



AGENDA

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

Thursday ~ August 27, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 13, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the August 20, 2015 meeting. Presentation of Planning Excellence Award.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-FP-015: Consider action on the Travisso, Phase 2, Section 1E Final Plat for 12.416 acres more or less; TCAD Parcel 844740; generally located to the west of the Travisso, Phase 2, Section 1D Subdivision, more specifically to the west of the intersection of Good Night Trail and Venezia View; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
8. Subdivision Case 15-FP-016: Consider action on the Travisso, Phase 2, Section 1D Final Plat for 10.654 acres more or less; TCAD Parcel 844740; generally located to the north of the intersection of Good Night Trail and Castella Cove; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
9. Subdivision Case 15-TOD-FP-018: Consider action on the Oak Creek, Phase 5 Final Plat for 17.071 acres more or less; WCAD Parcel R529012; generally located to the southeast of the intersection of South San Gabriel Pkwy and US 183; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
10. Subdivision Case 14-FP-037: Consider action on the Leander Crossing, Phase 1 Final Plat for 22.21 acres more or less; WCAD Parcels R305748 and R322778; generally located to the northwest of the intersection of Woodview Drive and 183A Toll; Leander, Williamson County, Texas. Applicant/Agent: Gray Engineering on behalf of Leander Developers 4 LTD.

Public Hearing

11. Subdivision Case 15-CP-001: Hold a public hearing and consider action on the Deerbrooke Concept Plan, for 168.06 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814, generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, Leander, Williamson County Texas. Applicant: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

12. Zoning Case 15-Z-019: Hold a public hearing and consider action on the rezoning of a portion of a parcel of land located at 2804 Bagdad Road for 4 acres more or less; WCAD Parcel R314038 Currently, the property is zoned GC-3-C (General Commercial). The applicant is proposing to zone the property to MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of E & L Properties, LTD.

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

Applicant requested Item # 12 be postponed

13. Zoning Case 15-Z-020: Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-B, Leander, Williamson County, Texas. Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

- g) Staff Presentation
- h) Applicant Presentation
- i) Open Public Hearing
- j) Close Public Hearing
- k) Discussion
- l) Consider Action

14. Zoning Case 15-Z-021: Hold a public hearing and consider action on the rezoning of a parcel of land located at 508 Municipal Drive; 1.235 acres more or less; WCAD Parcel R036441. Currently, the property is zoned TF (Two-Family). The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Williamson County, Texas. Applicant: Del Ray and Linda Sudderth.

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

15. Discussion and possible action about moving the October 8th Planning and Zoning Commission meeting to Tuesday October 6th.

16. 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 day of August 21st, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager



MINUTES

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

Thursday ~ August 13, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:04 pm
2. Roll Call
All Commissioners were present – with Commissioner Wixson arriving at 7:12 pm
3. Approval of Minutes:
Regular Planning & Zoning Meeting: July 23, 2015
Motion made by Commissioner Hines to approve the minutes, seconded by Vice Chairman Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the August 6, 2015 meeting.
Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the August 6, 2015 meeting.
5. Review meeting protocol
Chairman Sokol referred to the printed meeting protocol,
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak

Consent Agenda

7. Subdivision Case 14-PP-015: Consider action on the Trivisso, Phase 2, Section 2A & 2B Preliminary Plat for 56.15 acres more or less; TCAD Parcels 353024 & 844740; generally located to the west of Venezia View and west of Trivisso Parkway; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Trivisso, LTD.
8. Subdivision Case 15-SFP-007: Consider action on the Anderson Commercial Short Form Final Plat for 9.736 acres more or less; WCAD Parcels R356090, R031221, and R356290; generally located to the southwest of the intersection of E Crystal Falls Parkway and Ronald W. Reagan Blvd, Leander, Williamson County Texas. Applicant/Agent: Richard Crank on behalf of Jennifer E. Anderson-Espinoza.

Motion made by Commissioner Hines to approve the consent agenda, seconded by Commissioner Anderson. Motion passed unanimously.

Public Hearing

9. Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC

Chairman Sokol announced that this item has been postponed by the applicant

10. Zoning Case #15-Z-017: Hold a public hearing and consider action on the rezoning of a parcel of land located at 6301 N. Bagdad Road; 11.0959 acres more or less; WCAD Parcel R031629. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFU-2-B (Single-Family Urban), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Richard A. Alley.

a) Staff Presentation

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

b) Applicant Presentation

Josh Becker, applicant explained the request and answered P & Z Commissioners questions

c) Open Public Hearing

Chairman Sokol opened the public hearing

d) Close Public Hearing

Chairman Sokol closed the public hearing

e) Discussion

Discussion took place

f) Consider Action

Vice Chairman Allen moved to approve the request. Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

11. Zoning Case #15-Z-011: Hold a public hearing and consider action on the rezoning of a parcel of land located at Osage Drive and Highland Trail; 0.94 acres more or less; WCAD Parcel R484296. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Mike Siefert on behalf of Lookout Development Group, LP.

g) Staff Presentation

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

h) Applicant Presentation

Mike Siefert, applicant explained the request

Open Public Hearing

Chairman Sokol opened the public hearing

**Laura Yambrick, 1908 Western Justice – spoke against
Amy Romig, 2516 Highland Trail – spoke against
Thomas Yambrick, 1908 Western Justice – spoke against
Kevin Clement, 1821 Buffalo Thunder – spoke against
Mark Magnuson, 2605 Running Wyld – spoke against
Tim Jensen, 2628 Raindance – spoke against
Carl Norman, 1821 Cross Draw – spoke against
Jai Rao, 1905 Western Justice – spoke against
Brian King, 2124 Peoria Dr – spoke against
Phylis Miquil, 1805 Buffalo Thunder – spoke against
Scott Morris, 2701 Highland Trail – spoke against
Haval Abbas, 1912 Western Justice – spoke against
Nichole Holmes, 1717 Buffalo Thunder – spoke against
Evelyn Odema Lewis, 2707 Highland Trail – spoke against
James Cuccio, 2228 Pow Wow – spoke against**

i) Close Public Hearing

Chairman Sokol closed the public hearing

j) Discussion

Discussion took place

Mike Seifert, applicant addressed some of the concerns of the residents

k) Consider Action

Vice Chairman Allen moved to deny the request. Commissioner Schwendenmann seconded the motion. Motion passed 5 to 2 for denial with Commissioners Saenz and Hines voting against the denial.

12. Meeting adjourned **at 8:24 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary



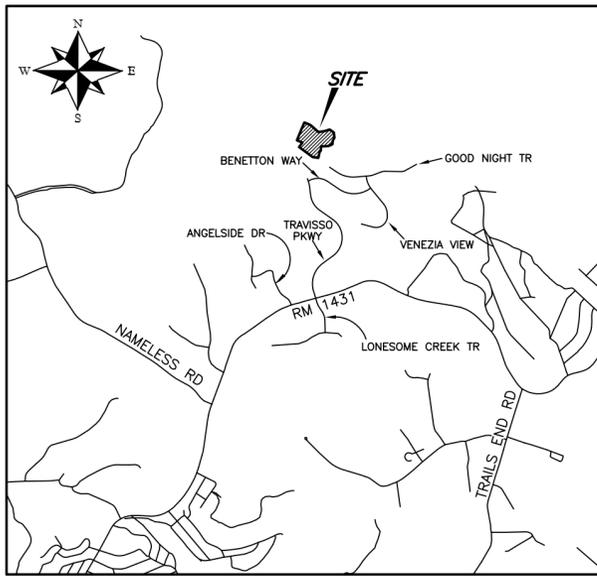
EXECUTIVE SUMMARY

AUGUST 27, 2015

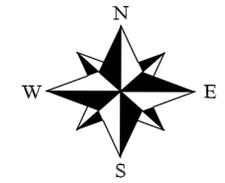
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- Agenda Subject:** Subdivision Case 15-FP-015: Consider action on the Travisso, Phase 2, Section 1E Final Plat for 12.416 acres more or less; TCAD Parcel 844740; generally located to the west of the Travisso, Phase 2, Section 1D Subdivision, more specifically to the west of the intersection of Good Night Trail and Venezia View; Leander, Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 35 single-family and 4 greenbelt 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. Travisso, Phase 2, Section 1D Final Plat must be recorded prior to the release of this plat for recordation.
 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

08/18/2015

FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1E



LOCATION MAP
(NOT TO SCALE)



SCALE: 1"=100'



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

LEGEND:

- = IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- Ⓜ = BLOCK NAME
- DE = DRAINAGE EASEMENT
- GB = GREENBELT
- PUE = PUBLIC UTILITY EASEMENT
- PSE = PUBLIC SAFETY EASEMENT
- GBDE = GREENBELT & DRAINAGE EASEMENT
- WBZE = WATERWAY BUFFER ZONE EASEMENT/
RIPARIAN CORRIDOR SETBACK
- BMPE = BEST MANAGEMENT PRACTICES EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- [Dashed Line] = LIMITS OF WBZE
- [Dotted Line] = SIDEWALK REQUIRED

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

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

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

SUBMITTAL DATE: MAY 5, 2015
TOTAL AREA OF THIS PLAT: 12.416 ACRES
TOTAL NUMBER OF LOTS: 39
RESIDENTIAL: 35
NON-RESIDENTIAL: 4

LINEAR FEET OF NEW STREETS
VENEZIA VIEW: 690'
PIANA PLACE (PUBLIC): 387'
PIANA PLACE (PRIVATE): 776'
TOTAL: 1,853'

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

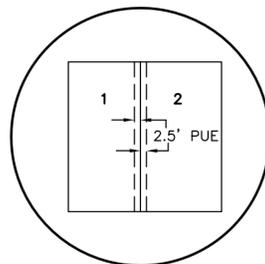
C.S. MASON SURVEY 204,
ABS. 2551

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

C.S. MASON SURVEY 204,
ABS. 2551

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

J.M. FRAME SURVEY 656,
ABS. 303



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



G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 3

FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1E

METES AND BOUNDS:

DESCRIPTION OF 12.416 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.416 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF LOT 35, BLOCK F, TRAVISSO SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FROM WHICH AN IRON ROD WITH CAP FOUND AT AN ANGLE POINT IN THE NORTHERLY LINE OF LOT 34, BLOCK F OF SAID TRAVISSO SECTION ONE, PHASE TWO, BEARS N74°34'11"E, A DISTANCE OF 83.65 FEET;

THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. S74°34'11"W, A DISTANCE OF 178.96 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 45.71 FEET AND A CHORD WHICH BEARS N11°31'59"W, A DISTANCE OF 45.66 FEET TO AN IRON ROD WITH G&R CAP SET;
3. S83°18'28"W, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
4. N82°12'33"W, A DISTANCE OF 102.72 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHEASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N82°12'33"W, A DISTANCE OF 150.53 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N53°33'40"W, A DISTANCE OF 452.29 FEET TO AN IRON ROD WITH G&R CAP SET;
3. N36°26'19"E, A DISTANCE OF 149.82 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 27.15 FEET AND A CHORD WHICH BEARS N66°03'09"W, A DISTANCE OF 27.14 FEET TO AN IRON ROD WITH G&R CAP SET;
5. N68°55'58"W, A DISTANCE OF 130.00 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N21°04'02"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
7. N22°10'14"E, A DISTANCE OF 314.35 FEET TO AN IRON ROD WITH G&R CAP SET;
8. N22°56'59"E, A DISTANCE OF 145.02 FEET TO AN IRON ROD WITH G&R CAP SET;
9. S68°43'12"E, A DISTANCE OF 141.13 FEET TO AN IRON ROD WITH G&R CAP SET;
10. S58°12'23"E, A DISTANCE OF 71.03 FEET TO AN IRON ROD WITH G&R CAP SET;
11. S47°42'14"E, A DISTANCE OF 251.61 FEET TO AN IRON ROD WITH G&R CAP SET;
12. N79°57'19"E, A DISTANCE OF 179.46 FEET TO AN IRON ROD WITH G&R CAP SET;
13. N44°07'25"E, A DISTANCE OF 99.48 FEET TO AN IRON ROD WITH G&R CAP SET;
14. S55°03'11"E, A DISTANCE OF 195.96 FEET TO AN IRON ROD WITH G&R CAP SET;
15. S07°30'12"E, A DISTANCE OF 142.37 FEET TO AN IRON ROD WITH G&R CAP SET;
16. S28°57'30"W, A DISTANCE OF 91.55 FEET TO AN IRON ROD WITH G&R CAP SET;
17. S04°31'35"W, A DISTANCE OF 93.24 FEET TO AN IRON ROD WITH G&R CAP SET;
18. S62°37'05"W, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
19. S69°58'40"W, A DISTANCE OF 61.88 FEET TO AN IRON ROD WITH G&R CAP SET;
20. S85°36'57"W, A DISTANCE OF 122.39 FEET TO AN IRON ROD WITH G&R CAP SET;
21. N86°15'58"W, A DISTANCE OF 66.81 FEET TO AN IRON ROD WITH G&R CAP SET;
22. S06°29'31"W, A DISTANCE OF 131.36 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
23. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 24.95 FEET AND A CHORD WHICH BEARS N83°28'01"W, A DISTANCE OF 24.94 FEET TO AN IRON ROD WITH G&R CAP SET;
24. S09°10'49"W, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
25. S12°54'27"W, A DISTANCE OF 128.80 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 12.416 ACRES OF LAND, MORE OR LESS.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N21°04'02"E	60.00'
L2	S58°12'23"E	71.03'
L3	S28°57'30"W	91.55'
L4	S04°31'35"W	93.24'
L5	S62°37'05"W	60.00'
L6	S69°58'40"W	61.88'
L7	N86°15'58"W	66.81'
L8	S09°10'49"W	60.00'
L9	N68°55'58"W	4.56'
L10	N68°55'58"W	35.44'
L11	N28°47'28"E	21.25'
L12	N28°47'28"E	21.25'
L13	S70°03'21"E	43.85'
L14	S70°03'21"E	20.90'
L15	N62°40'39"E	104.43'
L16	N62°40'39"E	104.43'
L17	N27°19'21"W	35.00'
L18	N62°40'39"E	30.00'
L19	S62°40'39"W	30.00'
L20	N27°19'21"W	40.00'
L21	S86°15'58"E	62.77'
L22	S59°25'50"E	8.71'
L23	S59°25'50"E	58.17'
L24	S59°25'50"E	32.55'
L25	S59°25'50"E	34.33'
L26	N31°37'24"W	36.84'
L27	N27°19'21"W	106.05'
L28	S27°19'21"E	71.05'
L29	N83°45'39"W	73.29'
L30	N27°19'21"W	70.00'
L31	S27°19'21"E	110.00'
L32	S17°28'44"E	37.78'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	5°45'39"	270.00'	27.15'	N66°03'09"W	27.14'	13.59'
C2	5°17'40"	270.00'	24.95'	S83°28'01"E	24.94'	12.48'
C3	27°15'31"	330.00'	157.00'	S67°11'26"E	155.52'	80.01'
C4	27°15'31"	270.00'	128.45'	S67°11'26"E	127.24'	65.47'
C5	15°22'18"	270.00'	72.44'	N61°14'50"W	72.22'	36.44'
C6	15°22'18"	330.00'	88.53'	N61°14'50"W	88.27'	44.53'
C7	89°30'56"	20.00'	31.25'	S24°10'30"E	28.16'	19.83'
C8	90°29'04"	20.00'	31.59'	N65°49'30"E	28.40'	20.17'
C9	8°12'31"	325.00'	46.56'	S24°41'13"W	46.52'	23.32'
C10	8°12'31"	275.00'	39.40'	S24°41'13"W	39.36'	19.73'
C11	60°00'00"	20.00'	20.94'	S58°47'28"W	20.00'	11.55'
C12	60°00'00"	20.00'	20.94'	N01°12'32"W	20.00'	11.55'
C13	188°50'16"	70.00'	230.71'	S63°12'36"W	139.58'	905.84'
C14	47°41'05"	20.00'	16.65'	S46°12'48"E	16.17'	8.84'
C15	83°59'52"	20.00'	29.32'	S67°56'43"W	26.76'	18.01'
C16	62°50'41"	70.00'	76.78'	N57°22'08"E	72.99'	42.77'
C17	22°21'07"	187.50'	73.15'	N58°52'48"W	72.68'	37.04'
C18	22°21'07"	217.50'	84.85'	N58°52'48"W	84.31'	42.97'
C19	69°37'06"	165.00'	200.49'	S82°30'47"E	188.38'	114.72'
C20	69°37'06"	195.00'	236.94'	S82°30'47"E	222.63'	135.57'
C21	90°00'00"	20.00'	31.42'	N72°19'21"W	28.28'	20.00'
C22	90°00'00"	20.00'	31.42'	N17°40'39"E	28.28'	20.00'
C23	10°00'37"	330.00'	57.65'	S75°48'53"E	57.58'	28.90'
C24	10°36'25"	330.00'	61.09'	S65°30'22"E	61.00'	30.63'
C25	6°38'29"	330.00'	38.25'	S56°52'55"E	38.23'	19.15'
C26	16°45'31"	270.00'	78.97'	S77°44'06"E	78.69'	39.77'
C27	15°47'40"	270.00'	74.43'	S61°27'31"E	74.19'	37.45'
C28	9°36'39"	270.00'	45.29'	N58°22'00"W	45.24'	22.70'
C29	5°28'55"	330.00'	31.57'	N56°18'08"W	31.56'	15.80'
C30	9°53'23"	330.00'	56.96'	N63°59'17"W	56.89'	28.55'
C31	82°46'18"	70.00'	101.12'	S10°10'37"W	92.56'	61.68'
C32	44°22'48"	70.00'	54.22'	S73°45'10"W	52.87'	28.55'
C33	61°41'10"	70.00'	75.36'	N53°12'51"W	71.78'	41.80'
C34	3°00'20"	217.50'	11.41'	N68°33'11"W	11.41'	5.71'
C35	17°10'34"	217.50'	65.20'	N58°27'44"W	64.96'	32.85'
C36	2°10'13"	217.50'	8.24'	N48°47'21"W	8.24'	4.12'
C37	18°06'29"	187.50'	59.26'	N61°00'07"W	59.01'	29.88'
C38	4°14'38"	187.50'	13.89'	N49°49'33"W	13.89'	6.95'
C39	9°53'50"	195.00'	33.68'	S52°39'10"E	33.64'	16.88'
C40	17°54'24"	195.00'	60.94'	S66°33'17"E	60.70'	30.72'
C41	17°39'17"	195.00'	60.09'	S84°20'07"E	59.85'	30.28'
C42	18°06'16"	195.00'	61.62'	N77°47'06"E	61.36'	31.07'
C43	6°03'19"	195.00'	20.61'	N65°42'19"E	20.60'	10.31'
C44	48°35'49"	165.00'	139.95'	S72°00'09"E	135.79'	74.49'
C45	21°01'17"	165.00'	60.54'	N73°11'18"E	60.20'	30.61'



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

SHEET 2 OF 3

FINAL PLAT OF
TRAVISSO PHASE 2, SECTION 1E

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 12.416 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 12.416 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO PHASE 2, SECTION 1E", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. A 5 FOOT SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF VENEZIA VIEW AND A 4 FOOT SIDEWALK SHALL BE INSTALLED ON THE EAST SIDE OF PIANA PLACE 50' R.O.W., AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. SIDEWALKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/DEVELOPER'S REPRESENTATIVE TO CONSTRUCT CROSSWALKS THAT ARE COMPLIANT WITH AMERICAN WITH DISABILITIES ACT.
12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
13. 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.
14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: 218, 226, 245, AND 246, ALL WITHIN BLOCK E.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
19. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
20. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
21. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
22. 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.
23. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
24. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE BMPE.
25. THAT PORTION OF PIANA PLACE SHOWN AS PRIVATE DRIVE, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT SHALL BE OWNED BY TRAVISSO HOMEOWNER'S ASSOCIATION, INC. AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015025981, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
26. NO STRUCTURE SHALL BE ERECTED OR INSTALLED WITHIN THE RIPARIAN CORRIDOR SETBACK (WBZE).
27. A PUBLIC UTILITY EASEMENT AND A PERPETUAL PUBLIC SAFETY EASEMENT AND PUBLIC SERVICES EASEMENT IS HEREBY DEDICATED WITHIN THE 30 FOOT PRIVATE DRIVE (PIANA PLACE). THE PERPETUAL PUBLIC SAFETY EASEMENT AND PUBLIC SERVICES EASEMENT IS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, AND OTHER PUBLIC SERVICES AND ENFORCING THE 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.

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

STATE OF TEXAS:
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

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

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,

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

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

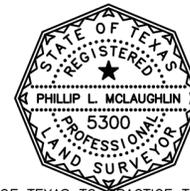
NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-41172, ISSUED MAY 8, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 08-21-15
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

ATTEST: _____
SID SOKOL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

LOWER COLORADO RIVER AUTHORITY _____ DATE _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

LOWER COLORADO RIVER AUTHORITY _____ DATE _____

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

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

OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY



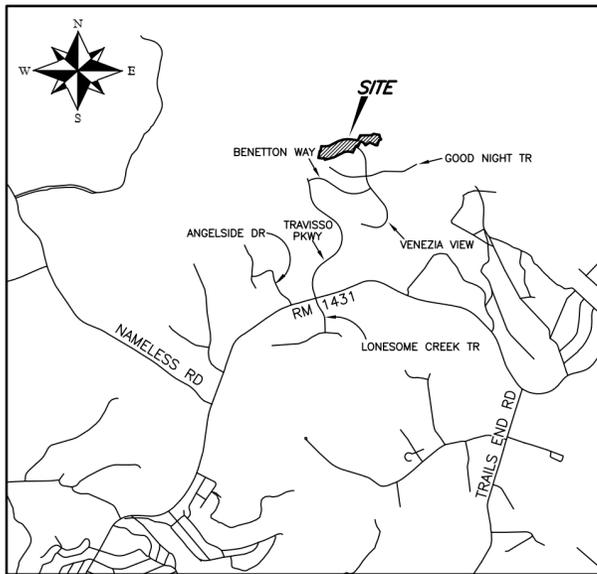
EXECUTIVE SUMMARY

AUGUST 27, 2015

-
- Agenda Subject:** Subdivision Case 15-FP-016: Consider action on the Travisso, Phase 2, Section 1D Final Plat for 10.654 acres more or less; TCAD Parcel 844740; generally located to the north of the intersection of Good Night Trail and Castella Cove; Leander, Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 34 single-family and 1 greenbelt 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

08/18/2015

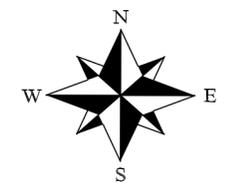
FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1D



LOCATION MAP
(NOT TO SCALE)

LEGEND:

- = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTEWATER EASEMENT
- GBDE = GREENBELT & DRAINAGE EASEMENT
- WBZE = WATERWAY BUFFER ZONE EASEMENT/
RIPARIAN CORRIDOR SETBACK
- BMPE = BEST MANAGEMENT PRACTICES EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- [---] = LIMITS OF WBZE
- [.....] = SIDEWALKS REQUIRED (SEE PLAT NOTE 10)



SCALE: 1"=100'



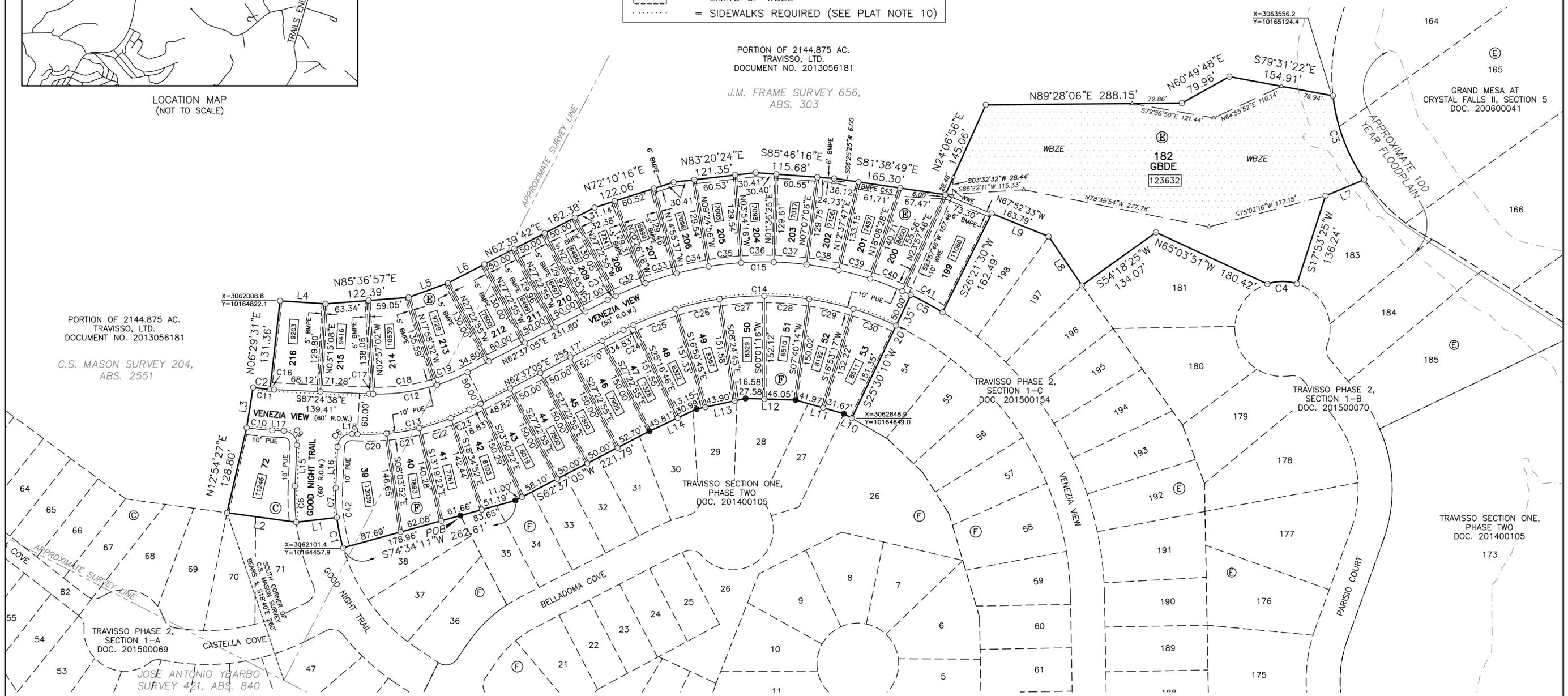
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

J.M. FRAME SURVEY 656,
ABS. 303

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

C.S. MASON SURVEY 204,
ABS. 2551



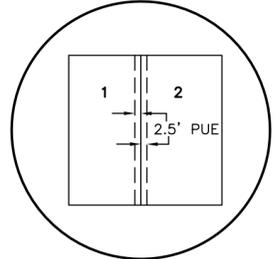
OWNER AND DEVELOPER:
TRAVISSO, LTD.
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

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

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

SUBMITTAL DATE: MAY 5, 2015
TOTAL AREA OF THIS PLAT: 10.654 ACRES
TOTAL NUMBER OF LOTS: 35
RESIDENTIAL: 34
NON-RESIDENTIAL: 1

LINEAR FEET OF NEW STREETS
VENEZIA VIEW: 1,009'
GOOD NIGHT TRAIL: 159'
TOTAL: 1,168'



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

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

FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1D

METES AND BOUNDS:

DESCRIPTION OF 10.654 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551 AND THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.654 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S74°34'11"W, A DISTANCE OF 178.96 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 45.71 FEET AND A CHORD WHICH BEARS N11°31'59"W, A DISTANCE OF 45.66 FEET TO AN IRON ROD WITH G&R CAP SET;
3. S83°18'28"W, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
4. N82°12'33"W, A DISTANCE OF 102.72 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
5. N12°54'27"E, A DISTANCE OF 128.80 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N09°10'49"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 24.95 FEET AND A CHORD WHICH BEARS S83°28'01"E, A DISTANCE OF 24.94 FEET TO AN IRON ROD WITH G&R CAP SET;
8. N06°29'31"E, A DISTANCE OF 131.36 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
9. S86°15'58"E, A DISTANCE OF 66.81 FEET TO AN IRON ROD WITH G&R CAP SET;
10. N85°36'57"E, A DISTANCE OF 122.39 FEET TO AN IRON ROD WITH G&R CAP SET;
11. N69°58'40"E, A DISTANCE OF 61.88 FEET TO AN IRON ROD WITH G&R CAP SET;
12. N62°37'05"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
13. N62°39'42"E, A DISTANCE OF 182.38 FEET TO AN IRON ROD WITH G&R CAP SET;
14. N72°10'16"E, A DISTANCE OF 122.06 FEET TO AN IRON ROD WITH G&R CAP SET;
15. N83°20'24"E, A DISTANCE OF 121.35 FEET TO AN IRON ROD WITH G&R CAP SET;
16. S85°46'16"E, A DISTANCE OF 115.68 FEET TO AN IRON ROD WITH G&R CAP SET;
17. S81°38'49"E, A DISTANCE OF 165.30 FEET TO AN IRON ROD WITH G&R CAP SET;
18. N24°06'56"E, A DISTANCE OF 145.06 FEET TO AN IRON ROD WITH G&R CAP SET;
19. N89°28'06"E, A DISTANCE OF 288.15 FEET TO AN IRON ROD WITH G&R CAP SET;
20. N60°49'48"E, A DISTANCE OF 79.96 FEET TO AN IRON ROD WITH G&R CAP SET;
21. S79°31'22"E, A DISTANCE OF 154.91 FEET TO AN IRON ROD WITH G&R CAP SET IN THE CURVING WESTERLY LINE TO THE LEFT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE WESTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5, HAVING A RADIUS OF 272.94 FEET, AN ARC LENGTH OF 133.14 FEET AND A CHORD WHICH BEARS S20°20'52"E, A DISTANCE OF 131.82 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5 AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING TEN (10) COURSES:

1. S67°10'07"W, A DISTANCE OF 61.64 FEET TO AN IRON ROD WITH G&R CAP SET;
2. S17°53'25"W, A DISTANCE OF 136.24 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 44.45 FEET AND A CHORD WHICH BEARS S89°41'55"W, A DISTANCE OF 43.71 FEET TO AN IRON ROD WITH G&R CAP SET;
4. N65°03'51"W, A DISTANCE OF 180.42 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S54°18'25"W, A DISTANCE OF 134.07 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N34°08'09"W, A DISTANCE OF 86.97 FEET TO AN IRON ROD WITH G&R CAP SET;
7. N67°52'33"W, A DISTANCE OF 90.49 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S26°21'30"W, A DISTANCE OF 162.49 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
9. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 53.22 FEET AND A CHORD WHICH BEARS N61°26'53"W, A DISTANCE OF 53.20 FEET TO AN IRON ROD WITH G&R CAP SET;
10. S25°30'10"W, A DISTANCE OF 201.35 FEET TO AN IRON ROD WITH G&R CAP SET IN THE NORTHERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO;

THENCE CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE NORTHERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO THE FOLLOWING SEVEN (7) COURSES:

1. N60°00'14"W, A DISTANCE OF 13.42 FEET TO AN IRON ROD WITH CAP FOUND;
2. N74°06'11"W, A DISTANCE OF 73.64 FEET TO AN IRON ROD WITH CAP FOUND;
3. N88°12'07"W, A DISTANCE OF 73.64 FEET TO AN IRON ROD WITH CAP FOUND;
4. S77°41'56"W, A DISTANCE OF 73.64 FEET TO AN IRON ROD WITH CAP FOUND;
5. S64°48'50"W, A DISTANCE OF 76.80 FEET TO AN IRON ROD WITH CAP FOUND;
6. S62°37'05"W, A DISTANCE OF 221.79 FEET TO AN IRON ROD WITH CAP FOUND;
7. S74°34'11"W, A DISTANCE OF 83.65 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 10.654 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	9°42'01"	270.00'	45.71'	S11°31'59"E	45.66'	22.91'
C2	5°17'40"	270.00'	24.95'	S83°28'01"E	24.94'	12.48'
C3	27°56'54"	272.94'	133.14'	S20°20'52"E	131.82'	67.92'
C4	36°23'10"	70.00'	44.45'	S89°41'55"W	43.71'	23.00'
C5	6°05'55"	500.00'	53.22'	N61°26'53"W	53.20'	26.64'
C6	9°16'26"	330.00'	53.41'	S02°02'52"E	53.36'	26.77'
C7	9°16'20"	270.00'	43.69'	S02°02'49"E	43.65'	21.90'
C8	90°00'00"	20.00'	31.42'	S47°35'22"W	28.28'	20.00'
C9	90°00'00"	20.00'	31.42'	N42°24'38"W	28.28'	20.00'
C10	6°35'27"	330.00'	37.96'	S84°06'55"E	37.94'	19.00'
C11	6°35'27"	270.00'	31.06'	S84°06'55"E	31.04'	15.55'
C12	29°58'16"	287.50'	150.39'	N77°36'13"E	148.68'	76.96'
C13	29°58'16"	325.00'	170.01'	N77°36'13"E	168.07'	87.00'
C14	52°53'04"	450.00'	415.35'	S89°03'37"W	400.77'	223.80'
C15	52°53'04"	500.00'	461.50'	S89°03'37"W	445.30'	248.66'
C16	1°17'47"	270.00'	6.11'	S86°45'45"E	6.11'	3.05'
C17	1°16'46"	287.50'	6.42'	S88°03'01"E	6.42'	3.21'
C18	18°55'57"	287.50'	95.00'	N81°50'37"E	94.57'	47.94'
C19	9°45'33"	287.50'	48.97'	N67°29'52"E	48.91'	24.54'
C20	7°31'40"	325.00'	42.70'	N88°49'32"E	42.67'	21.38'
C21	8°35'48"	325.00'	48.76'	N80°45'48"E	48.72'	24.43'
C22	8°35'45"	325.00'	48.76'	N72°10'01"E	48.71'	24.42'
C23	5°15'04"	325.00'	29.79'	N65°14'37"E	29.77'	14.90'
C24	2°06'09"	450.00'	16.51'	S63°40'10"W	16.51'	8.26'
C25	8°26'00"	450.00'	66.24'	S68°56'14"W	66.18'	33.18'
C26	8°26'00"	450.00'	66.24'	S77°22'15"W	66.18'	33.18'
C27	8°26'00"	450.00'	66.24'	S85°48'15"W	66.18'	33.18'
C28	8°26'03"	450.00'	66.24'	N85°45'43"W	66.18'	33.18'
C29	8°25'58"	450.00'	66.23'	N77°19'43"W	66.17'	33.18'
C30	8°36'53"	450.00'	67.66'	N68°48'17"W	67.60'	33.89'
C31	1°29'22"	500.00'	13.00'	S63°21'46"W	13.00'	6.50'
C32	5°27'15"	500.00'	47.60'	S66°50'05"W	47.58'	23.82'
C33	5°30'41"	500.00'	48.10'	S72°19'02"W	48.08'	24.07'
C34	5°30'41"	500.00'	48.10'	S77°49'43"W	48.08'	24.07'
C35	5°30'41"	500.00'	48.10'	S83°20'24"W	48.08'	24.07'
C36	5°30'41"	500.00'	48.10'	S88°51'05"W	48.08'	24.07'
C37	5°30'41"	500.00'	48.10'	N85°38'14"W	48.08'	24.07'
C38	5°30'41"	500.00'	48.10'	N80°07'33"W	48.08'	24.07'
C39	5°30'41"	500.00'	48.10'	N74°36'53"W	48.08'	24.07'
C40	5°49'15"	500.00'	50.80'	N68°56'55"W	50.77'	25.42'
C41	7°38'23"	500.00'	66.67'	N62°13'06"W	66.62'	33.38'
C42	18°58'21"	270.00'	89.41'	S06°53'49"E	89.00'	45.12'
C43	16°12'12"	580.00'	164.02'	S81°43'25"E	163.48'	82.56'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S83°18'28"W	60.00'
L2	N82°12'33"W	102.72'
L3	N09°10'49"E	60.00'
L4	S86°15'58"E	66.81'
L5	N69°58'40"E	61.88'
L6	N62°37'05"E	60.00'
L7	S67°10'07"W	61.64'
L8	N34°08'09"W	86.97'
L9	N67°52'33"W	90.49'
L10	N60°00'14"W	13.42'
L11	N74°06'11"W	73.64'
L12	N88°12'07"W	73.64'
L13	S77°41'56"W	73.64'
L14	S64°48'50"W	76.80'
L15	N02°35'22"E	60.67'
L16	N02°35'22"E	60.67'
L17	S87°24'38"E	17.04'
L18	S87°24'38"E	8.37'



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

FINAL PLAT OF
TRAVISSO PHASE 2, SECTION 1D

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 10.654 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551 AND THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 10.654 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO PHASE 2, SECTION 1D", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. A 5 FOOT SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF VENEZIA VIEW 60' R.O.W., LOT FRONTAGE OF LOTS 215 AND 216, BLOCK E AND LOT 72, BLOCK C AND BOTH SIDES OF GOODNIGHT TRAIL, AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. A 4 FOOT SIDEWALK SHALL BE INSTALLED ON THE SOUTH SIDE OF VENEZIA VIEW 50' R.O.W., LOT FRONTAGE OF LOTS 39-53, BLOCK F, AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. SIDEWALKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/DEVELOPER'S REPRESENTATIVE TO CONSTRUCT CROSSWALKS THAT ARE COMPLIANT WITH AMERICAN WITH DISABILITIES ACT.
12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
13. 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.
14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 182, BLOCK E.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
19. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
21. 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.
22. ACCESS TO GOOD NIGHT TRAIL IS PROHIBITED FOR LOT 72, BLOCK C AND LOT 39, BLOCK F.
23. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
24. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE BMPE.
25. NO STRUCTURE SHALL BE ERECTED OR INSTALLED WITHIN THE RIPARIAN CORRIDOR SETBACK (WBZE).

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, OF NO. 01247-41174, ISSUED MAY 8, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 08-21-15
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

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

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, 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.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

SID SOKOL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

LOWER COLORADO RIVER AUTHORITY _____ DATE _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

LOWER COLORADO RIVER AUTHORITY _____ DATE _____

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK

____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

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

OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

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



EXECUTIVE SUMMARY

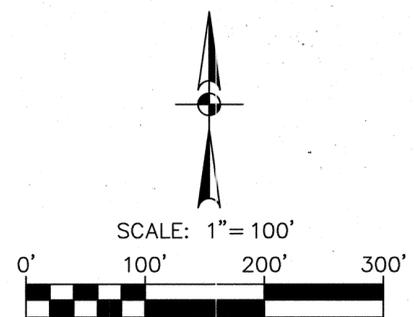
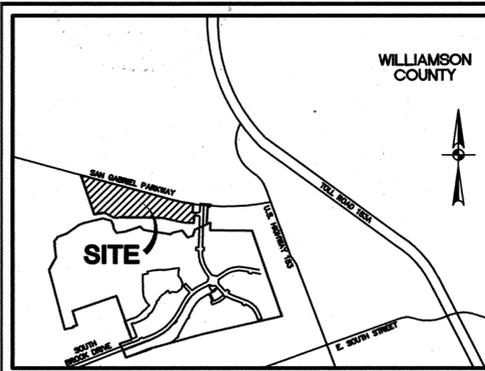
AUGUST 27, 2015

- Agenda Subject:** Subdivision Case 15-TOD-FP-018: Consider action on the Oak Creek, Phase 5 Final Plat for 17.071 acres more or less; WCAD Parcel R529012; generally located to the southeast of the intersection of South San Gabriel Pkwy and US 183; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 63 single-family lots, 1 fire station lot, and 3 parkland/drainage 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. TIA Fees in the amount of \$7,938 (\$126 X 63 lots) shall be paid prior to recordation.
 2. Roadway Adequacy Fees in the amount of \$31,500 (\$500 X 63 lots) shall be paid prior to recordation.
 3. Engineer estimate and cash payment for the sidewalk located along San Gabriel Pkwy.
 4. 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

08/20/2015

SUBDIVISION PLAT OF OAK CREEK, PHASE 5

A 17.071 ACRE TRACT OF LAND OUT OF A 25.319 ACRE TRACT
RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES
COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS.



LOT SUMMARY

TOTAL LOT ACREAGE:	17.071 ACRES
TOTAL NUMBER OF BLOCKS:	2
RESIDENTIAL DISTRICT LOTS:	63
PARKLAND/DRAINAGE LOTS:	3
FIRE STATION LOTS:	1

LINEAR FEET OF NEW STREET

MISTFLOWER SPRINGS DRIVE:	1553 LF
MUSTANG BROOK LANE:	301 LF

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE, FIRM REGISTRATION # 470

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPLS, FIRM REGISTRATION #100288-01

OWNER/SUBDIVIDER:
TOM RIELLY
SENTINEL COTTER LEANDER LLC.
700 LAVACA STREET, SUITE 900
AUSTIN, TEXAS
(949) 922-2512

BEARINGS ARE BASED ON THE ON THE
NORTH AMERICAN DATUM OF 1983 NAD
83 (NA2011), EPOCH 2010.00, FROM THE
TEXAS COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.999861806

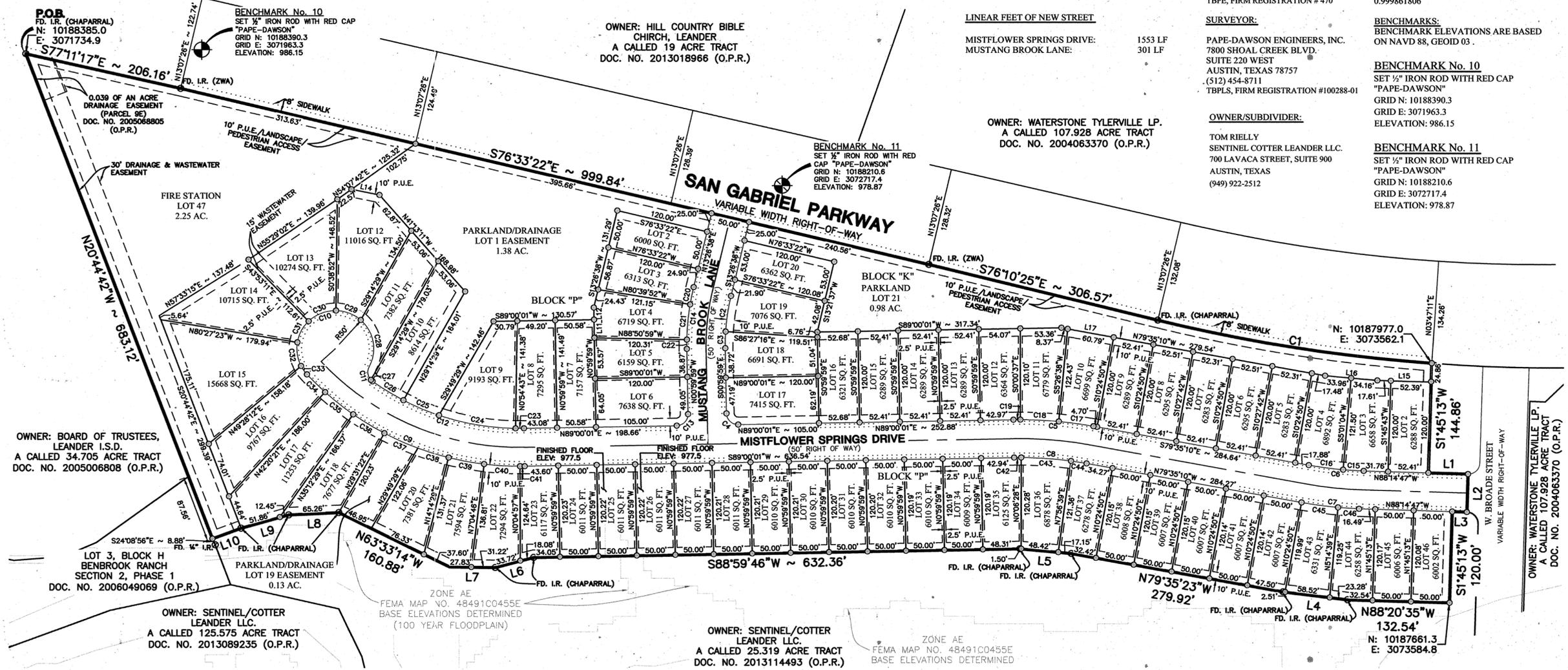
BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED
ON NAVD 88, GEOID 03.

BENCHMARK No. 10
SET 1/2" IRON ROD WITH RED CAP
"PAPE-DAWSON"
GRID N: 10188390.3
GRID E: 3071963.3
ELEVATION: 986.15

BENCHMARK No. 11
SET 1/2" IRON ROD WITH RED CAP
"PAPE-DAWSON"
GRID N: 10188210.6
GRID E: 3072717.4
ELEVATION: 978.87

**OWNER: HILL COUNTRY BIBLE
CHURCH, LEANDER
A CALLED 19 ACRE TRACT
DOC. NO. 2013018966 (O.P.R.)**

**OWNER: WATERSTONE TYLERVILLE LP.
A CALLED 107.928 ACRE TRACT
DOC. NO. 2004063370 (O.P.R.)**



- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - FOUND 1/2" IRON ROD WITH CAP
 - SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
 - FOUND IRON ROD
 - FD. I.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DR. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - BL. BUILDING LINE
 - PUE. PUBLIC UTILITY EASEMENT
 - DOC. No. DOCUMENT NUMBER

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01
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CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2150.00'	9°37'11"	S80°59'01"E	360.55'	360.98'
C2	275.00'	9°53'53"	S8°29'41"W	47.45'	47.51'
C3	275.00'	4°32'43"	S11°16'23"W	21.81'	21.82'
C4	15.00'	90°00'00"	S45°59'59"E	21.21'	23.56'
C5	525.00'	11°24'49"	S85°17'35"E	104.41'	104.58'
C6	475.00'	8°39'36"	S83°54'58"E	71.73'	71.79'
C7	527.54'	8°39'33"	N83°53'45"W	79.65'	79.73'
C8	475.00'	11°24'49"	N85°17'35"W	94.47'	94.62'
C9	375.00'	48°25'35"	N66°47'12"W	307.60'	316.95'
C10	50.00'	251°00'27"	N82°55'49"E	81.41'	219.05'
C11	15.00'	82°26'35"	S12°47'15"E	19.77'	21.58'
C12	325.00'	36°59'27"	S72°30'16"E	206.20'	209.82'
C13	15.00'	90°00'00"	N44°00'01"E	21.21'	23.56'
C14	325.00'	14°26'37"	N67°13'19"E	81.71'	81.93'
C15	475.00'	31°4'29"	N86°37'32"W	26.87'	26.87'
C16	475.00'	5°25'07"	N82°17'44"W	44.91'	44.92'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C17	525.00'	4°58'12"	N82°04'16"W	45.53'	45.54'
C18	525.00'	5°27'31"	N87°17'08"W	50.00'	50.02'
C19	525.00'	0°59'06"	S89°29'34"W	9.03'	9.03'
C20	325.00'	4°06'30"	S11°23'33"W	23.30'	23.30'
C21	325.00'	8°11'06"	S5°14'35"W	46.39'	46.43'
C22	325.00'	2°09'01"	S00°43'31"W	12.20'	12.20'
C23	325.00'	1°54'42"	S89°57'22"W	10.84'	10.84'
C24	325.00'	17°51'18"	N80°09'38"W	100.87'	101.28'
C25	325.00'	8°52'58"	N66°47'30"W	50.34'	50.39'
C26	325.00'	8°20'29"	N58°10'46"W	47.27'	47.32'
C27	15.00'	10°51'31"	N48°34'46"W	2.84'	2.84'
C28	50.00'	77°07'20"	N10°07'37"W	62.33'	67.30'
C29	50.00'	40°14'23"	N68°48'29"W	34.40'	35.12'
C30	50.00'	44°57'31"	S68°35'34"W	38.23'	39.23'
C31	50.00'	36°31'17"	S27°51'11"W	31.33'	31.87'
C32	50.00'	36°43'11"	S8°46'03"E	31.50'	32.04'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C33	50.00'	15°26'46"	S34°51'02"E	13.44'	13.48'
C34	375.00'	5°05'15"	S45°07'02"E	33.29'	33.30'
C35	375.00'	7°07'52"	S51°13'35"E	46.64'	46.67'
C36	375.00'	7°16'06"	S58°25'34"E	47.54'	47.57'
C37	375.00'	7°17'47"	S65°42'30"E	47.72'	47.75'
C38	375.00'	6°24'08"	S72°33'27"E	41.88'	41.90'
C39	375.00'	7°09'43"	S79°20'22"E	46.84'	46.87'
C40	375.00'	7°09'43"	S86°30'06"E	46.84'	46.87'
C41	375.00'	0°55'02"	N89°27'32"E	6.00'	6.00'
C42	475.00'	1°06'27"	N89°33'14"E	9.18'	9.18'
C43	475.00'	7°50'11"	S85°58'26"E	64.92'	64.97'
C44	475.00'	2°28'10"	S80°49'15"E	20.47'	20.47'
C45	527.48'	5°11'10"	S82°09'32"E	47.73'	47.74'
C46	527.48'	3°28'27"	S86°29'20"E	31.98'	31.98'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S88°14'47"E	51.41'
L2	S1°45'13"W	50.00'
L3	N88°14'47"W	19.08'
L4	N82°53'11"W	84.30'
L5	N84°42'16"W	67.07'
L6	S75°05'55"W	51.80'
L7	N89°16'20"W	59.04'
L8	S87°19'48"W	65.26'
L9	S74°14'18"W	64.31'
L10	S69°46'58"W	39.70'
L11	N0°59'59"W	23.87'
L12	N0°59'59"W	15.82'
L14	N78°19'10"W	37.17'
L15	N88°14'47"W	70.00'
L16	N84°47'26"W	68.13'
L17	N79°35'10"W	69.16'

SUBDIVISION PLAT
OF
OAK CREEK, PHASE 5

A 17.071 ACRE TRACT OF LAND OUT OF A 25.319 ACRE TRACT
RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES
COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 17.071 acre, tract of land out of a 25.319 acre tract recorded in Document No. 2013114493 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 17.071 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found 1/2" iron rod with cap marked "Chaparral", the northwest corner of said 25.319 acre tract, the northeast corner of a called 34.705 acre tract recorded in Document No. 2005068805 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of San Gabriel Parkway, a variable with right of way recorded in Document No. 2005011119 of the Official Public Records of Williamson County, Texas;

THENCE: With the north line of said 25.319 acre tract and the south right of way line of said San Gabriel Parkway, the following bearings and distances:

S 77°11'17" E, a distance of 206.16 feet to a found iron rod with cap marked "ZWA";

S 76°33'22" E, a distance of 999.84 feet to a found iron rod with cap marked "ZWA";

S 76°10'25" E, a distance of 306.57 feet to a found iron rod with cap marked "Chaparral";

THENCE: Southeasterly, along a tangent curve to the left, said curve having radius of 2150.00 feet, a central angle of 09°37'11", a chord bearing and distance of S 80°59'01" E, 360.55 feet, an arc length of 360.98 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing the north line of said 25.319 acre tract and the south right of way line of said San Gabriel Parkway, over and across said 25.319 acre tract the following bearings and distances:

S 01°45'13" W, a distance of 144.86 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 88°14'47" E, a distance of 51.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 01°45'13" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 88°14'47" W, a distance of 19.08 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 01°45'13" W, a distance of 120.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 88°20'35" W, a distance of 132.54 feet to a found iron rod with cap marked "Chaparral";

N 82°53'11" W, a distance of 84.30 feet to a found iron rod with cap marked "Chaparral";

N 79°35'23" W, a distance of 279.92 feet to a found iron rod with cap marked "Chaparral";

N 84°42'16" W, a distance of 67.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 88°59'46" W, a distance of 632.36 feet to found iron rod with cap marked "Chaparral";

S 75°05'55" W, a distance of 51.80 feet to found iron rod with cap marked "Chaparral";

N 89°16'20" W, a distance of 59.04 feet to found iron rod with cap marked "Chaparral";

N 63°33'14" W, a distance of 160.88 feet to found iron rod with cap marked "Chaparral";

S 87°19'48" W, a distance of 65.26 feet to found iron rod with cap marked "Chaparral";

S 74°14'18" W, a distance of 64.31 feet to found iron rod with cap marked "Chaparral";

S 69°46'58" W, a distance of 39.70 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", a point in the west line of said 25.319 acre tract, a point in the east line of Lot 3, Block H of Benbrook Ranch Section 2, Phase 1 recorded in Document No. 2006049069 of the Official Public Records of Williamson County, Texas, from which a found 3/4" iron rod bears S 24°10'29" E, 8.86 feet;

THENCE: N 20°44'42" W, with the west line of said 25.319 acre tract and the east line of said Lot 3, Block H, at a distance of 87.43 feet passing the northeast corner of said Lot 3, Block H, the southwest corner of a called 34.705 acre tract recorded in Document No. 2005068808 of the Official Public Records of Williamson County, Texas, continuing with the west line of said called 25.319 acre tract and the east line of said called 34.705 acre tract for a total distance of 683.12 feet to a the POINT OF BEGINNING and containing 17.071 acres in the City of Leander, Williamson County, Texas. Said tract being accordance with a survey made on the ground and a survey map prepared under Job No. 50784-00 by Pape Dawson Engineers, Inc.

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER, TEXAS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
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 AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. 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 TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
7. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
8. 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.
9. 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.
10. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF MISTFLOWER SPRINGS DRIVE AND MUSTANG BROOK LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES, SAN GABRIEL PARKWAY SIDEWALK SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
12. LOT 25, BLOCK P IN THIS SUBDIVISION IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491CO455E EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
13. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
14. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
15. 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.
16. OAK CREEK, PHASE 5 IS LOCATED IN THE BRUSHY CREEK WATERSHED.
17. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
18. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
19. IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED: A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE. (THE FOLLOWING NOTE IS INCLUDED ON THE PLAT). FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1, BLOCK P, LOT 21, BLOCK K, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NO PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
20. LOT 47, BLOCK P WILL BE OWNED AND MAINTAINED BY THE CITY OF LEANDER.



7803 SHOAL CREEK BLVD | SUITE 200 WEST | AUSTIN TEXAS 78767 | PHONE: 512.564.8711 | FAX: 512.459.6507

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01
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**SUBDIVISION PLAT
OF
OAK CREEK, PHASE 5**

A 17.071 ACRE TRACT OF LAND OUT OF A 25.319 ACRE TRACT
RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES
COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINEL COTTER LEANDER L.L.C., BEING THE OWNER OF A 25.319 ACRE TRACT, SITUATE IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 17.071 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 5

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

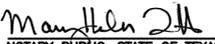
WITNESS MY HAND THIS THE 12th DAY OF AUGUST, 2015 A.D.

BY: 
SENTINEL COTTER LEANDER, L.L.C.
700 LAVACA STREET, SUITE 900
(949) 922-2512

STATE OF TEXAS
COUNTY OF WILLIAMSON

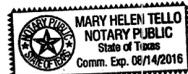
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM RIELLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 12 DAY OF August, 2015 A.D.


NOTARY PUBLIC, STATE OF TEXAS

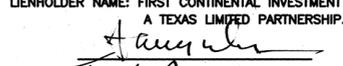
MaryHelenTello
PRINTED NAME

08.14.2016
MY COMMISSION EXPIRES



BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED DATED DECEMBER 12, 2015 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2013114493.

LIENHOLDER NAME: FIRST CONTINENTAL INVESTMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP.

BY: 
NAME: Todd Aiken
TITLE: EXECUTIVE VICE PRESIDENT
DATE: AUGUST 13, 2015

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE THE STATE OF TEXAS

COUNTY OF HARRIS DAY OF 8/13/15 PERSONALLY APPEARED Todd Aiken DID SAY THAT (S)HE IS Executive Vice President of First Continental Investment Co., Ltd. (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME, (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

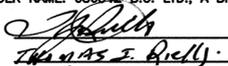
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF AUGUST 2015


NOTARY PUBLIC-STATE OF TEXAS



BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED DATED DECEMBER 12, 2015 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2013114493.

LIENHOLDER NAME: 686342 B.C. LTD., A BRITISH COLUMBIA COMPANY.

NAME: 
TITLE: V.P.
DATE: 12/18/15

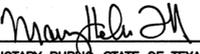
THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE THE STATE OF TEXAS

COUNTY OF TRAVIS DAY OF 12th PERSONALLY APPEARED Thomas J. Rielly DID SAY THAT (S)HE IS AGENT V.P. OF 686342 B.C. LTD. A British Columbia (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY August OF 2015.


NOTARY PUBLIC-STATE OF TEXAS



ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR., P.E., DO HERE BY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

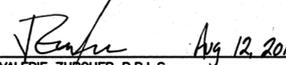
A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED.

BY: 
NAME: JAMES A. HUFFCUT, JR. U.P.E. 55253 10.12.15
ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470



SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, AUSTIN, TEXAS, FILE NO. CTA1404883 A, EFFECTIVE DATE OF DECEMBER 19, 2014 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.

BY: 
NAME: VALERIE ZURCHER R.P.L.S.
SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711



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

ATTEST:
SID SOKOL 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

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNT AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____ AT _____ O'CLOCK _____ M, AND DULY RECORDED THIS THE DAY OF _____ 20____, AD, AT _____ O'CLOCK _____ M, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

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



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.454.8967

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01
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Civil Job No. 50784-05; Survey Job No. 50784-02 OAK CREEK SECTION 5



EXECUTIVE SUMMARY

AUGUST 27, 2015

Agenda Subject: Subdivision Case 14-FP-037: Consider action on the Leander Crossing, Phase 1 Final Plat for 22.21 acres more or less; WCAD Parcels R305748, R474901, and R474912; generally located to the northwest of the intersection of Woodview Drive and 183A Toll; Leander, Williamson County, Texas.

Background: This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

Origination: Applicant/Agent: Gray Engineering on behalf of Leander Developers 4 LTD.

Financial Consideration: None

Recommendation: This final plat includes 69 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:

1. Provide executed copies of the offsite drainage, utility, construction and slope, waterline, and wastewater easements.
2. Provide the recordation number for the HOA bylaws.
3. Escrow agreement and payment of the recreation improvements fees in the amount of \$24,150.
4. 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.

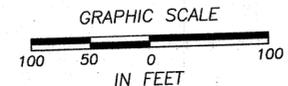
Motion: The Planning & Zoning Commission recommends approval of the final plat for the subject property.

Attachments: 1. Final Plat

Prepared By: Robin M. Griffin, AICP
Senior Planner

08/18/2015

JAMES M. ZANZI,
AS TRUSTEE OF THE
JAMES M. ZANZI
REVOCABLE TRUST
118.92 AC. (TRACT 1)
PORTION OF
201.33 AC.
DOC. NO. 2011001781
O.P.R.W.C.T.



*Elijah D. Harmon Survey
Abstract Number 6*

OVERLOOK ESTATES
SECTION 1
CAB. R. SLIDE 211
P.R.W.C.T.

OVERLOOK ESTATES
SECTION 2
CAB. R. SLIDE 213
P.R.W.C.T.

CITY OF LEANDER
WATER, WASTEWATER &
DRAINAGE EASEMENT
(EXHIBIT "A-1")

PEDERNALES ELECTRIC
COOPERATIVE, INC.
EASEMENT & RIGHT OF WAY
VOL. 517, PAGE 163
D.R.W.C.T.

OVERLOOK ESTATES
SECTION 2
CAB. R. SLIDE 213
P.R.W.C.T.

CITY OF LEANDER
WATER, WASTEWATER &
DRAINAGE EASEMENT
(EXHIBIT "A")

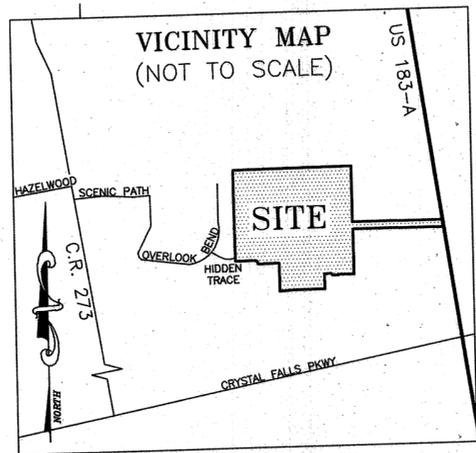
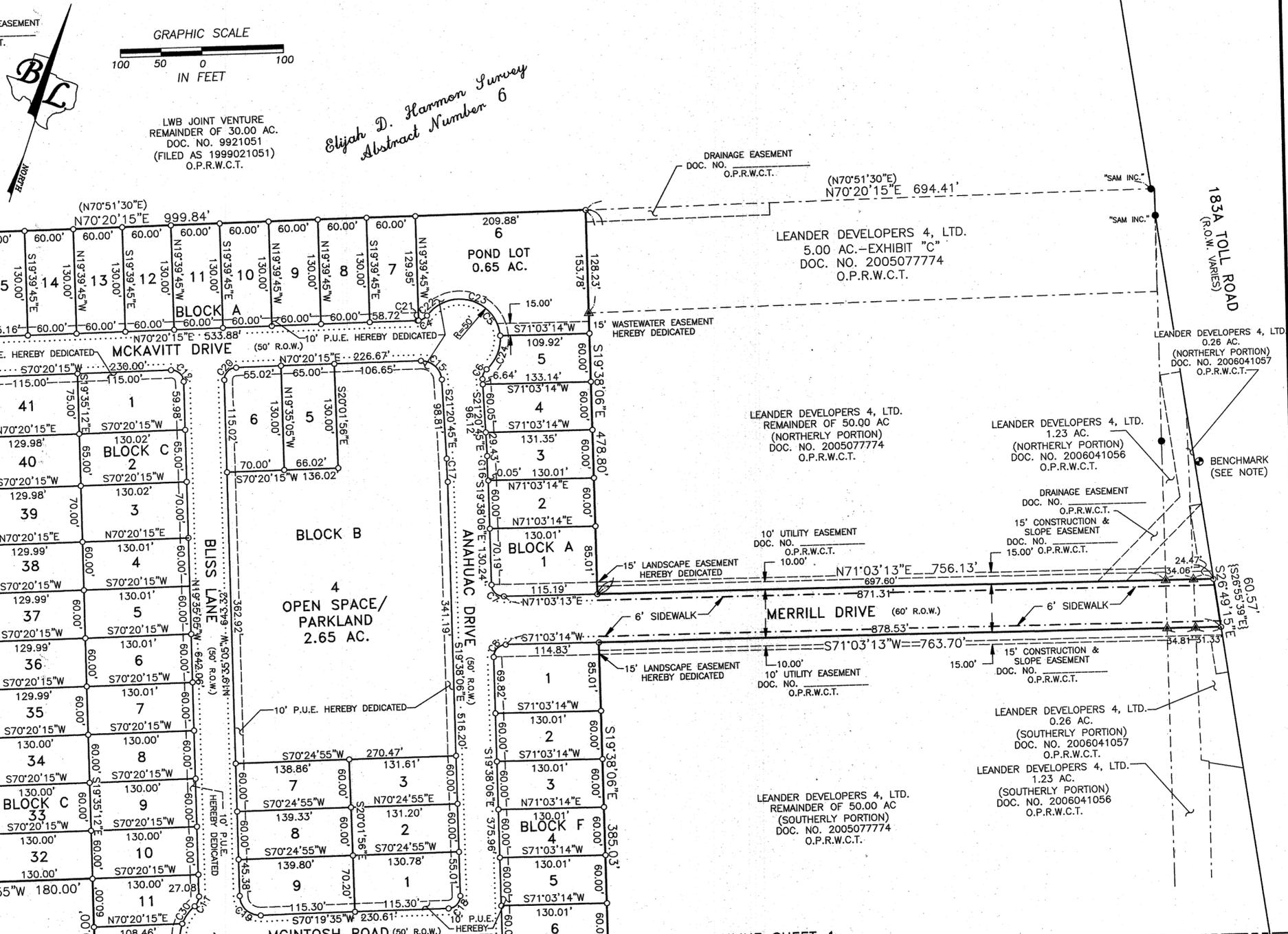
OVERLOOK ESTATES
SECTION 2
CAB. R. SLIDE 213
P.R.W.C.T.

OVERLOOK ESTATES
SECTION 2
CAB. R. SLIDE 213
P.R.W.C.T.

LEANDER CAPITAL, LLC
39.25 AC.
DOC. NO. 2014089565
O.P.R.W.C.T.

LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED, IF CAPPED)
○	CALCULATED POINT
▲	1/2" REBAR SET WITH PLASTIC CAP: "BASELINE, INC."
⊙	BENCHMARK
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION—DOC. NO. 2005077774, O.P.R.W.C.T.
{ }	RECORD INFORMATION— DOC. NO. 2006041057, O.P.R.W.C.T.
R	RADIUS
.....	PROPOSED 4' SIDEWALKS
-----	PROPOSED 6' SIDEWALKS



LEANDER CAPITAL, LLC
39.25 AC.
DOC. NO. 2014089565
O.P.R.W.C.T.

LEANDER DEVELOPERS 4, LTD.
5.00 AC.—EXHIBIT "C"
DOC. NO. 2005077774
O.P.R.W.C.T.

LEANDER DEVELOPERS 4, LTD.
REMAINDER OF 50.00 AC
(NORTHERLY PORTION)
DOC. NO. 2005077774
O.P.R.W.C.T.

LEANDER DEVELOPERS 4, LTD.
1.23 AC.
(NORTHERLY PORTION)
DOC. NO. 2006041056
O.P.R.W.C.T.

LEANDER DEVELOPERS 4, LTD.
0.26 AC.
(SOUTHERLY PORTION)
DOC. NO. 2006041057
O.P.R.W.C.T.

LEANDER DEVELOPERS 4, LTD.
1.23 AC.
(SOUTHERLY PORTION)
DOC. NO. 2006041056
O.P.R.W.C.T.

OWNERS: LEANDER CAPITAL, LLC
TWO ADDISON CIRCLE
15725 NORTH DALLAS PARKWAY
SUITE 300
DALLAS, TEXAS 75001

ACREAGE: 22.21 ACRES
SURVEY: ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6
NUMBER OF BLOCKS: 5
NUMBER OF LOTS: 69
LINEAR FEET OF NEW STREETS: 4,352
SUBMITTAL DATE: SEPTEMBER 2014
SURVEYOR: BASELINE LAND SURVEYORS, INC.
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
PHONE (512) 374-9722 FAX (512) 873-9743
ENGINEER: GRAY ENGINEERING, INC.
8834 NORTH CAPITAL OF TEXAS HIGHWAY
SUITE 140 AUSTIN, TEXAS 78759
TBPE NO. 2946
PHONE (512) 452-0371 FAX (512) 454-9933
BENCHMARK: BLS TRAVERSE PT. 3; CHISELED "X" CUT IN
WEST EDGE OF SIDEWALK ALONG WEST R.O.W.
OF 183A TOLL ROAD, APPROX. 150' NORTH OF
PROPOSED NORTH R.O.W MERRILL DRIVE.
ELEVATION=981.19.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
REGISTERED FIRM #10015100
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

**FINAL PLAT
LEANDER CROSSING
PHASE ONE**

Scale (hor.): 1"=100'

Date: 08/12/15

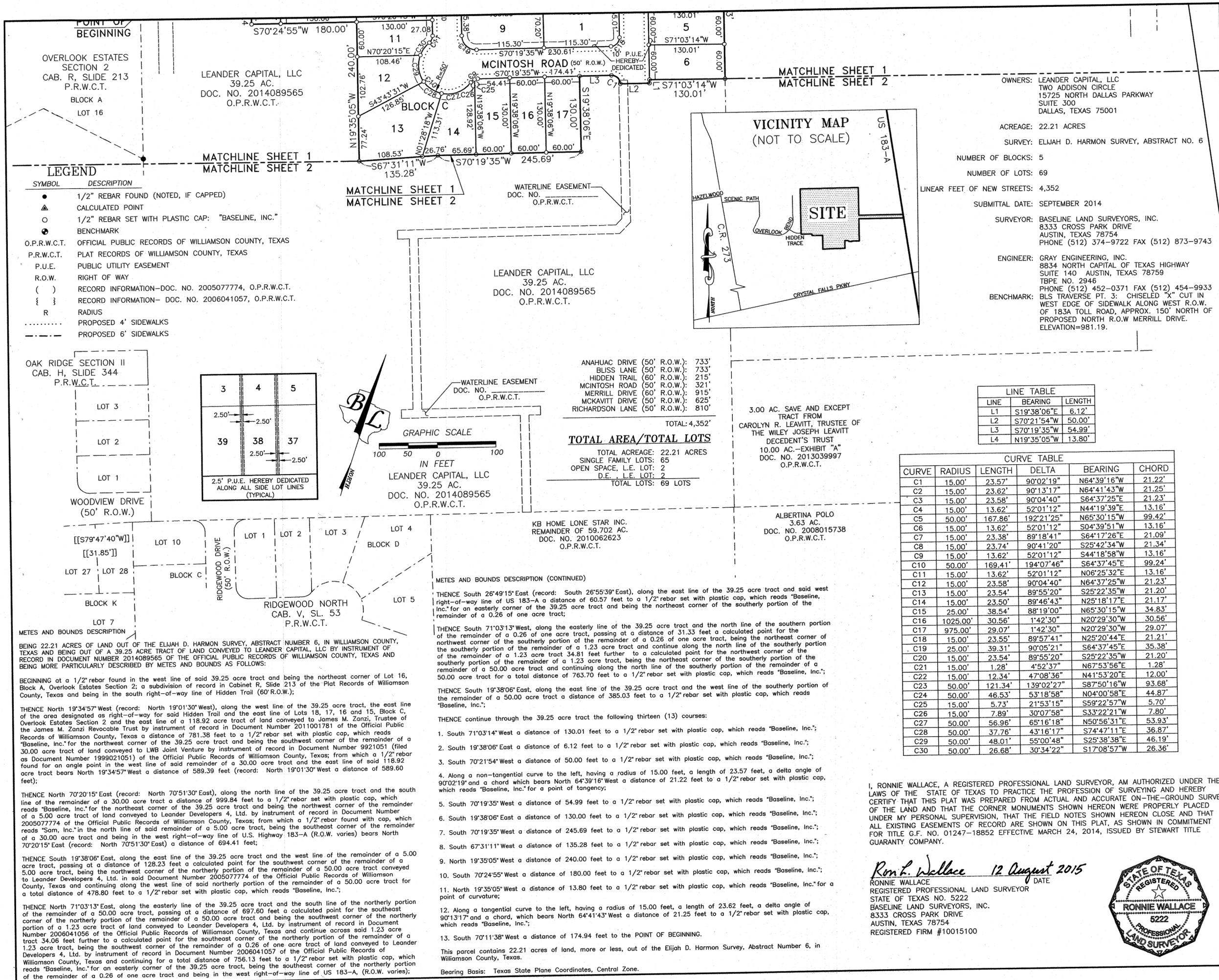
Drawn By: RLW

Checked By: JSL

Revision 1:

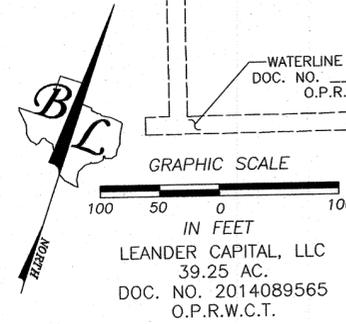
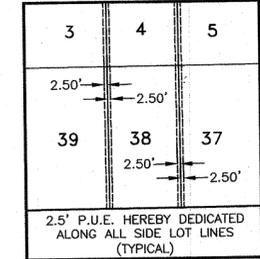
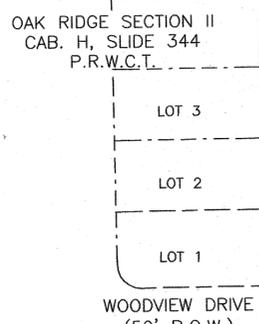
Revision 2:

Revision 3:



LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED, IF CAPPED)
▲	CALCULATED POINT
○	1/2" REBAR SET WITH PLASTIC CAP: "BASELINE, INC."
⊙	BENCHMARK
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
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P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION-DOC. NO. 2005077774, O.P.R.W.C.T.
{ }	RECORD INFORMATION- DOC. NO. 2006041057, O.P.R.W.C.T.
R	RADIUS
.....	PROPOSED 4' SIDEWALKS
-----	PROPOSED 6' SIDEWALKS



ANAHUAC DRIVE (50' R.O.W.): 733'
 BLISS LANE (50' R.O.W.): 733'
 HIDDEN TRAIL (60' R.O.W.): 215'
 MCINTOSH ROAD (50' R.O.W.): 321'
 MERRILL DRIVE (60' R.O.W.): 915'
 MCKAVITT DRIVE (50' R.O.W.): 625'
 RICHARDSON LANE (50' R.O.W.): 810'

TOTAL AREA/TOTAL LOTS

TOTAL ACREAGE:	22.21 ACRES
SINGLE FAMILY LOTS:	65
OPEN SPACE, L.E. LOT:	2
D.E., L.E. LOT:	2
TOTAL LOTS:	69 LOTS

LINE TABLE

LINE	BEARING	LENGTH
L1	S19°38'06"E	6.12'
L2	S70°21'54"W	50.00'
L3	S70°19'35"W	54.99'
L4	N19°35'05"W	13.80'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.57'	90°02'19"	N64°39'16"W	21.22'
C2	15.00'	23.62'	90°13'17"	N64°41'43"W	21.25'
C3	15.00'	23.58'	90°04'40"	S64°37'25"E	21.23'
C4	15.00'	13.62'	52°01'12"	N44°19'39"E	13.16'
C5	50.00'	167.86'	192°21'25"	N65°30'15"W	99.42'
C6	15.00'	13.62'	52°01'12"	S04°39'51"W	13.16'
C7	15.00'	23.38'	89°18'41"	S64°17'26"E	21.09'
C8	15.00'	23.74'	90°41'20"	S25°42'34"W	21.34'
C9	15.00'	13.62'	52°01'12"	S44°18'58"W	13.16'
C10	50.00'	169.41'	194°07'46"	S64°37'45"E	99.24'
C11	15.00'	13.62'	52°01'12"	N06°25'32"E	13.16'
C12	15.00'	23.58'	90°04'40"	N64°37'25"W	21.23'
C13	15.00'	23.54'	89°55'20"	S25°22'35"W	21.20'
C14	15.00'	23.50'	89°46'43"	N25°18'17"E	21.17'
C15	25.00'	38.54'	88°19'00"	N65°30'15"W	34.83'
C16	1025.00'	30.56'	1°42'30"	N20°29'30"W	30.56'
C17	975.00'	29.07'	1°42'30"	N20°29'30"W	29.07'
C18	15.00'	23.55'	89°57'41"	N25°20'44"E	21.21'
C19	25.00'	39.31'	90°05'21"	S64°37'45"E	35.38'
C20	15.00'	23.54'	89°55'20"	S25°22'35"W	21.20'
C21	15.00'	1.28'	4°52'37"	N67°53'56"E	1.28'
C22	15.00'	12.34'	47°08'36"	N41°53'20"E	12.00'
C23	50.00'	121.34'	139°02'27"	S87°50'16"W	93.68'
C24	50.00'	46.53'	53°18'58"	N04°00'58"E	44.87'
C25	15.00'	5.73'	21°53'15"	S59°22'57"W	5.70'
C26	15.00'	7.89'	30°07'58"	S33°22'21"W	7.80'
C27	50.00'	56.96'	65°16'18"	N50°56'31"E	53.93'
C28	50.00'	37.76'	43°16'17"	S74°47'11"E	36.87'
C29	50.00'	48.01'	55°00'48"	S25°38'38"E	46.19'
C30	50.00'	26.68'	30°34'22"	S17°08'57"W	26.36'

METES AND BOUNDS DESCRIPTION (CONTINUED)

THENCE South 26°49'15" East (record: South 26°55'39" East), along the east line of the 39.25 acre tract and said west right-of-way line of US 183-A a distance of 60.57 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for an easterly corner of the 39.25 acre tract and being the northeast corner of the southerly portion of the remainder of a 0.26 of one acre tract;

THENCE South 71°03'13" West, along the easterly line of the 39.25 acre tract and the north line of the southern portion of the remainder of a 0.26 of one acre tract, passing at a distance of 31.33 feet a calculated point for the northwest corner of the southerly portion of the remainder of a 0.26 of one acre tract, being the northeast corner of the southerly portion of the remainder of a 1.23 acre tract and continuing along the north line of the southerly portion of the remainder of a 1.23 acre tract 34.81 feet further to a calculated point for the northwest corner of the southerly portion of the remainder of a 1.23 acre tract, being the northeast corner of the southerly portion of the remainder of a 50.00 acre tract and continuing along the north line of the southerly portion of the remainder of a 50.00 acre tract for a total distance of 763.70 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"

THENCE South 19°38'06" East, along the east line of the 39.25 acre tract and the west line of the southerly portion of the remainder of a 50.00 acre tract a distance of 385.03 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"

THENCE continue through the 39.25 acre tract the following thirteen (13) courses:

1. South 71°03'14" West a distance of 130.01 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
2. South 19°38'06" East a distance of 6.12 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
3. South 70°21'54" West a distance of 50.00 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
4. Along a non-tangential curve to the left, having a radius of 15.00 feet, a length of 23.57 feet, a delta angle of 90°02'19" and a chord which bears North 64°39'16" West a distance of 21.22 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;" for a point of tangency;
5. South 70°19'35" West a distance of 54.99 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
6. South 19°38'06" East a distance of 130.00 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
7. South 70°19'35" West a distance of 245.69 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
8. South 67°31'11" West a distance of 135.28 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
9. North 19°35'05" West a distance of 240.00 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
10. North 70°24'55" West a distance of 180.00 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
11. North 19°35'05" West a distance of 13.80 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;" for a point of curvature;
12. Along a tangential curve to the left, having a radius of 15.00 feet, a length of 23.62 feet, a delta angle of 90°13'17" and a chord, which bears North 64°41'43" West a distance of 21.25 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
13. South 70°11'38" West a distance of 174.94 feet to the POINT OF BEGINNING.

This parcel contains 22.21 acres of land, more or less, out of the Elijah D. Harmon Survey, Abstract Number 6, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone.

I, RONNIE WALLACE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT, AS SHOWN IN COMMITMENT FOR TITLE G.F. NO. 01247-18852 EFFECTIVE MARCH 24, 2014, ISSUED BY STEWART TITLE GUARANTY COMPANY.

Ron L. Wallace 12 August 2015
 RONNIE WALLACE DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5222
 BASELINE LAND SURVEYORS, INC.
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 REGISTERED FIRM #10015100



BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN TEXAS 78754
 REGISTERED FIRM #10015100
 OFFICE: 512.974.9722 FAX: 512.873.9743
 ron-baseline@austin.rr.com

**FINAL PLAT
 LEANDER CROSSING
 PHASE ONE**

Scale (Hor.): 1" = 100'

Date: 08/12/15

Drawn By: RLW

Checked By: JSL

Revision 1:

Revision 2:

Revision 3:

**SHEET
 02 of 03**

STATE OF TEXAS {}

COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS: THAT LEANDER DEVELOPERS 4, LTD., ACTING HEREIN BY AND THROUGH LEANDER CAPITAL, LLC, BEING THE OWNER OF A 39.25 ACRE OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NUMBER 6 IN WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 22.21 ACRES TO BE KNOWN AS "LEANDER CROSSING PHASE ONE", AND DOES CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE _____ DAY OF _____ 20__ A.D.

LEANDER CAPITAL, LLC.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS {}

COUNTY OF WILLIAMSON {}

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

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

NOTARY PUBLIC, STATE OF TEXAS

(PRINT OR TYPE NOTARY'S NAME)

ENGINEER'S CERTIFICATION

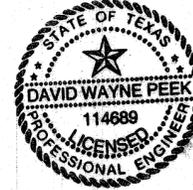
I, DAVID WAYNE PEEK, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCE AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO SINGLE FAMILY LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, (FLOOD INSURANCE RATE MAP), NO. 48491C 0455E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 12 DAY OF August, 2015 A.D.

David Wayne Peek

DAVID WAYNE PEEK, P.E. #114689
GRAY ENGINEERING, INC.
8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
(TELE.) 512-452-0371 (FAX) 512-454-9333



GENERAL NOTES:

- 1. 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.
2. 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.
3. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ANAHUAC DRIVE, BLISS LANE, HIDDEN TRAIL, MCINTOSH ROAD, MCKAVITT DRIVE, MERRILL DRIVE AND RICHARDSON LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
4. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) EDWARDS AQUIFER RULES.
5. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF LEANDER, TEXAS PUBLIC WORKS DEPARTMENT.
7. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO MAINTAIN PRE-DEVELOPMENT PEAK RATES AND/OR REDUCE POST-DEVELOPMENT PEAK RATE OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
9. 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 CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.
11. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
12. HOMEOWNERS ASSOCIATION (H.O.A.) MUST MAINTAIN FENCES ALONG THE RIGHT-OF-WAY AND SUBDIVISION BOUNDARIES, LANDSCAPE LOTS AND EASEMENTS, AND TEMPORARY AND PERMANENT DRAINAGE CHANNELS.
13. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
14. THE SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
15. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
16. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
17. SIDEWALKS ALONG MERRILL DRIVE WILL BE REQUIRED TO BE CONSTRUCTED AS PART OF THE PROPOSED SUBDIVISION IMPROVEMENTS.
18. LOT 6, BLOCK A AND LOT 11, BLOCK D WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND WILL BE DEDICATED AS DRAINAGE EASEMENTS TO THE CITY OF LEANDER.
19. LOT 4, BLOCK B AND LOT 12, BLOCK D WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. LANDSCAPE EASEMENTS WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY TO IN THIS SUBDIVISION.
22. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48491C 0455E, EFFECTIVE SEPTEMBER 26, 2008.
23. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
24. THE HOMEOWNER'S ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
25. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

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.

SID SOKOL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS {}
COUNTY OF WILLIAMSON {}

KNOW ALL BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF THE COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____

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

NANCY RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
REGISTERED FIRM #10015100
OFFICE: 512-374-9722 FAX: 512-873-9743
ron-baseline@austin.rr.com

FINAL PLAT
LEANDER CROSSING
PHASE ONE

Table with 5 columns: Scale (Hor.), Date, Drawn By, Checked By, Revision 1, Revision 2, Revision 3. Values include 08/12/15, RLW, JSL, and various revision numbers.

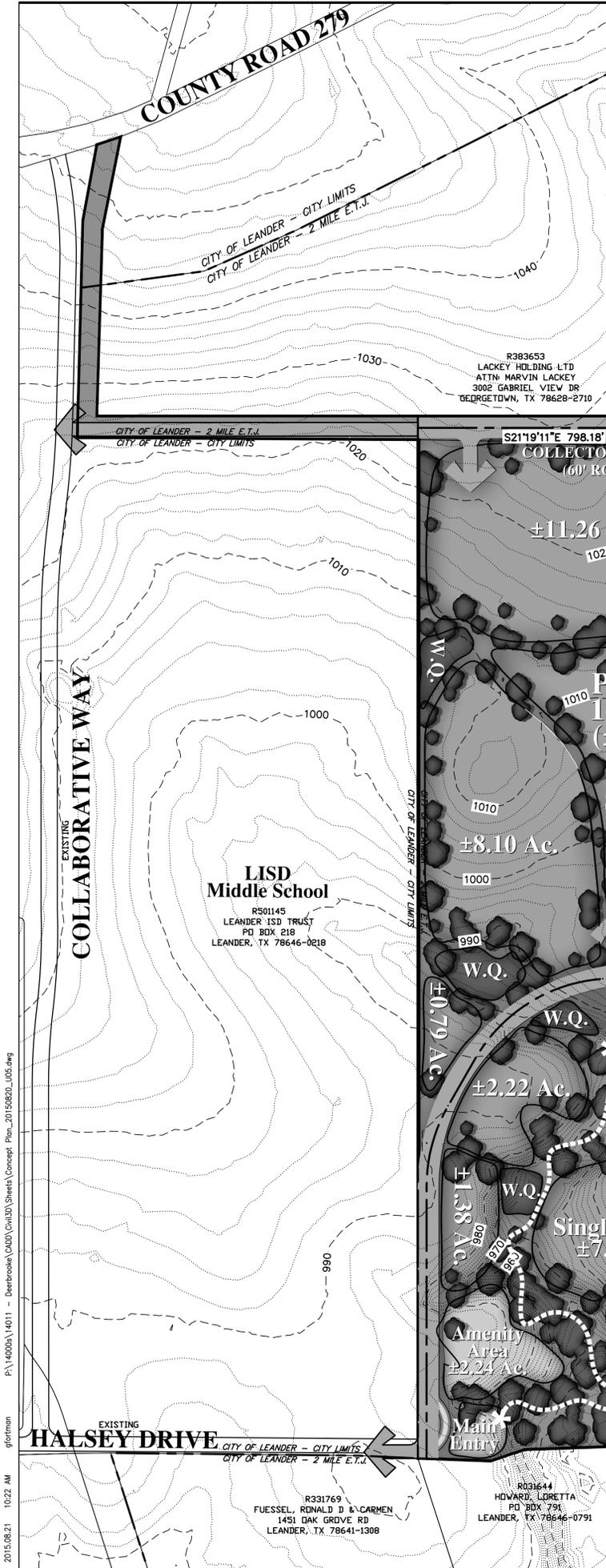


EXECUTIVE SUMMARY

AUGUST 27, 2015

-
- Agenda Subject:** Subdivision Case 15-CP-001: Hold a public hearing and consider action on the Deerbrooke Concept Plan, for 168.06 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814, generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, 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: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan includes approximately 750 single-family lots, 33.8 acres of water quality/floodplain, 22.55 acres of greenbelt/open space, and 6.24 acres of parkland/amenity areas. 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:** Robin M. Griffin
Senior Planner

08/20/2015

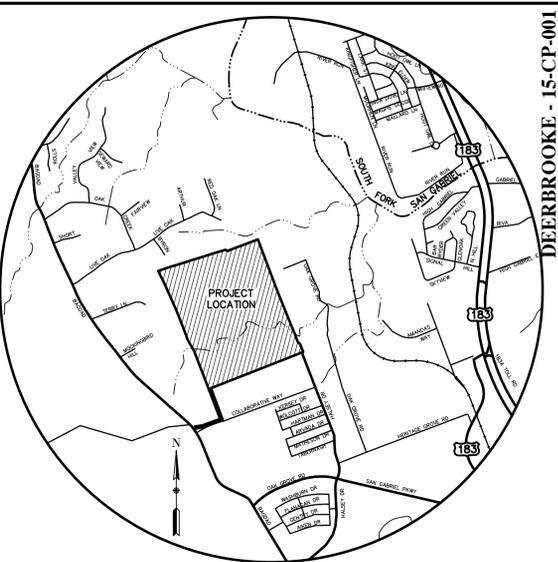


Phase	Lots	Parkland Required	Parkland Proposed	Floodplain	Steep Slope	Parkland Credited	Rec. Imp. Fee Req'd	Proposed Improvements	Improvement Cost
I	160	5.6	6.079		3.85	6.079	\$ 56,000.00	Trails	
II	290	10.15	5.2		3.76	5.2	\$ 101,500.00	Amenity Area	\$ 1,500,000.00
			3.76		1.88				
III	300	10.5	6.14		3.07	6.14	\$ 105,000.00	Trails	\$ 1,500,000.00
			4						
TOTALS:	750	26.25	14.925			28.786	\$ 262,500.00		

CONCEPTUAL PLAN NOTES:

- THIS PLAN IS CONCEPTUAL. THE STREET LAYOUT AND STANDARDS HAVE NOT BEEN REVIEWED BY CITY STAFF. THE SUBDIVISION ORDINANCE AND TRANSPORTATION CRITERIA MANUAL REGULATIONS APPLY.
- SINGLE FAMILY LOTS REQUIRES 1 LUE PER UNIT (TOTAL LUES REQUIRED = 750).
- ESTIMATED DATES OF COMPLETION BY PHASE:
 PHASE 1 - DECEMBER 1, 2015
 PHASE 2 - JULY 1, 2016
 PHASE 3 - DECEMBER 1, 2016
- AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER RESIDENTIAL UNIT.
- THE CONNECTION TO HALSEY DRIVE WILL BE REVIEWED AT THE PRELIMINARY PLAT STAGE.
- ROADWAYS PASSING OVER A FLOODPLAIN SHALL BE OF A MINIMUM DESIGN TO NOT RECEIVE MORE THAN 3" OF INUNDATION.
- SECONDARY ACCESS IS REQUIRED WHEN EXCEEDING 30 HOMES, INCLUDING INTERNAL CIRCULATION BETWEEN PHASES.

SCALE: 1" = 200'



CONCEPT PLAN FOR DEERBROOKE SUBDIVISION

LEANDER, TEXAS

INITIAL SUBMITTAL DATE: JANUARY 19, 2015
 UPDATE #05: AUGUST 10, 2015

OWNER: DEERBROOKE DEVELOPMENT, LLC 4807 SPOCWOOD SPRINGS RD, BUILDING 2, SUITE 104 AUSTIN, TX 78759 512-750-0896	DEVELOPER: SOUTHWEST LAND DEVELOPMENT SERVICES 300 CR 269 LEANDER, TX 78641 512-259-9000	ENGINEER: CIVILE, LLC 8240 N. MOPAC EXPY. SUITE 125 AUSTIN, TX 78759 512-402-6878
LAND PLANNER: LAND STRATEGIES, INC. 1010 LAND CREEK CV. AUSTIN, TX 78746 512-328-6050	SURVEYOR: LANDSIGN SERVICES, INC. 1220 MCNEIL ROAD ROUND ROCK, TX 78681 512-238-7901	

LAND-USE SUMMARY:

SINGLE FAMILY	±168.06 AC.
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PROPOSED UNIT MIX (SUBJECT TO CHANGE)

40'x100'	142 LOTS	18.9%
50'x120'	243 LOTS	32.4%
60'x120'	210 LOTS	28.0%
70'x130'	102 LOTS	13.6%
80'x130'	53 LOTS	7.1%
TOTAL	750 LOTS	100%

MAJOR ROADWAYS ±13.13 AC.
100-YEAR FLOODPLAIN ±14.92 AC.
GREENBELT/WATER QUALITY ±56.35 AC.
AMENITY AREA ±2.24 AC.
PARK ±4.00 AC.
TOTAL ±260.00 AC.

PARKLAND CALCULATIONS:
 750 UNITS @ 3.5/100 = ±26.25 AC. REQUIRED

PARKLAND PROVIDED:
 PARKS/AMENITY ±6.24 AC.
 GREENBELT/W.Q.S. ±22.55 AC.
TOTAL ±28.79 AC. PROVIDED

PROPOSED TRAILS*

* MINIMUM 6-FT CRUSHED GRANITE (OR OTHER SUITABLE MATERIAL) TRAIL WITH EDGE CONTAINMENT. THE TRAIL SHALL BE ON AT LEAST ONE SIDE OF THE MAIN CREEK THAT TRAVERSES THE SITE FOR ITS ENTIRE LENGTH THROUGH THE SITE AND AS GENERALLY DEPICTED ON THE CONCEPT PLAN.

LAND STRATEGIES INC. 1010 LAND CREEK CV. SUITE 100 AUSTIN, TX 78746 PH: (512) 328-6050 FAX: (512) 328-6172 LS@LandStrat.COM

PAUL LINEHAN & ASSOCIATES

CIVILE, LLC
 8240 N. MOPAC EXPY SUITE 125 AUSTIN, TX 78759
 OFFICE: 512-402-6878 FAX: 512-402-6947

Civile
 TEXAS REGISTERED ENGINEERING FIRM F-15581

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DERBROOKE - 15-CP-001



EXECUTIVE SUMMARY

AUGUST 27, 2015

-
- Agenda Subject:** Zoning Case 15-Z-019: Hold a public hearing and consider action on the rezoning of a portion of a parcel of land located at 2804 Bagdad Road for 4.8 acres more or less; WCAD Parcel R314038. Currently, the property is zoned GC-3-C (General Commercial). The applicant is proposing to zone the property to MF-2-A (Multi-Family), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Josh Becker on behalf of E & L Properties, LTD.
- Financial Consideration:** None
- Recommendation:** The applicant has postponed this request for a later Planning & Zoning Commission Meeting and City Council Meeting.
- Attachments:** 1. Postponement Request
- Prepared By:** Martin Siwek, AICP
Planner

08/21/2015

Robin Griffin

From: Josh Becker [joshdbecker@gmail.com]
Sent: Thursday, August 20, 2015 10:12 PM
To: Martin Siwek; Robin Griffin; Ellen Pizalate
Subject: Postponing Re-Zone Request

To whom it may concern:

After speaking with Martin about staffs recommendations for the property located at 2804 Bagdad Rd in Leander, we would like to request the postponement of Zoning Case 15-Z-019 until we have the opportunity to explore what option will yield the most suitable result for the city and the landowner.

If you have any questions, please don't hesitate to give me a call.

Sincerely,
Josh Becker
512-909-4744



EXECUTIVE SUMMARY

AUGUST 27, 2015

Agenda Subject: Zoning Case 15-Z-020: Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-B, Leander, Williamson County, Texas.

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

Origination: Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

Financial Consideration: None

Recommendation: See Planning Analysis.

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

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

Attachments:

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

Prepared By: Robin M. Griffin, AICP
Senior Planner

08/18/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-020 BENBROOK RANCH COMMERCIAL

GENERAL INFORMATION

Owner: JSL Commercial Investments, LLC.

Current Zoning: LC-2-B (Local Commercial)

Proposed Zoning: LC-3-B (Local Commercial)

Size and Location: The property is located on the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279 and is approximately 1.508 acres in size.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	LC-2-B	Undeveloped land zoned for local commercial uses
EAST	LC-2-B SFU-2-B	Undeveloped land zoned for local office Established Single-Family Homes (Benbrook Ranch)
SOUTH	LC-2-B	Undeveloped land zoned for local commercial uses
WEST	GC-3-B	Undeveloped land zoned for general commercial uses

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

LC – LOCAL COMMERCIAL:

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT:

TYPE 3:

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

Intent:

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

ARCHITECTURAL COMPONENT:

TYPE B:

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Plan for future development that is compatible with existing residential neighborhoods.
- Establish high standards for development.
- The Community Center land use 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 these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

ANALYSIS:

The applicant is requesting the LC-3-B (Local Commercial) district in order to allow for a convenience store with fuel sales. The properties located to the north, west, and south are zoned for general commercial and local commercial uses. The property to the east is currently developed as part of the Benbrook Ranch subdivision.

The LC use component permits all uses allowed in the LO (Local Office) use component as well as retail sales and services, restaurants, banks, and convenience stores. The hours of operation: are limited to 5:00 a.m. to 10:00 p.m. Sunday through Thursday and 5:00 a.m. to 11:00 p.m. Friday and Saturday. The intent of the use component is to allow for uses that are limited in scale and offer services to neighboring residential neighborhoods. Access should be provided by a collector or higher classification street. In this case, access is provided by San Gabriel Pkwy and Bagdad Road.

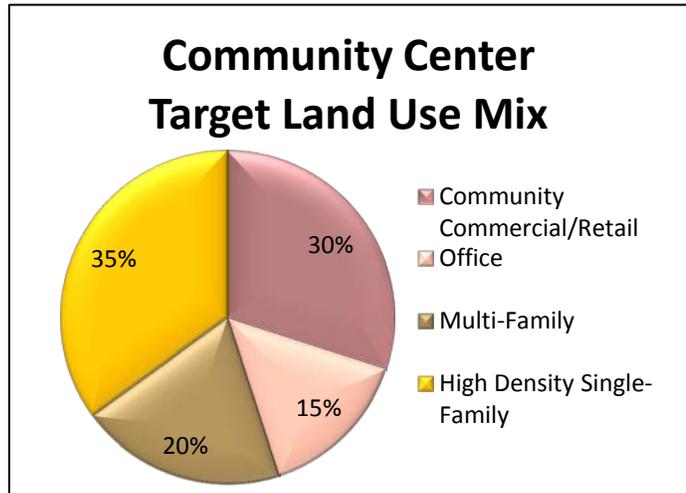
The current Type 2 site component does not permit outdoor storage or display, outdoor entertainment, or outdoor fueling. The change to a Type 3 site component will permit outdoor fuel sales. The table below demonstrates the differences between the two site components.

Site Standards	Type 2	Type 3
Outdoor Display and Storage	Not Permitted	30% of gross floor area of primary structure
Use of Overhead Commercial Service Doors	Not Permitted	Permitted
Outdoor Fueling	Not Permitted	Permitted
Outdoor Container Storage	Not Permitted	20% of gross floor area of primary structure

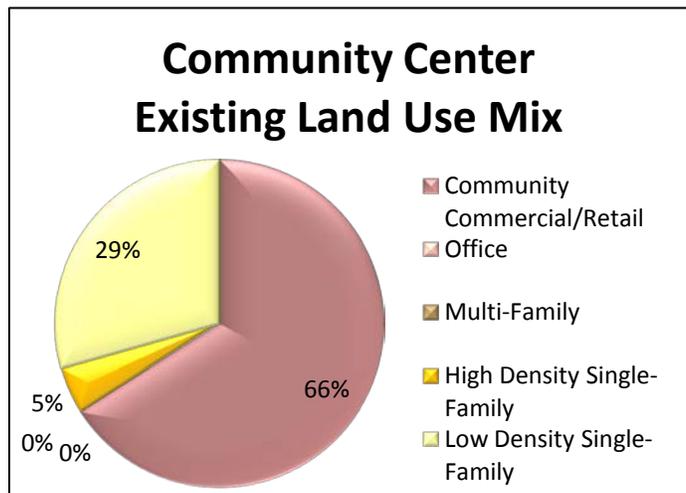
The Type B architectural component requires at least eight-five (85%) of the exterior surface area of the first story walls are masonry and fifty (50%) of all other stories are masonry. This architectural component also requires a minimum of four design features. The Type A architectural component requires at least eight-five (85%) of the exterior surface area walls are masonry and that there are a minimum of five design features. This component is intended to provide high building standards and ensure compatibility between non-residential and residential uses.

This property is located within a Community Center Node as identified by the Future Land Use Map. This land use 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 these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

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



The existing land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land use is community commercial/retail. The proposed zoning change does not change the existing land use mix since only the site component is proposed to change. The current land use mix is shown in the graph to the right.

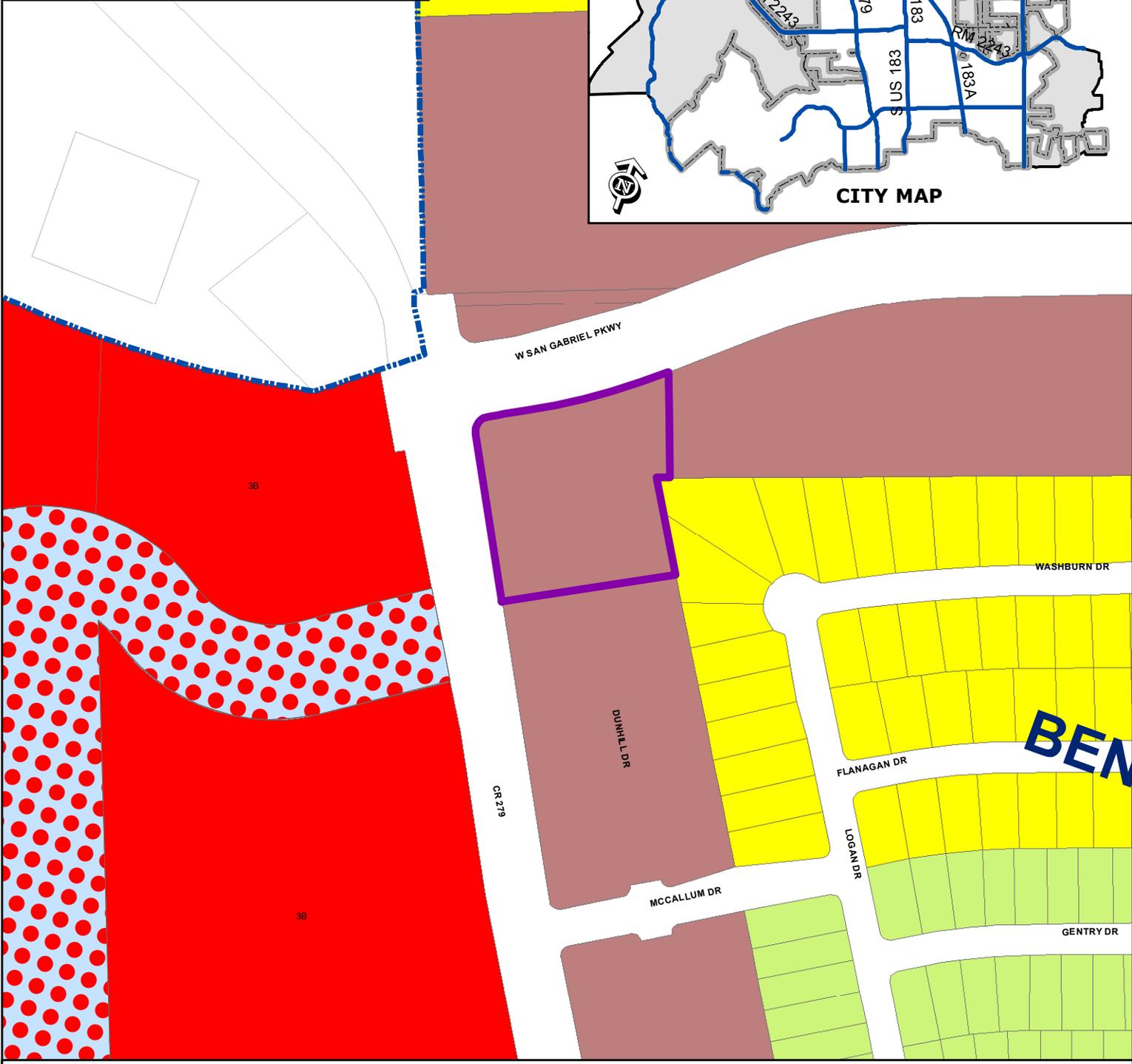
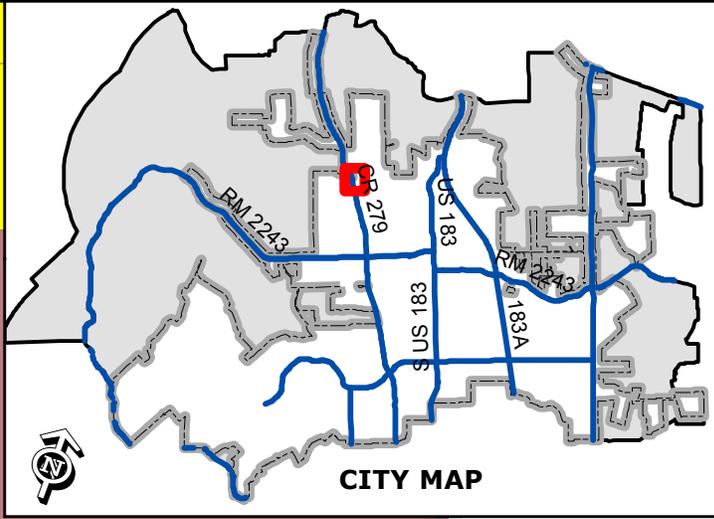


STAFF RECOMMENDATION:

Staff recommends denial of the requested LC-3-B district and approval of the LC-3-A district. The intent of the Type A architectural component is to provide for high quality developments and to be used for projects that are adjacent to established single-family neighborhoods or more restrictive areas. The Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition. In this situation, the properties across Bagdad are less restricted districts.

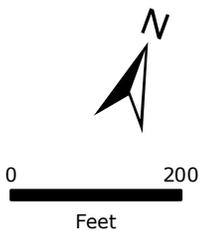
The requested zoning district meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

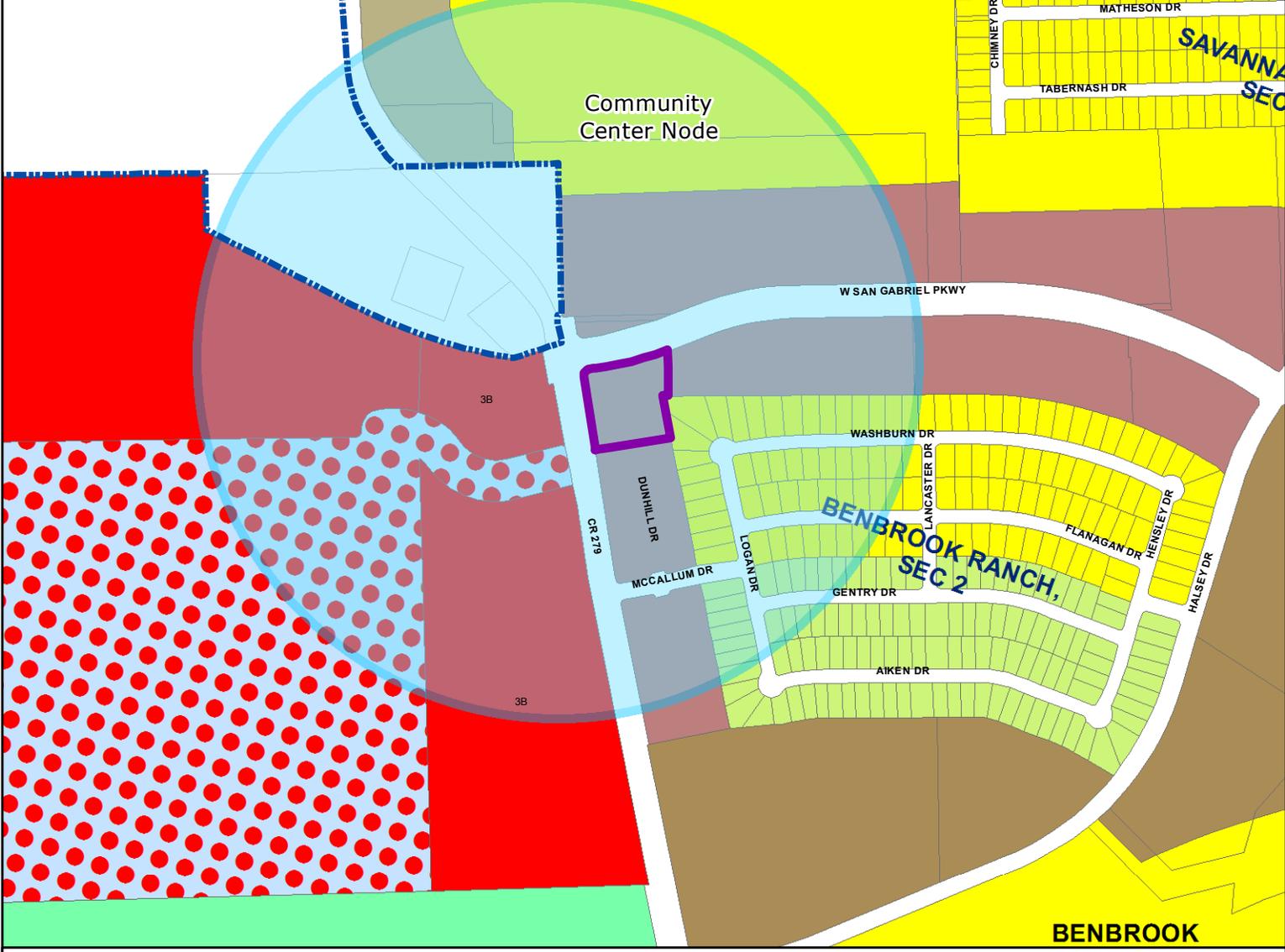
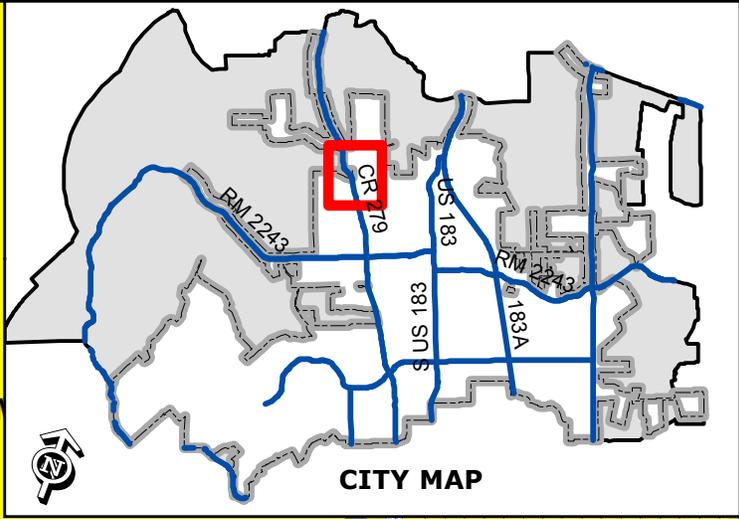


ZONING CASE 15-Z-020 Attachment #2 Current Zoning Map - Benbrook Ranch Comm

 Subject Property	 PUD Commercial	 SFR	 SFT	 GC
 City Limits	 PUD Mixed Use	 SFE	 SFU/MH	 HC
	 PUD Multi-Family	 SFS	 TF	 HI
	 PUD Single-Family	 SFU	 MF	 PUD
	 PUD Townhome	 SFC	 LO	
		 SFL	 LC	



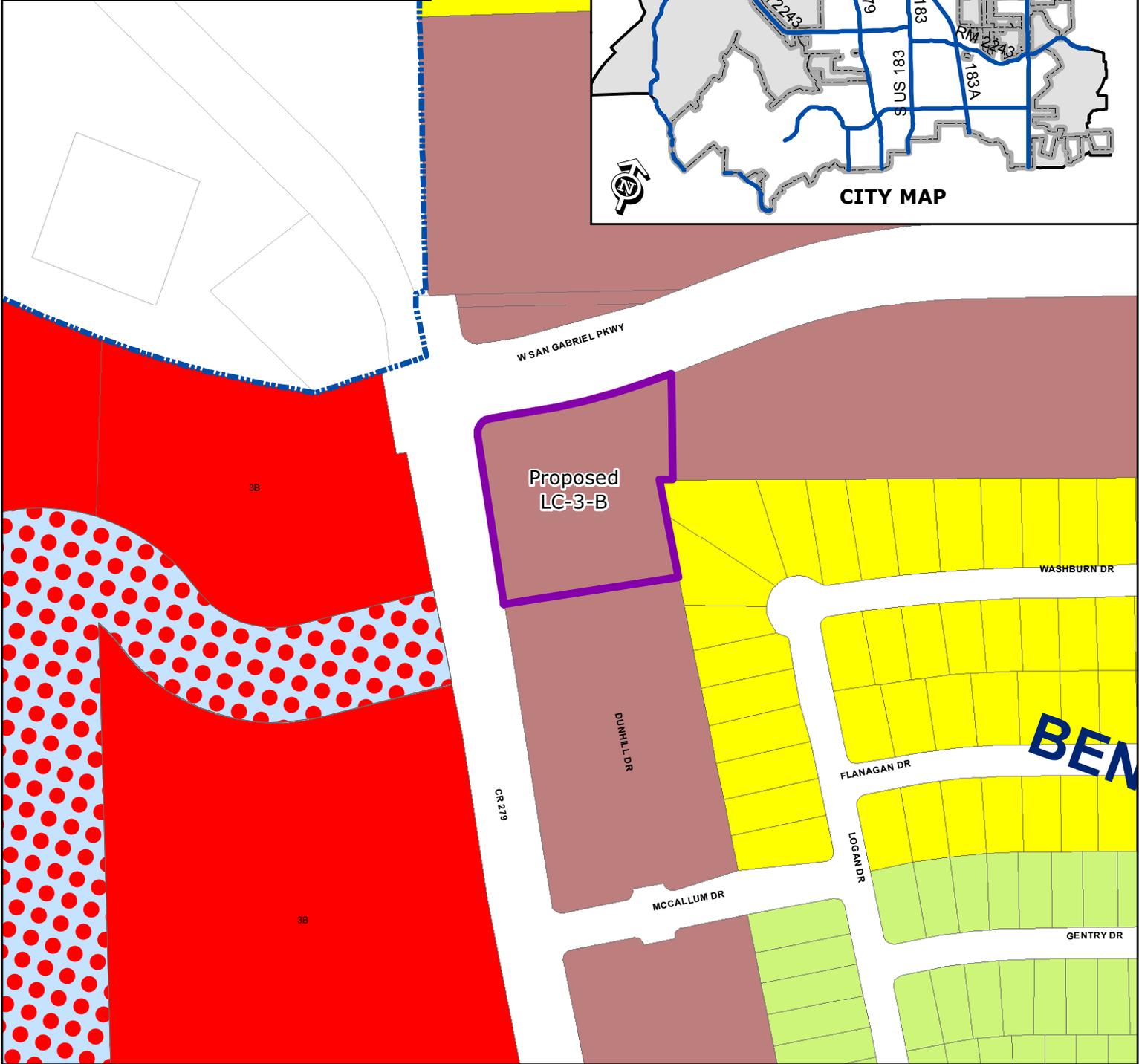
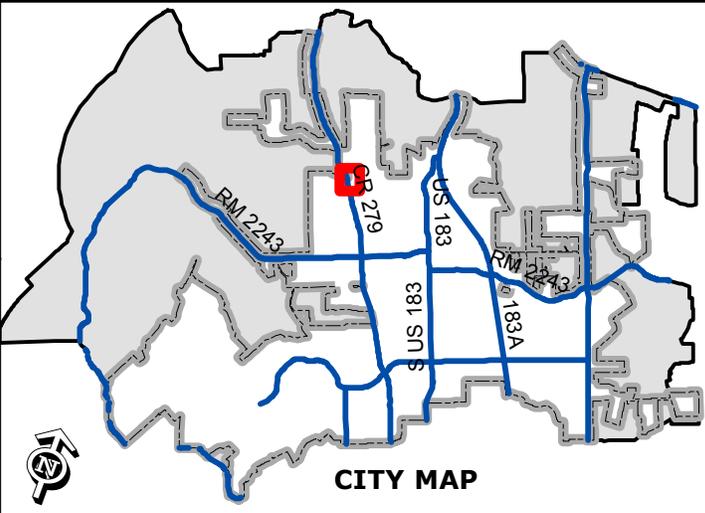
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ZONING CASE 15-Z-020 Attachment #3 Location Map - Benbrook Ranch Comm

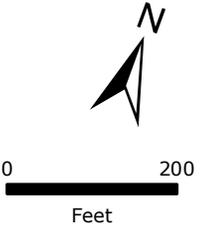
Subject Property	PUD Commercial	SFR	SFT	GC
City Limits	PUD Mixed Use	SFE	SFU/MH	HC
	PUD Multi-Family	SFS	TF	HI
	PUD Single-Family	SFU	MF	PUD
	PUD Townhome	SFC	LO	
		SFL	LC	

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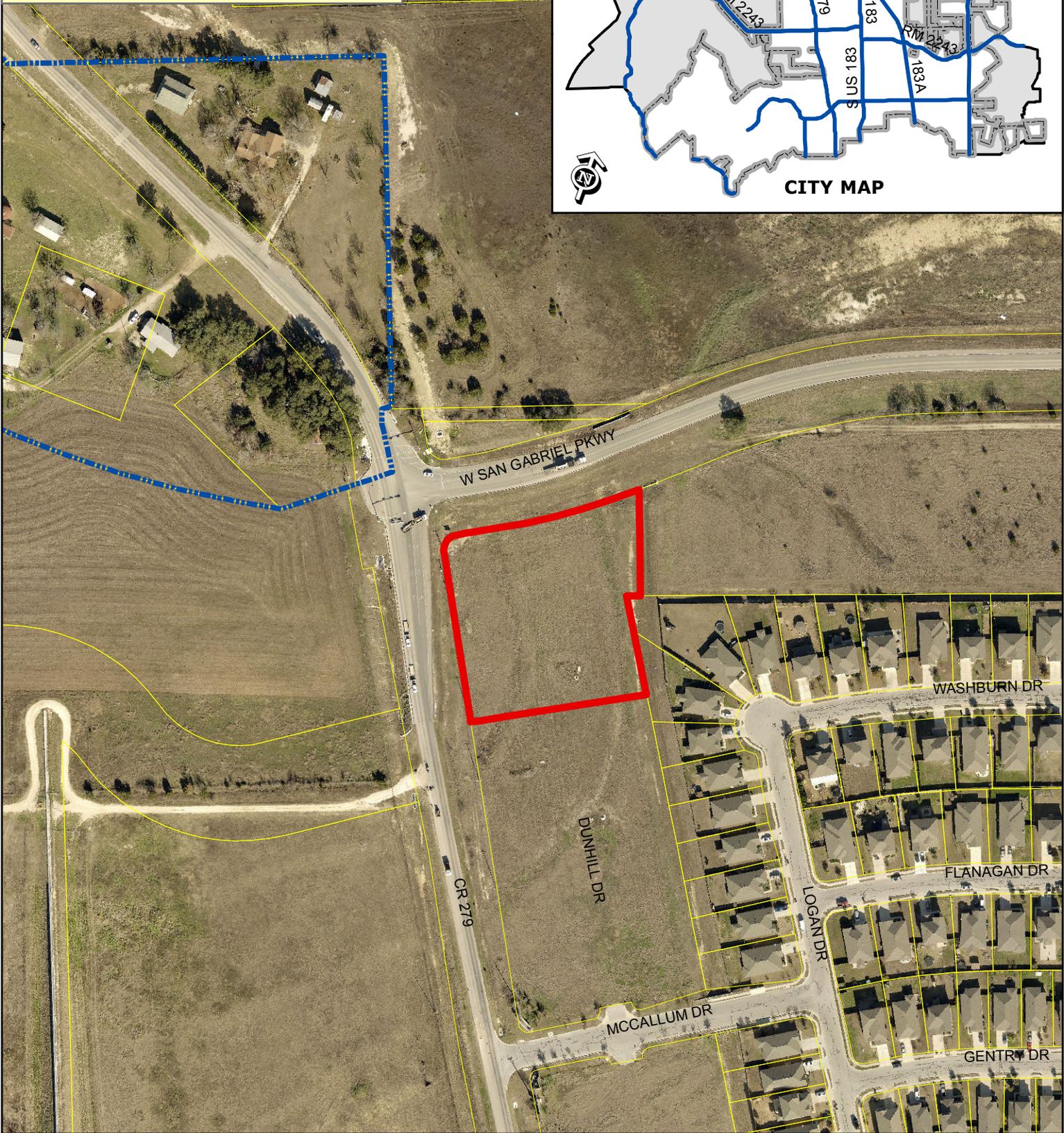
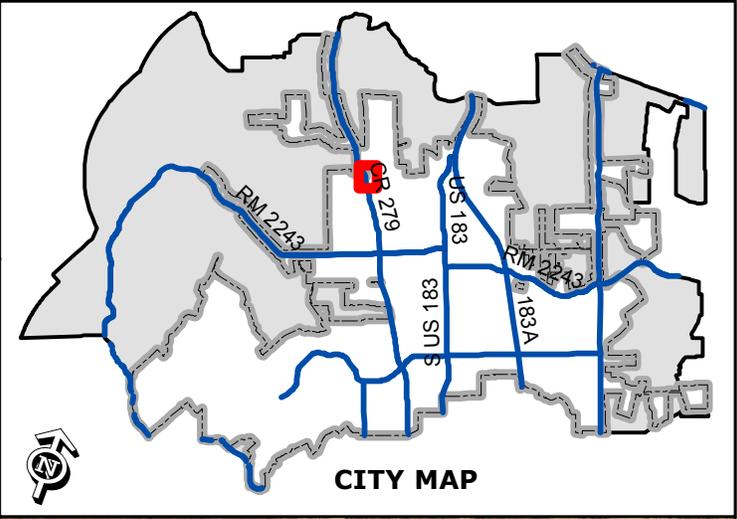


ZONING CASE 15-Z-020 Attachment #4 Proposed Zoning Map - Benbrook Ranch Comm

Subject Property	PUD Commercial	SFR	SFT	GC
City Limits	PUD Mixed Use	SFE	SFU/MH	HC
	PUD Multi-Family	SFS	TF	HI
	PUD Single-Family	SFU	MF	PUD
	PUD Townhome	SFC	LO	
		SFL	LC	



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ZONING CASE 15-Z-020 Attachment #5

Aerial Exhibit - Approximate Boundaries
Benbrook Ranch Commercial



-  Subject Property
-  City Limits



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

July 21, 2015

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

Re: Re-Zoning for 1.508 Acre Tract Out of Benbrook Ranch
Section Two. Located at the Southeast Corner of Bagdad Road
And San Gabriel Parkway, Leander, Texas
Malone/Wheeler, Inc. Project No. 13-027

Dear Ms. Griffin,

Malone/Wheeler, Inc. as agent for JSL Commercial Investments, LLC respectfully submits this Re-Zoning Application for the Subject Tract.

The tract is 1.508 acres out of a 19.734 acre tract owned by JSL Commercial Investments, LLC. The 19.734 acre tract is zoned, LC-2-B (local commercial) and has had that zoning since January 17, 2002 and July 5, 2007. This Re-Zoning Application is requesting that the zoning of this 1.508 acre tract be changed to LC-3-B (Local Commercial) for a convenience store with fuel sales. The tract is not within 300 feet of a church, public or private school or public hospital.

The future final plat and future site development permit application will meet the City of Leander Code of Ordinances including the Site Development and Composite Zoning Ordinances.

Access will need to be approved by the City of Leander off of Bagdad Road and San Gabriel Parkway.

The City of Leander will provide water and wastewater service. An existing 16" water line along the East right-of-way of Bagdad Road will provide domestic service and fire flow. An existing 8" gravity wastewater main to the East of the site will provide gravity wastewater service.

The tract's development will provide onsite detention and onsite water quality meeting the TCEQ Edwards Program Contributing Zone requirements.

The previous use of the tract was for agricultural uses including row crops and grazing pasture. The tract slopes from the intersection of Bagdad Road and San Gabriel Parkway to the East from elevation 1028 to 1022; a slope of 2%. There are no trees located on the tract and current vegetation is common Johnson Grass. The East line of the tract is along the center line of a trapezoidal drainage channel that was constructed with the San Gabriel Parkway improvements which continues South and ties into a trapezoidal channel constructed with the Benbrook Ranch Section Two Phase One

7500 Rialto Blvd., Bldg 1, Ste 240, Austin, TX 78735 T: 512.899.0601
Firm Registration No. F-786 www.malonewheeler.com

improvements. Both channels are contained in dedicated drainage easements. There are no natural waterways located on the tract. There are no existing structures located on the tract.

The tract size and shape will allow the convenience store and fueling island to be located away from the adjoining residential use. Access to the tract from Bagdad Road and the San Gabriel Parkway can be designed into the current improvements for Bagdad Road and the future improvements to San Gabriel Parkway.

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

Sincerely,


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



Att

cc: John Lloyd, JSL Commercial Investments, LLC



EXECUTIVE SUMMARY

AUGUST 27, 2015

Agenda Subject: Zoning Case 15-Z-021: Hold a public hearing and consider action on the rezoning of a parcel of land located at 508 Municipal Drive; 1.235 acres more or less; WCAD Parcel R036441. Currently, the property is zoned TF-2-B (Two Family) district. The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Williamson County, Texas.

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

Origination: Applicant: Del Ray and Linda Sudderth.

Financial Consideration: None

Recommendation: See Planning Analysis.

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

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

Attachments:

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

Prepared By: Martin Siwek, AICP, GISP
Planner

08/20/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-021
508 MUNICIPAL DR

GENERAL INFORMATION

Owner: Del Ray and Linda Sudderth.

Current Zoning: TF-2-B (Two-Family)

Proposed Zoning: LO-2-B (Local Office)

Size and Location: The property is generally located $\frac{1}{4}$ mile from the southwest corner of the intersection of Municipal Dr and S. West Dr and is 1.235 acres more or less in size.

Staff Contact: Martin Siwek, AICP, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Developed Camacho Elementary School
EAST	TF-2-B	Developed single family home
SOUTH	TF-2-B	Developed single family home
WEST	MF-2-B	Vacant property

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT:**LO – LOCAL OFFICE:**

Features: Office, assisted living, day care. Hours of operation: 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

SITE COMPONENT:**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

ARCHITECTURAL COMPONENT:**TYPE B:**

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Separate, and/or create transitions, or buffer areas between existing, conflicting or incompatible land uses.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander's budget and overall tax base.

ANALYSIS:

The applicant is requesting to zone the property from TF-2-B (Two Family) district to LO-2-B (Local Office) district. The property is located approximately ¼ mile from the southwest corner of the intersection of Municipal Dr and S. West Dr. Immediately north of this property is the newly constructed Camacho Elementary school. Constructed single family homes are to the east and south of the property. The property to the west is zoned MF-2-B (Multi-Family) and is presently vacant.

The applicant's property is within proximity to a Town Center Node. The Town Center land use node is intended to be located at the intersections of major arterials within the community. These nodes are approximately one mile in diameter and incorporate approximately 500 acres. These areas are intended for large scale commercial, retail and office uses that require locations with direct access to major arterials and that serve both the community and a larger trade area outside the city limits. These areas are also intended for high density multi-family and single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods. The most intense development activities are to be located in the center of these nodes, and transition to reduced intensity of land use as moving towards the periphery of these nodes.

The intent statements of the Local Office Use Component from the Composite Zoning Ordinance speaks to permitting the development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development. The hours of operation to the general public shall be between 7:00 a.m. to 10:00 p.m. Sunday through Thursday, and between 7:00 a.m. and 11:00 p.m. Friday and Saturday.

The current Type 2 site component does not permit outdoor storage, display, or outdoor entertainment.

Site Standards	Type 2
Outdoor Display and Storage	Not Permitted
Entertainment Venues & Outdoor Facilities	Not Permitted
Use of Overhead Commercial Service Doors	Not Permitted
Outdoor Fueling	Not Permitted
Outdoor Animal Boarding	Not Permitted
Outdoor Container Storage	Not Permitted

The Type 2 Site Component would also limit buildings to 60,000 square feet of floor area and individual users to 40,000 square feet.

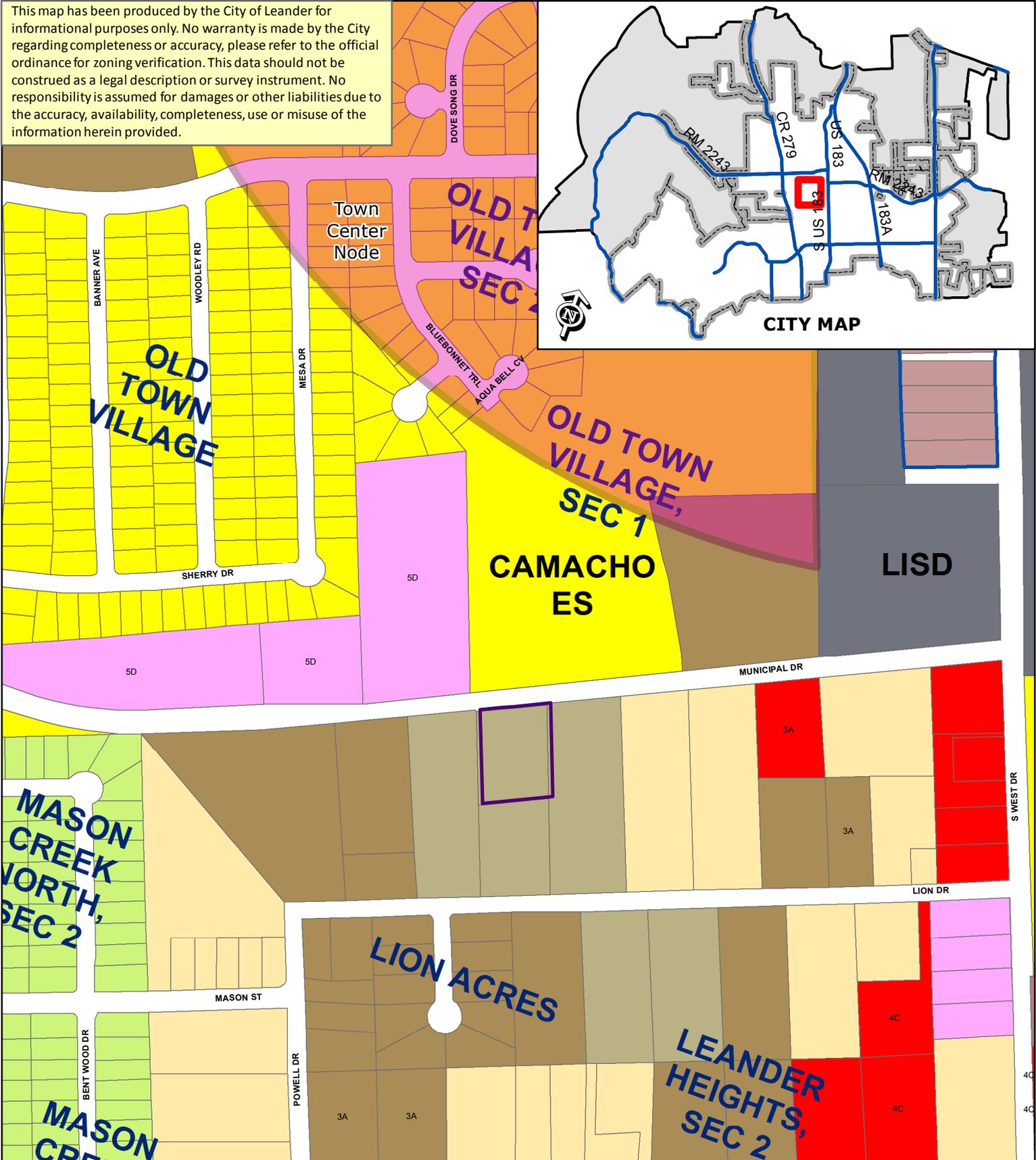
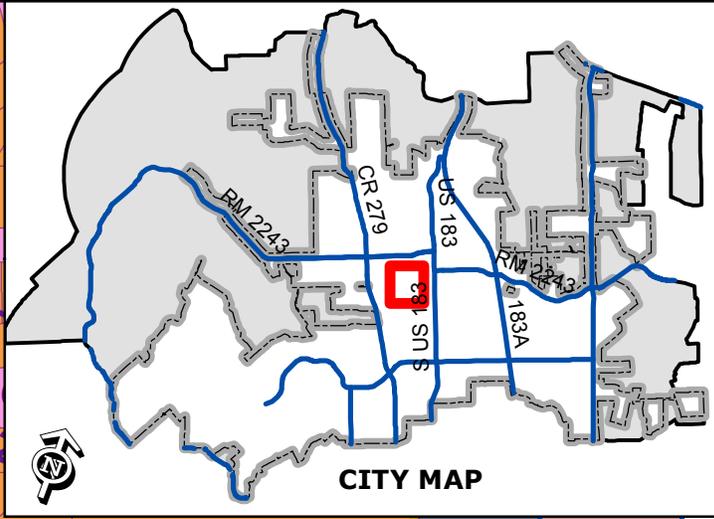
The Type B architectural component requires at least 85% of the exterior surface area walls to be comprised of masonry for the first floor and 50% masonry is required on each additional story thereafter. The architectural component would require four design features for street facing façades. This component is intended to provide high building standards and ensure compatibility between non-residential and residential uses.

The Type A architectural component would require 85% masonry on all stories and five architectural design features for street facing façades. This component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component.

STAFF RECOMMENDATION:

Staff recommends denial of the requested LO-2-B zoning district and recommends approval of the LO-2-A zoning district. The LO use component is intended to provide a land use transition from more intense commercial districts or arterial streets to residential development, and a Type A architectural component would enhance the compatibility of the LO use component with the adjacent neighborhood. This property fronts onto Municipal Dr. and would provide buffering from the Camacho Elementary School and City of Leander Public Works yard on the north side of Municipal Dr. Additionally, this property is located on a collector class street, and the use component may be placed adjacent to residential neighborhoods. This use component would help to provide transition from a more intensely developed area of the City to a less developed residential community on the south side of Municipal Dr. In addition, the proposed Type 2 site component restricts the size of the buildings and ensures that development is designed to a form and scale that is compatible with residential neighborhoods. This request meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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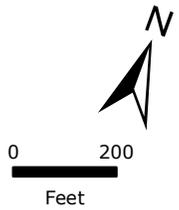


ZONING CASE 15-Z-021

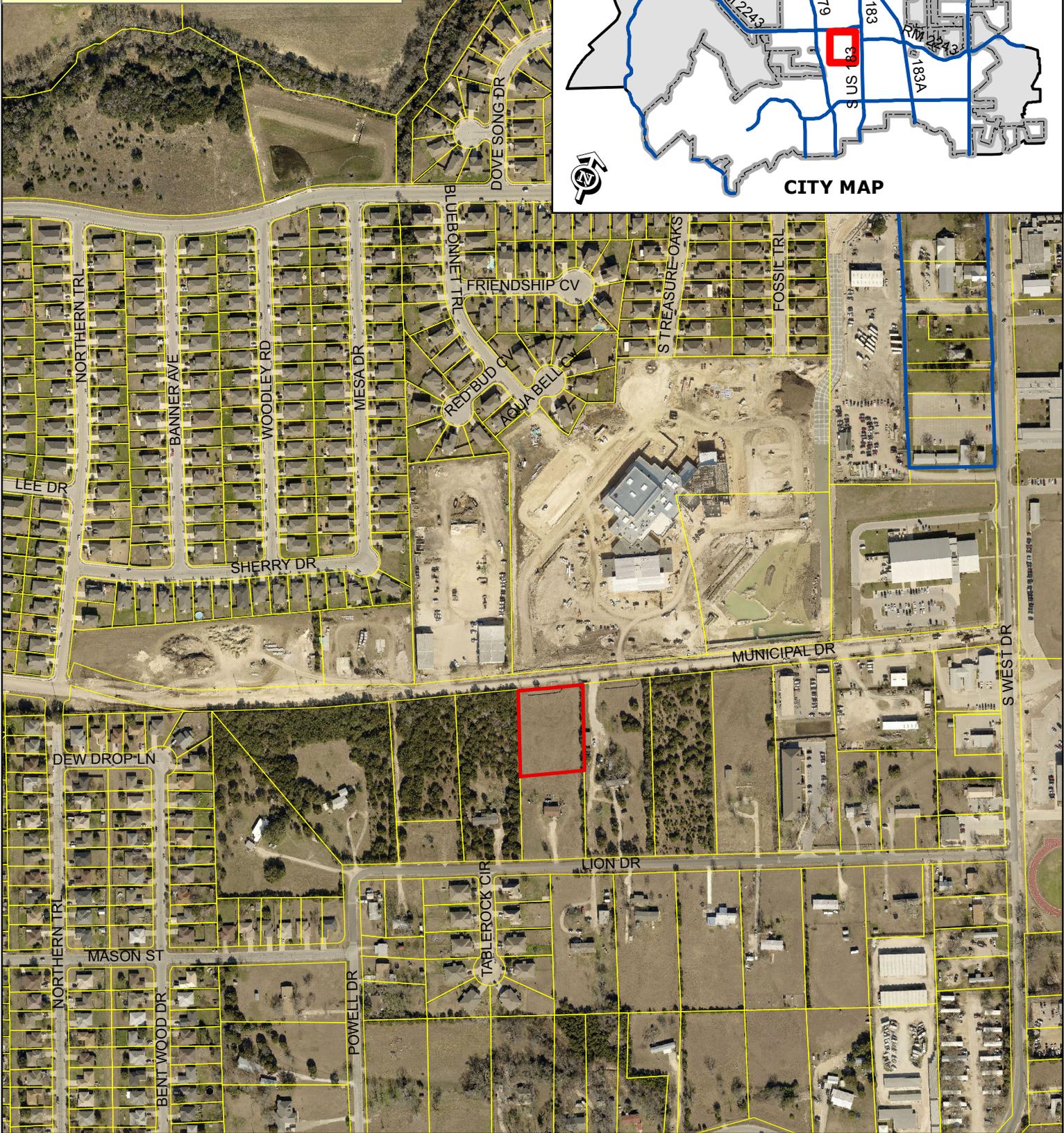
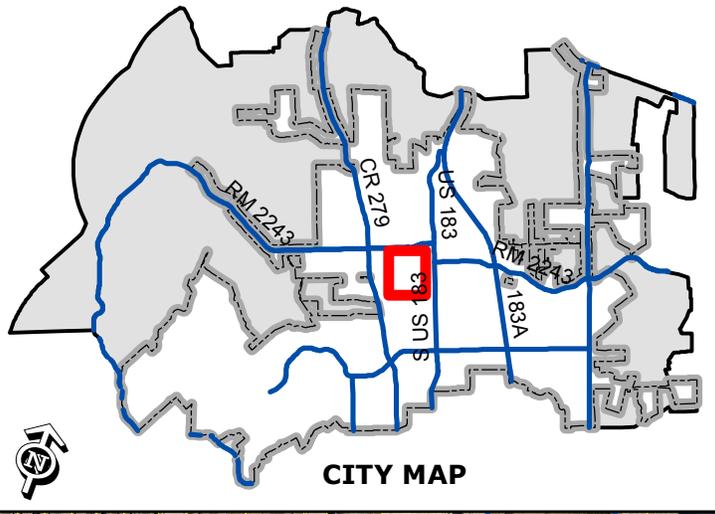
Attachment #2

Current Zoning Map - 508 Municipal Dr

- | | | | | |
|------------------|-------------------|-----|--------|-----|
| Subject Property | PUD Commercial | SFR | SFT | GC |
| City Limits | PUD Mixed Use | SFE | SFU/MH | HC |
| | PUD Multi-Family | SFS | TF | HI |
| | PUD Single-Family | SFU | MF | PUD |
| | PUD Townhome | SFC | LO | |
| | | SFL | LC | |



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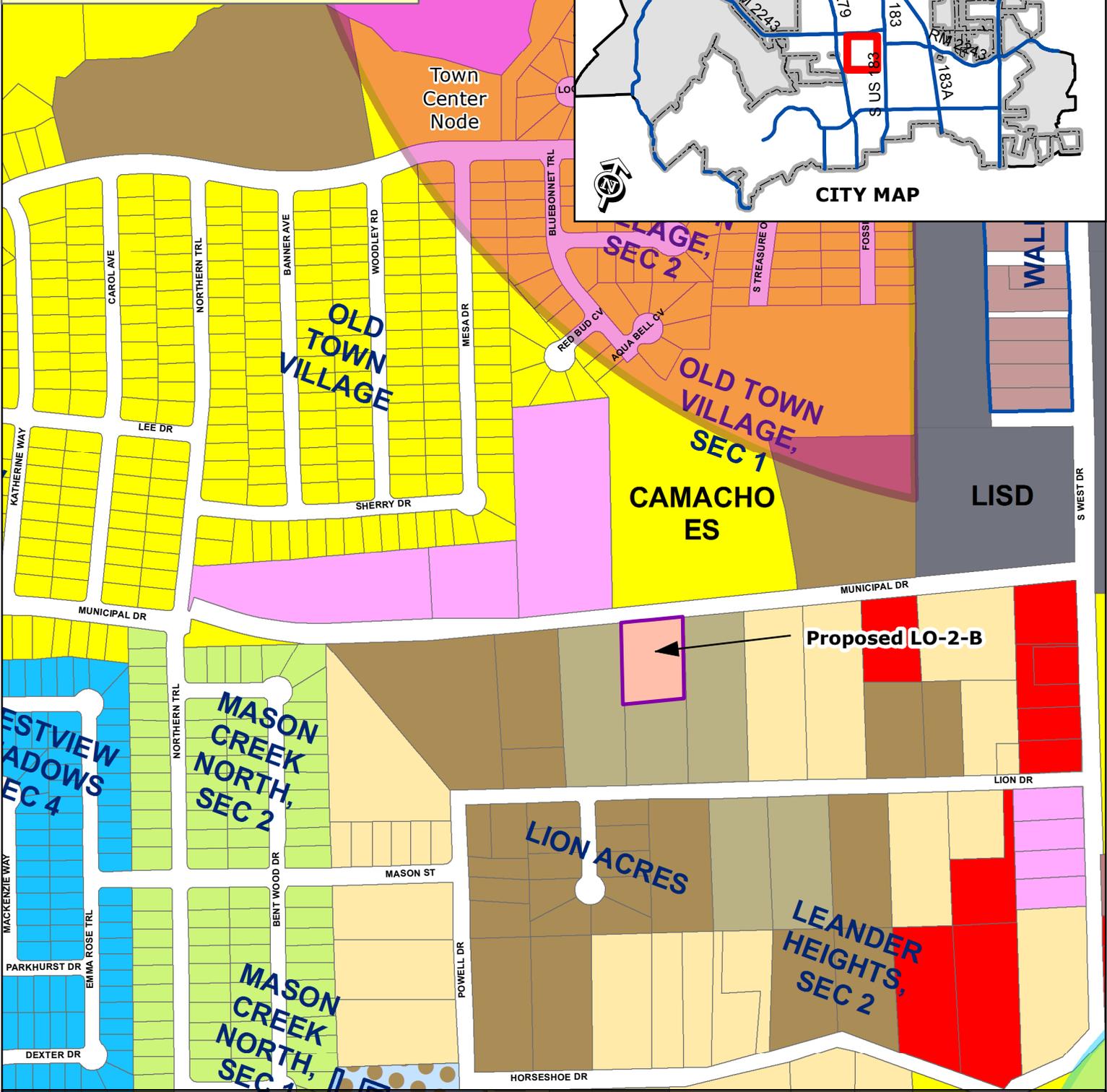
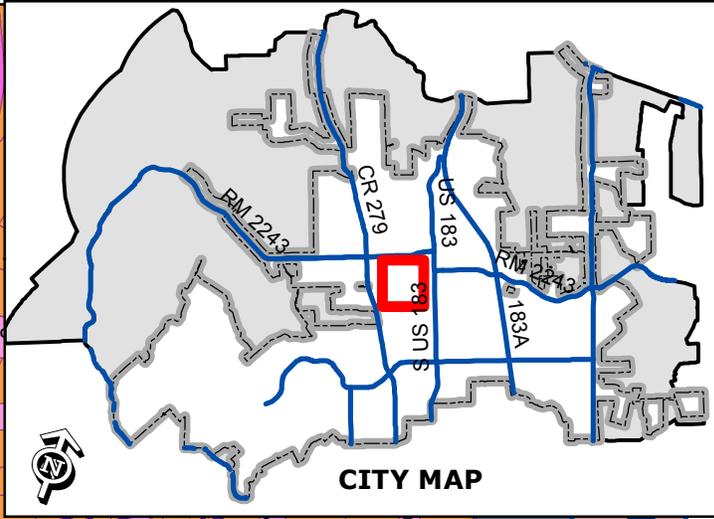
ZONING CASE 15-Z-021 Attachment #3

Aerial Exhibit - Approximate Boundaries
508 Municipal Dr



- Subject Property
- City Limits

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ZONING CASE 15-Z-021

Attachment #4

Proposed Zoning
508 Municipal Dr



- Subject Property
- City Limits

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



Septic Systems Driveways Clearing
Excavation Dump Trucks Backhoe Bobcat
Sand Dirt Road Base



ATTACHMENT 5

SUDDERTH BROTHERS CONTRACTING, Inc.

P.O. BOX 1663 Leander, Texas 78646

Ph. 512-260-2747
Cell 512-801-6214
512-801-8671

Fax 512-260-9274
drsudderth@suddenlink.net

Del Ray Sudderth
Blake Sudderth

July 17, 2015

City of Leander Planning Department
104 North Brushy Street
P.O. Box 319
Leander, Texas 78646-0319

Reference: Re zoning request for 508 Municipal Drive

To whom it may concern:

The purpose of this letter is to request a zoning change at 508 Municipal Drive Lot 6A Leander Heights Section 2 Leander, Texas. Williamson County Short ID# R036441. The property is currently zoned SFU/MH-2-B. We are requesting LO or Local Office for possible medical or professional tenants.

Thank you for your consideration. Feel free to contact me at 512-801-6214 or drsudderth@suddenlink.net.

Sincerely,

A handwritten signature in black ink, appearing to read 'Del Ray Sudderth'.

Del Ray Sudderth