



## **AGENDA**

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

**Tuesday ~ December 22, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: December 10, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 17, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Consent Agenda

7. Subdivision Case 15-TOD-FP-029: Consider action on the Bryson, Phase 1, Section 1C Final Plat for 7.870 acres more or less; WCAD Parcels R537916, R485834, and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
  
8. Subdivision Case 15-TOD-PP-002: Consider action on the Bryson, Phase 1, Section 1D Preliminary Plat for 38.240 acres more or less; WCAD Parcels R032239 and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker) and Jean Baptiste, LTD.

## Public Hearing

9. Zoning Case 15-Z-024: Hold a public hearing and consider action on the rezoning of several parcels of land located at 18175 Ronald W. Reagan Blvd. 51.84 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803. Currently, the property is zoned interim Single-Family Rural (SFR-1-B) and General Commercial (GC-3-C). The applicant is proposing to zone the property to SFU-2-A (Single-Family Urban) and SFC-2-A (Single-Family Compact), Leander, Williamson County, Texas Applicant: Shawn Graham with Jones & Carter, Inc. on behalf of Robert E. Tesch
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

10. Meeting Adjourned

### CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 18th day of December, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



## MINUTES

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

**Thursday ~ December 10, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:00 p.m.**
2. Roll Call  
**All Commissioners were present except Commissioner Means and Vice Chair Allen. Vice Chair Allen took his seat at 7:02 pm.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 24, 2015  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Cotten. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 3, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the December 3, 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-FP-029: Consider action on the Reagan's Overlook, Phase 3 Final Plat for 86.467 acres more or less; WCAD Parcels R032354, R524615 and R524614 generally located to the north of the intersection of RM 2243 and Limestone Creek Road and to the east of Ronald W Reagan Blvd; Williamson County, Texas. Applicant/Agent: Gray Engineering (David Peek, PE) on behalf of Land Buddies, LLC (Joe Straub).
8. Subdivision Case 14-FP-032: Consider action on the Bluffs at Crystal Falls, Section 3, Phase 3F Final Plat for 12.862 acres more or less; TCAD Parcel 859553 generally located north of the northeast corner of the intersection of Long Lasso Pass and Yuma Trail; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 15-PP-004: Hold a public hearing and consider action on the Parker Tract Preliminary Plat, for 9.999 acres more or less; WCAD Parcel R346187, located to the northwest of the intersection of RM 2243 and Limestone Creek Road, Leander, Williamson County Texas. Applicant: Harrison Hudson (Bury, Inc) on behalf of GP Parker Ranch Holdings 91, LLC.

**Commissioner Hines moved to approve the consent agenda with staff recommendation. Vice Chair Allen seconded the motion. Motion passed unanimously.**

## Public Hearing

10. Subdivision Case 15-SFP-006: Hold a public hearing and consider action on the Ridgmar Landing Lots 12A & 12B Block 2 Replat for 6.531 acres more or less; WCAD Parcels R473622 and R037188; generally located 1,000 feet to the east of the southeast corner of the intersection of Ridgmar Rd and Warfield, Leander, Williamson County Texas. Applicant/Owner: 360 Homes, LLC. Travis Brown.

a) Staff Presentation

**Martin Siwek - Planner, stated that staff reviewed the request and recommends approval.**

b) Applicant Presentation

**Travis Brown, applicant, was present for questions.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to approve the Short Form Plat. Commissioner Hines seconded the motion. Motion passed unanimously.**

11. Zoning & Subdivision Cases 15-Z-012, 15-CP-003, & 15-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Bar W Commercial Concept Plan, Preliminary Plat, and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W Reagan Blvd and SH 29; WCAD Parcels R534768, R491376, R344166, R484168, R534750, and R328209. Currently, the property is zoned Interim Single-Family Rural (SFR-1-B). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: David Armbrust (Armbrust & Brown, PLLC) on behalf of Howard Barkley Wedemeyer and RR 29 Retail, LTD.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the PUD (Planned Unit Development) with a base zoning district of GC-3-C (General Commercial).**

b) Applicant Presentation

**David Armbrust, applicant, explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Schwendenmann moved to approve with staff recommendation of PUD (Planned Unit Development) with a base zoning district of GC-3-C (General Commercial). Commissioner Anderson seconded the motion. Motion passed 5 to 1 with Commissioner Hines opposing.**

**Commissioner Hines opposed the request because he did not completely understand the PUD regulations and the enforcement of the landscape provisions.**

12. 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-A, Leander, Williamson County, Texas. Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested LC-3-A (Local Commercial).**

b) Applicant Presentation

**Danny Martin applicant explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Schwendenmann moved to deny the zoning request. There was no second.**

**Vice Chair Allen moved to approve the zoning request of LC-3-A (Local Commercial). Commissioner Cotten seconded the motion. Motion passed 4 to 2 with Commissioner Schwendenmann and Commissioner Hines opposing.**

**Commissioner Schwendenmann opposed the request because there was no change in the request from the first submittal.**

**Commissioner Hines opposed the request because fuel pumps were too close to the residential development.**

13. Zoning Case 15-Z-023: Hold a public hearing and consider action on the rezoning of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision; 2.62 acres more or less; WCAD Parcel R036439. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) and the condition that a building rendering is provided.**

b) Applicant Presentation

**David Smith, applicant, was present for questions.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing. No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Schwendenmann moved to approve the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:**

- 1. Lighting shall be provided in common areas.**
- 2. A six (6') foot wide concrete sidewalk shall be constructed connecting Lion Drive and Municipal Drive.**
- 3. The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 35%.**

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

14. Zoning Case 15-Z-032: Hold a public hearing and consider action on rezoning of two parcels of land located at 602 South Gabriel Dr; 6.19 acres more or less; WCAD Parcels R338733 and R035910. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to SFT-2-B (Single-Family Townhome), Leander, Williamson County, Texas. Applicant: Ronald E & Serita Kay Butler.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the SFT-2-A (Single-Family Townhome) district.**

b) Applicant Presentation

**David Cavalier spoke on behalf of the applicant and explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.**

**Darren Brummitt discussed concerns regarding the building materials, height, preservation of trees, density of project, and availability of infrastructure.**

**Bruce Chatham discussed concerns regarding the adjacent uses and tree preservation**

**Jolaine Chatham discussed concerns regarding the density, perimeter screening fencing, and the current fence that is encroaching on to her property.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the north portion of the property with a zoning of SFT-2-A (Single-Family Townhome) which includes parcel R338733 and is 4.03 acres more or less in size. Commissioner Anderson seconded the motion. Motion passed 4 to 2 with Commissioner Cotten and Chair Sokol opposing.**

**Commissioner Cotten opposed the request because a plan needs to be provided to demonstrate what the project will look like.**

**Chair Sokol opposed the request because he agreed with Commissioner Cotten and felt that the developer needs to provide a site plan.**

15. Zoning Case 15-TOD-Z-035: Hold a public hearing and consider action on rezoning of one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road; 4.654 acres more or less; WCAD Parcel R433105. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as GC-3-B (General Commercial) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of West Texas Trading Retirement, Ltd.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the amendment to the PUD with the base zoning district as GC-3-B (General Commercial) and the waivers listed in the analysis.**

b) Applicant Presentation

**Bruce Nakfoor, applicant, was present for questions.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing. No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve with staff recommendation to amend the PUD with a base zoning district of GC-3-B (General Commercial) and the request waivers. Commissioner Vice Chair Allen seconded the motion. Motion passed unanimously.**

Meeting Adjourned at 9:15 p.m.

\_\_\_\_\_  
Chairman Sokol

ATTEST:

\_\_\_\_\_  
Ellen Pizalate, Secretary



## EXECUTIVE SUMMARY

DECEMBER 22, 2015

- 
- Agenda Subject:** Subdivision Case 15-TOD-FP-029: Consider action on the Bryson, Phase 1, Section 1C Final Plat for 7.870 acres more or less; WCAD Parcels R537916, R485834, and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, 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: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
- Financial Consideration:** None
- Recommendation:** This final plat includes 5 HOA landscape lots and 1 HOA parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- 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
- 12/16/2015

# FINAL PLAT BRYSON, PHASE 1, SECTION 1C

BEING 7.870 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEADER, TX, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2014001820, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.870 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

## FIELDNOTE DESCRIPTION:

OF 7.870 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEADER, TX, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2014001820, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.870 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CHITALPA STREET (50' R.O.W.) AND THE NORTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF BRYSON RIDGE TRAIL (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF LOT 35 LANDSCAPE/DRAINAGE, BLOCK L, BRYSON PHASE 1, SECTION 1A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015036533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE NORTHWESTERLY CORNER HEREOF;

**THENCE**, LEAVING THE NORTHEASTERLY CORNER OF THE TERMINUS OF BRYSON RIDGE TRAIL, ALONG THE SOUTHERLY LINE AND A PORTION OF THE EASTERLY LINE OF SAID LOT 35, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 275.50 FEET, A CENTRAL ANGLE OF 11°34'12", AN ARC LENGTH OF 55.63 FEET, AND A CHORD WHICH BEARS, N83°18'02"E, A DISTANCE OF 55.54 FEET TO THE END OF SAID CURVE;
- 2) N77°30'56"E, A DISTANCE OF 13.60 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 3) N12°28'25"W, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHWESTERLY CORNER OF LOT 34, BLOCK L, OF AMENDED FINAL PLAT BRYSON PHASE 1, SECTION 1A, LOTS 17-34 - BLOCK L, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015036533 OF SAID OFFICIAL PUBLIC RECORDS FOR AN ANGLE POINT HEREOF;

**THENCE**, LEAVING THE EASTERLY LINE OF SAID LOT 35, ALONG THE SOUTHERLY LINES OF LOTS 17-34 OF SAID AMENDED FINAL PLAT BRYSON PHASE 1, SECTION 1A SUBDIVISION, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

- 1) N77°53'59"E, A DISTANCE OF 72.17 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 2) N84°30'07"E, A DISTANCE OF 45.55 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 3) S86°27'53"E, A DISTANCE OF 60.03 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 4) S82°16'09"E, A DISTANCE OF 60.33 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 5) N86°43'29"E, A DISTANCE OF 77.03 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 6) N72°49'56"E, A DISTANCE OF 82.53 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 7) N68°57'16"E, A DISTANCE OF 81.08 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 8) N59°22'39"E, A DISTANCE OF 80.96 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 9) N49°24'21"E, A DISTANCE OF 80.86 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 10) N43°02'05"E, A DISTANCE OF 69.35 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 11) N46°33'22"E, A DISTANCE OF 45.26 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 12) N54°14'20"E, A DISTANCE OF 44.69 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 13) N61°57'25"E, A DISTANCE OF 45.63 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 14) N69°49'16"E, A DISTANCE OF 173.05 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 15) N27°19'57"E, A DISTANCE OF 82.41 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE SOUTHERLY LINE OF SAID LOT 17, BEING THE SOUTHWESTERLY CORNER OF LOT 15, BLOCK L OF BRYSON PHASE 1, SECTION 1B FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015101510 OF SAID OFFICIAL PUBLIC RECORDS;

**THENCE**, LEAVING THE SOUTHERLY LINE OF SAID LOT 17, ALONG THE SOUTHERLY LINES OF LOTS 13-15, BLOCK L AND THE EASTERLY LINE OF LOT 13, BLOCK L OF SAID BRYSON PHASE 1, SECTION 1B SUBDIVISION FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S56°29'12"E, A DISTANCE OF 149.83 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 2) N78°30'41"E, A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 3) N33°30'33"E, A DISTANCE OF 115.05 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MUHLY BUSH BEND (50' R.O.W.), BEING THE NORTHEASTERLY CORNER OF SAID LOT 13 FOR AN ANGLE POINT HEREOF;

**THENCE**, LEAVING THE NORTHEASTERLY CORNER OF SAID LOT 13, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MUHLY BUSH BEND FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 88°47'27", AN ARC LENGTH OF 317.69 FEET, AND A CHORD WHICH BEARS, N77°54'32"E, A DISTANCE OF 286.84 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- 2) N33°30'48"E, A DISTANCE OF 9.34 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHWESTERLY CORNER OF LOT 12, BLOCK L OF SAID BRYSON PHASE 1, SECTION 1B SUBDIVISION;

**THENCE**, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MUHLY BUSH BEND, ALONG THE SOUTHERLY LINE OF SAID LOT 12, THE EASTERLY LINES OF LOTS 6-12, BLOCK L AND THE NORTHERLY LINE OF LOT 6, BLOCK L OF SAID BRYSON PHASE 1, SECTION 1B SUBDIVISION, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) S56°29'12"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 12;
- 2) N33°30'48"E, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 3) N33°52'00"E, A DISTANCE OF 48.81 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 4) N45°41'48"E, A DISTANCE OF 15.34 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 5) N65°03'05"E, A DISTANCE OF 73.18 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 6) N57°30'50"E, A DISTANCE OF 53.25 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 7) N50°41'19"E, A DISTANCE OF 30.79 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE NORTHEASTERLY CORNER OF SAID LOT 6;
- 8) N50°24'17"W, A DISTANCE OF 123.79 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF MUHLY BUSH BEND, BEING THE NORTHWESTERLY CORNER OF SAID LOT 6;

**THENCE**, LEAVING THE NORTHWESTERLY CORNER OF SAID LOT 6, ALONG CURVING SOUTHERLY RIGHT-OF-WAY LINE OF MUHLY BUSH BEND, FOR A PORTION OF THE NORTHERLY LINE HEREOF, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 36°45'38", AN ARC LENGTH OF 32.08 FEET, AND A CHORD WHICH BEARS, N212°15'54"E, A DISTANCE OF 31.53 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE, BEING THE SOUTHWESTERLY CORNER OF LOT 5, BLOCK L OF SAID BRYSON PHASE 1, SECTION 1B SUBDIVISION;

**THENCE**, LEAVING THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF MUHLY BUSH BEND, ALONG THE SOUTHERLY LINE OF SAID LOT 5, THE EASTERLY LINES OF LOTS 2-5, BLOCK L AND THE NORTHERLY LINE OF LOT 2, BLOCK L OF SAID BRYSON PHASE 1, SECTION 1B SUBDIVISION, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) S87°09'55"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 5;
- 2) N27°43'20"E, A DISTANCE OF 24.96 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 3) N26°46'29"W, A DISTANCE OF 100.95 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 4) N42°05'22"W, A DISTANCE OF 47.15 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 5) N53°27'04"W, A DISTANCE OF 72.88 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 6) N50°06'04"W, A DISTANCE OF 64.62 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR THE NORTHEASTERLY CORNER OF SAID LOT 2;
- 7) S37°28'45"W, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE CURVING NORTHERLY RIGHT-OF-WAY LINE OF ABELIA LANE (50' R.O.W.), BEING THE NORTHWESTERLY CORNER OF SAID LOT 2;

**THENCE**, LEAVING THE NORTHWESTERLY CORNER OF SAID LOT 2, ALONG THE CURVING NORTHERLY RIGHT-OF-WAY LINE OF ABELIA LANE, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 3°57'57", AN ARC LENGTH OF 22.50 FEET, AND A CHORD WHICH BEARS, N54°30'14"W, A DISTANCE OF 22.49 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- 2) N56°29'12"W, A DISTANCE OF 5.90 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHERLY END OF A RIGHT-OF-WAY RETURN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ABELIA LANE AND THE EASTERLY RIGHT-OF-WAY LINE OF SENNA ROAD (50' R.O.W.);

**THENCE**, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ABELIA LANE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SENNA ROAD FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, N11°29'12"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 2) N33°30'48"E, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHERLY END OF A RIGHT-OF-WAY RETURN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SENNA ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (60' R.O.W.);
- 3) ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS, N78°30'48"E, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE NORTHERLY END OF SAID RIGHT-OF-WAY RETURN, BEING THE SOUTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF PLEASANT HILL ROAD;

**THENCE**, N33°30'48"E, ALONG THE EASTERLY TERMINUS OF PLEASANT HILL ROAD FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE NORTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF PLEASANT HILL ROAD, BEING IN THE SOUTHERLY LINE OF LOT 1, BLOCK M OF SAID BRYSON PHASE 1, SECTION 1B SUBDIVISION FOR THE NORTHEASTERLY CORNER HEREOF;

**THENCE**, LEAVING THE EASTERLY TERMINUS OF PLEASANT HILL ROAD, IN PART, ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK M AND IN PART OVER AND ACROSS SAID REMAINDER OF A 297.47 ACRE TRACT, FOR THE EASTERLY AND SOUTHERLY LINES HEREOF, THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES:

- 1) S56°29'12"E, A DISTANCE OF 46.27 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 2) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 35°35'22", AN ARC LENGTH OF 329.21 FEET, AND A CHORD WHICH BEARS, S38°41'31"E, A DISTANCE OF 323.94 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF A REVERSE CURVE TO THE LEFT;
- 3) ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 57°44'54", AN ARC LENGTH OF 125.99 FEET, AND A CHORD WHICH BEARS, S49°46'17"E, A DISTANCE OF 120.72 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- 4) S11°21'15"W, A DISTANCE OF 22.24 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 5) S06°04'42"E, A DISTANCE OF 17.33 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 6) S08°18'09"E, A DISTANCE OF 6.52 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 7) S15°31'41"E, A DISTANCE OF 17.54 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 8) S36°37'40"E, A DISTANCE OF 33.56 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT FOR THE SOUTHEASTERLY CORNER HEREOF;
- 9) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 33°49'16", AN ARC LENGTH OF 70.83 FEET, AND A CHORD WHICH BEARS, S36°27'41"W, A DISTANCE OF 69.81 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- 10) N70°26'57"W, A DISTANCE OF 31.09 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 11) S86°59'48"W, A DISTANCE OF 17.29 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 12) S82°59'28"W, A DISTANCE OF 5.84 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 13) S80°46'01"W, A DISTANCE OF 17.34 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET;
- 14) S50°53'24"W, A DISTANCE OF 29.88 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 15) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 84°22'02", AN ARC LENGTH OF 95.71 FEET, AND A CHORD WHICH BEARS, N81°17'38"W, A DISTANCE OF 87.30 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-RADIAL COMPOUND CURVE TO THE LEFT;
- 16) ALONG SAID NON-RADIAL COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 21°05'32", AN ARC LENGTH OF 165.66 FEET, AND A CHORD WHICH BEARS, S45°58'34"W, A DISTANCE OF 164.72 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- 17) S35°25'48"W, A DISTANCE OF 101.76 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 18) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 321.50 FEET, A CENTRAL ANGLE OF 54°24'19", AN ARC LENGTH OF 305.28 FEET, AND A CHORD WHICH BEARS, S62°37'58"W, A DISTANCE OF 293.94 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

- 19) S89°50'07"W, A DISTANCE OF 50.59 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

- 20) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 278.50 FEET, A CENTRAL ANGLE OF 26°49'05", AN ARC LENGTH OF 130.36 FEET, AND A CHORD WHICH BEARS, S76°25'34"W, A DISTANCE OF 129.17 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT;

- 21) ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 321.50 FEET, A CENTRAL ANGLE OF 38°06'28", AN ARC LENGTH OF 213.83 FEET, AND A CHORD WHICH BEARS, S82°04'16"W, A DISTANCE OF 209.91 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

- 22) N78°52'31"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

- 23) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 278.50 FEET, A CENTRAL ANGLE OF 62°41'22", AN ARC LENGTH OF 304.72 FEET, AND A CHORD WHICH BEARS, S69°46'49"W, A DISTANCE OF 289.74 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

- 24) S38°26'08"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

- 25) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 321.50 FEET, A CENTRAL ANGLE OF 38°01'02", AN ARC LENGTH OF 213.32 FEET, AND A CHORD WHICH BEARS, S57°26'39"W, A DISTANCE OF 209.43 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

- 26) S76°27'10"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

- 27) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 278.50 FEET, A CENTRAL ANGLE OF 18°54'10", AN ARC LENGTH OF 91.88 FEET, AND A CHORD WHICH BEARS, S67°00'05"W, A DISTANCE OF 91.47 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

- 28) S57°33'00"W, A DISTANCE OF 50.00 FEET TO AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

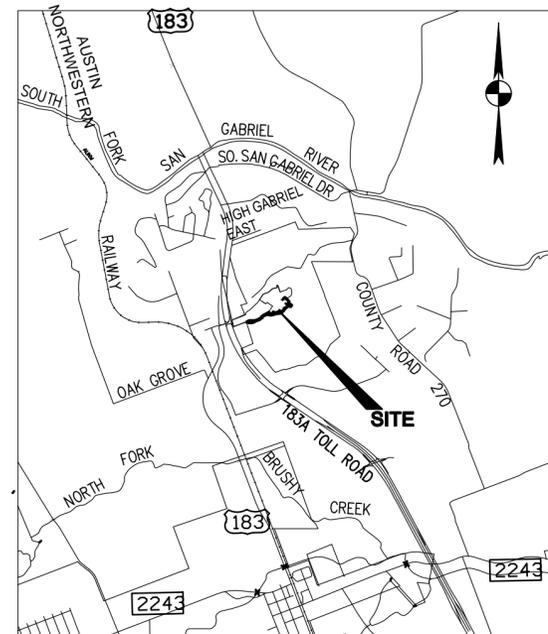
- 29) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 321.50 FEET, A CENTRAL ANGLE OF 50°48'33", AN ARC LENGTH OF 285.10 FEET, AND A CHORD WHICH BEARS, S82°57'17"W, A DISTANCE OF 275.85 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

- 30) N71°38'27"W, A DISTANCE OF 67.89 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

- 31) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 278.50 FEET, A CENTRAL ANGLE OF 8°16'47", AN ARC LENGTH OF 40.25 FEET, AND A CHORD WHICH BEARS, N75°46'50"W, A DISTANCE OF 40.21 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE, BEING THE SOUTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF BRYSON RIDGE TRAIL FOR THE SOUTHWESTERLY CORNER HEREOF;

**THENCE**, ALONG THE EASTERLY TERMINUS OF BRYSON RIDGE TRAIL FOR WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N10°04'46"E, A DISTANCE OF 33.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 2) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 8.25 FEET, A CENTRAL ANGLE OF 169°26'47", AN ARC LENGTH OF 24.40 FEET, AND A CHORD WHICH BEARS, N04°48'10"E, A DISTANCE OF 16.43 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- 3) N01°40'03"E, A DISTANCE OF 36.03 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 7.870 ACRES OR (342,837 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



VICINITY MAP  
N.T.S.

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET AND FIELD NOTE DESCRIPTION
2	FINAL PLAT LAYOUT
3	LINE & CURVE TABLES
4	CERTIFICATIONS, NOTES, AND SIGNATURES

## GENERAL INFORMATION:

OWNER.....CRESCENT LEADER, TX, LLC  
 TOTAL ACREAGE.....7.870 ACRES  
 SURVEY.....WILLIAM MANSIL SURVEY(A-437)  
 DATE.....OCTOBER 06, 2015  
 # OF SINGLE FAMILY LOTS.....0  
 # OF OPEN SPACE LOTS.....6  
 TOTAL # OF LOTS.....6  
 TOTAL # OF BLOCKS.....6

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

ENGINEER

**Bury-Aus, Inc.**

221 WEST SIXTH STREET, SUITE 600  
 AUSTIN, TEXAS 78701  
 (512) 328-0011 FAX (512) 328-0325

SURVEYOR

**Bury-Aus, Inc.**

221 WEST SIXTH STREET, SUITE 600  
 AUSTIN, TEXAS 78701  
 (512) 328-0011 FAX (512) 328-0325

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

DATE: OCTOBER 06, 2015

**BURY**

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

**1**

OF 4

Field Note: 15-449(MJR)

Drawn by: TG/MJR Approved by: JTB Project No.: R0100956-10016 File: H:\100956\10016\100956016PL1.dwg

# FINAL PLAT BRYSON, PHASE 1, SECTION 1C

BEING 7.870 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

## LEGEND

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

LOT AREA TABLE	
BLOCK G	
LOT #	AREA
1 LANDSCAPE/DRAINAGE	23,827 SF

LOT AREA TABLE	
BLOCK K	
1 LANDSCAPE/DRAINAGE	4,072 SF

LOT AREA TABLE	
BLOCK H	
1 LANDSCAPE/DRAINAGE	3,769 SF

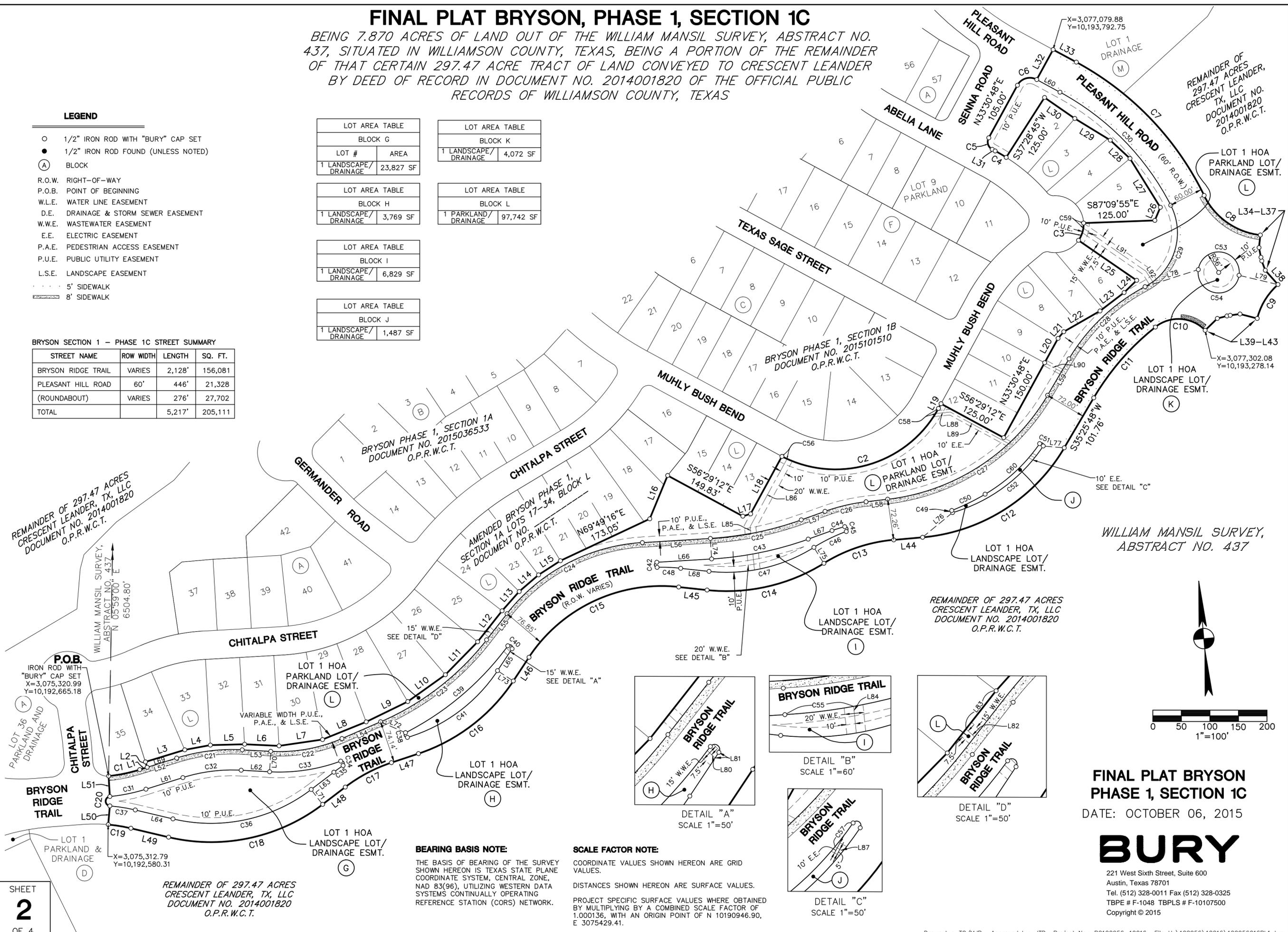
LOT AREA TABLE	
BLOCK L	
1 PARKLAND/DRAINAGE	97,742 SF

LOT AREA TABLE	
BLOCK I	
1 LANDSCAPE/DRAINAGE	6,829 SF

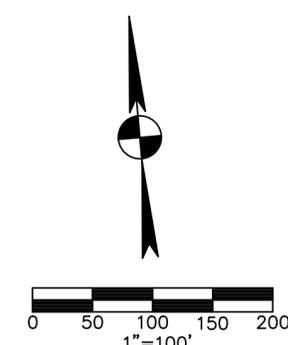
LOT AREA TABLE	
BLOCK J	
1 LANDSCAPE/DRAINAGE	1,487 SF

### BRYSON SECTION 1 - PHASE 1C STREET SUMMARY

STREET NAME	ROW WIDTH	LENGTH	SQ. FT.
BRYSON RIDGE TRAIL	VARIES	2,128'	156,081
PLEASANT HILL ROAD	60'	446'	21,328
(ROUNDAABOUT)	VARIES	276'	27,702
TOTAL		5,217'	205,111



WILLIAM MANSIL SURVEY, ABSTRACT NO. 437



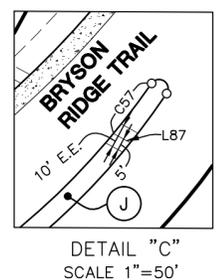
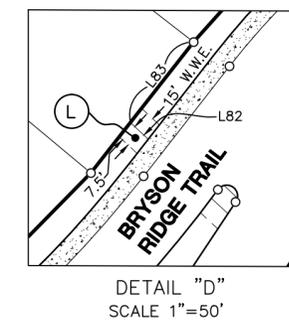
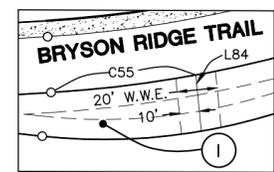
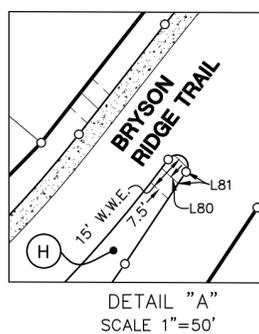
**FINAL PLAT BRYSON  
PHASE 1, SECTION 1C**  
DATE: OCTOBER 06, 2015

# BURY

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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**BEARING BASIS NOTE:**  
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

**SCALE FACTOR NOTE:**  
COORDINATE VALUES SHOWN HEREON ARE GRID VALUES.  
DISTANCES SHOWN HEREON ARE SURFACE VALUES.  
PROJECT SPECIFIC SURFACE VALUES WHERE OBTAINED BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000136, WITH AN ORIGIN POINT OF N 10190946.90, E 3075429.41.



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

# FINAL PLAT BRYSON, PHASE 1, SECTION 1C

*BEING 7.870 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS*

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N77°30'56"E	13.60'
L2	N12°28'25"W	10.00'
L3	N77°53'59"E	72.17'
L4	N84°30'07"E	45.55'
L5	S86°27'53"E	60.03'
L6	S82°16'09"E	60.33'
L7	N86°43'29"E	77.03'
L8	N72°49'56"E	82.53'
L9	N68°57'16"E	81.08'
L10	N59°22'39"E	80.96'
L11	N49°24'21"E	80.86'
L12	N43°02'05"E	69.35'
L13	N46°33'22"E	45.26'
L14	N54°14'20"E	44.69'
L15	N61°57'25"E	45.63'
L16	N27°19'57"E	82.41'
L17	N78°30'41"E	14.14'
L18	N33°30'33"E	115.05'
L19	N33°30'48"E	9.34'
L20	N33°52'00"E	48.81'
L21	N45°41'48"E	15.34'
L22	N65°03'05"E	73.18'
L23	N57°30'50"E	53.25'
L24	N50°41'19"E	30.79'
L25	N50°24'17"W	123.79'
L26	N27°43'20"E	24.96'
L27	N26°46'29"W	100.95'
L28	N42°05'22"W	47.15'
L29	N53°27'04"W	72.88'
L30	N50°06'04"W	64.62'
L31	N56°29'12"W	5.90'
L32	N33°30'48"E	60.00'
L33	S56°29'12"E	46.27'
L34	S11°21'15"W	22.24'
L35	S6°04'42"E	17.33'
L36	S8°18'09"E	6.52'
L37	S15°31'41"E	17.54'
L38	S36°37'40"E	33.56'
L39	N70°26'57"W	31.09'
L40	S86°59'48"W	17.29'
L41	S82°59'28"W	5.84'
L42	S80°46'01"W	17.34'
L43	S50°53'24"W	29.88'
L44	S89°50'07"W	50.59'
L45	N78°52'31"W	50.00'
L46	S38°26'08"W	50.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L47	S76°27'10"W	50.00'
L48	S57°33'00"W	50.00'
L49	N71°38'27"W	67.89'
L50	N10°04'46"E	33.00'
L51	N1°40'03"E	36.03'
L52	N77°30'56"E	67.79'
L53	S81°55'13"E	50.00'
L54	N71°30'20"E	73.86'
L55	N42°53'55"E	58.21'
L56	S88°29'57"E	119.38'
L57	N75°16'12"E	44.35'
L58	N88°19'18"E	38.05'
L59	N35°25'48"E	72.29'
L60	N56°29'12"W	46.27'
L61	N77°30'56"E	67.79'
L62	S81°55'13"E	50.00'
L63	S57°33'00"W	50.00'
L64	N71°38'27"W	67.89'
L65	S38°26'08"W	46.10'
L66	S88°29'57"E	96.13'
L67	N75°16'12"E	44.35'
L68	N78°52'31"W	50.00'
L69	N77°30'56"E	54.19'
L70	S8°04'47"W	36.00'
L71	N32°27'00"W	33.00'
L72	S61°20'29"E	47.70'
L73	N51°33'52"W	33.00'
L74	S1°30'03"W	36.00'
L75	N26°58'58"W	33.00'
L76	N55°25'16"E	68.19'
L77	N80°11'04"W	37.09'
L78	N77°08'27"E	98.13'
L79	N71°35'13"W	70.15'
L80	N41°50'02"W	9.37'
L81	S38°26'08"W	5.83'
L82	S41°50'02"E	10.14'
L83	S43°02'05"W	42.63'
L84	S0°45'43"E	28.26'
L85	S0°45'43"E	12.01'
L86	S33°30'33"W	135.64'
L87	S56°29'12"E	8.00'
L88	N89°07'09"E	26.33'
L89	S56°29'12"E	115.99'
L90	S56°29'12"E	33.45'
L91	S50°24'17"E	133.47'
L92	S27°54'17"E	22.06'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.63'	275.50'	11°34'12"	N83°18'02"E	55.54'
C2	317.69'	205.00'	88°47'27"	N77°54'32"E	286.84'
C3	32.08'	50.00'	36°45'38"	N21°12'54"E	31.53'
C4	22.50'	325.00'	3°57'57"	N54°30'14"W	22.49'
C5	23.56'	15.00'	90°00'00"	N11°29'12"W	21.21'
C6	39.27'	25.00'	90°00'00"	N78°30'48"E	35.36'
C7	329.21'	530.00'	35°35'22"	S38°41'31"E	323.94'
C8	125.99'	125.00'	57°44'54"	S49°46'17"E	120.72'
C9	70.83'	120.00'	33°49'16"	S36°27'41"W	69.81'
C10	95.71'	65.00'	84°22'02"	N81°17'38"W	87.30'
C11	165.66'	450.00'	21°05'32"	S45°58'34"W	164.72'
C12	305.28'	321.50'	54°24'19"	S62°37'58"W	293.94'
C13	130.36'	278.50'	26°49'05"	S76°25'34"W	129.17'
C14	213.83'	321.50'	38°06'28"	S82°04'16"W	209.91'
C15	304.72'	278.50'	62°41'22"	S69°46'49"W	289.74'
C16	213.32'	321.50'	38°01'02"	S57°26'39"W	209.43'
C17	91.88'	278.50'	18°54'10"	S67°00'05"W	91.47'
C18	285.10'	321.50'	50°48'33"	S82°57'17"W	275.85'
C19	40.25'	278.50'	8°16'47"	N75°46'50"W	40.21'
C20	24.40'	8.25'	169°26'47"	N04°48'10"E	16.43'
C21	116.47'	324.50'	20°33'51"	N87°47'52"E	115.84'
C22	127.78'	275.50'	26°34'27"	N84°47'34"E	126.64'
C23	237.41'	475.50'	28°36'25"	N57°12'08"E	234.95'
C24	276.11'	325.50'	48°36'08"	N67°11'59"E	267.91'
C25	163.03'	575.50'	16°13'51"	N83°23'07"E	162.48'
C26	73.92'	324.50'	13°03'06"	N81°47'45"E	73.76'
C27	346.64'	375.50'	52°53'30"	N61°52'33"E	334.46'
C28	187.99'	341.00'	31°35'09"	N51°13'23"E	185.61'
C29	166.48'	107.00'	89°08'48"	N22°26'33"E	150.19'
C30	281.82'	470.00'	34°21'21"	N39°18'31"W	277.62'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	64.53'	311.50'	11°52'07"	N83°26'59"E	64.41'
C32	103.55'	288.50'	20°33'51"	N87°47'52"E	102.99'
C33	126.81'	311.50'	23°19'27"	N86°25'04"E	125.93'
C34	13.07'	4.50'	166°27'09"	S22°01'05"E	8.94'
C35	19.89'	311.50'	3°39'29"	S59°22'45"W	19.88'
C36	255.84'	288.50'	50°48'33"	S82°57'17"W	247.54'
C37	45.01'	311.50'	8°16'47"	N75°46'50"W	44.98'
C38	13.32'	4.50'	169°34'53"	N16°55'15"W	8.96'
C39	237.50'	511.50'	26°36'11"	N54°34'06"E	235.37'
C40	13.91'	4.50'	177°10'08"	S50°08'56"E	9.00'
C41	200.67'	288.50'	39°51'10"	S58°21'43"W	196.65'
C42	13.98'	4.50'	177°59'48"	N02°30'09"E	9.00'
C43	173.23'	611.50'	16°13'51"	S83°23'07"W	172.65'
C44	23.30'	288.50'	4°37'38"	N77°35'01"E	23.29'
C45	13.73'	4.50'	174°45'38"	S12°43'21"E	8.99'
C46	63.29'	311.50'	11°38'26"	S68°50'15"W	63.18'
C47	191.88'	288.50'	38°06'28"	S82°04'16"W	188.37'
C48	41.43'	311.50'	7°37'15"	N82°41'08"W	41.40'
C49	5.99'	2.00'	171°25'02"	N14°02'27"W	4.00'
C50	64.99'	422.50'	8°48'49"	N68°55'12"E	69.83'
C51	11.72'	3.75'	179°01'05"	S50°53'34"E	7.50'
C52	201.29'	288.50'	39°58'31"	S58°36'14"W	197.23'
C53	113.10'	36.00'	180°00'00"	S77°01'15"E	72.00'
C54	113.10'	36.00'	180°00'00"	N77°01'15"W	72.00'
C55	72.83'	611.50'	6°49'27"	N88°05'19"E	72.79'
C56	10.01'	205.00'	2°47'53"	S59°05'41"E	10.01'
C57	26.19'	302.50'	4°57'40"	S42°04'44"W	26.18'
C58	10.54'	205.00'	2°56'43"	S34°59'09"W	10.54'
C59	8.83'	50.00'	10°06'53"	S07°53'31"W	8.82'
C60	131.54'	302.50'	24°54'54"	N52°03'21"E	133.02'

**FINAL PLAT BRYSON  
PHASE 1, SECTION 1C**  
DATE: OCTOBER 06, 2015

**BURY**

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

BEING 7.870 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§ KNOW ALL MEN BY THESE PRESENTS

THAT CRESCENT LEANDER, TX, LLC, OWNER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2014001820, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE THE 7.870 ACRES AS SHOWN HEREON AND 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. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT BRYSON, PHASE 1, SECTION 1C". THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS, NOT CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

CRESCENT LEANDER, TX, LLC,

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

§  
§ KNOW ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

MY COMMISSION EXPIRES ON:

## ENGINEER'S CERTIFICATION:

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

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

## SURVEYOR'S CERTIFICATION:

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

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

DATE

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE FOLLOWING LOTS: ALL LANDSCAPE/ DRAINAGE LOTS (LOT 1 - BLOCK G, LOT 1 - BLOCK H, LOT 1 - BLOCK I, LOT 1 - BLOCK J, & LOT 1 - BLOCK K); & ALL PARKLAND/ DRAINAGE LOTS (LOT 1 - BLOCK L).
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES. ALSO, A 10' PUBLIC UTILITY EASEMENT/PEDESTRIAN ACCESS EASEMENT/LANSCAPE EASEMENT IS DEDICATED ALONG THE RIGHT-OF-WAY OF BRYSON RIDGE TRAIL.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50- FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET OR NO CLOSER THAN 60% OF THE LOT FRONTAGE.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF PLEASANT HILL ROAD. BRYSON RIDGE TRAIL WILL HAVE SIDEWALK INSTALLED ALONG LOT 1-BLOCK L. ROUNDABOUT WILL HAVE SIDEWALK ALONG LOT 1-BLOCK L AND AT NORTHEAST CONNECTION TO PLEASANT HILL ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DRAINAGE LOTS, LANDSCAPE LOTS OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- THE BRYSON PROPERTY DRAINS TO THE SOUTH FORK OF THE SAN GABRIEL RIVER..
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- A SECONDARY ACCESS MUST BE PROVIDED FOR PROJECTS THAT EXCEED 30 SINGLE FAMILY UNITS.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015027331.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- A DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER WAS APPROVED ON DECEMBER 19, 2013.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
- 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.
- THE HOA OR PROPERTY OWNERS WILL MAINTAIN THE FENCES ALONG THE ROWS AND EASEMENTS.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE PARKLAND LOT/DRIANGE EASEMENT LOT 1 - BLOCK L, 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 (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE ) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

## CITY OF LEANDER CERTIFICATION:

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE WAS FILED FOR RECORD IN MY OFFICE ON THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2015 A.D., AT \_\_\_\_\_ O'CLOCK, \_\_M., AND DULY RECORDED THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2015 A.D., AT \_\_\_\_\_ O'CLOCK \_\_ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_.

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

\_\_\_\_\_  
NANCY RISTER, CLERK, COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

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

## FINAL PLAT BRYSON PHASE 1, SECTION 1C

DATE: OCTOBER 06, 2015

# BURY

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

4

OF 4



## EXECUTIVE SUMMARY

DECEMBER 22, 2015

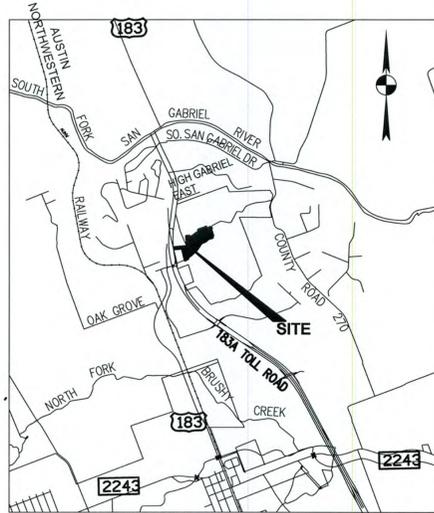
- 
- Agenda Subject:** Subdivision Case 15-TOD-PP-002: Consider action on the Bryson, Phase 1, Section 1D Preliminary Plat for 38.240 acres more or less; WCAD Parcels R032239 and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, Leander, Williamson, County Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker) and Jean Baptiste, LTD.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 103 single-family lots and 8.66 acres of parkland/landscape/drainage area. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

12/16/2015

# PRELIMINARY PLAT FOR BRYSON PHASE 1, SECTION 1D

SUBMITTAL DATE : FEBRUARY 2015

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	PRELIMINARY PLAT (SHEET 1 of 2)
03	PRELIMINARY PLAT (SHEET 2 of 2)
04	PRELIMINARY OVERALL EXISTING DRAINAGE AREA MAP
05	PRELIMINARY OVERALL PROPOSED DRAINAGE AREA MAP
06	PRELIMINARY DRAINAGE AREA MAP
07	PRELIMINARY DRAINAGE AREA CALCULATIONS
08	PRELIMINARY STORMSEWER PLAN
09	PRELIMINARY WASTEWATER PLAN
10	PRELIMINARY WATER PLAN
11	PARKLAND DEDICATION PLAN
12	PRELIMINARY TREE LOCATION AND AERIAL PLAN
13	PRELIMINARY PLAT LOT ZONING EXHIBIT



VICINITY MAP  
N.T.S.

**OWNER:** CRESCENT LEANDER, TX. LLC  
400 LAS COLINAS BOULEVARD SUITE  
1075  
IRVING, TX. 75039-5579  
(469) 513-5601

**ENGINEER/SURVEYOR:** BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**WATERSHED STATUS:**

THIS SITE IS LOCATED IN THE SOUTH FORK OF THE SAN GABRIEL WATERSHED.  
THIS SITE IS LOCATED OVER THE CONTRIBUTING ZONES.

**FLOODPLAIN INFORMATION:**

NO LOTS WITHIN THIS SUBDIVISION ARE ENCOACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48491C0455E, EFFECTIVE DATE SEPTEMBER 26, 2008.

**LEGAL DESCRIPTION:**

BEING 35.915 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING THOSE CERTAIN TRACTS OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC BY DEEDS OF RECORD IN DOCUMENT NOS. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**BENCHMARK NOTE:**

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.  
T/S 10 - PK NAIL WITH "BURY" WASHER SET IN THE EAST EDGE OF PAVEMENT OF NORTHBOUND STATE HIGHWAY 183A (APPROXIMATE HIGHWAY STATION 291+00, BEING ±2350 FEET NORTH OF THE INTERSECTION OF SAN GABRIEL PARKWAY.  
ELEVATION = 998.20'

BURY  
QA/QC REVIEW APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

# BURY

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

Land Use	RES District	MU District	Lot Width	Unit Mix	
Single Family Suburban (SFS)	X		70	375	Minimum
Single Family Urban (SFU)	X	X	60	375-525	
Single Family Compact (SFC)	X	X	50	575	Maximum
Single Family Limited (SFL)	X	X	45'	200 Units	Maximum
Single Family Townhome (SFT)		X	20	213 Units	Maximum
Multi-Family (MF)		X		500 Units	Maximum
Local Commercial (LC)		X		25% of MU Area	Maximum

BRYSON PHASE 1 - SECTION 1D							
PUD COMPATIBILITY TABLE							
SECTION 1D	LAND USE	LOT WIDTH	NO. OF LOTS			NO. OF LOTS TOTAL	
			SECTION 1A	SECTION 1B	SECTION 1C	FROM THIS	FROM
			PRELIMINARY	PRELIMINARY	PRELIMINARY	PRELIMINARY	PRELIMINARY
	SFC	50'	23	23	0	38	84
	SFU	60'	13	26	0	29	68
	SFS	70'	8	13	0	36	57
	TOTAL		44	62	0	103	209

*J. Hudson*  
HARRISON M. HUDSON, P.E. DATE 11/2/2015  
BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011



**PLAN SUBMITTALS:**

NO.	DATE	COMMENTS

I, HARRISON M. HUDSON, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

JOHN T. BILNOSKI, R.P.L.S. DATE \_\_\_\_\_  
BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**GENERAL NOTES:**

- ALL SUBDIVISION CONSTRUCTION AND BUILDING SETBACKS SHALL CONFORM TO THE CURRENT CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN ALL LANDSCAPE LOTS.
- 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.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF LOT FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100 FEET OR 60% OF LOT FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF ALL PUBLIC RIGHTS OF WAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR THE INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DRAINAGE LOTS, LANDSCAPE LOTS OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- THE BRYSON PROPERTY DRAINS TO THE SOUTH FORK OF THE SAN GABRIEL RIVER.
- THE BRYSON PROPERTY IS CURRENTLY ZONED AS A PLANNED UNIT DEVELOPMENT
- NO PORTION OF THIS PROPERTY IS WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- THIS PRELIMINARY PLAT IS SUBJECT TO THE BRYSON PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 14-053-00.
- ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 59 - BLOCK A, LOT 1 - BLOCK B, LOT 6 - BLOCK C AND LOT 97 - BLOCK A, 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 (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- DEVELOPER WILL PROVIDE A ROADWAY ADEQUACY FEE AS REQUIRED BY THE EXECUTED DEVELOPMENT AGREEMENT TO ESTABLISH ROADWAY ADEQUACY PAYMENTS.
- A FEE WILL BE PAID IN LIEU OF A TRAFFIC IMPACT ANALYSIS, AND THE FEE WILL BE PAID AT THE TIME OF FINAL PLAT SUBMITTAL.
- PARKING REQUIREMENTS WILL BE PROVIDED IN CONFORMANCE WITH THE SMARTCODE.
- NO VEHICULAR ACCESS TO CR 270 IS REQUIRED.
- A SECONDARY ACCESS MUST BE PROVIDED FOR PROJECTS THAT EXCEED 30 SINGLE FAMILY UNITS.
- A DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER WAS APPROVED ON DECEMBER 19, 2013.
- ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE FINAL PLAT AS FOUND IN THE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; OF NO. 1002-40313-RTT EFFECTIVE DATE 12-13-2013 ISSUED 12-30-2013; UPDATED PER A NOTHING FURTHER CERTIFICATE ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN INC. FILE NO. CS2015005 DATED 02-13-2015.
- 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.
- THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE LOTS.
- THE HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015027331.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.



# BLOCK A

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C2	23.56'	15.00'	90°00'00"	21.21'	N24° 45' 50.27"E
C6	52.28'	625.00'	4°47'34"	52.27'	S17° 50' 22.69"E
C7	47.64'	625.00'	4°22'02"	47.63'	S13° 15' 34.89"E
C8	11.99'	15.00'	45°48'18"	11.67'	S33° 58' 43.22"E
C9	1.63'	15.00'	6°12'54"	1.63'	S59° 59' 19.45"E
C10	68.43'	50.00'	78°24'40"	63.21'	S23° 53' 26.81"E
C11	92.36'	50.00'	105°50'06"	79.78'	N78° 01' 35.38"E
C12	13.62'	15.00'	52°01'12"	13.16'	S75° 03' 57.90"E
C13	93.52'	155.00'	34°34'09"	92.11'	S61° 38' 21.61"W
C14	44.16'	525.00'	4°49'11"	44.15'	S46° 45' 52.79"W
C15	68.61'	520.90'	7°32'47"	68.56'	S52° 55' 58.44"W
C16	5.14'	308.68'	0°57'15"	5.14'	N66° 44' 44.93"E
C17	75.26'	675.00'	6°23'17"	75.22'	S54° 01' 43.99"W
C18	76.78'	675.00'	6°31'03"	76.74'	S47° 34' 34.24"W
C19	24.42'	675.00'	2°04'23"	24.42'	S43° 16' 51.56"W
C20	14.13'	175.00'	4°37'34"	14.13'	S39° 55' 53.07"W
C21	35.94'	175.00'	11°45'58"	35.87'	S31° 44' 06.93"W
C22	1.13'	325.00'	0°11'59"	1.13'	S26° 07' 09.81"W
C23	67.63'	325.00'	11°55'21"	67.51'	S32° 10' 49.92"W
C24	67.65'	325.00'	11°55'35"	67.53'	S44° 06' 18.03"W
C25	12.35'	325.00'	2°10'41"	12.35'	N51° 09' 25.78"E
C26	44.31'	325.00'	7°48'42"	44.28'	S56° 09' 07.31"W
C27	67.59'	325.00'	11°55'00"	67.47'	S66° 00' 58.50"W
C28	28.53'	325.00'	5°01'47"	28.52'	S74° 29' 22.03"W
C29	39.62'	25.00'	90°48'47"	35.61'	S31° 35' 52.21"W
C30	15.12'	15.00'	57°46'09"	14.49'	S42° 41' 35.48"E
C31	60.76'	60.00'	58°01'15"	58.20'	S42° 34' 02.35"E
C32	158.72'	60.00'	151°33'49"	116.32'	N62° 13' 29.71"E
C33	66.36'	60.00'	63°22'25"	63.03'	N10° 18' 23.27"W
C34	23.65'	60.00'	22°34'48"	23.49'	N32° 40' 13.24"E
C35	15.12'	15.00'	57°46'09"	14.49'	N15° 04' 33.09"E
C36	5.30'	15.00'	20°14'07"	5.27'	N23° 55' 34.75"W
C37	8.32'	15.00'	31°47'05"	8.21'	N49° 56' 10.98"W
C38	72.52'	50.00'	83°06'17"	66.33'	N24° 16' 35.29"W
C39	47.53'	50.00'	54°27'44"	45.76'	N44° 30' 25.25"E
C40	49.99'	50.00'	57°17'11"	47.94'	S79° 37' 07.25"E
C41	13.62'	15.00'	52°01'12"	13.16'	S76° 59' 08.16"E
C42	89.78'	275.00'	18°42'21"	89.38'	N67° 39' 05.27"E
C43	32.95'	275.00'	6°51'52"	32.93'	S54° 54' 51.94"W
C44	23.56'	15.00'	90°00'00"	21.21'	S07° 14' 46.08"W
C45	40.19'	625.00'	3°41'02"	40.18'	S35° 54' 42.74"E
C46	29.86'	20.00'	85°33'14"	27.17'	S76° 50' 48.78"E
C47	143.05'	330.00'	24°50'13"	141.93'	N72° 47' 40.25"E
C48	22.61'	15.00'	86°21'58"	20.53'	S67° 03' 10.50"E
C49	55.08'	485.00'	6°30'26"	55.05'	S20° 36' 58.37"E
C50	70.54'	445.00'	9°04'55"	70.46'	S21° 54' 12.75"E
C51	81.19'	485.00'	9°35'28"	81.09'	S21° 38' 55.78"E

# BLOCK B

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C61	20.98'	625.00'	1°55'25"	20.98'	N05° 43' 50.91"W
C62	48.12'	625.00'	4°24'42"	48.11'	N08° 53' 54.52"W
C63	48.12'	625.00'	4°24'42"	48.11'	N13° 18' 36.74"W
C64	62.23'	625.00'	5°42'16"	62.20'	N18° 22' 05.76"W
C65	43.17'	625.00'	3°57'27"	43.16'	N23° 11' 57.05"W
C66	7.98'	20.00'	22°52'19"	7.93'	N13° 44' 30.88"W
C67	117.02'	270.00'	24°49'55"	116.10'	N72° 47' 31.70"E
C68	21.88'	20.00'	62°40'55"	20.81'	N29° 02' 06.34"E

# BLOCK D

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C101	23.56'	15.00'	90°00'00"	21.21'	S49° 46' 08.40"E
C102	93.64'	175.00'	30°39'29"	92.53'	N69° 54' 06.97"E
C103	19.53'	175.00'	6°23'41"	19.52'	N51° 22' 32.04"E
C104	21.00'	1335.00'	0°54'04"	21.00'	N48° 37' 43.68"E
C105	50.00'	1335.00'	2°08'46"	50.00'	N50° 09' 08.49"E
C106	50.00'	1335.00'	2°08'46"	50.00'	N52° 17' 54.22"E
C107	50.00'	1335.00'	2°08'46"	50.00'	N54° 26' 39.95"E
C108	39.74'	1335.00'	1°42'20"	39.74'	N56° 22' 12.57"E
C115	13.73'	15.00'	52°26'53"	13.26'	N30° 59' 55.64"E
C116	37.75'	50.00'	43°15'47"	36.86'	N26° 24' 22.53"E
C117	131.95'	50.00'	151°12'19"	96.86'	N56° 21' 34.54"W
C118	13.62'	15.00'	52°01'12"	13.16'	N06° 46' 01.43"W
C119	23.56'	15.00'	90°00'00"	21.21'	N77° 46' 37.66"W
C120	0.08'	15.00'	0°19'07"	0.08'	N57° 03' 49.23"E
C121	60.10'	475.00'	7°14'57"	60.06'	N53° 16' 47.07"E
C122	43.94'	475.00'	5°18'01"	43.93'	N47° 00' 17.85"E
C123	34.52'	205.00'	9°38'48"	34.47'	N49° 10' 41.38"E
C124	55.00'	205.00'	15°22'15"	54.83'	N61° 41' 12.83"E
C125	34.17'	205.00'	9°33'06"	34.14'	N74° 08' 53.06"E
C126	39.27'	25.00'	90°00'00"	35.36'	N33° 55' 25.88"E
C127	22.08'	575.00'	2°12'00"	22.08'	N12° 10' 33.91"W
C128	69.85'	575.00'	6°57'36"	69.81'	N16° 45' 21.72"W
C129	23.56'	15.00'	90°00'00"	21.21'	N65° 14' 09.73"W
C130	35.97'	225.00'	9°09'36"	35.93'	S74° 20' 38.07"W
C131	69.62'	485.00'	8°13'29"	69.56'	S74° 48' 41.13"W
C132	76.90'	485.00'	9°05'05"	76.82'	S66° 09' 23.89"W
C133	4.46'	485.00'	0°31'37"	4.46'	S61° 21' 02.80"W
C134	14.42'	15.00'	55°04'50"	13.87'	S33° 32' 48.96"W
C135	50.73'	50.00'	58°07'53"	48.58'	S35° 04' 20.43"W
C136	46.36'	50.00'	53°07'48"	44.72'	N89° 17' 48.68"W
C137	49.94'	50.00'	57°13'37"	47.89'	S34° 07' 05.88"E
C138	21.08'	50.00'	24°09'03"	20.92'	N06° 34' 14.02"E
C139	12.95'	15.00'	49°26'50"	12.55'	N06° 04' 39.68"W
C140	28.22'	525.00'	3°04'46"	28.21'	N29° 15' 41.74"W
C141	55.03'	525.00'	6°00'19"	55.00'	N24° 43' 09.53"W
C142	13.57'	525.00'	1°28'51"	13.57'	N20° 58' 34.98"W

# BLOCK E

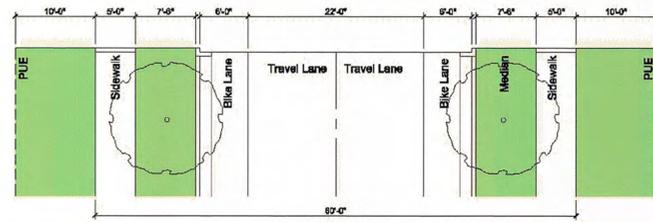
PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C151	89.00'	535.00'	9°31'55"	88.90'	N65° 06' 34.93"E
C152	38.87'	25.00'	89°05'08"	35.07'	S75° 06' 48.17"E
C153	57.48'	475.00'	6°56'02"	57.45'	S27° 06' 13.19"E
C154	28.19'	475.00'	3°24'03"	28.19'	S21° 56' 11.08"E
C155	15.82'	275.00'	3°17'46"	15.82'	N33° 56' 28.49"W
C156	68.22'	288.28'	13°33'34"	68.06'	N25° 20' 58.62"W
C157	23.56'	15.00'	90°00'00"	21.21'	N24° 45' 50.27"E
C158	27.98'	175.00'	9°09'36"	27.95'	N74° 20' 38.07"E
C159	84.49'	535.00'	9°02'54"	84.40'	N74° 23' 59.05"E

# BLOCK C

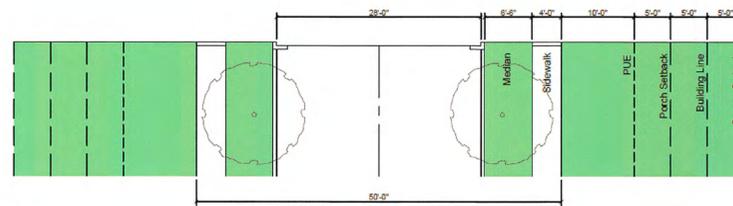
PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C69	48.64'	225.00'	12°23'08"	48.54'	N79° 02' 17.55"E
C70	44.12'	225.00'	11°14'06"	44.05'	N67° 13' 40.28"E
C71	52.75'	225.00'	13°25'55"	52.63'	N54° 53' 39.39"E
C72	35.18'	1285.00'	1°34'07"	35.18'	N48° 57' 45.44"E
C73	55.39'	1285.00'	2°28'11"	55.39'	N50° 58' 54.89"E
C74	55.39'	1285.00'	2°28'11"	55.39'	N53° 27' 06.37"E
C75	55.54'	1285.00'	2°28'35"	55.53'	N56° 55' 29.44"E
C76	1.34'	1285.00'	0°03'36"	1.34'	N57° 11' 34.55"E
C77	39.27'	25.00'	90°00'00"	35.36'	S77° 46' 37.66"E
C78	23.56'	15.00'	90°00'00"	21.21'	N12° 13' 22.34"E
C79	41.92'	725.00'	3°18'45"	41.91'	S55° 33' 59.71"W
C80	60.02'	725.00'	4°44'35"	60.00'	S51° 32' 19.55"W
C81	60.02'	725.00'	4°44'35"	60.00'	S46° 47' 44.49"W
C82	27.58'	725.00'	2°10'47"	27.58'	S43° 20' 03.61"W
C83	48.95'	229.66'	12°12'46"	48.86'	S35° 58' 14.98"W
C84	15.41'	229.66'	3°50'42"	15.41'	S27° 56' 31.33"W
C85	125.88'	275.00'	26°13'36"	124.78'	S39° 07' 58.22"W
C86	23.56'	15.00'	90°00'00"	21.21'	N82° 45' 13.92"W
C87	26.98'	575.00'	2°41'18"	26.98'	N36° 24' 34.92"W
C88	104.95'	575.00'	10°27'26"	104.80'	N29° 50' 12.84"W
C89	61.29'	575.00'	6°06'25"	61.26'	N21° 33' 17.44"W
C90	61.29'	575.00'	6°06'25"	61.26'	N15° 26' 52.78"W
C91	61.39'	575.00'	6°07'03"	61.37'	N09° 20' 08.74"W
C92	15.13'	575.00'	1°30'29"	15.13'	N05° 31' 22.72"W
C93	23.56'	15.00'	90°00'00"	21.21'	N40° 13' 51.60"E

# BLOCK J

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C180	60.20'	360.13'	9°34'41"	60.13'	N24° 59' 39.32"W
C181	36.26'	360.13'	5°46'05"	36.24'	N32° 40' 30.09"W



RC-60 Residential Collector 60' ROW



LS-50 Local Street 50' ROW  
BRYSON SECTION 1D ROADWAY SECTIONS

REVISION NO. DATE

APPROVAL

**BURY**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 328-0011 Fax: (512) 328-0325  
TBPE # F-1048 TBPLS # F-107500  
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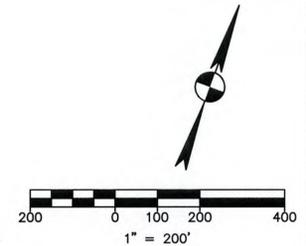
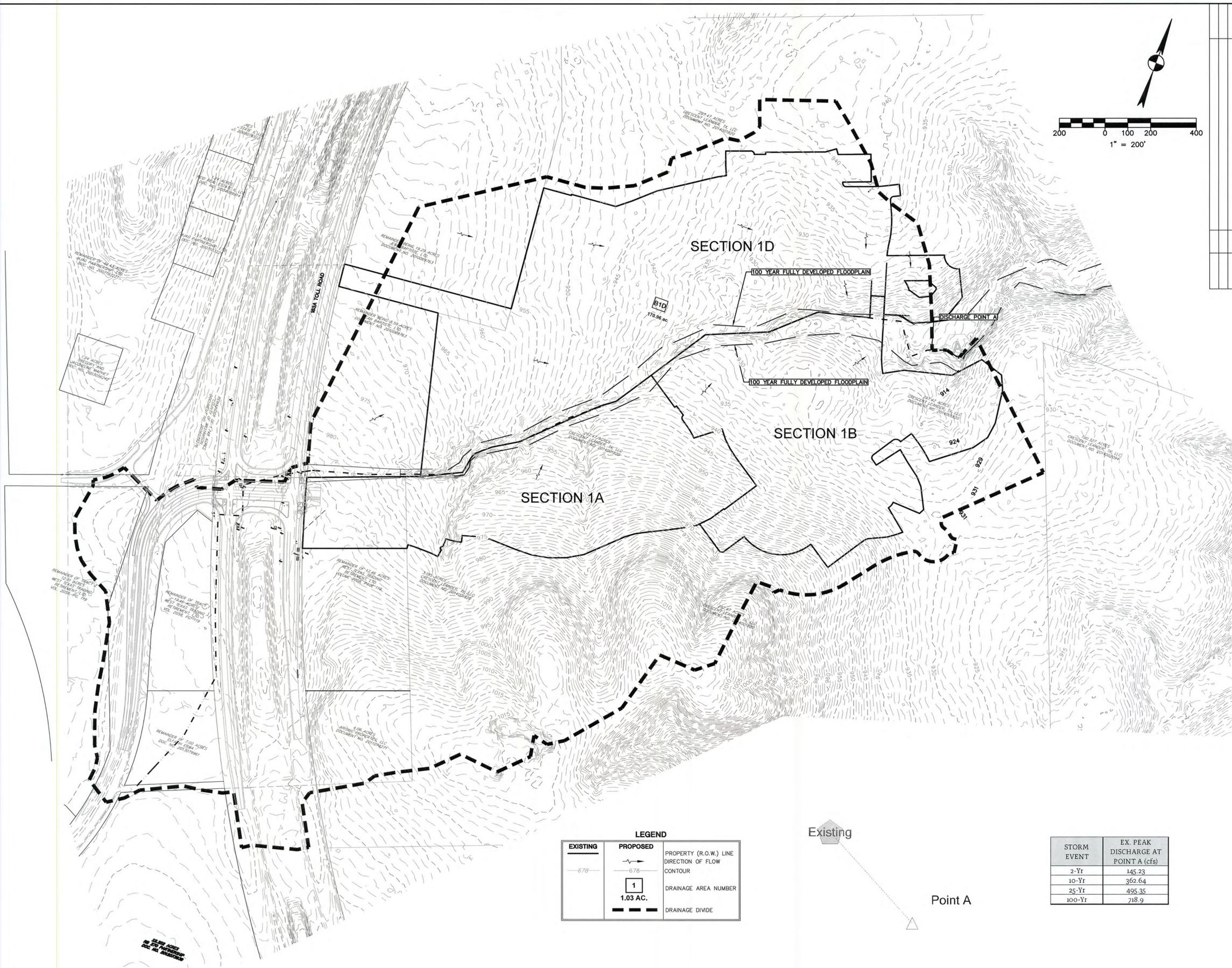
HARRISON M. HUDSON  
Professional Engineer  
109973  
11.2.2015

PRELIMINARY PLAT  
(SHEET 2 OF 2)

BRYSON PHASE 1, SECTION 1D  
LEANDER, WILLIAMSON COUNTY, TEXAS  
CRESCENT LEANDER, TX, LLC

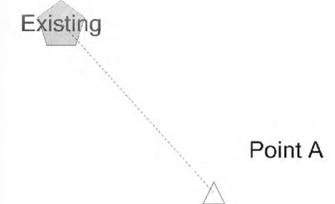
DRAWN BY: RJB  
DESIGNED BY: BB  
QA / CC:  
PROJECT NO.: 100956-10018

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**LEGEND**

EXISTING	PROPOSED	
— 678 —	— 678 —	PROPERTY (R.O.W.) LINE
	→	DIRECTION OF FLOW
	○	CONTOUR
	1	DRAINAGE AREA NUMBER
	1.03 AC.	
	---	DRAINAGE DIVIDE



STORM EVENT	EX. PEAK DISCHARGE AT POINT A (cfs)
2-Yr	145.23
10-Yr	362.64
25-Yr	495.35
100-Yr	718.9

REVISION	APPROVAL
DATE	NO.

**BURY**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 328-0011 Fax: (512) 328-0325  
TBPE # F-1048 TBPLS # F-1017600  
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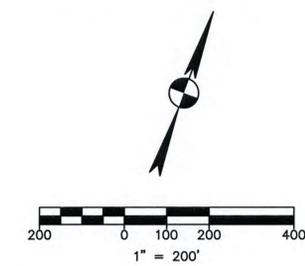
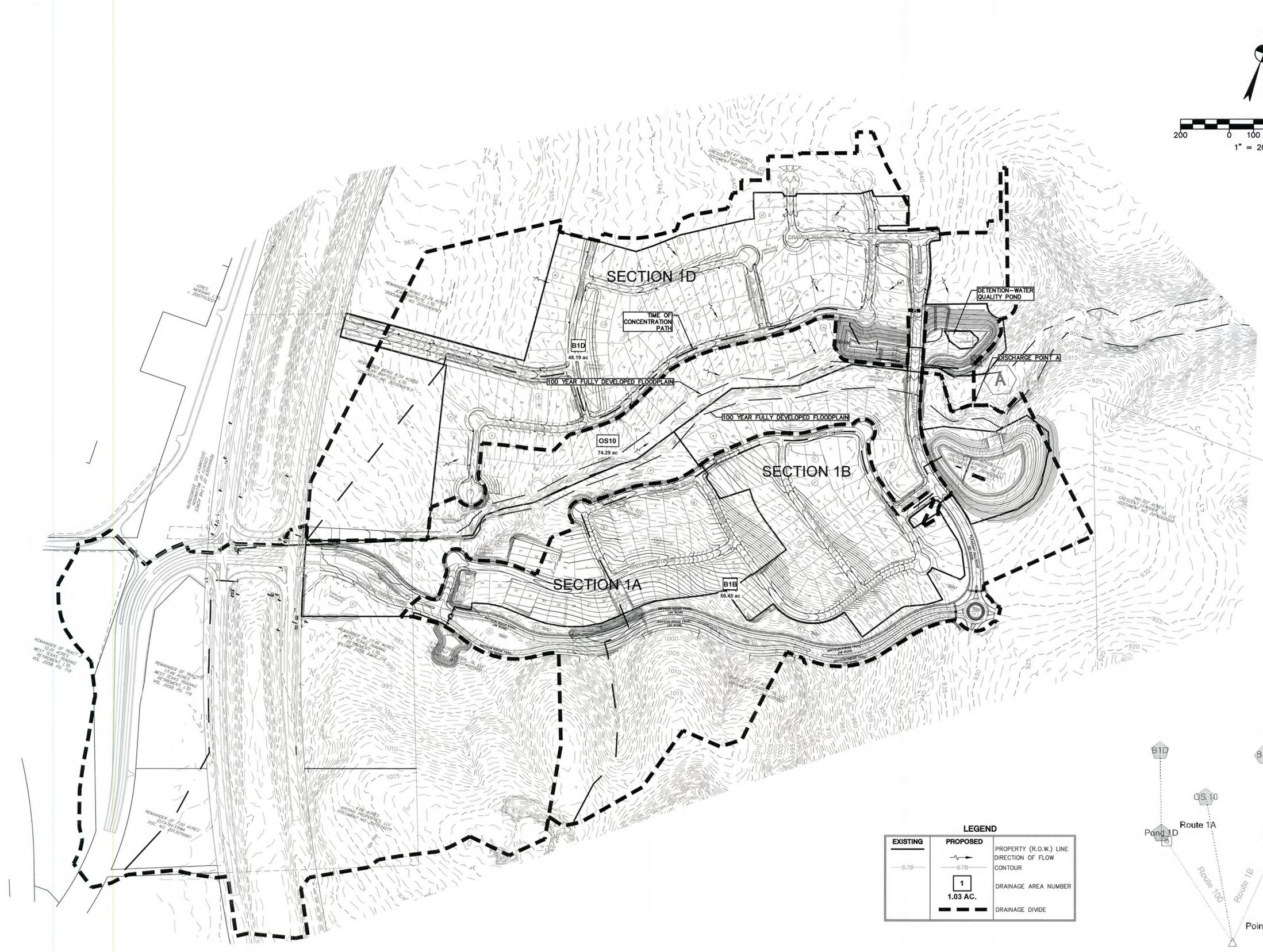
HARRISON M. HUDSON  
109973  
LICENSED PROFESSIONAL ENGINEER  
11.2.2015

**PRELIMINARY OVERALL  
EXISTING DRAINAGE  
AREA MAP**

**BRYSON PHASE 1, SECTION 1D  
LEANDER, WILLIAMSON COUNTY, TEXAS  
CRESCENT LEANDER, TX, LLC**

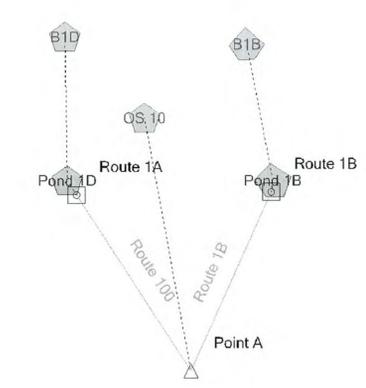
DRAWN BY: RJB  
DESIGNED BY: BB  
QA / QC:  
PROJECT NO.: 100956-10018

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**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>	PROPERTY (R.O.W.) LINE
---	---	DIRECTION OF FLOW
---	---	CONTOUR
	1	DRAINAGE AREA NUMBER
	1.03 AC.	
	---	DRAINAGE DIVIDE



STORM EVENT	PROP. PEAK INFLOW AT POND 1B (cfs)	PROP. PEAK DISCHARGE AT POND 1B (cfs)	PROP. PEAK INFLOW AT POND 1D (cfs)	PROP. PEAK DISCHARGE AT POND 1D (cfs)	EX. PEAK DISCHARGE AT POINT A (cfs)	PROP. PEAK DISCHARGE AT POINT A BEFORE DETENTION (cfs)	PROP. PEAK DISCHARGE AT POINT A AFTER DETENTION (cfs)
2-Yr	73.69	8.58	75.01	16.45	145.23	211.68	98.99
10-Yr	152.81	94.13	155.6	63.2	362.64	441.45	328.94
25-Yr	198.68	160.87	201.94	93.46	495.35	573.85	480.72
100-Yr	274.25	249.62	278.27	144.98	718.9	792.03	698.94

REVISION	NO.	DATE	APPROVAL

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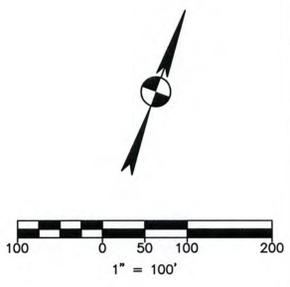
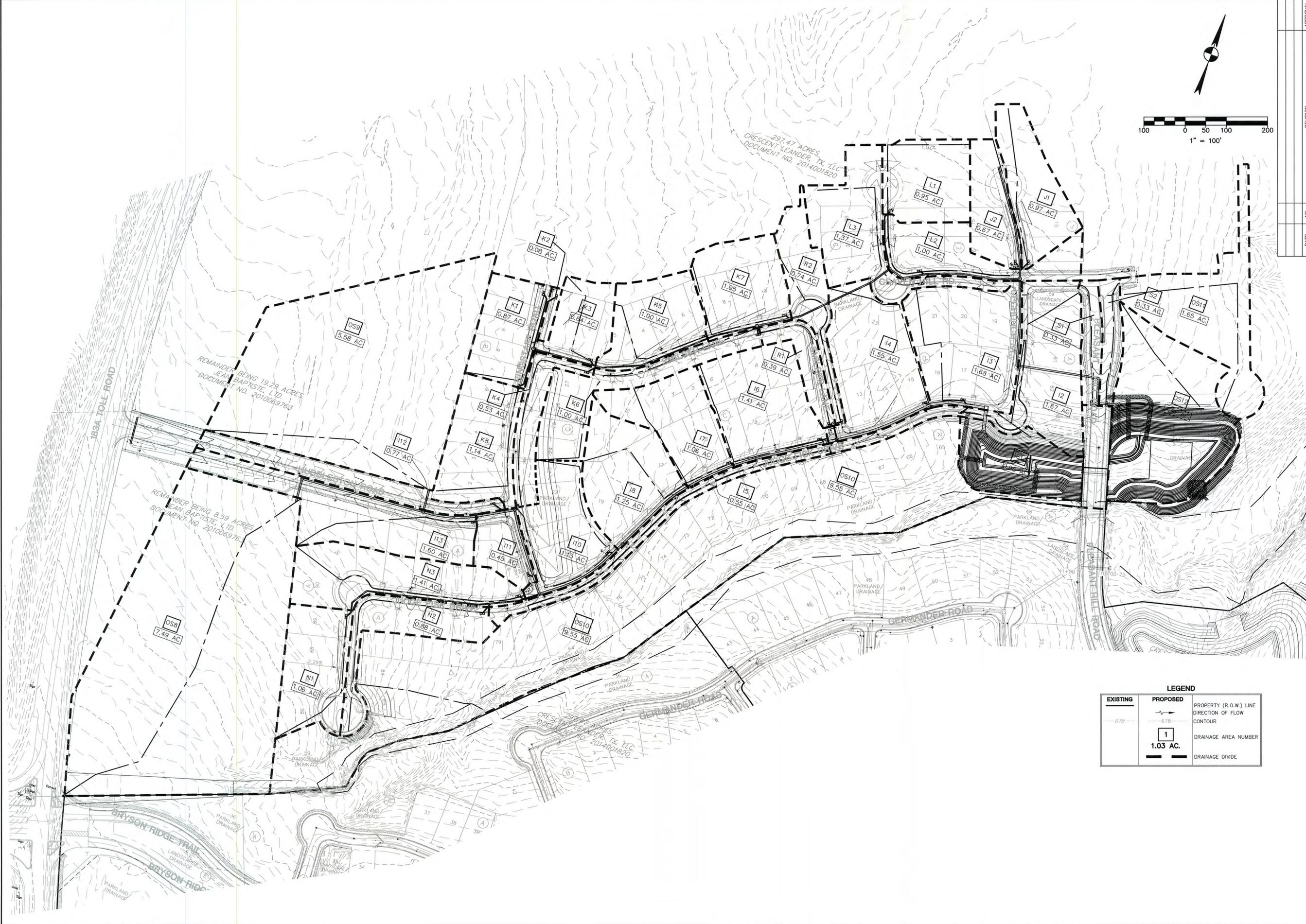
HARRISON W. HUDSON  
 109973  
 LICENSED PROFESSIONAL ENGINEER  
 11-2-2015

**PRELIMINARY OVERALL  
 PROPOSED DRAINAGE  
 AREA MAP**

**BRYSON PHASE 1, SECTION 1D  
 LEANDER, WILLIAMSON COUNTY, TEXAS  
 CRESCENT LEANDER, TX, LLC**

DRAWN BY: RJB  
 DESIGNED BY: BB  
 QA / QC:  
 PROJECT NO.: 100956-10018

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 11.2.2015

**PRELIMINARY  
 DRAINAGE AREA MAP**

**BRYSON PHASE 1, SECTION 1D  
 LEANDER, WILLIAMSON COUNTY, TEXAS  
 CRESCENT LEANDER, TX, LLC**

**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>	PROPERTY (R.O.W.) LINE
---	---	DIRECTION OF FLOW
	→	CONTOUR
	1	DRAINAGE AREA NUMBER
	1.03 AC.	
	---	DRAINAGE DIVIDE

DRAWN BY: RJB  
 DESIGNED BY: BB  
 CA / QC:  
 PROJECT NO.: 100856-10018

SHEET  
**06**  
 OF 13

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AREA	Event	2-yr	10-yr	25-yr	100-yr
Event	2-yr	10-yr	25-yr	100-yr	
Acres	1.67	1.67	1.67	1.67	
C	0.59	0.62	0.63	0.66	
Tc	14.90	14.90	14.90	14.90	
I	3.90	5.84	6.97	8.96	
Q	3.9	6.0	7.3	9.8	

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.67	1.67	1.67	1.67	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.84	51	Grass	0.24	0.28	0.31
0.82	49	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.68	1.68	1.68	1.68	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.86	51	Grass	0.24	0.28	0.31
0.82	49	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.68	1.68	1.68	1.68	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
1.15	35	Grass	0.24	0.28	0.31
0.53	65	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.55	0.55	0.55	0.55	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.19	34	Grass	0.24	0.28	0.31
0.37	66	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.41	1.41	1.41	1.41	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.60	46	Grass	0.24	0.28	0.31
0.75	54	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.06	1.06	1.06	1.06	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.57	53	Grass	0.24	0.28	0.31
0.49	47	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.25	1.25	1.25	1.25	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.77	61	Grass	0.24	0.28	0.31
0.48	39	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.13	1.13	1.13	1.13	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.72	64	Grass	0.24	0.28	0.31
0.41	36	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.45	0.45	0.45	0.45	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.24	53	Grass	0.24	0.28	0.31
0.21	47	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.77	0.77	0.77	0.77	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.48	62	Grass	0.24	0.28	0.31
0.29	38	Concrete/Ashpalt	0.97	0.97	0.97

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.60	1.60	1.60	1.60	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
1.03	64	Grass	0.24	0.28	0.31
0.57	36	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.97	0.97	0.97	0.97	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.66	69	Grass	0.24	0.28	0.31
0.30	31	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.67	0.67	0.67	0.67	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.37	35	Grass	0.24	0.28	0.31
0.30	65	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.87	0.87	0.87	0.87	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.35	40	Grass	0.24	0.28	0.31
0.52	60	Concrete/Ashpalt	0.96	0.96	0.96

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.08	0.08	0.08	0.08	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.02	25	Grass	0.24	0.28	0.31
0.06	75	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.64	0.64	0.64	0.64	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.39	61	Grass	0.24	0.28	0.31
0.25	39	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.64	0.64	0.64	0.64	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.39	61	Grass	0.24	0.28	0.31
0.25	39	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.53	0.53	0.53	0.53	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.30	56	Grass	0.24	0.28	0.31
0.23	44	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.00	1.00	1.00	1.00	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.58	58	Grass	0.24	0.28	0.31
0.42	42	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.00	1.00	1.00	1.00	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.53	53	Grass	0.24	0.28	0.31
0.47	47	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.05	1.05	1.05	1.05	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.61	58	Grass	0.24	0.28	0.31
0.44	42	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.14	1.14	1.14	1.14	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.71	62	Grass	0.24	0.28	0.31
0.43	38	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.95	0.95	0.95	0.95	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.50	53	Grass	0.24	0.28	0.31
0.45	47	Concrete/Ashpalt	0.97	0.97	0.97

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.00	1.00	1.00	1.00	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.13	13	Grass	0.24	0.28	0.31
0.87	87	Concrete/Ashpalt	0.96	0.96	0.96

100

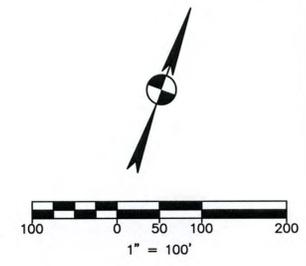
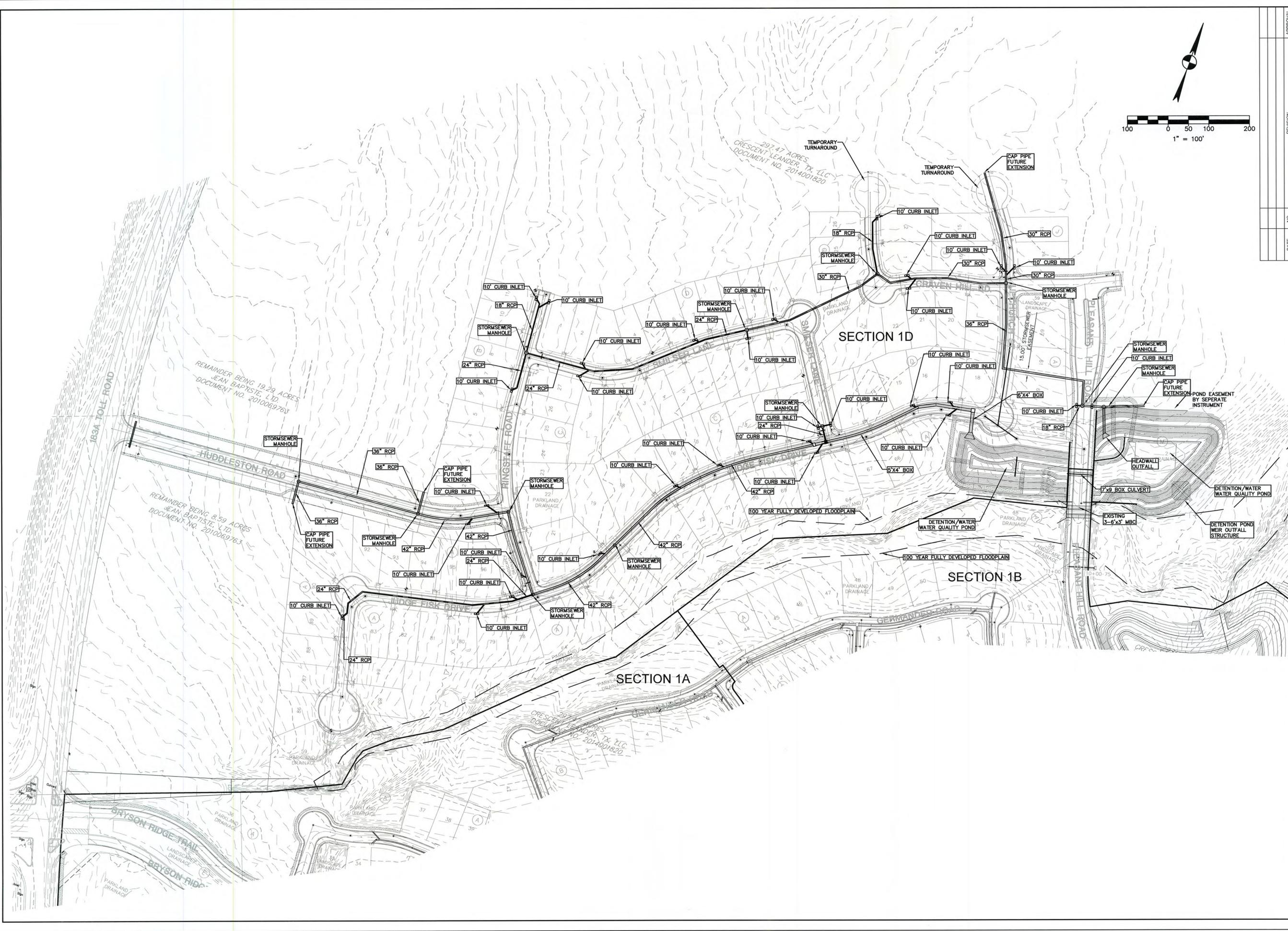
AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.37	1.37	1.37	1.37	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.85	62	Grass	0.24	0.28	0.31
0.52	38	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	1.06	1.06	1.06	1.06	
Area	%				
0	Pasture 2-7%	0.33	0.38	0.42	0.49
0.49	46	Grass	0.24	0.28	0.31
0.57	54	Concrete/Ashpalt	0.96	0.96	0.96

100

AREA	Event	2-yr	10-yr	25-yr	100-yr
Acres	0.87	0.87	0.87	0.87	
Area	%				
0	Pasture 2-7%	0.33	0.38		



REVISION	NO.	DATE

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**PRELIMINARY  
 STORMSEWER PLAN**

**BRYSON PHASE 1, SECTION 1D  
 LEANDER, WILLIAMSON COUNTY, TEXAS  
 CRESCENT LEANDER, TX, LLC**

DRAWN BY: RUB  
 DESIGNED BY: BB  
 QA / OC:  
 PROJECT NO.: 100955-10018

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**08**  
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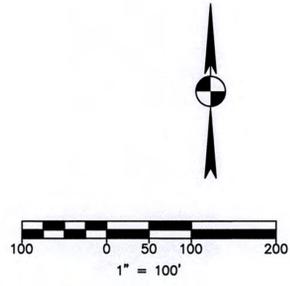


BRYSON PARKLAND DEDICATION					
PHASES	UNITS	PARKLAND REQUIRED (ac)	PARKLAND PROPOSED (ac)	PARKLAND IN FLOODPLAIN (ac)	AREA CREDIT
1D	102	3.6	6.03	1.78	6.03
TOTAL	102	3.6	6.03	1.78	6.03

BRYSON 1A, 1B, & 1C PARKLAND DEDICATION					
PHASES	UNITS	PARKLAND REQUIRED (ac)	PARKLAND PROPOSED (ac)	PARKLAND IN FLOODPLAIN (ac)	AREA CREDIT
1A	44	1.54	6.40	0.63	6.4
1B & 1C	61	2.135	6.578	1.32	6.578
TOTAL	105	3.675	12.98	1.95	12.98

297.47 ACRES  
CRESCENT LEANDER, TX, LLC  
DOCUMENT NO. 2014001820

BRYSON 1A, 1B, & 1C PARKLAND DEDICATION



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**PARKLAND DEDICATION PLAN**

BRYSON PHASE 1, SECTION 1D  
LEANDER, WILLIAMSON COUNTY, TEXAS  
CRESCENT LEANDER, TX, LLC

DRAWN BY: RJB  
DESIGNED BY: BB  
QA / CC:  
PROJECT NO.: 100956-10018

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**11**  
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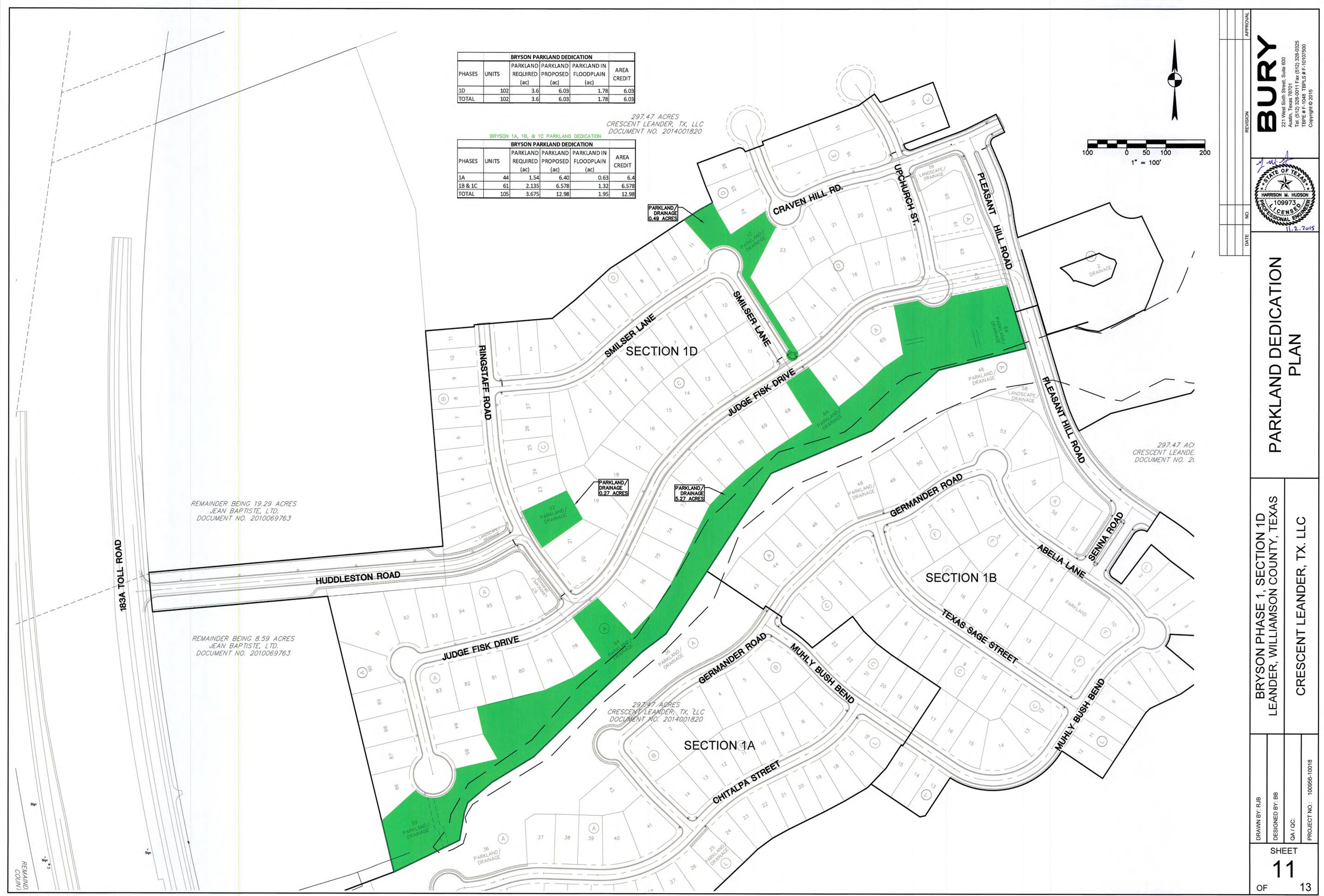
185A TOLL ROAD

REMAINDER BEING 19.29 ACRES  
JEAN BAPTISTE, LTD.  
DOCUMENT NO. 2010069763

REMAINDER BEING 8.59 ACRES  
JEAN BAPTISTE, LTD.  
DOCUMENT NO. 2010069763

297.47 ACRES  
CRESCENT LEANDER, TX, LLC  
DOCUMENT NO. 2014001820

297.47 ACRES  
CRESCENT LEANDER,  
DOCUMENT NO. 2014001820



REMAINDER COUNTY

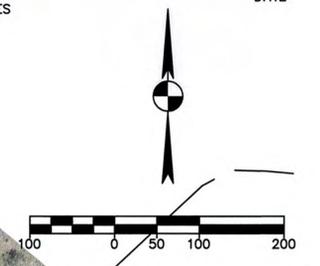
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APPROVAL OF THE TREE PROTECTION PLAN DOES NOT CONSTITUTE APPROVAL OF ITEMS SUBJECT TO REVIEW UPON SUBMITTAL OF A PRELIMINARY PLAT

TOM YANTIS, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

DATE



APPROVAL	
REVISION	
NO.	
DATE	

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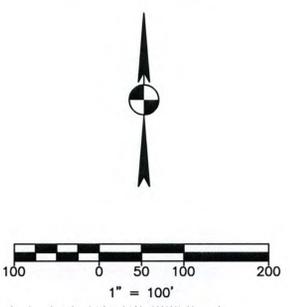
**PRELIMINARY TREE  
LOCATION AND AERIAL  
PLAN**

BRYSON PHASE 1, SECTION 1D  
LEANDER, WILLIAMSON COUNTY, TEXAS  
CRESCENT LEANDER, TX, LLC

DRAWN BY: RJB  
DESIGNED BY: BB  
QA / QC:  
PROJECT NO.:

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**12**  
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DOCUMENT NO. 2010069763

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JEAN BAPTISTE, LTD.  
DOCUMENT NO. 2010069763

297.47 ACRES  
CRESCENT LEANDER, TX, LLC  
DOCUMENT NO. 2014001820

297.47 ACRES  
CRESCENT LEANDER, TX, LLC  
DOCUMENT NO. 2014001820

**LEGEND**

- ⑦ SINGLE FAMILY SUBURBAN (SFS) – LOT WIDTH 70'
- ⑥ SINGLE FAMILY URBAN (SFU) – LOT WIDTH 60'
- ⑤ SINGLE FAMILY COMPACT (SFC) – LOT WIDTH 50'

DATE	NO.	REVISION	APPROVAL

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**PRELIMINARY PLAT  
LOT ZONING EXHIBIT**

**BRYSON PHASE 1, SECTION 1D  
LEANDER, WILLIAMSON COUNTY, TEXAS  
CRESCENT LEANDER, TX, LLC**

DRAWN BY: RJB  
DESIGNED BY: BB  
QA / QC:  
PROJECT NO.: 100956-10018

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**13**  
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## EXECUTIVE SUMMARY

DECEMBER 22, 2015

**Agenda Subject:** Zoning Case 15-Z-024: Hold a public hearing and consider action on the rezoning of several parcels of land located at 18175 Ronald W. Reagan Blvd. 51.84 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803. Currently, the property is zoned interim Single-Family Rural (SFR-1-B) and General Commercial (GC-3-C). The applicant is proposing to zone the property to SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact) districts Leander, Williamson County, Texas.

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

**Origination:** Applicant: Shawn Graham with Jones & Carter, Inc. on behalf of Robert E. Tesch

**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. Future Land Use Map
4. Proposed Zoning Map
5. Staff Proposed Zoning Map
6. Aerial Map
7. Notification Map
8. Letter of Intent

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

12/18/2015



## PLANNING ANALYSIS

### ZONING CASE 15-Z-024 VALLEY VISTA

#### GENERAL INFORMATION

**Applicant/Owner:** Jones & Carter, Inc. (Shawn Graham) on behalf of Robert E. Tesch

**Current Zoning:** Interim SFR-1-B (Single-Family Rural)  
GC-3-C (General Commercial)

**Proposed Zoning:** SFC-2-A (Single-Family Compact)  
SFU-2-A (Single-Family Urban)

**Size and Location:** The property is located on the west side of Ronald Reagan Blvd. approximately  $\frac{3}{4}$  of a mile north from the northwest corner of the intersection of Palmera Ridge Blvd. and Ronald Reagan Blvd

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

#### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Vacant land
EAST	Interim SFR-1-B GC-3-C	Vacant land
SOUTH	GC-3-C Interim SFR-1-B	Vacant land
WEST	OCL/ETJ	Vacant land/ heavily wooded area

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
---

**USE COMPONENTS:****SFC – SINGLE FAMILY COMPACT:**

*Features:* 5,500 sq. ft. lot min.; 1,100 sq. ft. living area min.

*Intent:* Development of single-family detached dwellings on small lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with small lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods, and to be developed on a moderate scale with a maximum district size of seventy-five (75) acres.

**SFU – SINGLE FAMILY URBAN:**

*Features:* 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min.

*Intent:* Development of single-family detached dwellings on moderate urban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods.

**SFT – SINGLE FAMILY TOWNHOUSE:**

*Features:* 2,000 sq. ft. lot min; 900 sq. ft. living area min.

*Intent:* development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.

Frontage for such lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.

**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 A:**

*Features:* 85% masonry; 5 or more architectural features.

*Intent:*

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, 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. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

## **COMPREHENSIVE PLAN STATEMENTS:**

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

- Create strong neighborhoods with a variety of housing choices.
- Encourage a range of housing types at a variety of price points.
- Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.
- Mixed Use Corridors are areas along arterials between Centers that have available land and should be developed to preserve the integrity of the corridor and maintain mobility. Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.
- The Open Space land use category includes areas devoted to parks and recreational facilities as well as areas within the 100 year floodplain. Primary uses in these areas are intended to be open space, forestry or ranching. Additional parks and open space should be included in new developments as amenities, however the exact location of these areas

will be dependent on the context sensitive design of individual properties and is not reflected on the Future Land Use Map.

- Enhance Leander’s public spaces to create and link destinations.

#### **ANALYSIS:**

The applicant is requesting to zone the property to SFC-2-A (Single-Family Compact) and SFU-2-A (Single-Family Urban). The property to the north is zoned Interim SFR-1-B (Single-Family Rural) and portions of the property are located outside of City Limits and within the City’s Extra-Territorial Jurisdiction. The properties to the east are zoned Interim SFR-1-B, and GC-3-C (General Commercial); properties to the south and west are zoned Interim SFR-1-B, GC-3-C, and are also located outside of City Limits and within the City’s Extra-Territorial Jurisdiction.

The SFC-2-A zoned district permits for the development of detached single family homes on a minimum of 50 ft wide lots, and the SFU-2-A zoning district permits for the development of detached single family homes on a minimum of 60 ft wide lots. The SFT-2-A zoned district permits the development of attached single family homes with a maximum of eight connected townhouse units.

The Type 2 site component is the standard site component paired with all of the City of Leander residentially zoned districts and is compatible with the requested Use Components. The Type A Architectural Component is the highest architectural standard provided by the Composite Zoning Ordinance. It requires 85% masonry on all elevations for all stories, and requires a minimum of 5 architectural design features on the front façades of buildings. This component is also compatible with the requested Use Component.

This property is located within the Neighborhood Residential, Mixed Use Corridor, and Open Space land classifications per the adopted Future Land Use Map. The Neighborhood Residential classification is intended to provide for a variety of housing types. The density and mix of housing is dependent on a variety of factors including environmental constraints, availability of infrastructure, and proximity to development centers. The proposed density for the development is reasonable as there is availability to sewer and water infrastructure, and the development is within proximity of an Activity Center.

The eastern portion of the property is located within a Mixed Use Corridor classification. This corridor calls for higher density single family lots to provide for a transition between more intense development and higher classification thoroughfares to lower density single family residential. It permits SFT (Single-Family Townhouse) and SFL (Single-Family Limited) districts along corridors; and seeks to focus LC (Local Commercial) at intersections of thoroughfares and LO (Local Office) districts along thoroughfares.

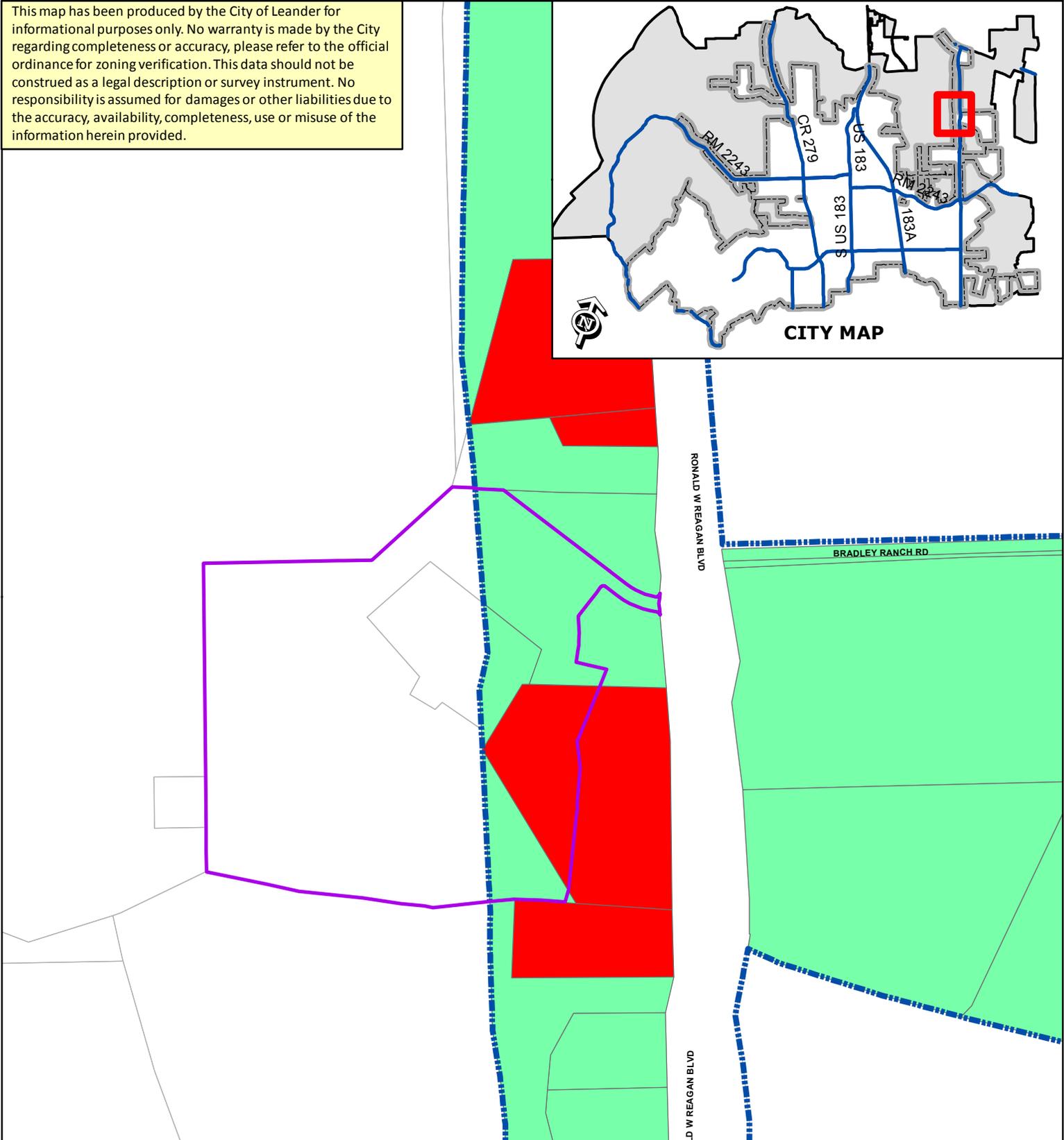
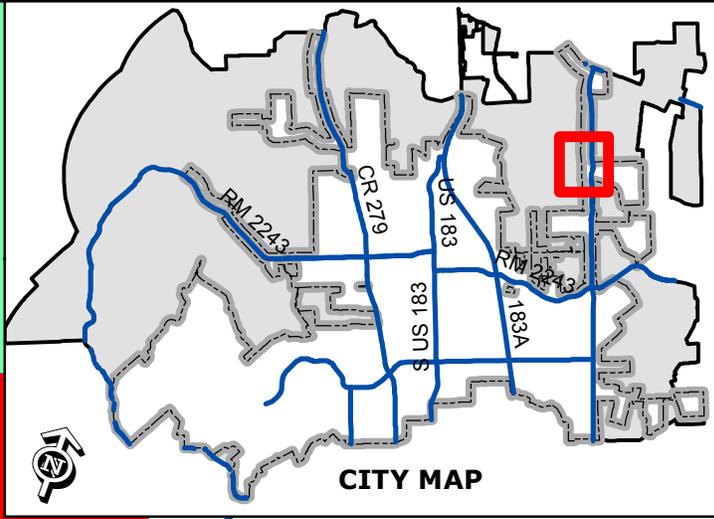
The applicant’s request provides for SFC and SFU districts within the mixed use corridor, which does not meet the intent of the Comprehensive Plan. The applicant would need to provide SFT, SFL, TF, or a combination of districts within the area of the property defined as a Mixed Use Corridor to be compliant with the Comprehensive Plan. This would provide for an adequate transition to lower density single-family development away from Ronald Reagan Blvd. and the existing General Commercial zoning along this thoroughfare.

The southern portion of the property is located within the Open Space classification as identified on the Future Land Use Map. This land classification's primary uses in these areas are intended to be open space, forestry or ranching. Additional parks and open space should be included in new developments as amenities, however the exact location of these areas will be dependent on the context sensitive design of individual properties. The City of Leander Transportation Plan calls for an 8 - 10 ft hike and bike trail along the north side of the San Gabriel River, and the applicant's proposed zoning and subsequent development would accommodate for this trail within this area.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested SFC-2-A, SFU-2-A districts, with the inclusion of the staff proposed SFT-2-A within the Mixed Use Corridor portion of the applicant's property. Staff's proposed amendment to the applicant's zoning request meets the goal statements of the Future Land Use Plan, is in compliance with the Future Land Use Map, and meets the intent statements of the Composite Zoning Ordinance.

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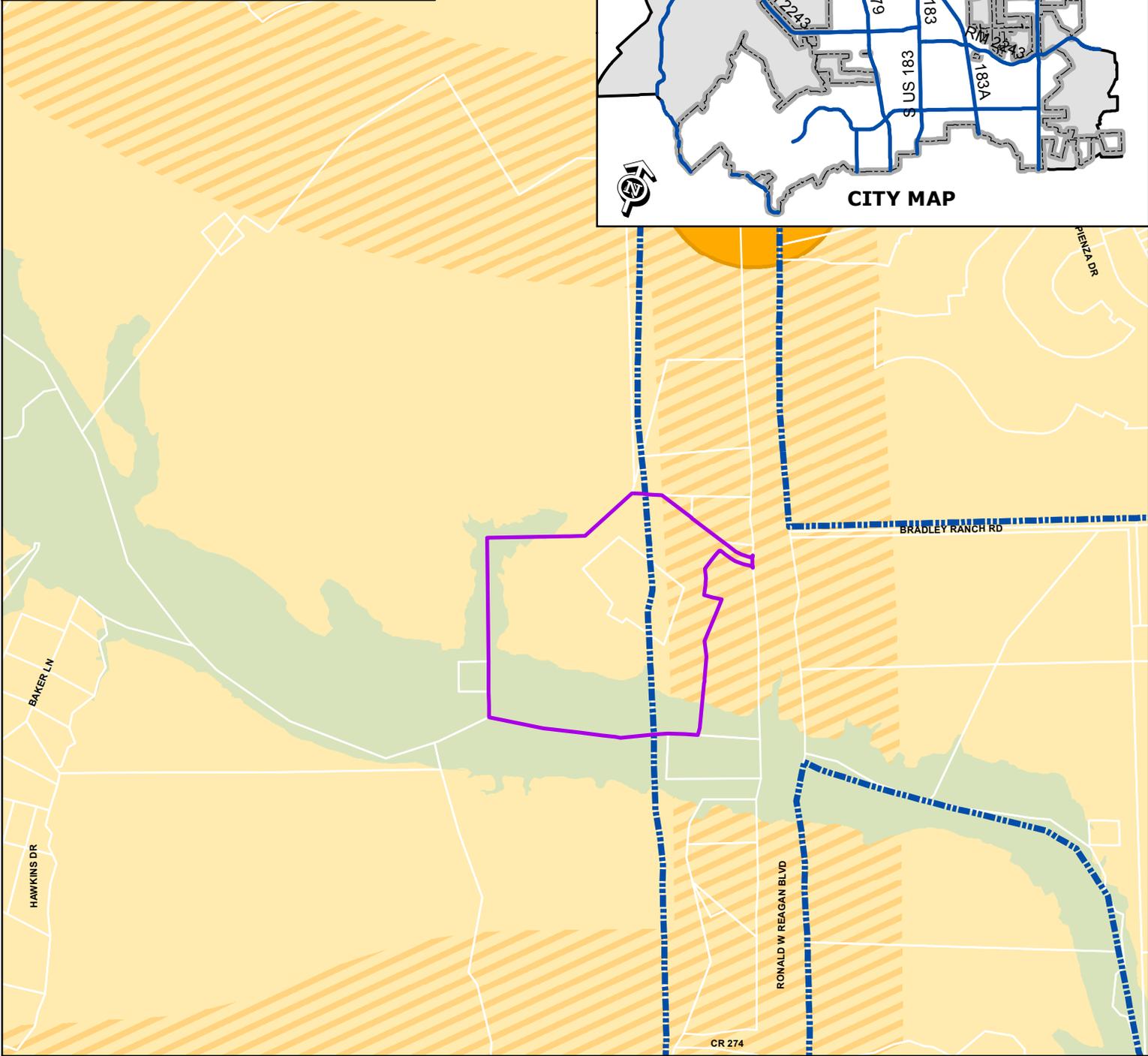
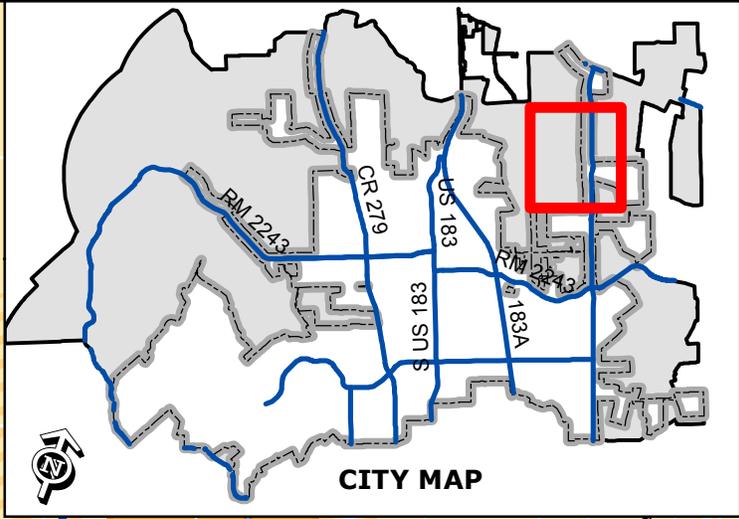


**ZONING CASE 15-Z-024 Attachment #2** Current Zoning Map - Valley Vista

Subject Property	SFR	SFT	GC
City Limits	SFE	SFU/MH	HC
<b>Annexation</b>	SFS	TF	HI
Future Annexation Per DA	SFU	MF	PUD
Involuntary Annexation	SFC	LO	
Voluntary Annexation	SFL	LC	



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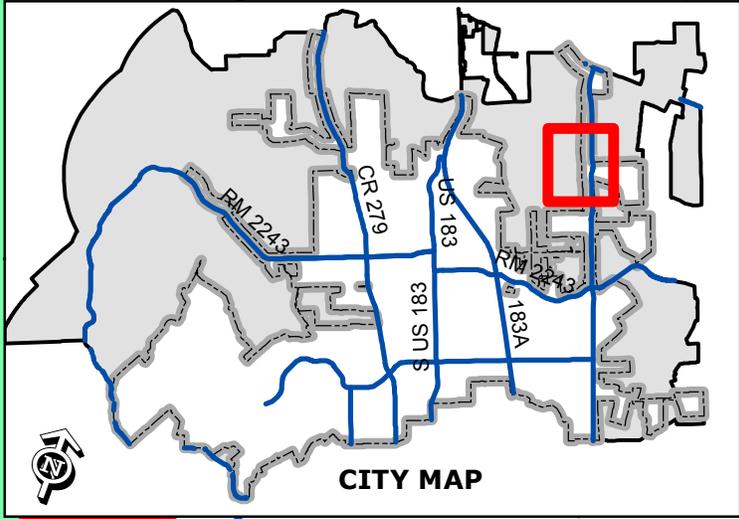
**ZONING CASE 15-Z-023 Attachment #3**

Future Land Use Map - Valley Vista

- |   |   |  |
|---|---|--|
|  Subject Property   |  Commercial Corridor |  Transit Supportive Mixed Use |
|  City Limits        |  Neighborhood Center |  Station Area Mixed Use       |
|  Open Space         |  Community Center    |  Old Town Mixed Use           |
|  Mixed Use Corridor |  Activity Center     |  Employment Mixed Use         |
|   |   |  Industrial District          |
|   |   |  Neighborhood Residential     |

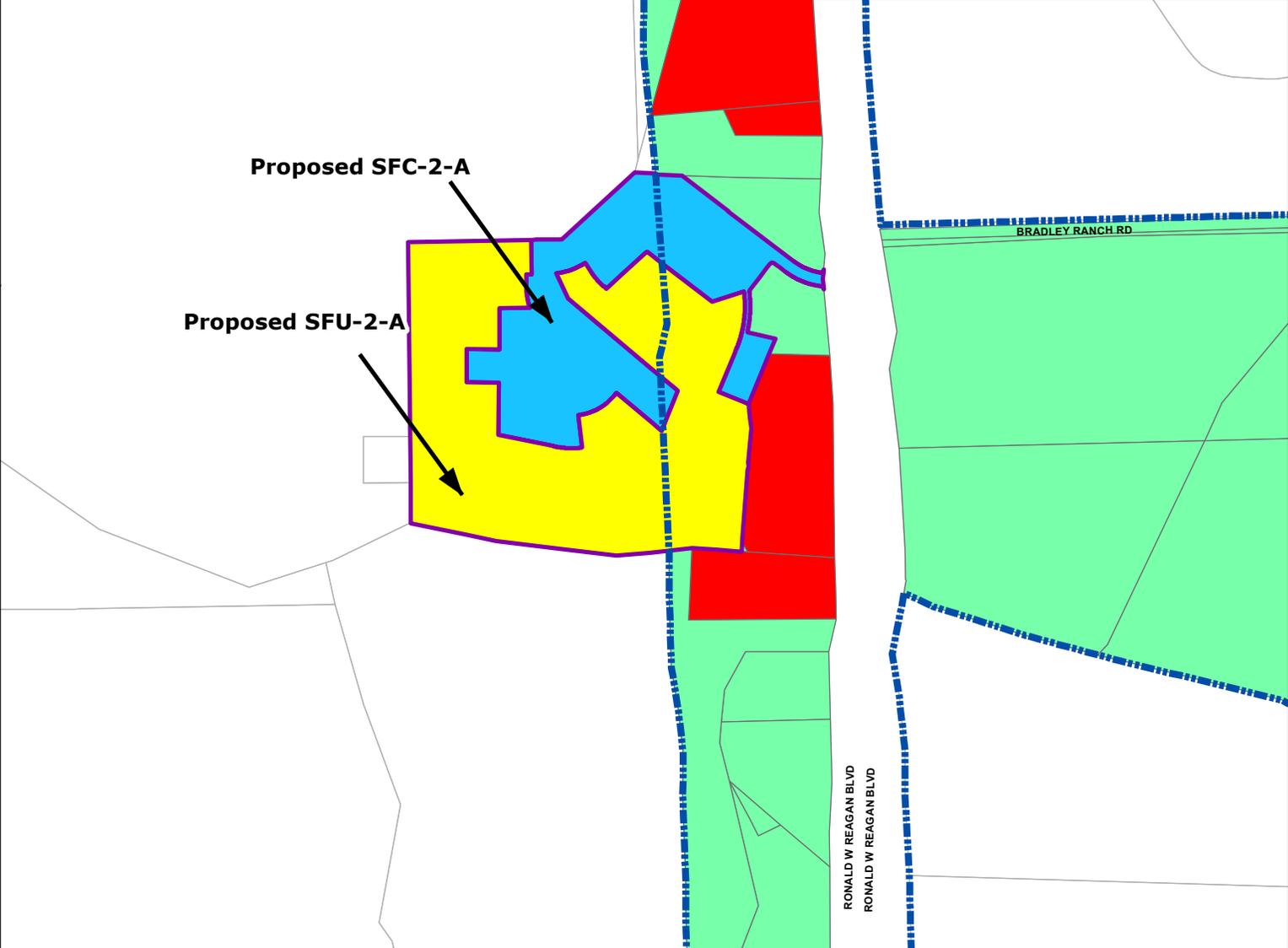


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**Proposed SFC-2-A**

**Proposed SFU-2-A**



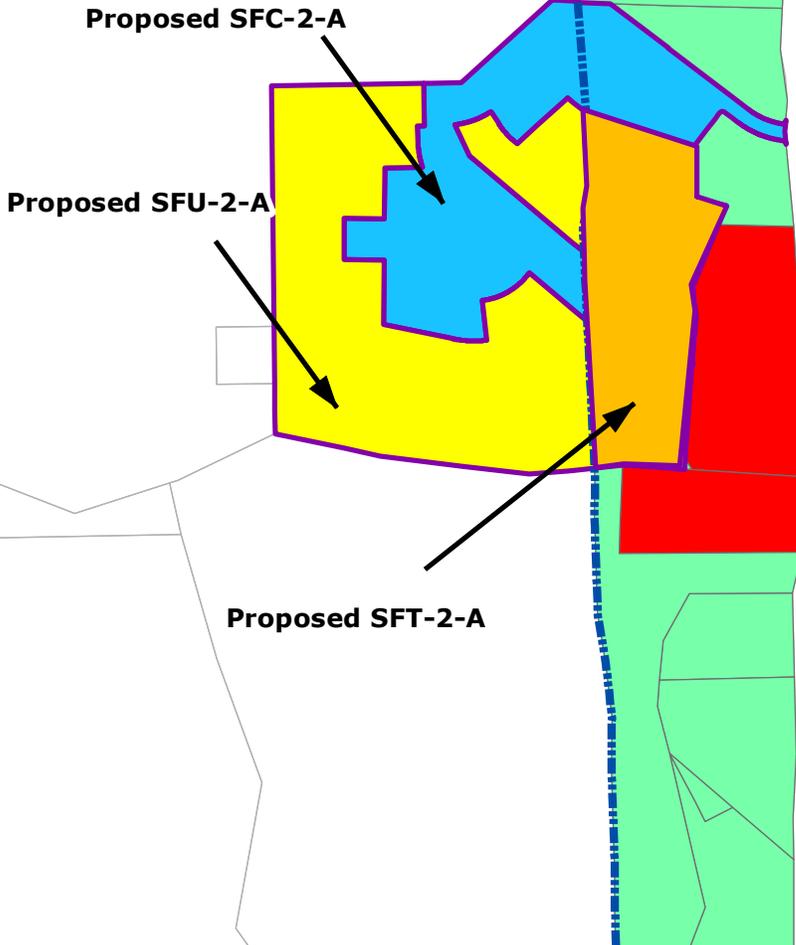
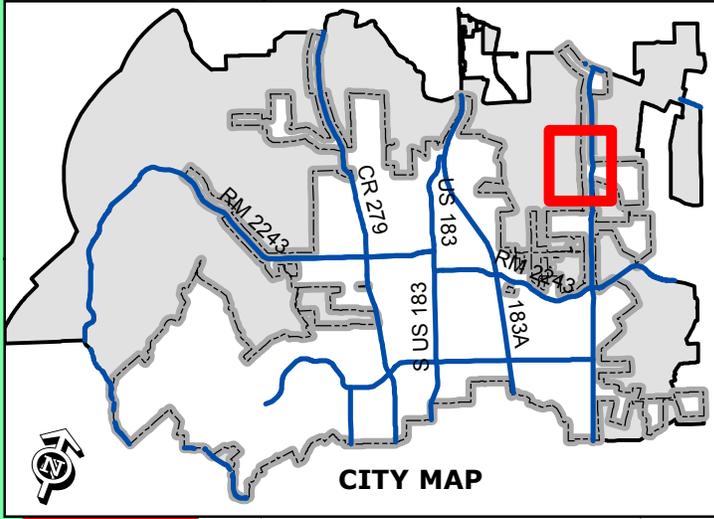
**ZONING CASE 15-Z-024 Attachment #4** Proposed Zoning Map - Valley Vista

 Subject Property	 SFR	 SFT	 GC
 City Limits	 SFE	 SFU/MH	 HC
 Future Annexation Per DA	 SFS	 TF	 HI
 Involuntary Annexation	 SFU	 MF	 PUD
 Voluntary Annexation	 SFC	 LO	
	 SFL	 LC	



0 200  
Feet

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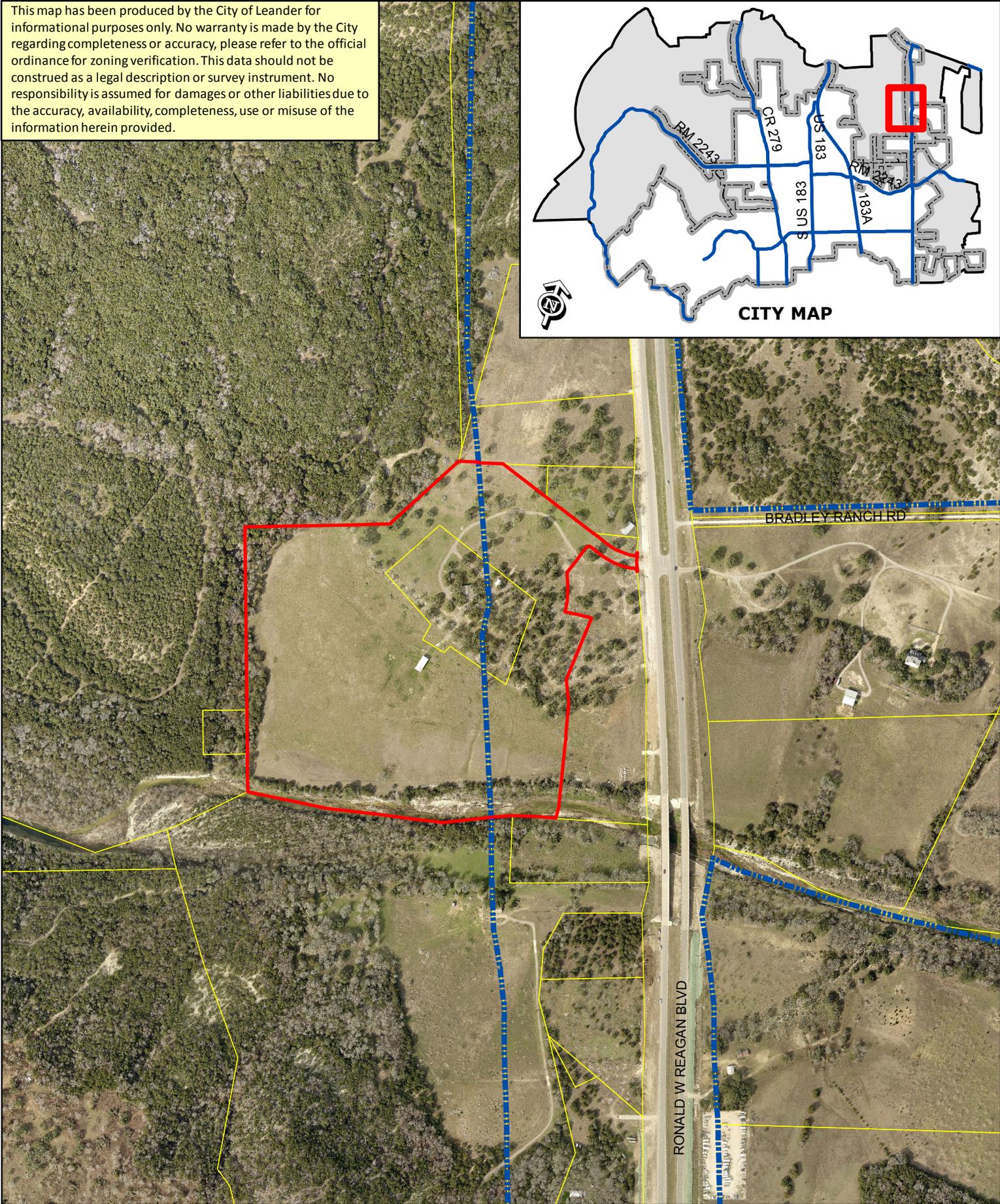
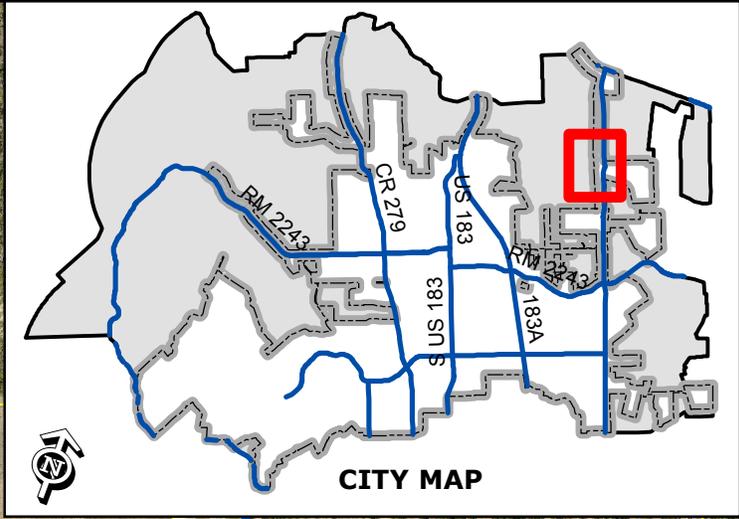


**ZONING CASE 15-Z-024 Attachment #5** Staff Proposed Zoning Map - Valley Vista

 Subject Property	 SFR	 SFT	 GC
 City Limits	 SFE	 SFU/MH	 HC
 Future Annexation Per DA	 SFS	 TF	 HI
 Involuntary Annexation	 SFU	 MF	 PUD
 Voluntary Annexation	 SFC	 LO	 LC
	 SFL	 LC	



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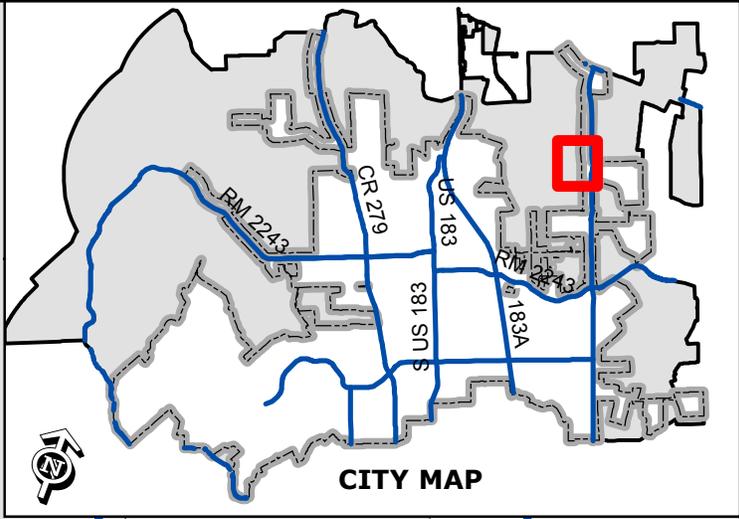
### ZONING CASE 15-Z-024 Attachment #6

Aerial Exhibit - Approximate Boundaries  
Valley Vista



-  Subject Property
-  City Limits

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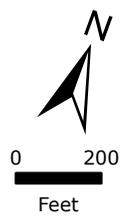


**ZONING CASE 15-Z-024**

**Attachment #7**

Notification Map  
Valley Vista

-  Subject Property
-  Public Notification Boundary
-  City Limits
-  WCAD Parcels





September 14, 2015

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Mr. Tom Yantis, AICP, Planning Director  
City of Leander Planning Department  
104 North Brushy Street  
Leander, Texas 78641

Re: Zoning Application – Cover Letter  
Valley Vista

Dear Mr. Yantis,

On behalf of Tesch Development Company, LLC, Jones and Carter has prepared the Zoning Change application package for the Valley Vista project. The 51.84-acre project is comprised of four tracts located at 18175 Ronald W Reagan Blvd., in Williamson County, Texas. The site lies within the city limits of Leander, Texas, and is currently zoned as Single-Family Rural (SFR-1-B) and General Commercial (GC-3-C) as defined in the City of Leander Code of Ordinances. The proposed zoning for the site is Single-Family Compact (SFC-2-A) and Single-Family Urban (SFU-2-A).

The site generally slopes from north to south toward the South Fork San Gabriel River. Slopes on the site can vary from 2% to 20% with bluffs along the river banks. Surface elevations are between 882 to 815 feet above mean sea level (msl). The site is vegetated with natural grass and intermittent tree cover. A portion of the site lies within the 100-Year Flood Plain as shown on FEMA Flood Insurance Map 48491C0455E dated September 26, 2008. The site lies over the Edwards Aquifer Contributing Zone as defined and regulated by TCEQ, and on-site water quality treatment of runoff will be provided.

We look forward to working with the City of Leander staff, Planning & Zoning Commission, and City Council on the development of the Valley Vista project. If you have any questions or require additional information, please contact me at (512) 441-9493 or email at [SGraham@jonescarter.com](mailto:SGraham@jonescarter.com).

Sincerely,

Shawn Graham, PE

SCG/eea

J:\Projects\A758\001\General\Forms\Zoning Change App\Cover Letter.doc

Enclosures