E	30.16'	22.96'
C41	4°34'13"	270.00'	21.54'	S35°24'18"W	21.53'	10.77'
C42	4°34'13"	300.00'	23.93'	S35°24'18"W	23.92'	11.97'
C43	4°34'13"	330.00'	26.32'	S35°24'18"W	26.32'	13.17'
C44	27°35'01"	500.00'	240.71'	S78°32'57"E	238.39'	122.74'
C45	27°31'17"	470.00'	225.76'	S78°31'05"E	223.59'	115.10'
C46	23°20'59"	500.00'	203.76'	N75°59'03"E	202.36'	103.32'
C47	23°24'43"	470.00'	192.05'	N76°00'55"E	190.72'	97.38'
C48	10°18'50"	500.00'	90.01'	N69°27'59"E	89.88'	45.13'
C49	9°52'00"	530.00'	91.27'	N69°14'34"E	91.16'	45.75'
C50	11°16'54"	500.00'	98.45'	N80°15'51"E	98.29'	49.39'
C51	11°54'09"	530.00'	110.10'	N80°07'38"E	109.90'	55.25'
C52	14°04'00"	500.00'	122.75'	S87°03'42"E	122.45'	61.69'
C53	13°50'27"	530.00'	128.03'	S87°00'03"E	127.72'	64.33'
C54	13°06'15"	500.00'	114.36'	S73°28'35"E	114.11'	57.43'
C55	13°04'12"	530.00'	120.90'	S73°32'44"E	120.64'	60.71'
C56	2°10'01"	500.00'	18.91'	S65°50'27"E	18.91'	9.46'
C57	2°15'11"	530.00'	20.84'	S65°53'02"E	20.84'	10.42'
C58	90°00'00"	20.00'	31.42'	N70°41'26"W	28.28'	20.00'
C59	83°28'29"	20.00'	29.14'	N22°34'19"E	26.63'	17.84'
C60	34°25'21"	330.00'	198.26'	S01°57'15"E	195.29'	102.22'
C61	38°33'40"	300.00'	201.91'	S06°24'36"E	198.12'	104.94'
C62	55°52'43"	300.00'	292.58'	S02°14'55"W	281.12'	159.11'
C63	55°39'06"	270.00'	262.25'	S02°08'07"W	252.06'	142.51'
C64	7°30'08"	300.00'	39.28'	S33°56'21"W	39.25'	19.67'
C65	7°43'45"	270.00'	36.42'	S33°49'32"W	36.40'	18.24'
C66	24°49'11"	300.00'	129.96'	S25°16'49"W	128.94'	66.01'
C67	22°25'59"	330.00'	129.20'	S26°28'25"W	128.38'	65.44'
C68	2°25'45"	500.00'	21.20'	S53°31'28"E	21.20'	10.60'
C69	2°46'20"	470.00'	22.74'	S53°41'45"E	22.74'	11.37'
C70	33°20'21"	500.00'	290.94'	S71°24'31"E	286.85'	149.72'
C71	34°29'04"	470.00'	282.88'	S72°19'27"E	278.63'	145.87'
C72	3°13'38"	500.00'	28.16'	S89°41'31"E	28.16'	14.09'
C73	1°44'21"	470.00'	14.27'	N89°33'50"E	14.27'	7.13'
C74	0°28'32"	530.00'	4.40'	N88°55'56"E	4.40'	2.20'
C75	13°32'30"	530.00'	125.26'	S84°03'33"E	124.97'	62.92'
C76	14°01'02"	500.00'	122.32'	S84°17'49"E	122.02'	61.47'
C77	22°01'43"	530.00'	203.77'	S66°16'27"E	202.52'	103.16'
C78	22°32'58"	500.00'	196.78'	S66°00'50"E	195.51'	99.68'
C79	2°57'00"	530.00'	27.29'	S53°47'06"E	27.29'	13.65'
C80	13°11'21"	800.00'	184.16'	N84°42'39"W	183.75'	92.49'
C81	13°22'02"	830.00'	193.64'	N84°37'19"W	193.20'	97.26'
C82	15°16'54"	800.00'	213.37'	N70°28'32"W	212.74'	107.32'
C83	14°47'44"	830.00'	214.33'	N70°32'26"W	213.74'	107.76'
C84	7°14'26"	800.00'	101.10'	N59°12'52"W	101.03'	50.62'
C85	7°32'56"	830.00'	109.35'	N59°22'07"W	109.27'	54.76'
C86	0°42'22"	800.00'	9.86'	N55°56'50"W	9.86'	4.93'
C87	0°08'07"	770.00'	1.82'	N55°39'43"W	1.82'	0.91'
C88	10°56'30"	800.00'	152.77'	N61°46'16"W	152.54'	76.62'
C89	11°21'49"	770.00'	152.72'	N61°24'41"W	152.47'	76.61'
C90	10°52'28"	800.00'	151.84'	N72°40'45"W	151.61'	76.15'
C91	11°15'41"	770.00'	151.34'	N72°43'26"W	151.10'	75.92'
C92	11°20'19"	800.00'	158.32'	N83°47'08"W	158.06'	79.42'
C93	11°37'38"	770.00'	156.26'	N84°10'05"W	155.99'	78.40'
C94	1°51'03"	800.00'	25.84'	S89°37'11"W	25.84'	12.92'
C95	1°19'26"	770.00'	17.79'	S89°21'23"W	17.79'	8.90'
C96	5°19'04"	20.00'	17.91'	N29°56'07"W	17.32'	9.61'
C97	37°04'32"	60.00'	38.83'	S22°48'51"E	38.15'	20.12'
C98	63°57'42"	60.00'	66.98'	S73°19'58"E	63.56'	37.46'
C99	43°46'15"	60.00'	45.84'	N52°48'03"E	44.73'	24.10'
C100	54°47'42"	60.00'	57.38'	N03°31'05"E	55.22'	31.10'
C101	5°19'04"	20.00'	17.91'	S01°46'46"W	17.32'	9.61'
C102	4°07'18"	270.00'	19.42'	S29°29'57"W	19.42'	9.72'
C103	5°47'30"	300.00'	30.32'	S30°20'03"W	30.31'	15.18'
C104	6°19'41"	330.00'	36.45'	S30°36'08"W	36.43'	18.24'
C105	90°00'00"	20.00'	31.42'	S82°41'25"W	28.28'	20.00'
C106	90°00'00"	20.00'	31.42'	S07°18'35"E	28.28'	20.00'



1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385 SHEET 6 OF 7

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

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 SYSTEM.
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. A 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, AND CONTAINED WITHIN THE WATER BUFFER ZONE EASEMENT 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. 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.
12. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 53, BLOCK M AND LOT 15, BLOCK O.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
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. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER _____, 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.
17. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE MINIMUM FOUNDATION SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE HIGHEST GROUND ELEVATION WITHIN FIVE (5) FEET OF THE SLAB PERIMETER, AND THE GROUND ADJACENT TO THE SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. FINISHED SLOPES WHICH ARE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.
21. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
22. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%
23. ALL PRIVATE STREETS SHOWN HEREON AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE SAME PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
24. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
 - A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
 - B. NO SIDEWALKS.
 - C. NO STREET LIGHTS.
25. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE STREET EASEMENT.
26. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
27. 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.
28. THE WATER BUFFER ZONE SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
29. A PERPETUAL PUBLIC SAFETY EASEMENT FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, ENFORCING THE PENAL CODE AND CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 96.278 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE TEXAS MEXICO RAILROAD CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 96.278 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 "GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1", 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 AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.
WILLIAM R. HINCKLEY, OPERATING MANAGER
MORNINGSIDE LAND AND CATTLE CO., L.L.C.
GENERAL PARTNER KEY-DEER HOLDINGS, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, TEXAS.

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 INDEPENDENCE TITLE COMPANY, GF NO. 1431182-TOH, ISSUED DECEMBER 29, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 03-27-15
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 A PORTION OF THIS SUBDIVISION IS 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, AND CONTAINED WITHIN THE WATER BUFFER ZONE EASEMENT 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 _____ COUNTY, TEXAS.

J. JEFF SEILER, CHAIR
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:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

STACEY SCHEFFEL D. R., PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUBVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH 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., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE ____ DAY OF _____, 20__ A.D.

DANA DEBEAUBVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

BY: _____ DEPUTY



1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385



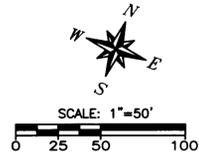
EXECUTIVE SUMMARY

APRIL 9, 2014

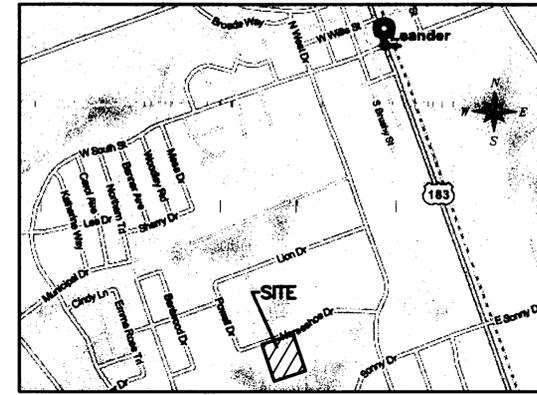
-
- Agenda Subject:** Subdivision Case 15-CP-002: Hold a public hearing and consider action on the Horseshoe Cove Concept Plan, for 5.06 acres more or less; WCAD Parcel R036456, generally located 680 ft from the southwest corner of the intersection of Horseshoe Dr. and S. West Dr, on the south side of Horseshoe Dr., Leander, Williamson County Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant: David Coombs on behalf of Akram Amani.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan includes 15 two-family residential lots 1 parkland lot, and 1 detention lot. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Martin Siwek, GISP
Planner

04/02/2015

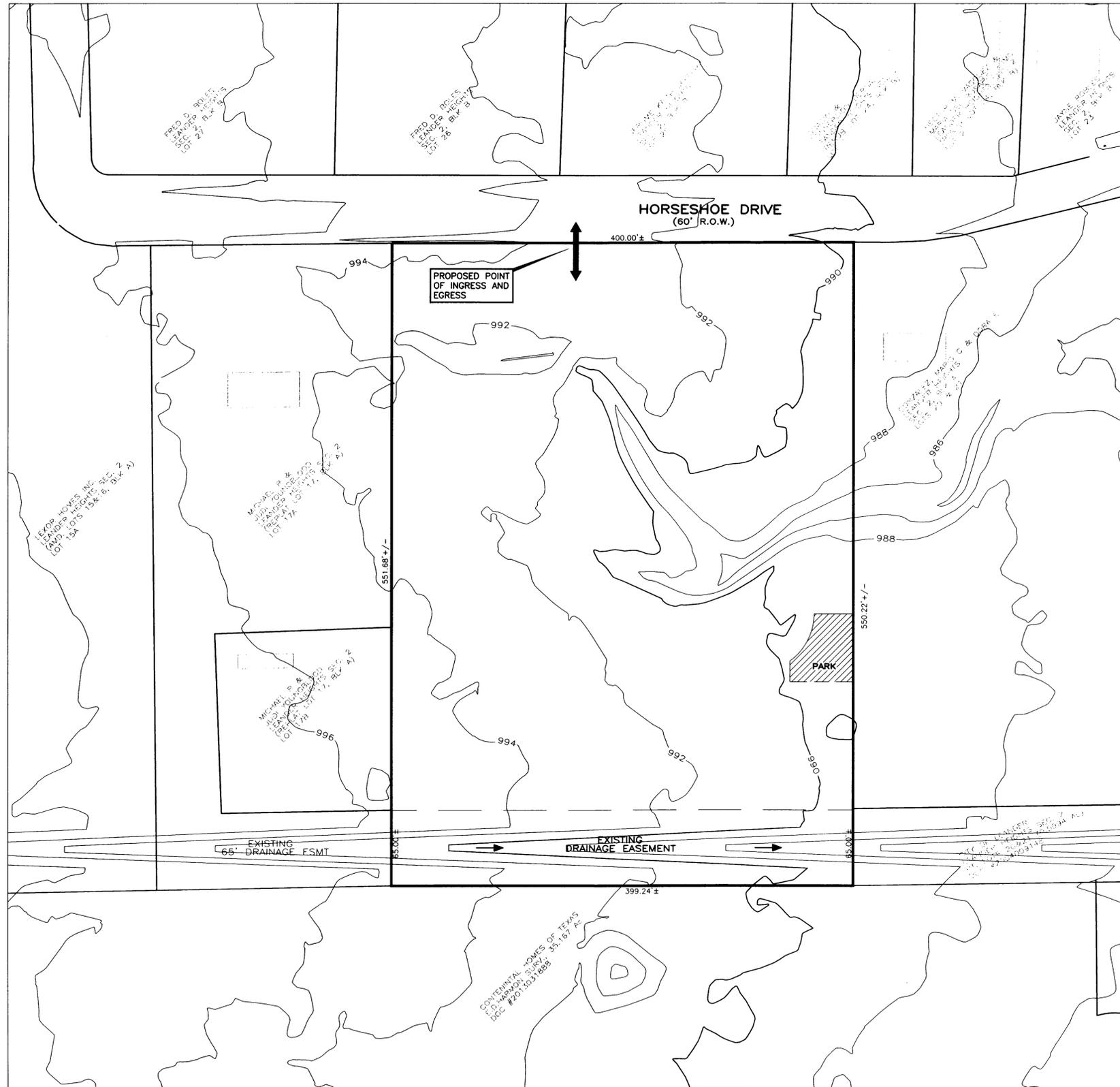
- PLAN LEGEND**
- BOUNDARY OF SUBJECT SITE
 - NEIGHBORING LOT BOUNDARIES
 - - - 992 — EXISTING CONTOURS
 - ▨ PROPOSED PARK AREA
 - ▭ EXISTING STRUCTURE



CONCEPT PLAN FOR HORSESHOE COVE LEANDER, TEXAS 78641



SITE LOCATION MAP
N.T.S.



PROJECT INFORMATION

OWNER: AKRAM AMANI
1610 WILLIAMS DRIVE
GEORGETOWN, TX 78628
TEL: (512)868-1786
FAX: (512)519-7364

ENGINEER: DAVID W. COOMBS, P.E.
1610 WILLIAMS DRIVE
GEORGETOWN, TX 78628
TEL: (512)763-1600
FAX: (512)519-7364

LEGAL DESCRIPTION: LOTS 18 & 19, BLOCK A, LEANDER HEIGHTS SEC. 2
5.06 ACRES ±

EXISTING ZONING: TF-2-B, TWO FAMILY USE

LAND USE SUMMARY:

15 DUPLEX RESIDENTIAL LOTS	3.436 Ac
1 PARK/DETENTION POND LOT	0.241 Ac
PUBLIC STREET RIGHT-OF-WAY	0.787 Ac
DRAIN ESMT. DEDICATION	<u>0.596 Ac</u>
TOTAL	5.060 Ac

LOT SIZE: AVERAGE DUPLEX LOT SIZE = 0.229 Ac (9,978 S.F.)

UTILITY REQUIREMENT: 30 DWELLING UNITS x 0.7 LUE/UNIT = 21 LUEs

TRAFFIC GENERATION: ADT = 343 TRIPS (PER ITE "TRIP GENERATION HANDBOOK")

CONCEPT PLAN NOTES:

1. ALL PROPOSED PARK IMPROVEMENTS WILL MEET THE REQUIREMENTS OF "CITY PARK & FACILITY EQUIPMENT STANDARDS" AND "U.S. CONSUMER PRODUCTS SAFETY COMMISSION - PUBLICATION 325".
2. THE PARKLAND DEDICATION ORDINANCE RECREATION FEE OF \$5,250.00 SHALL BE CREDITED TOWARDS THE INSTALLATION OF A SWING SET AND PICNIC TABLE IN THE PROPOSED PARK AREA. A FEE IN LIEU OF PARKLAND IN THE AMOUNT OF \$12,375.00 SHALL BE PAID TO THE CITY PRIOR TO RECORDATION OF THE FINAL PLAT.
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED ON FEMA FIRM PANEL #48491C0455E, EFFECTIVE SEPTEMBER 26, 2008.



COOMBS ENVIRONMENTAL
ENGINEERING, INC.
1610 WILLIAMS DRIVE
GEORGETOWN, TX 78628
TBP REG. #F-3742
(512) 763-1600
FAX: (512) 519-7364

PROJECT NUMBER
53001

PROJECT TITLE

HORSESHOE COVE
LEANDER, TEXAS 78641

OWNER:
A. AMANI

PROFESSIONAL SEAL



DRAWINGS ISSUED FOR:

26 JAN 15	SUBMITTAL
16 FEB 15	UPDATE #1
02 MAR 15	UPDATE #2
16 MAR 15	UPDATE #3

SCOPE OF THE DOCUMENT

These drawings shall not be used for construction unless DATED and noted as ISSUED FOR CONSTRUCTION WORK.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: DK CHECKED BY: DWC DATE: 22 JAN 15

SHEET TITLE

**SUBMISSION
CONCEPT PLAN**

DRAWING NUMBER SHEET NO.

C-1 1/1



EXECUTIVE SUMMARY

APRIL 09, 2015

-
- Agenda Subject:** Comprehensive Plan Amendment Case 15-CPA-001: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of San Gabriel Pkwy generally located between N Bagdad Rd/CR 279 and the future extension of Lakeline Blvd, Leander, Williamson County, Texas.
- Background:** A Comprehensive Plan Amendment is required for the applicant to request a change to the Transportation Plan. This request is the first step in the Comprehensive Plan Amendment process.
- Origination:** Applicant/Agent: Steven Crauford on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, LLC.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to realign a portion of San Gabriel Pkwy.

DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to realign a portion of San Gabriel Pkwy.
- Attachments:**
1. Planning Analysis
 2. Letter of Intent
 3. Current Transportation Plan
 4. Proposed Transportation Plan
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 03/31/2015



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CASE 15-CPA-001

TRANSPORTATION PLAN AMENDMENT

GENERAL INFORMATION

- Origination:** Applicant: Steven Crauford on behalf of Sixth Street Capital Investors & Devine Land Investments, LLC.
- Proposal:** The applicant is proposing the relocation of San Gabriel Parkway generally located to the west of North Bagdad Road.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

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.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

ANALYSIS:

The Transportation Plan was originally adopted by City Council in 2003 and the latest revision was completed in 2014. The intent of the Transportation Plan is to plan for the future road network for the City of Leander.

As an element of the Comprehensive Plan, the Transportation Plan may be amended following the process stipulated in the City Charter which states in part:

The council may by ordinance, adopted by not less than five votes after a public hearing, amend the comprehensive plan. Amendments to the comprehensive plan may be initiated by the council, the planning commission, or the city manager; provided that all amendments shall be reviewed, considered and recommended for adoption in the same manner as for the original adoption of the comprehensive plan.

Currently, the Transportation Plan includes the extension of San Gabriel Parkway to the west of the intersection of North Bagdad Road and identifies the roadway as an arterial. This roadway is proposed to intersect with Lakeline Boulevard and ultimately connect with Nameless Road. At

the time of development, property owners whose property includes or abuts the road are required to participate in its construction. The Roadway Adequacy Ordinance requires that the property owner dedicate necessary right-of-way and construct the required improvements during the time of development when a Transportation Plan road is located adjacent or through their property.

The applicant is requesting to relocate this portion of San Gabriel Parkway to the north of their property line as shown in Attachment 4. The new alignment would place the roadway entirely on the Lackey Holding property located to the north except for a portion of the roadway that lines up with the current intersection of North Bagdad Road and San Gabriel Parkway.

STAFF RECOMMENDATION:

Staff believes it is important to preserve the east west connection provided by San Gabriel Parkway between North Bagdad Road and Nameless Road. Staff does not support the applicant's request to relocate the roadway to the Lackey Holdings property. A more equitable solution would be to relocate the roadway to straddle the northern property line between the Lackey Holdings property and the applicant's property. This alignment would reduce the impact on the applicant's proposed project. In addition, the proposed location is not logical and requires the construction of more roadway. Staff recommends approval of the alignment of San Gabriel Parkway as proposed in Comprehensive Plan Amendment Case 15-CPA-003.

February 20, 2015

Robin Griffin, AICP
Senior Planner
City of Leander
104 N. Brushy St.
Leander, Texas 78641

**Re: Comprehensive Plan Amendment Letter of Intent
San Gabriel Parkway Alignment at X-Park Tract**

On behalf of the property owners, Sixth Street Capital Investors, LP and Divine Land Investments, LLC we are requesting a comprehensive plan amendment to adjust the alignment of San Gabriel Parkway on and adjacent to the former X-Park property.

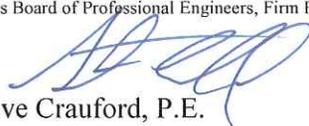
Currently, the City of Leander Transportation Plan shows the alignment of San Gabriel Parkway continuing southwestward through the property for approximately 3,400 linear feet, crossing the FEMA floodplain twice and encroaching within the inundation easement of Reservoir #1. Of this 3,400 foot roadway segment, nearly 100 percent of the right of way dedication (approximately 8.6 acres) and roadway construction cost would be borne by the X-Park property which is predominantly floodplain.

The adjusted alignment proposed in the comprehensive plan amendment curves in a northwesterly direction to the Lackey Holdings, Ltd tract, parallels the common property line at a 300 foot offset and curves southward to intersect the San Gabriel Parkway alignment shown in the comprehensive plan. The X-Park right of way dedication in this scenario would be approximately 4.14 acres or 48% of the original dedication. Additionally, right of way dedication per net of floodplain acreage for both the X-Park and Lackey Holdings parcels calculates to 5.2% and 4.1% respectively.

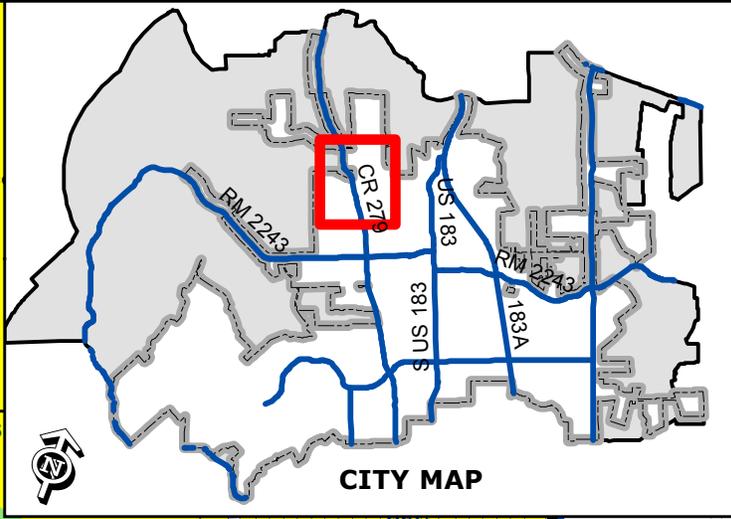
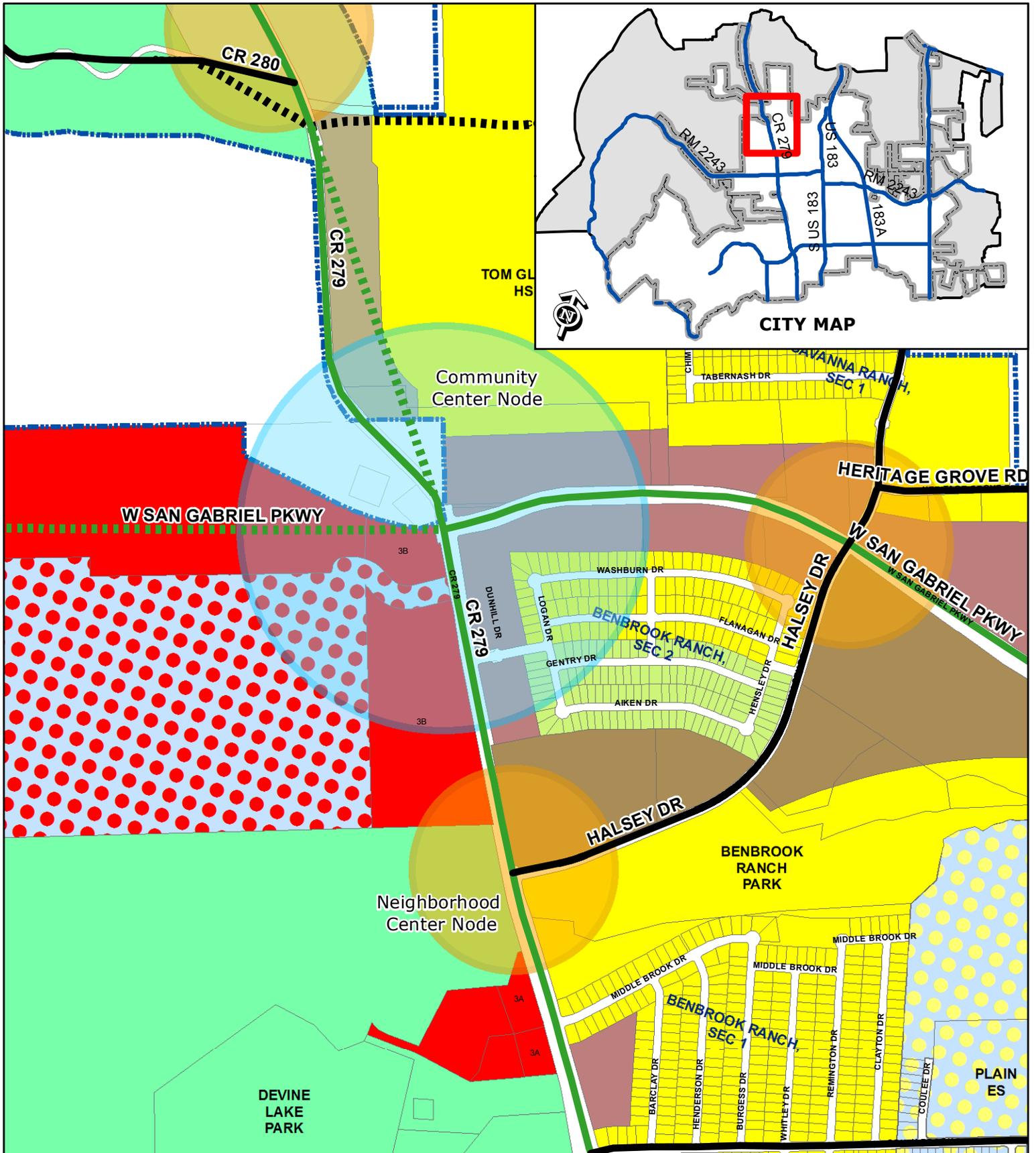
This alignment avoids floodplain crossings, provides arterial frontage for neighboring properties, provide an equitable share of right of way dedication and construction costs borne on both parcels, and connects to the existing comprehensive plan alignments on each end.

Please contact me if you have questions or need additional information concerning this request.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470


Steve Crauford, P.E.
Project Manager

\\pape-dawson\pd\H\projects\508\49\00\211 Conceptual\Documents\Plan Processing\City\ComprehensivePlanAmendment\Letter-of-Intent_Amendment.docx



COMP PLAN 15-CPA-001

Attachment #3

San Gabriel Pkwy
Current Transportation Plan



Existing

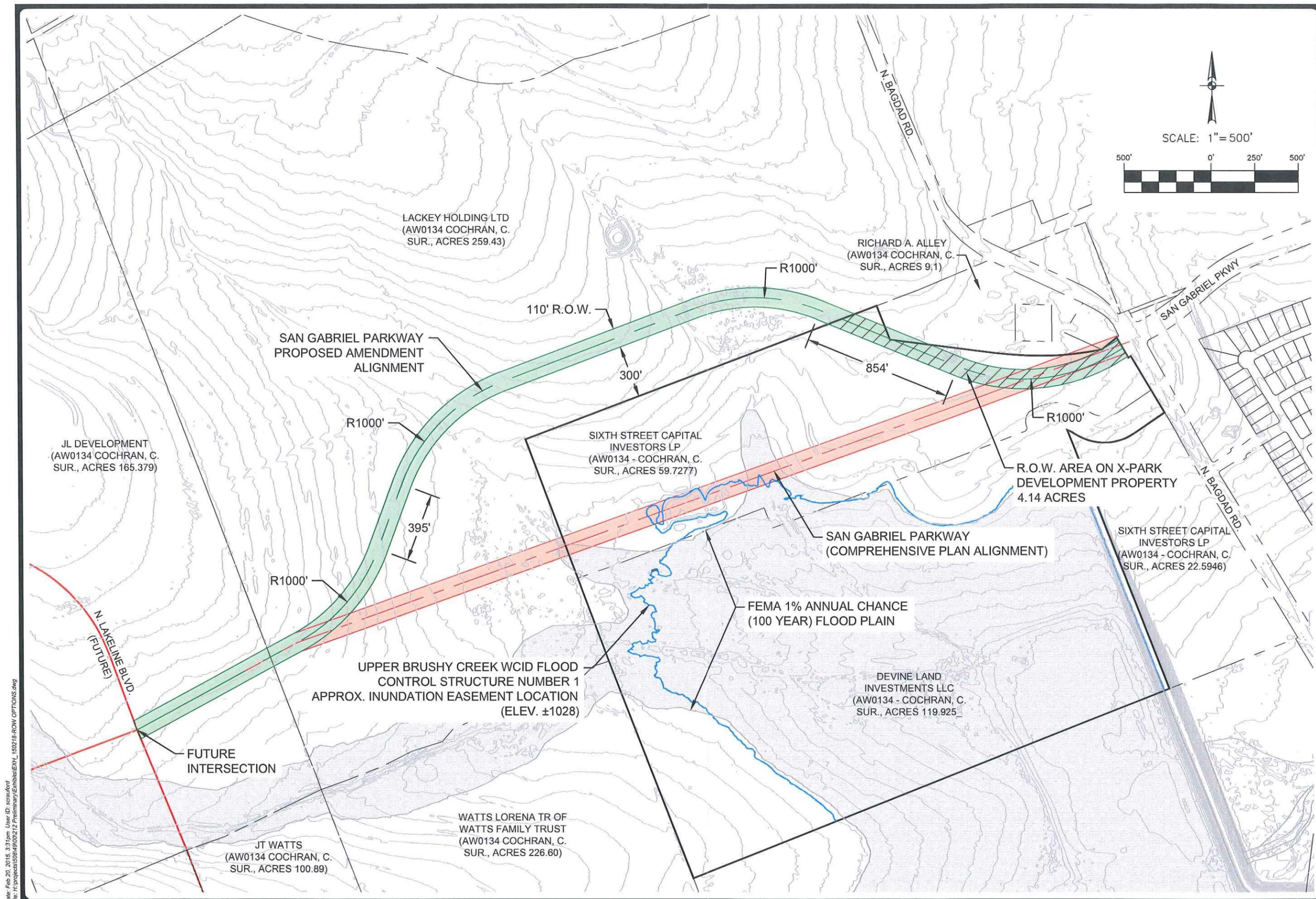
- Toll Road
- Arterial
- Collector

Proposed

- Arterial
- Collector
- City Limits

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





PAPE-DAWSON ENGINEERS
 2000 WY LOOP #10 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.8000 | FAX: 210.375.8010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 478

COMPREHENSIVE PLAN AMENDMENT
 LEANDER, TEXAS
SAN GABRIEL PARKWAY RIGHT OF WAY EXHIBIT

JOB NO.	50849-00
DATE	2/18/2015
DESIGNER	MKS
CHECKED	--
DRAWN	MKS
SHEET	1 of 1

Date: Feb 20, 2015, 3:31pm User ID: srauford
 File: H:\projects\50849\0212 Preliminary\Exhibits\EXH_150218-ROW OPTIONS.dwg

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



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

March 3, 2015

Ms. Robin Griffin
Senior Planner
Planning Department City of Leander
104 North Brushy Street
Leander, Texas 78646

Re: Greatwood South Subdivision: Comprehensive Plan Amendment for Transportation
MWI Project No. 14-035

Dear Ms. Griffin:

Malone/Wheeler, Inc. as engineer and agent for J L Development, Inc. the Owner and Developer of Greatwood South Subdivision respectfully request an Amendment to the City of Leander Comprehensive Plan regarding the Transportation Plan.

Attached hereto is an Exhibit that shows the City's current Transportation Plan for San Gabriel Parkway and Lakeline Blvd and the requested amended alignments for Lakeline Blvd and San Gabriel Parkway.

The amended alignment of San Gabriel Parkway splits the future 110 foot right-of-way between property owners and moves the intersection with Lakeline Blvd to a location that is less impacted by the FEMA 100 year floodplain. The amended alignment of Lakeline Blvd splits the future 90 foot right-of-way between property owners.

Attached hereto is the Concept Plan for Greatwood South Subdivision which shows the realignments of Lakeline Blvd. and San Gabriel Parkway. An Amendment to the Comprehensive Plan for amending the land use has been submitted to the City of Leander.

Please let us know if you need any additional information regarding this Amendment request.

Sincerely,


Danny R. Martin, P.E., R.P.L.S.
Senior Project Manager
Malone/Wheeler, Inc.



Attachments

cc: John S. Lloyd, J L Development, Inc.



EXECUTIVE SUMMARY

APRIL 09, 2015

Agenda Subject: Comprehensive Plan Amendment Case 15-CPA-003: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of the Lakeline Blvd and San Gabriel Pkwy intersection, Leander, Williamson County, Texas.

Background: A Comprehensive Plan Amendment is required for the applicant to request a change to the Transportation Plan. This request is the first step in the Comprehensive Plan Amendment process.

Origination: Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

Financial Consideration: None

Recommendation: See Planning Analysis.

Motion: APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to realign a portion of San Gabriel Pkwy and Lakeline Blvd.

DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to realign a portion of San Gabriel Pkwy and Lakeline Blvd.

Attachments:

1. Planning Analysis
2. Letter of Intent
3. Current Transportation Plan
4. Proposed Transportation Plan

Prepared By: Robin M. Griffin, AICP
Senior Planner

03/31/2015



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CASE 15-CPA-003

TRANSPORTATION PLAN AMENDMENT

GENERAL INFORMATION

- Origination:** Applicant: Danny Martin on behalf of J. L. Development, Inc.
- Proposal:** The applicant is proposing the relocation of San Gabriel Parkway & Lakeline Boulevard generally located to the west of North Bagdad Road.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

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.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

ANALYSIS:

The Transportation Plan was originally adopted by City Council in 2003 and the latest revision was completed in 2014. The intent of the Transportation Plan is to plan for the future road network for the City of Leander.

As an element of the Comprehensive Plan, the Transportation Plan may be amended following the process stipulated in the City Charter which states in part:

The council may by ordinance, adopted by not less than five votes after a public hearing, amend the comprehensive plan. Amendments to the comprehensive plan may be initiated by the council, the planning commission, or the city manager; provided that all amendments shall be reviewed, considered and recommended for adoption in the same manner as for the original adoption of the comprehensive plan.

Currently, the Transportation Plan includes the extension of San Gabriel Parkway to the west of the intersection of North Bagdad Road and identifies the roadway as an arterial. This roadway is proposed to intersect with Lakeline Boulevard and ultimately connect with Nameless Road which are both identified as arterial roadways. At the time of development, property owners

whose property includes or abuts the road are required to participate in its construction. The Roadway Adequacy Ordinance requires that the property owner dedicate necessary right-of-way and construct the required improvements during the time of development when a Transportation Plan road is located adjacent or through their property.

The applicant is requesting to relocate the intersection of San Gabriel Parkway and Lakeline Boulevard to the north of the current proposed location as shown in Attachment 4. The new alignment would place the intersection of the roadways on both the applicant's property and the Giddens' property located to the south. The change in this intersection will impact the proposed location of San Gabriel Parkway and relocate it to the north of the current location shown on the Transportation Plan. This proposal will move San Gabriel Parkway to the north on the property line between the Sixth Street Capital Investors and Lackey Holdings.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed relocation of the intersection of San Gabriel Parkway and Lakeline Boulevard, and the change in the alignment of San Gabriel Parkway to the east and Lakeline Boulevard to the south. The proposed location of this intersection places the roadway on both the applicant's property and the Giddens' property and places the burden of construction on both properties. The City Engineering Department has reviewed this request and they are in support of the requested realignment. The proposed relocation provides an equitable solution.



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

March 3, 2015

Ms. Robin Griffin
Senior Planner
Planning Department City of Leander
104 North Brushy Street
Leander, Texas 78646

Re: Greatwood South Subdivision: Comprehensive Plan Amendment for Transportation
MWI Project No. 14-035

Dear Ms. Griffin:

Malone/Wheeler, Inc. as engineer and agent for J L Development, Inc. the Owner and Developer of Greatwood South Subdivision respectfully request an Amendment to the City of Leander Comprehensive Plan regarding the Transportation Plan.

Attached hereto is an Exhibit that shows the City's current Transportation Plan for San Gabriel Parkway and Lakeline Blvd and the requested amended alignments for Lakeline Blvd and San Gabriel Parkway.

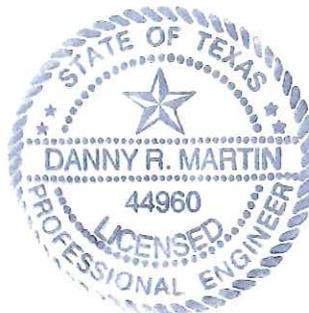
The amended alignment of San Gabriel Parkway splits the future 110 foot right-of-way between property owners and moves the intersection with Lakeline Blvd to a location that is less impacted by the FEMA 100 year floodplain. The amended alignment of Lakeline Blvd splits the future 90 foot right-of-way between property owners.

Attached hereto is the Concept Plan for Greatwood South Subdivision which shows the realignments of Lakeline Blvd. and San Gabriel Parkway. An Amendment to the Comprehensive Plan for amending the land use has been submitted to the City of Leander.

Please let us know if you need any additional information regarding this Amendment request.

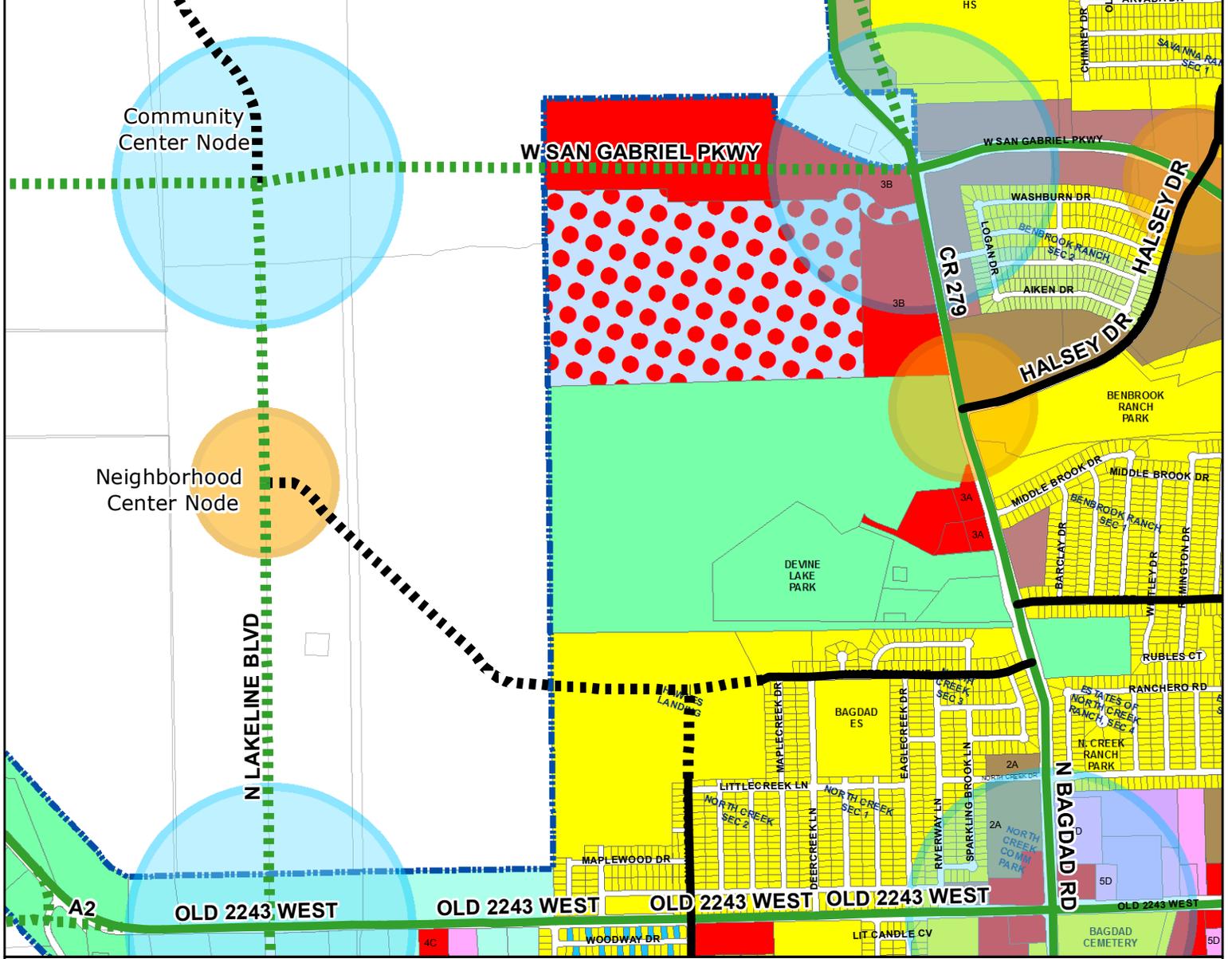
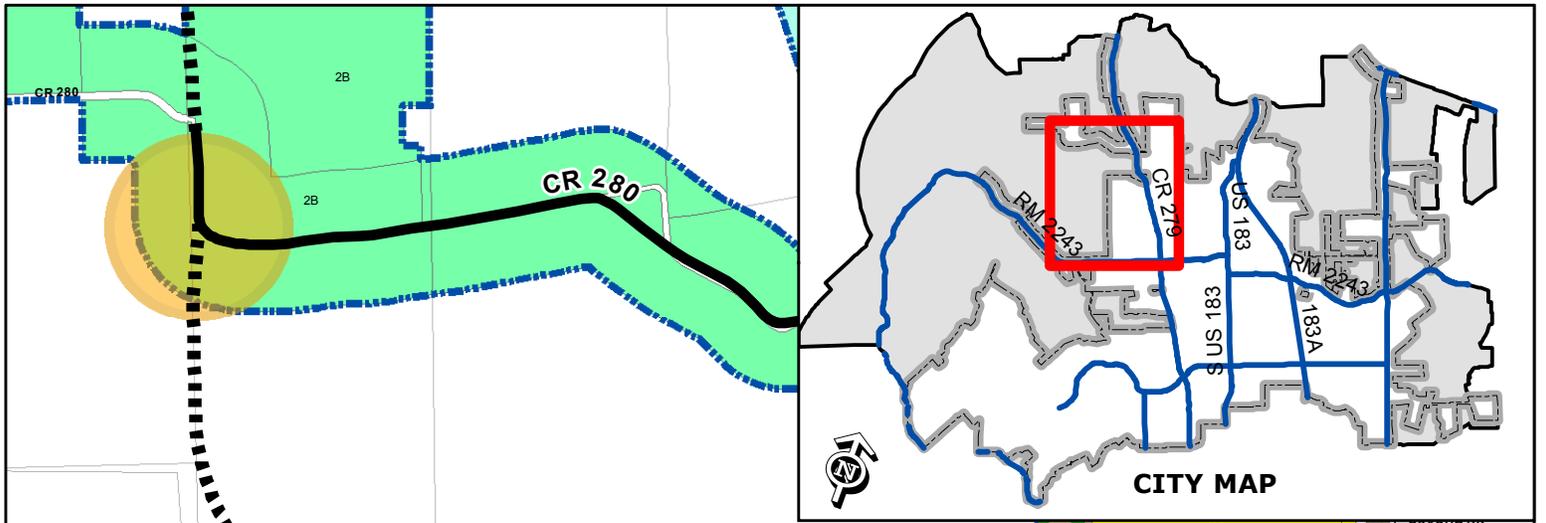
Sincerely,


Danny R. Martin, P.E., R.P.L.S.
Senior Project Manager
Malone/Wheeler, Inc.



Attachments

cc: John S. Lloyd, J L Development, Inc.



COMP PLAN 15-CPA-003

Attachment #3

San Gabriel Pkwy & Lakeline Blvd
Current Transportation Plan



Existing

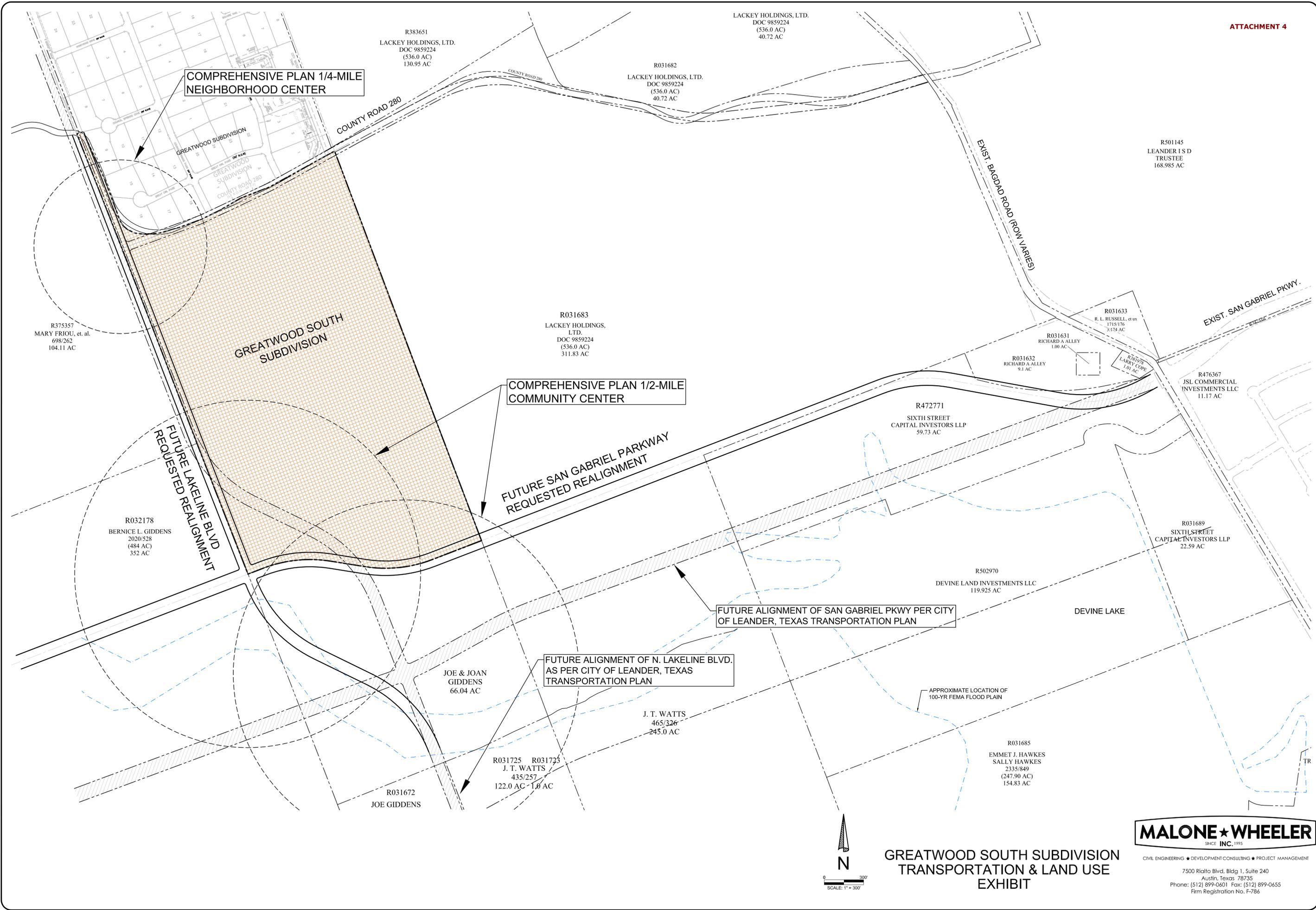
- Toll Road
- Arterial
- Collector

Proposed

- Arterial
- Collector
- City Limits

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





COMPREHENSIVE PLAN 1/4-MILE NEIGHBORHOOD CENTER

COMPREHENSIVE PLAN 1/2-MILE COMMUNITY CENTER

FUTURE ALIGNMENT OF SAN GABRIEL PKWY PER CITY OF LEANDER, TEXAS TRANSPORTATION PLAN

FUTURE ALIGNMENT OF N. LAKELINE BLVD. AS PER CITY OF LEANDER, TEXAS TRANSPORTATION PLAN

FUTURE LAKELINE BLVD REQUESTED REALIGNMENT

FUTURE SAN GABRIEL PARKWAY REQUESTED REALIGNMENT

APPROXIMATE LOCATION OF 100-YR FEMA FLOOD PLAIN



GREATWOOD SOUTH SUBDIVISION
TRANSPORTATION & LAND USE
EXHIBIT



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
7500 Ricito Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

R383651
LACKEY HOLDINGS, LTD.
DOC 9859224
(536.0 AC)
130.95 AC

LACKEY HOLDINGS, LTD.
DOC 9859224
(536.0 AC)
40.72 AC

R031682
LACKEY HOLDINGS, LTD.
DOC 9859224
(536.0 AC)
40.72 AC

R501145
LEANDER I S D
TRUSTEE
168.985 AC

R375357
MARY FRIOU, et. al.
698/262
104.11 AC

R031683
LACKEY HOLDINGS,
LTD.
DOC 9859224
(536.0 AC)
311.83 AC

R031633
R. L. RUSSELL, et ux
1715/176
3.174 AC

R031631
RICHARD A ALLEY
1.00 AC

R031632
RICHARD A ALLEY
9.1 AC

R031634
LARRY COPE
1.01 AC

R476367
JSL COMMERCIAL
INVESTMENTS LLC
11.17 AC

R472771
SIXTH STREET
CAPITAL INVESTORS LLP
59.73 AC

R032178
BERNICE L. GIDDENS
2020/528
(484 AC)
352 AC

R031689
SIXTH STREET
CAPITAL INVESTORS LLP
22.59 AC

R502970
DEVINE LAND INVESTMENTS LLC
119.925 AC

JOE & JOAN
GIDDENS
66.04 AC

J. T. WATTS
465/326
245.0 AC

R031725 R031723
J. T. WATTS
435/257
122.0 AC - 1.0 AC

R031672
JOE GIDDENS

R031685
EMMET J. HAWKES
SALLY HAWKES
2335/849
(247.90 AC)
154.83 AC



EXECUTIVE SUMMARY

APRIL 09, 2015

-
- Agenda Subject:** Comprehensive Plan Amendment Case 15-CPA-002: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node located and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to remove the portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries, Leander, Williamson County, Texas.
- Background:** A Comprehensive Plan Amendment is required for the applicant to request a change to the Transportation Plan. This request is the first step in the Comprehensive Plan Amendment process.
- Origination:** Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to remove the portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries.
- DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to remove the portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries.

- Attachments:**
1. Planning Analysis
 2. Letter of Intent
 3. Current Node Plan
 4. Proposed Node Plan

Prepared By: Robin M. Griffin, AICP
Senior Planner

03/31/2015



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CASE 15-CPA-002

NODE PLAN AMENDMENT

GENERAL INFORMATION

- Origination:** Applicant: Danny Martin on behalf of J. L. Development, Inc.
- Proposal:** The applicant is proposing to remove the portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries, Leander, Williamson County, Texas.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

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.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

ANALYSIS:

The Future Land Use Plan and Map were adopted by the City Council on August 7, 2014. These documents serve as a guide for staff, the Planning & Zoning Commission, and City Council in determining appropriate zoning districts and land use concept plans for properties within the City Limits and ETJ. The guiding principal of the Future Land Use Plan is the protection of the value of single-family neighborhoods through the concentration of mixed use activity centers at major transportation intersections. This principle provides for the separation of incompatible uses while also providing easy access for pedestrians, bicyclists and motorists to areas of retail and commercial development that serve the neighborhood, community and regional needs.

The Future Land Use Map calls for nodes located at the intersections of arterial and collector class roadways. The plan calls for a higher concentration of mixed use activity center within these nodes in order to discourage strip commercial development.

The applicant is proposing a large lot subdivision to the northeast of the intersection of Lakeline Boulevard and San Gabriel Parkway. They have submitted a request to eliminate the portions of the nodes located within the proposed subdivision. There is a Neighborhood Center Node located at the intersection of Lakeline Boulevard and CR 280 and a Community Center Node located at the intersection of Lakeline Boulevard and San Gabriel Parkway.

Each node provides several categories of land use with the intent to integrate land uses that make efficient use of the infrastructure systems while protecting sensitive land and providing a system of open space and parks. The plan encourages mixed use development in the activity center in order to provide services to neighborhoods as well as the community.

The Neighborhood Center Node is intended to be located at the intersection of collector streets and are approximately one quarter mile in diameter incorporating approximately 30 acres. These areas are intended for neighborhood scale commercial, retail and office uses that serve the immediately adjacent neighborhoods. These areas are also intended for higher density single-family, two-family and other compatible housing types including townhouses and condominiums.

The Community Center Node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing.

Development within both the Neighborhood Center and Community Center Nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

STAFF RECOMMENDATION:

Staff recommends denial of the proposed request to remove portions of the nodes from the proposed subdivision. These nodes are intended to serve the neighborhood by providing a mixture of uses that serve as a transition between the neighborhood and the center of the node. The proposed intersection of roadways are the appropriate locations for mixed use development with the highest density concentrated at the center of the node. In addition, the intersection of the nodes provide for the opportunity to integrate a network of pedestrian and bicycle corridors to allow for alternative transportation options.



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

March 3, 2015

Ms. Robin Griffin
Senior Planner
Planning Department City of Leander
104 North Brushy Street
Leander, Texas 78646

Re: Greatwood South Subdivision: Comprehensive Plan Amendment for Land Use
MWI Project No. 14-035

Dear Ms. Griffin:

Malone/Wheeler, Inc. as engineer and agent for J L Development, Inc. the Owner and Developer of Greatwood South Subdivision respectfully request an Amendment to the City of Leander Comprehensive Plan regarding land use.

As shown on the attached Exhibit and Concept Plan, Greatwood South is a 119.932 single family rural Subdivision with 88 acre lots with frontage on County Road 280 to the north, Lakeline Blvd. to the west and San Gabriel Parkway to the south.

The Comprehensive Plan shows a Community Center Node located at the intersection of future Lakeline Blvd and future San Gabriel Parkway and a Neighborhood Center Node at the intersection of future Lakeline Blvd. and existing County Road 280.

Our requested Amendment is to eliminate the portions of the two Nodes from our Subdivision.

Our Subdivision has frontage on existing County Road 280 with two proposed public streets intersecting County Road 280 providing access that allows for the development of the entire Subdivision within the next three years.

Our Subdivision will be served water from an existing City of Leander 24 inch water line in County Road 280.

Wastewater service from the City of Leander is not available due to its remote location. The Subdivision's lots will have private individual septic systems.

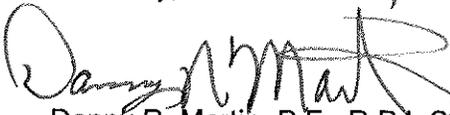
The development intensity called for in the Nodes will require that San Gabriel Parkway and Lakeline Blvd be existing and that the City's wastewater system has been extended to the area.

The Benbrook Ranch Development proposed a Node of development, very similar to the Neighborhood Center Node, located at the intersection of Bagdad Road and San Gabriel Parkway. In the fourteen year history of the Benbrook Ranch Development no development of the neighborhood

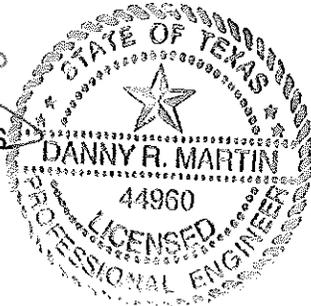
commercial or multi-family tracts has occurred, even though the roads are existing as are all utilities water, wastewater and electricity.

Attached hereto is an Exhibit that shows the City's current Land Use Plan with the two Nodes as described above with the City's current Transportation Plan and showing the re-alignment of Lakeline Blvd and San Gabriel Parkway with the two Nodes adjusted to the relocated intersections. Also attached is the Concept Plan for Greatwood South Subdivision showing the land use without the Nodes and the Transportation Plan amended. An Amendment to the Comprehensive Plan for amending the Transportation Plan has been submitted to the City of Leander.

Sincerely,

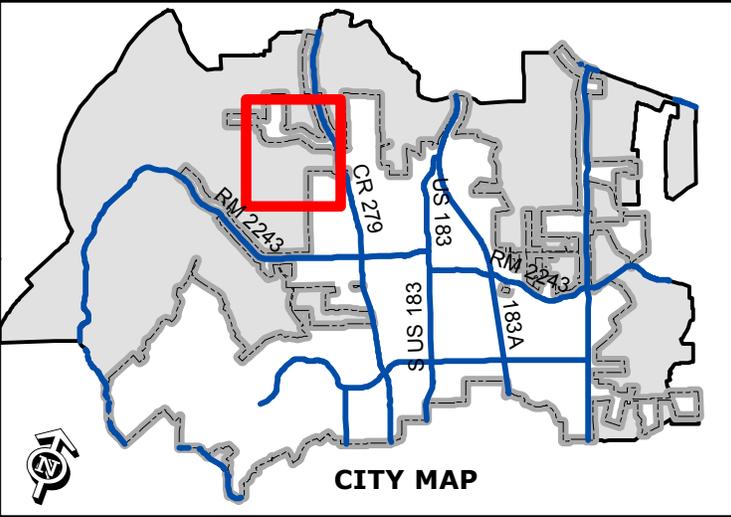
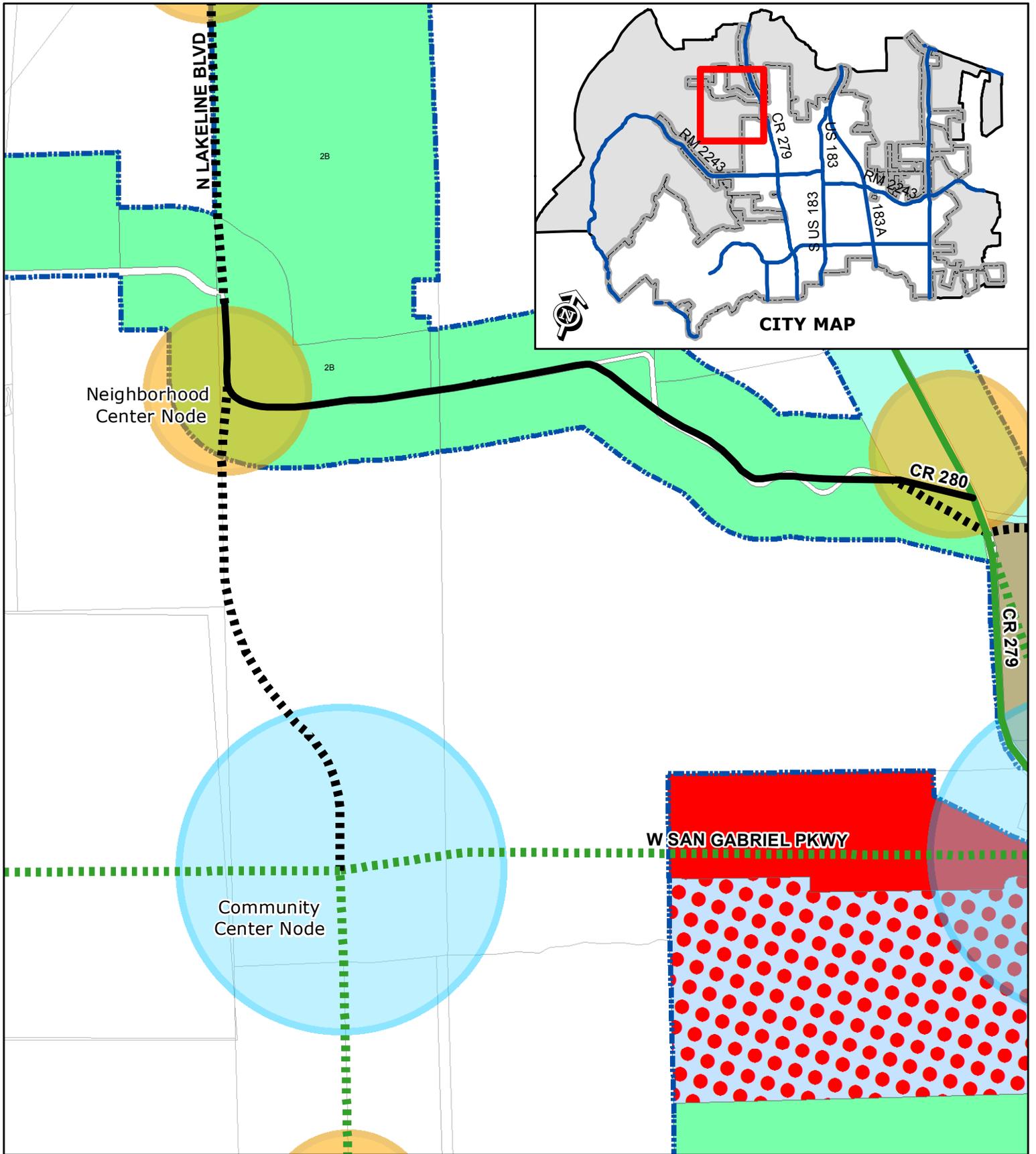


Danny R. Martin, P.E., R.P.L.S.
Senior Project Manager
Malone/Wheeler, Inc.



Attachments

cc: John S. Lloyd, J L Development, Inc.



COMP PLAN 15-CPA-002

Attachment #3

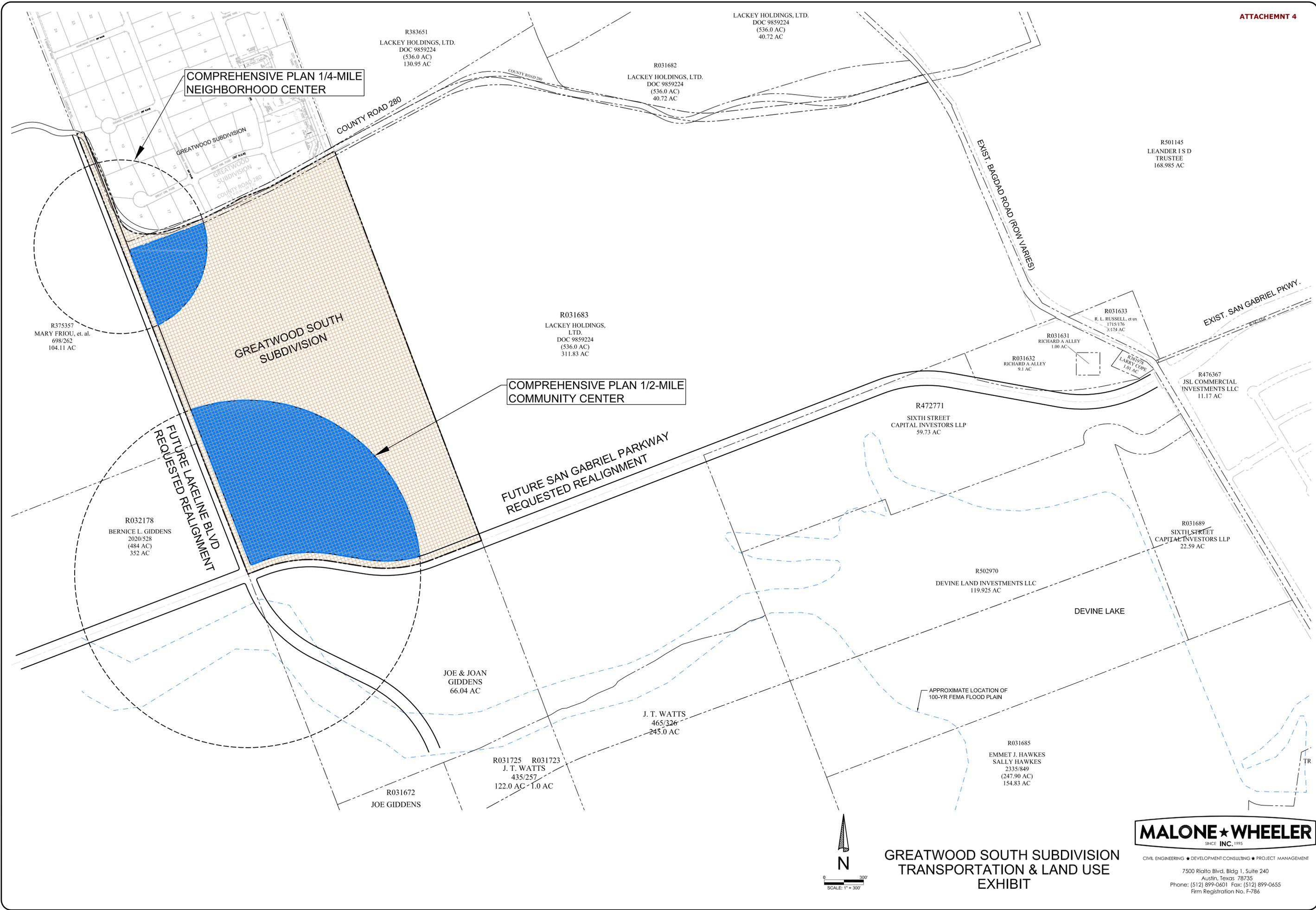
San Gabriel Pkwy & Lakeline Blvd
Current Future Land Use Plan

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- City Limits



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





COMPREHENSIVE PLAN 1/4-MILE NEIGHBORHOOD CENTER

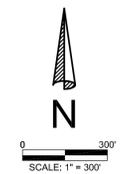
COMPREHENSIVE PLAN 1/2-MILE COMMUNITY CENTER

GREATWOOD SOUTH SUBDIVISION TRANSPORTATION & LAND USE EXHIBIT



CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

7500 Ricito Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
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