



## **AGENDA**

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

**Tuesday ~ November 24, 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: November 12, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the November 19, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Consent Agenda

7. Subdivision Case 14-FP-022: Consider action on the extension of the expiration of the Crystal Springs, Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcels R031203 – R031206, R523991, R52631, and R523989; generally located 1,140 ft from the southwest corner of the intersection of E. Crystal Falls Pkwy and Grand Lake Parkway, on the south side of E. Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs LLC.
8. Subdivision Case 15-FP-001: Consider action on the Borho Ph 9 Final Plat for 5.843 acres more or less; WCAD Parcel R031532; generally located 350 ft north from the northeast corner of the intersection of Big Tree Trail and Cherry Bark Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
9. Subdivision Case 15-FP-003: Consider action on the Borho Ph 6 Final Plat for 8.821 acres more or less; WCAD Parcel R031532; generally located 125 ft north from the northeast corner of the intersection of Abilene Ln and Casa Robles Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
10. Subdivision Case 15-FP-023: Consider action on the Mason Ranch, Phase 1, Section 4 Final Plat for 16.265 acres more or less; WCAD Parcels R524255 and R345684; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc).
11. Subdivision Case 15-PP-009: Consider action on the Deerbrooke, Phase 1 Preliminary Plat for 77.373 acres more or less; WCAD Parcels R392814, R433338, R031695, and R031696; generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.

## Public Hearing

12. Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

### 13. 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 20th day of November, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager



## MINUTES

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

**Thursday ~ November 12, 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 Cotten.  
Commissioner Anderson left at 7:50 p.m.**
3. Presentation of Service Plaque to Exiting Commissioners Saenz and Wixson
  - 15 minute recess**Mayor Pro Tem Navarrette presented Commissioner Saenz and Wixson with a Plaque for their service to the Planning & Zoning Commission.**
4. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 22, 2015  
**Motion made by Commissioner Hines to approve the minutes, seconded by Commissioner Schwendenmann. Motion passed unanimously.**
5. Director's report to P & Z Commissioners on actions taken by the City Council at the November 5, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the November 5, 2015 meeting.**
6. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**

7. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No Citizens wished to speak.**

8. Election of Chairman  
A. Nomination for position of Chairman  
B. Discussion of nominees  
C. Election of Chairman

**Motion made by Commissioner Anderson to elect Chair Sokol for Chair, seconded by Commissioner Hines. Motion passed unanimously with Chair Sokol abstaining.**

9. Election of Vice Chairman  
A. Nomination for position of Vice Chairman  
B. Discussion of nominees  
C. Election of Vice Chairman

**Motion made by Chair Sokol to elect Vice Chair Allen for Vice Chair, seconded by Commissioner Anderson. Motion passed unanimously.**

10. Election of Secretary  
A. Nomination for position of Secretary  
B. Discussion of nominees  
C. Election of Secretary

**Motion made by Commissioner Hines to elect Ellen Pizalate for Secretary, seconded by Commissioner Schwendenmann. Motion passed unanimously**

<b>Consent Agenda</b>
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11. Subdivision Case 15-FP-006: Consider action on the extension of the expiration of the Carneros Ranch, Section 3 Final Plat for 26.71 acres more or less; WCAD Parcels R523829, R032156, and R523830; generally located to the southeast of the intersection of North Lakeline Blvd and Old 2243 W on the east side; Leander, Williamson County, Texas. Applicant/Agent: CSF Civil Group, LLC on behalf of CT Development, INC.
12. Subdivision Case 15-TOD-FP-024: Consider action on the Oak Creek, Phase 2, Section 3 Final Plat for 13.659 acres more or less; WCAD Parcel R529006; generally located to the southwest of the intersection of San Gabriel Parkway and W Broade Street; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
13. Subdivision Case 15-SFP-012: Consider action on the Leander 2243 Subdivision Short Form Final Plat for 19.628 acres more or less; WCAD Parcels R393875–R393879; generally located 1,500 feet to the east of the intersection of N Bagdad Road and Old 2243 W on the north side of Old 2243 W, Leander, Williamson County Texas. Applicant/Agent: Kimley-Horn (Robert Smith, PE) behalf of Hero Way 28.444 JV.
14. Subdivision Case 15-SFP-013: Consider action on the South San Gabriel Ranches Short Form Final Plat being 10.25 acres more or less; WCAD Parcels R037794–R037796, R539854; generally located 1,800 feet south of the intersection of CR 270 and Orchard, on the east side of CR270, Leander, Williamson County Texas. Applicant/Agent: Sheryl Vicenik on behalf of David & Sandra Clifton, Lieberman Garcia & Maria Guadalupe Palacios, and Paul Fuller.

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

### **Public Hearing**

15. Zoning Case 15-Z-029: Hold a public hearing and consider action on the rezoning of two lots, for 0.9596 acres more or less, located at 1605 and 1607 Tierra Alto, WCAD Parcels R035590 and R035591. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban/Manufactured Home) and the applicant is proposing to zone the property TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: Jose Raul Reyes

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the requested TF-2-B (Two-Family).**

b) Applicant Presentation

**Jose Raul Reyes 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 Hines moved to approve with staff recommendation of TF-2-B (Two-Family). Commissioner Schwendenman seconded the motion. Motion passed unanimously.**

### **Regular Agenda**

16. Discussion of proposed amendments to the Composite Zoning Ordinance, Subdivision Ordinance, and Sign Ordinance.

a) Staff Presentation

**Robin Griffin, Senior Planner discussed the proposed amendments to the Composite Zoning Ordinance, Subdivision Ordinance and Sign Ordinance.**

b) Discussion

**Discussion took place.**

c) Consider Action

**Commissioner Hines made a motion to bring the list with the following addition to City Council:**

- **SIGN ORDINANCE: Provide regulations and definitions for the brightness level and animation of EMC signs.**

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

17. Discussion of City Council approval of the Comprehensive Plan update on October 15, 2015.

a) Staff Presentation

**No staff presentation.**

b) Discussion

**Commissioners had discussion.**

18. Meeting Adjourned **8:32 p.m.**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary



## EXECUTIVE SUMMARY

NOVEMBER 24, 2015

- Agenda Subject:** Subdivision Case 14-FP-022: Consider action on the extension of the expiration of the Crystal Springs, Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcels R031203 – R031206, R523991, R52631, and R523989; generally located 1,140 ft from the southwest corner of the intersection of E. Crystal Falls Pkwy and Grand Lake Parkway, on the south side of E. Crystal Falls Parkway; Leander, Williamson County, Texas.
- Background:** This final plat was approved by the Planning & Zoning Commission on May 28, 2015. After the approval, the final plat expires if the conditions are not met and the final plat is not recorded. The applicant has the option to request one six month extension if the applicant can demonstrate substantial progress in compliance with the conditions. In this case, the conditions were submission of construction plans and scheduling of a pre-construction meeting.
- Origination:** Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs LLC.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the extension request.
- Attachments:**
1. Extension Request Letter
  2. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

11/17/2015



November 9, 2015

Mr. Martin Siwek  
Staff Planner  
City of Leander  
Post Office Box 319  
Leander, Texas 78646

**Re: Crystal Springs Phase 1 Final Plat  
Request for Extension**

Dear Mr. Siwek:

On behalf of the owner, BLD Crystal Springs LLC we are requesting a six (6) month extension of the Final Plat for Crystal Springs Phase 1, pursuant to Article II, Section 24 (h)(3) of the City of Leander Subdivision Ordinance. The owner will post fiscal surety in the amount of 110% of the estimated construction cost of required subdivision improvements.

If there are any questions regarding this information, please contact our office.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470

Steven S. Crauford, P.E.  
Senior Project Manager

H:\projects\508\02\02\950 CP Onsite\Documents\Plan Processing\City\FinalPlatApplicationPackage\151109 Extension\_Request.doc

# SUBDIVISION PLAT OF CRYSTAL SPRINGS PHASE 1

BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

## LINEAR FEET OF NEW STREET

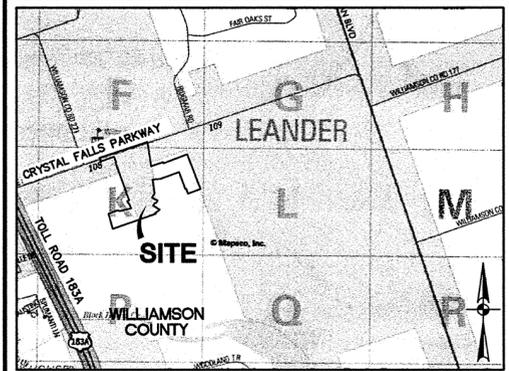
WINDING STREAM TRAIL:	1108 LF
EARLY MIST LANE:	174 LF
CRYSTAL WELL LANE:	180 LF
TURTLE BAY DRIVE:	310 LF
FOUNTAIN BRIDGE DRIVE:	189 LF
HIGH SADDLE TRAIL:	896 LF
YAUPON GROVE LANE:	659 LF
ARTESIAN SPRINGS CROSSING:	1659 LF
SHALLOW SPRINGS DRIVE:	310 LF
PECAN ISLAND DRIVE:	522 LF
NATURAL FALLS RUN:	157 LF
CYPRESS GATE DRIVE:	1037 LF
ARENDALE PASS:	185 LF

## LOT SUMMARY

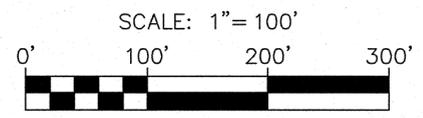
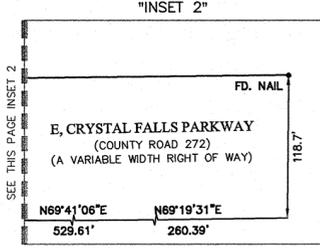
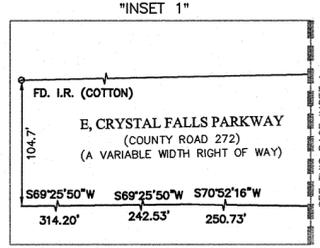
TOTAL LOT ACREAGE:	36.494 ACRES
TOTAL NUMBER OF BLOCKS:	9
RESIDENTIAL DISTRICT LOTS:	125
LANDSCAPE/OPEN SPACE LOTS:	2
LANDSCAPE/DRAINAGE LOTS:	3
EMERGENCY ACCESS, DRAINAGE UTILITY/OPEN SPACE LOTS:	1

## LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP
- PROPERTY LINE ANG. E POINT OR POINT OF CURVATURE
- ⊗ FOUND TxDOT MONUMENTATION
- OPR OFFICIAL PUBLIC RECORDS
- DR DEED RECORDS
- CM CONTROLLING MONUMENT
- BL BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT
- DOC DOCUMENT
- ..... 4-FT. SIDEWALK FOR INTERIOR LOTS

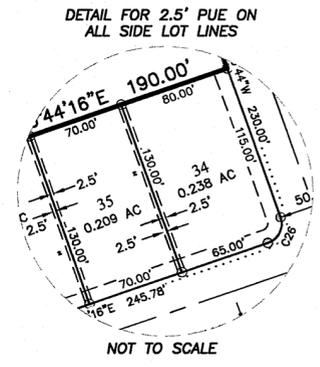
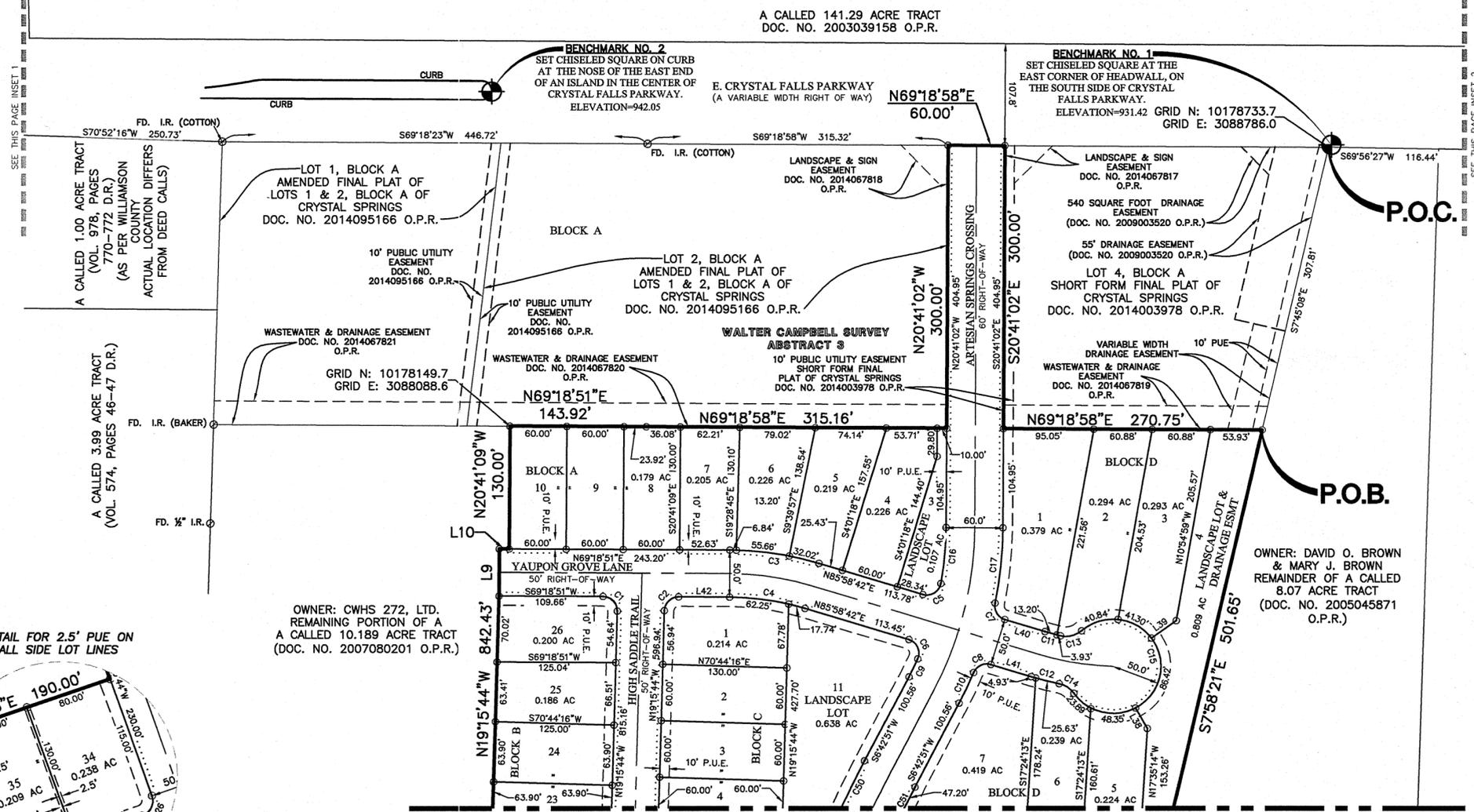


LOCATION MAP  
MAPSCO MAP GRID: 496 H&M  
NOT-TO-SCALE



7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512-454-8711  
SUITE 220 WEST | FAX: 512-459-8867

DATE OF PRINT: February 13, 2015  
SUBMITTED: June 10, 2014



MATCHLINE SEE SHEET 2 OF 4

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

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

**OWNER/SUBDIVIDER:**  
BLD CRYSTAL SPRINGS, LLC  
JAMES DORNEY, PRESIDENT  
8601 RANCH ROAD 2222  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78730  
(512) 732-2825

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

COMBINED SCALE FACTOR: 1.00004

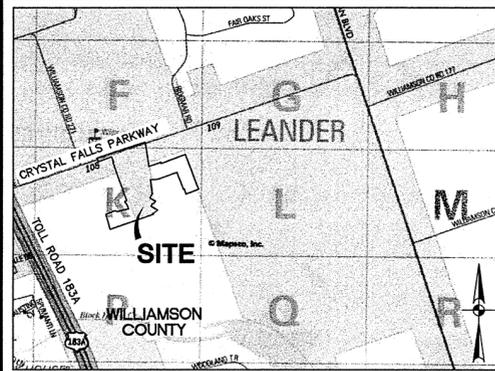
**BENCHMARKS:**  
BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.

#1 SET CHISELED SQUARE AT THE EAST CORNER OF HEADWALL, ON THE SOUTH SIDE OF CRYSTAL FALLS PARKWAY, GRID COORDINATES= N=10,178,737.1 E=3,088,788.4 ELEVATION=931.42

#2 SET CHISELED SQUARE AT THE NOSE OF THE EAST END OF AN ISLAND IN THE CENTER OF CRYSTAL FALLS PARKWAY, GRID COORDINATES= N=10,178,473.8 E=3,087,944.2 ELEVATION=942.05

# SUBDIVISION PLAT OF CRYSTAL SPRINGS PHASE 1

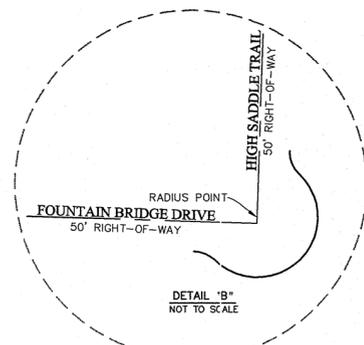
BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP  
MAPSCO MAP GRID: 496 H&M  
NOT-TO-SCALE

### LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SURVEYOR
- FOUND 1/2" IRON ROD WITH CAP
- PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
- FOUND T&D DOT MONUMENTATION
- OPR OFFICIAL PUBLIC RECORDS
- DR DEED RECORDS
- CM CONTROLLING MONUMENT
- BL BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT DOCUMENT
- DOC 4-FT. SIDEWALK FOR INTERIOR LOTS



### LINE TABLE

LINE #	BEARING	LENGTH
L1	S15°43'28"E	15.23'
L3	S74°16'32"W	205.00'
L4	S64°15'44"E	47.80'
L5	S89°34'30"E	63.73'
L6	N19°15'44"W	115.00'
L7	N19°15'44"W	50.00'
L8	N70°44'16"E	38.90'
L9	N20°41'09"W	50.00'
L10	N69°18'51"E	10.57'
L11	S19°00'41"E	26.23'
L12	N20°27'47"W	120.00'

### LINE TABLE

LINE #	BEARING	LENGTH
L13	S69°32'13"W	22.76'
L14	N20°27'47"W	50.00'
L15	N14°34'41"W	30.84'
L16	S80°50'29"W	50.00'
L17	N9°09'31"W	13.24'
L18	S80°50'29"W	120.00'
L19	S9°09'31"E	50.00'
L20	S80°50'29"W	10.00'
L21	S12°38'08"E	43.63'
L22	S29°49'59"W	104.54'
L23	S60°10'01"E	131.55'

### LINE TABLE

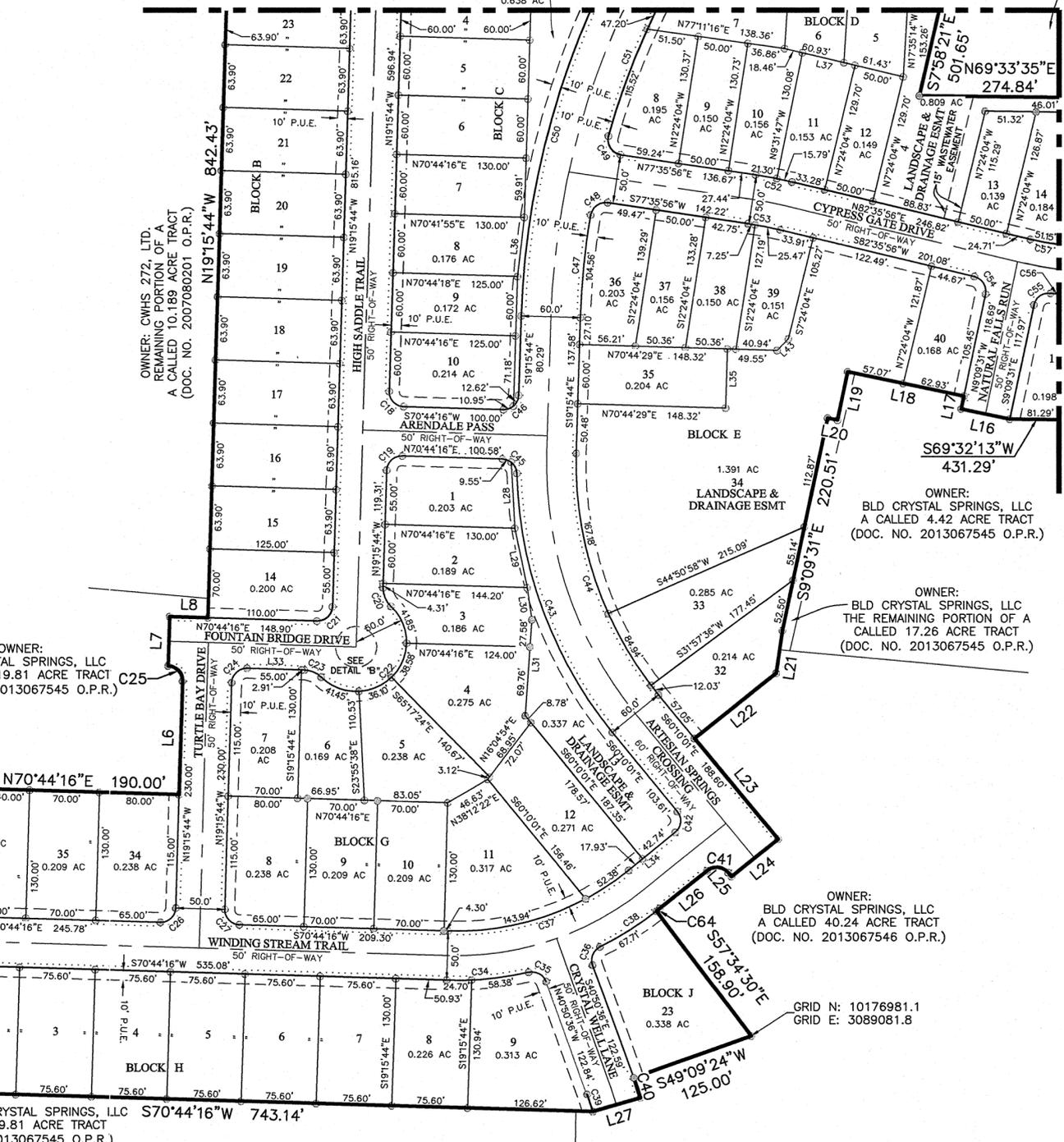
LINE #	BEARING	LENGTH
L24	S29°49'21"W	60.00'
L25	N60°10'01"W	5.00'
L26	S29°49'59"W	60.68'
L27	S52°59'38"W	50.00'
L28	S23°56'59"E	67.28'
L29	N32°34'53"W	61.66'
L30	S29°27'41"E	32.96'
L31	S17°05'22"E	97.34'
L33	N70°44'16"E	57.91'
L34	S29°49'59"W	60.68'
L35	S19°15'44"E	60.00'

### LINE TABLE

LINE #	BEARING	LENGTH
L36	S14°30'20"E	60.30'
L37	N82°35'56"E	53.90'
L38	N50°22'40"W	25.01'
L39	N33°25'47"E	31.71'
L40	N85°58'42"E	44.15'
L41	S85°58'42"W	44.41'
L42	N69°18'51"E	53.52'
L43	S23°12'57"W	16.14'

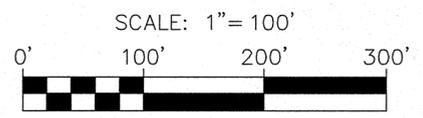
### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	91°25'25"	N64°58'27"W	21.48'	23.93'
C2	15.00'	88°34'35"	N25°01'33"E	20.95'	23.19'
C3	325.00'	16°39'51"	N77°38'47"E	94.19'	94.53'
C4	275.00'	16°39'51"	N77°38'47"E	79.70'	79.98'
C5	15.00'	96°43'31"	N37°36'57"E	22.42'	25.32'
C6	15.00'	97°11'57"	S45°25'19"E	22.50'	25.45'
C7	15.00'	84°20'57"	S43°48'14"W	20.14'	22.08'
C8	345.00'	3°32'12"	S4°56'45"W	21.29'	21.30'
C9	405.00'	5°05'06"	S4°10'18"W	35.93'	35.94'
C10	275.00'	3°34'09"	N84°11'38"E	17.13'	17.13'
C11	325.00'	5°23'18"	S83°17'03"W	30.55'	30.56'
C12	25.00'	54°18'53"	N55°15'07"E	22.82'	23.70'
C13	25.00'	43°25'55"	N77°41'38"W	18.50'	18.95'
C14	50.00'	275°55'39"	S13°56'30"E	66.96'	240.79'
C15	345.00'	9°56'13"	N15°42'55"W	59.76'	59.83'
C16	405.00'	11°22'58"	S14°59'33"E	80.33'	80.46'
C18	15.00'	90°00'00"	N64°15'44"W	21.21'	23.56'
C19	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C20	25.00'	48°11'23"	N43°21'25"W	20.41'	21.03'
C21	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C22	50.00'	181°01'23"	N23°03'34"E	100.00'	157.97'



MATCHLINE SEE SHEET 3 OF 4

OWNER: DAVID O. BROWN & MARY J. BROWN  
REMAINDER OF A CALLED 8.07 ACRE TRACT  
(DOC. NO. 2005045871 O.P.R.)



## PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512-454-8711  
SUITE 220 WEST | FAX: 512-459-8867

DATE OF PRINT: February 13, 2015  
SUBMITTED: JUNE 10, 2014

### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	25.00'	42°50'00"	S87°50'44"E	18.26'	18.69'
C24	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C25	15.00'	90°00'00"	N64°15'44"W	21.21'	23.56'
C26	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C27	15.00'	90°00'00"	N64°15'44"W	21.21'	23.56'
C28	475.00'	5°16'17"	N73°22'24"E	43.69'	43.70'
C29	525.00'	3°40'08"	S72°34'20"W	33.61'	33.62'
C30	15.00'	90°07'53"	S29°20'28"W	21.24'	23.60'
C31	15.00'	88°15'59"	N59°51'28"W	20.89'	23.11'
C32	205.00'	9°56'59"	S80°59'02"W	35.55'	35.60'
C33	155.00'	13°48'05"	N82°54'35"E	37.25'	37.34'
C34	325.00'	14°38'47"	S63°24'53"W	82.85'	83.08'
C35	15.00'	83°03'55"	N82°22'33"W	19.89'	21.75'
C36	15.00'	83°25'19"	S05°04'04"W	19.96'	21.84'
C37	275.00'	40°54'17"	S50°17'07"W	192.19'	196.33'
C38	325.00'	12°44'45"	S36°12'21"W	72.15'	72.30'
C39	275.00'	3°50'14"	N38°55'29"W	18.41'	18.42'
C40	325.00'	3°50'14"	S38°55'29"E	21.76'	21.77'
C41	15.00'	90°00'00"	S74°49'59"W	21.21'	23.56'
C42	15.00'	90°00'00"	S15°10'01"E	21.21'	23.56'
C43	430.00'	37°58'45"	S41°10'38"E	279.84'	285.03'
C44	370.00'	40°54'17"	S39°42'53"E	258.58'	264.15'

### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C45	15.00'	87°04'28"	S65°43'30"E	20.66'	22.80'
C46	15.00'	90°00'00"	S25°44'16"W	21.21'	23.56'
C47	770.00'	7°46'48"	S15°22'18"E	104.48'	104.56'
C48	15.00'	89°04'36"	S33°03'23"W	21.04'	23.32'
C49	15.00'	97°00'26"	S53°53'51"E	22.47'	25.40'
C50	830.00'	25°58'35"	S61°27'2"E	373.08'	376.30'
C51	770.00'	12°06'28"	S03°39'37"W	162.42'	162.72'
C52	425.00'	5°00'00"	N80°05'56"E	37.08'	37.09'
C53	375.00'	5°00'00"	S80°05'56"W	32.71'	32.72'
C54	15.00'	88°14'32"	N53°16'47"W	20.89'	23.10'
C55	15.00'	85°58'35"	S33°49'46"W	20.46'	22.51'
C56	325.00'	7°16'50"	S73°10'38"W	41.27'	41.30'
C57	275.00'	13°03'43"	N76°04'05"E	62.56'	62.69'
C58	25.00'	43°11'16"	N47°56'35"E	18.40'	18.84'
C59	14.00'	89°37'45"	N65°38'54"W	19.73'	21.90'
C60	50.00'	180°15'25"	S63°10'20"E	100.00'	157.30'
C61	25.00'	47°26'24"	S25°13'10"W	20.11'	20.70'
C62	15.00'	89°37'45"	S65°38'54"E	21.14'	23.46'
C63	15.00'	90°22'15"	N24°21'06"E	21.28'	23.66'
C64	325.00'	0°48'32"	S30°14'15"W	4.59'	4.59'

OWNER: PREMAS GLOBAL LEANDER 1, LLC  
A CALLED 2.50 ACRE TRACT  
(DOC. NO. 2009008606 O.P.R.)

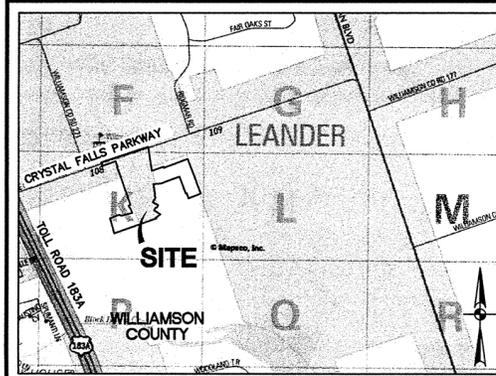
OWNER: BLD CRYSTAL SPRINGS, LLC  
A CALLED 19.81 ACRE TRACT C25  
(DOC. NO. 2013067545 O.P.R.)

OWNER: DAVID O. BROWN & MARY J. BROWN  
A PORTION OF A CALLED 66.49 ACRE TRACT  
(DOC. NO. 2005045871 O.P.R.)

GRID N: 10176537.0  
GRID E: 3088066.3

OWNER: BLD CRYSTAL SPRINGS, LLC  
A CALLED 19.81 ACRE TRACT  
(DOC. NO. 2013067545 O.P.R.)

GRID N: 10176981.1  
GRID E: 3089081.8



**LOCATION MAP**  
MAPSCO MAP GRID: 496 H&M  
NOT-TO-SCALE

**FIELD NOTES FOR**

A 36.494 acre, or 1,589,665 square feet more or less, tract of land, being comprised of a remaining portion of a called 17.26 acre tract, a called 4.42 acre tract and a portion of a called 19.81 acre tract described in conveyance to BLD Crystal Springs, LLC in Special Warranty Deed recorded in Document No. 2013067545 of the Official Public Records of Williamson County, Texas, a portion of a called 10.189 acre tract described in conveyance to CWHS 272, Ltd. in Special Warranty Deed recorded in Document No. 2007080201 of the Official Public Records of Williamson County, Texas, and a portion of a called 40.24 acre tract and a portion of a called 40.23 acre tract described in conveyance to ELD Crystal Springs, LLC in Special Warranty Deed recorded in Document No. 2013067546 of the Official Public Records of Williamson County, Texas, out of the Walter Campbell Survey, Abstract 3, in the City of Leander, Williamson County, Texas. Said 36.494 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone.

**COMMENCING:** At a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the south right-of-way line of Crystal Falls Parkway, County Road 272, a variable width right-of-way, the northeast corner of said remaining portion of a called 17.26 acre tract, the northeast corner of Lot 4, Block A of the Short Form Plat of Crystal Springs recorded in Document No. 2014003978 of the Official Public Records of Williamson County, Texas, the northwest corner of the remainder of a called 8.07 acre tract recorded in Document No. 2005045871 of the Official Public Records of Williamson County, Texas;

**THENCE:** S 07°45'08" E, along with the west line of said called remainder of an 8.07 acre tract, the east line of said remaining portion of a called 17.26 acre tract, the east line of said Lot 4, a distance of 307.81 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said Lot 4, an angle point in the west line of said called remainder of an 8.07 acre tract, the POINT OF BEGINNING of the herein described tract,

**THENCE:** S 07°58'21" E, continuing along with the west line of said called remainder of an 8.07 acre tract, the east line of said remaining portion of a called 17.26 acre tract, a distance of 501.65 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of said called 4.42 acre tract, the southwest corner of said called remainder of an 8.07 acre tract;

**THENCE:** N 69°33'35" E, departing the east line of said remaining portion of a called 17.26 acre tract, along and with the north line of said called 4.42 acre tract, the south line of said called remainder of an 8.07 acre tract, a distance of 274.84 feet to a found 1/2" iron rod, on the west line of a called 10.159 acre tract recorded in Volume 1827, Pages 950-952 of the Deed Records of Williamson County, Texas, the southeast corner of said called 4.42 acre tract, the southeast corner of said called remainder of an 8.07 acre tract;

**THENCE:** S 19°00'41" E, along with the west line of said called 10.59 acre tract, the east line of said called 4.42 acre tract, a distance of 26.23 feet to a found iron rod with a cap marked "Baker", the southwest corner of said called 10.59 acre tract, the northwest corner of a said called 40.23 acre tract;

**THENCE:** N 69°32'13" E, departing the east line of said called 4.42 acre tract, along and with the south line of said called 10.59 acre tract, the north line of said called 40.23 acre tract, a distance of 556.88 feet to a found 1/2" iron rod, on the west line of the Cold Springs Section 2 recorded in Document No. 2012008535 of the Official Public Records of Williamson County, Texas, the southeast corner of said called 10.59 acre tract, the northeast corner of said called 40.23 acre tract;

**THENCE:** Along and with the west line of said Cold Springs Section 2, the east line of said called 40.23 acre tract, the following bearings and distances:

S 20°50'01" E, a distance of 492.72 feet to a found 1/2" iron rod;  
S 20°43'57" E, a distance of 324.73 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Departing the west line of said Cold Springs Section 2, over and across said called 40.23 acre tract, the following calls and distances:

S 69°32'13" W, a distance of 288.04 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 20°27'47" W, a distance of 120.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 69°32'13" W, a distance of 22.76 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 20°27'47" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 20°50'01" W, a distance of 316.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 14°34'41" W, a distance of 30.84 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 69°32'13" W, at a distance of 258.80 feet passing through the east line of the said called 4.42 acre tract, continuing over and across said called 4.42 acre tract for a total distance of 431.29 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said called 4.42 acre tract, the following bearings and distances:

S 80°50'29" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 09°09'31" W, a distance of 13.24 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 80°50'29" W, at a distance of 112.83 feet passing through the east line of the aforementioned remaining portion of a called 17.26 acre tract, the west line of said called 4.42 acre tract, continuing over and across said remaining portion of a called 17.26 acre tract for a total distance of 120.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said remaining portion of a called 17.26 acre tract, the following calls and distances:

S 09°09'31" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 80°50'29" W, a distance of 10.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 09°09'31" E, a distance of 220.51 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 12°38'08" E, at a distance of 19.92 feet passing through the north line of the aforementioned called 40.24 acre tract, the south line of said remaining portion of a called 17.26 acre tract, continuing over and across said called 40.24 acre tract, for a total distance of 43.63 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said called 40.24 acre tract, the following bearings and distances:

S 29°49'59" W, a distance of 104.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 60°10'01" E, a distance of 131.55 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 29°49'21" W, a distance of 60.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 60°10'01" W, a distance of 5.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;  
Southwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 74°49'59" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

S 29°49'59" W, a distance of 60.68 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;  
Southwesterly, along a tangent curve to the right said curve having radius of 325.00 feet, a central angle of 00°48'32", a chord bearing and distance of S 30°14'15" W, 4.59 feet, an arc length of 4.59 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

S 57°34'30" E, a distance of 158.90 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 49°09'24" W, a distance of 125.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 49°09'24" W, a radius of 325.00 feet, a central angle of 03°50'14", a chord bearing and distance of S 38°55'29" E, 21.76 feet, an arc length of 21.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

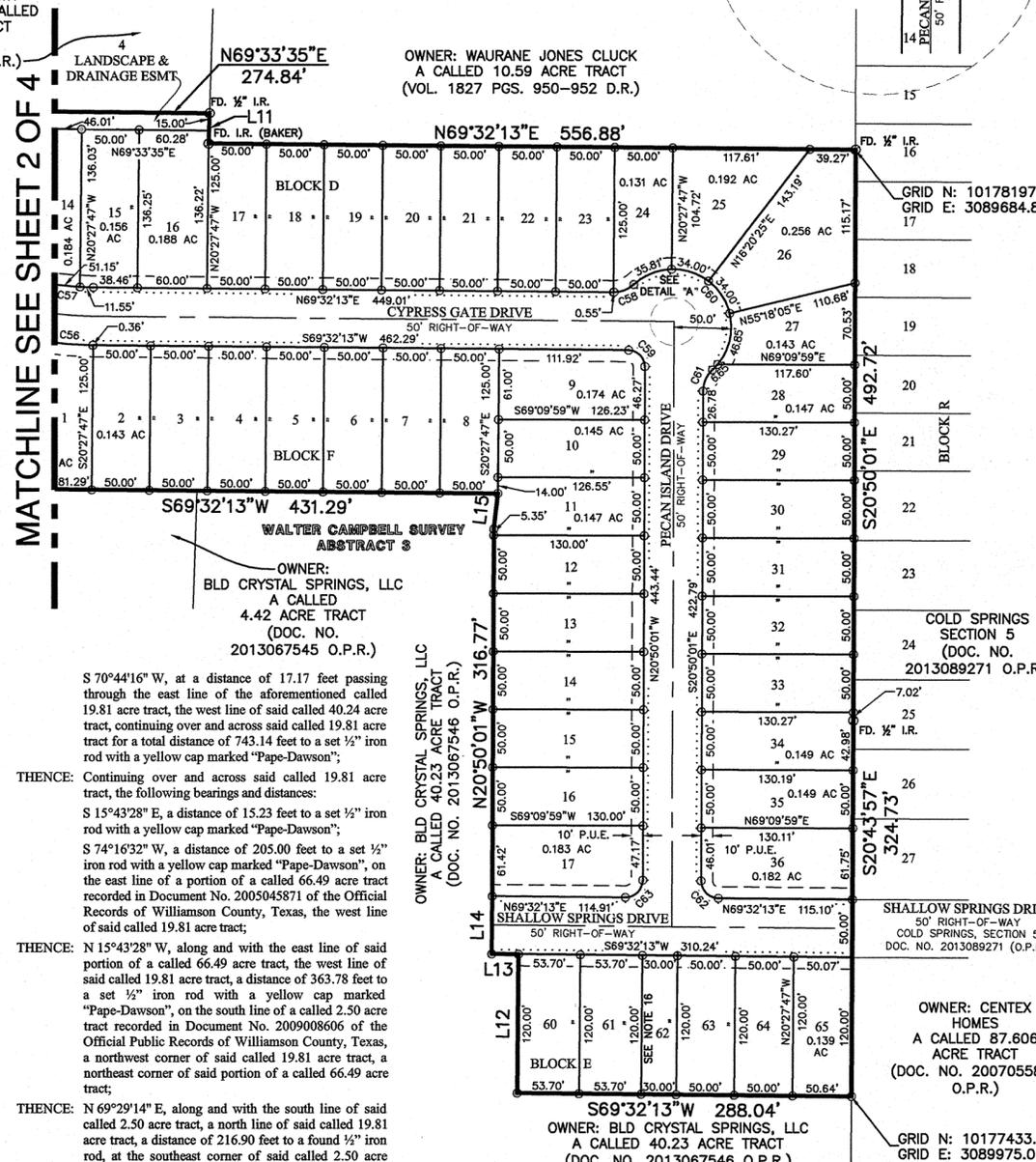
S 52°59'38" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**LEGEND**

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP
- PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
- FOUND TxDOT MONUMENTATION
- OFFICIAL PUBLIC RECORDS
- DEED RECORDS
- CONTROLLING MONUMENT
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DOCUMENT
- 4-FT. SIDEWALK FOR INTERIOR LOTS

OWNER: DAVID O. BROWN & MARY J. BROWN  
REMAINDER OF A CALLED 8.07 ACRE TRACT (DOC. NO. 2005045871 O.P.R.)

SCALE: 1" = 100'



MATCHLINE SEE SHEET 2 OF 4

OWNER: BLD CRYSTAL SPRINGS, LLC  
A CALLED 40.23 ACRE TRACT (DOC. NO. 2013067546 O.P.R.)

S 70°44'16" W, at a distance of 17.17 feet passing through the east line of the aforementioned called 19.81 acre tract, the west line of said called 40.24 acre tract, continuing over and across said called 19.81 acre tract for a total distance of 743.14 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said called 19.81 acre tract, the following bearings and distances:

S 15°43'28" E, a distance of 15.23 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 74°16'32" W, a distance of 205.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the east line of a portion of a called 66.49 acre tract recorded in Document No. 2005045871 of the Official Records of Williamson County, Texas, the west line of said called 19.81 acre tract;

**THENCE:** N 15°43'28" W, along with the east line of said portion of a called 66.49 acre tract, the west line of said called 19.81 acre tract, a distance of 363.78 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the south line of a called 2.50 acre tract recorded in Document No. 2009008606 of the Official Public Records of Williamson County, Texas, a northwest corner of said called 19.81 acre tract, a northeast corner of said portion of a called 66.49 acre tract;

**THENCE:** N 69°29'14" E, along with the south line of said called 2.50 acre tract, a north line of said called 19.81 acre tract, a distance of 216.90 feet to a found 1/2" iron rod, at the southeast corner of said called 2.50 acre tract, an interior corner of said called 19.81 acre tract;

**THENCE:** Over and across said called 19.81 acre tract, the following bearings and distances:

S 64°15'44" E, a distance of 47.80 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 89°34'30" E, a distance of 63.73 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 70°44'16" E, a distance of 190.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 115.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 64°15'44" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 19°15'44" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 70°44'16" E, a distance of 38.90 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, at a distance of 19.29 feet passing through the south line of the aforementioned 10.189 acre tract, continuing over and across said called 10.189 acre tract for a total distance of 842.43 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 70°44'16" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, at a distance of 19.29 feet passing through the south line of the aforementioned 10.189 acre tract, continuing over and across said called 10.189 acre tract for a total distance of 842.43 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 70°44'16" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, at a distance of 19.29 feet passing through the south line of the aforementioned 10.189 acre tract, continuing over and across said called 10.189 acre tract for a total distance of 842.43 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 70°44'16" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, at a distance of 19.29 feet passing through the south line of the aforementioned 10.189 acre tract, continuing over and across said called 10.189 acre tract for a total distance of 842.43 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**SUBDIVISION PLAT OF CRYSTAL SPRINGS PHASE 1**

BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

**NOTES:**

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREBY, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455E AND # 48491C0465E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREBY SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ARTESIAN SPRINGS CROSSING, WINDING STREAM TRAIL, EARLY MIST DRIVE, CRYSTAL WELL LANE, TURTLE BAY DRIVE, FOUNTAIN BRIDGE DRIVE, HIGH SADDLE TRAIL, YAUPON GROVE LANE, SHALLOW SPRINGS DRIVE, PECAN ISLAND DRIVE, NATURAL FALLS RUN, ARENDALE PASS AND CYPRESS GATE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 3 AND 40, BLOCK A; LOT 11, BLOCK C; LOT 4, BLOCK D; LOTS 34 & 62, BLOCK E; LOT 14, BLOCK G.
14. HOMEOWNERS ASSOCIATION FILED WITH THE SECRETARY OF STATE UNDER FILE NO. 801873025.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED: A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE: FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT, 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 THE COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
18. LOT 62, BLOCK E IS AN EMERGENCY ACCESS, DRAINAGE, UTILITY/OPEN SPACE LOT. ACCESS ROAD SHALL BE CONSTRUCTED AS AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 mm), EXCLUSIVE OF SHOULDERS. UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. GRADE NO GREATER THAN 8% WITHOUT APPROVAL FROM FIRE CODE OFFICIAL. ANGLE OF APPROACH/DEPARTURE OF 28° R TYP. SIGNAGE ON EITHER END OF ACCESS ROAD MEETING REQUIREMENTS BELOW. ACCESS ROAD SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE DEVELOPMENT THAT WOULD EXCEED 30 LOTS.

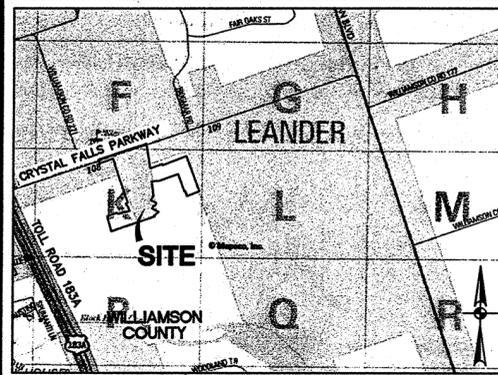
LOTS 1, 7 & 8, BLOCK D AND LOT 36, BLOCK E ARE PROHIBITED DRIVEWAY ACCESS TO ARTESIAN SPRINGS CROSSING.



7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512-454-8711  
SUITE 220 WEST | FAX: 512-459-8867

DATE OF PRINT: February 13, 2015  
SUBMITTED: JUNE 10, 2014

Civil Job No. 50802-02; Survey Job No. 50802-00  
DATE: Feb. 13, 2015, 9:00am User: D. AMERIKIA  
FILE: H:\Survey\Civil\50802-02\Plan\50802-02\_Crystal Springs Phase 1-10-13-14.dwg



**LOCATION MAP**

MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT BLD CRYSTAL SPRINGS, LLC, BEING THE OWNER OF ALL OF THE REMAINING PORTION OF A CALLED 17.26 ACRE TRACT, A CALLED 4.42 ACRE TRACT AND A PORTION OF A CALLED 19.81 ACRE TRACT IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013067545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 40.24 ACRE TRACT AND A PORTION OF A CALLED 40.23 ACRE TRACT IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013067546 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ;

DO HEREBY SUBDIVIDE ALL OF THE REMAINING PORTION OF A CALLED 17.26 ACRE TRACT, A CALLED 4.42 ACRE TRACT, A PORTION OF A CALLED 19.81 ACRE TRACT, A PORTION OF A CALLED 40.24 ACRE TRACT AND A PORTION OF A CALLED 40.23 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS CRYSTAL SPRINGS PHASE 1 AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

WITNESS MY HAND THIS THE 29<sup>th</sup> DAY OF April, 2015, A.D.

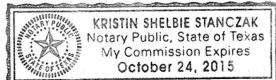
BY: [Signature]  
JAMES DORNEY, PRESIDENT  
BLD CRYSTAL SPRINGS, LLC.  
8601 RANCH ROAD 2222  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78730  
(512) 732-2825

STATE OF TEXAS  
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29<sup>th</sup> DAY OF April, 2015

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS



Kristin Stanczak  
PRINTED NAME

10/24/15  
MY COMMISSION EXPIRES

STATE OF TEXAS  
COUNTY OF TARRANT

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

LIENHOLDER:  
UNTTED DEVELOPMENT FUNDING IV  
1301 MUNICIPAL WAY, STE 200  
GRAPEVINE, TX 76057

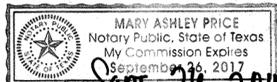
[Signature]  
DAVID HANSON  
CHIEF OPERATING OFFICER  
ACCOUNTING

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>th</sup> DAY OF MAY, 2015

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS



MARY ASHLEY PRICE  
PRINTED NAME

Sept. 24, 2017  
MY COMMISSION EXPIRES

SUBDIVISION PLAT  
OF  
CRYSTAL SPRINGS PHASE 1

BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

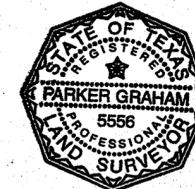


STATE OF TEXAS  
COUNTY OF TRAVIS  
7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512-454-8711  
SUITE 220 WEST | FAX: 512-459-8867

DATE OF PRINT: February 13, 2015  
SUBMITTED: JUNE 10, 2014

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT EXISTING EASEMENTS OF RECORD AND EASEMENTS THAT HAVE BEEN NOTED ON TITLE COMMITMENT UNDER SCHEDULE B, OF NUMBER 130068137B ISSUED ON JULY 12, 2013 BY STEWART TITLE GUARANTY COMPANY, OF WHICH I AM AWARE, HAVE BEEN SHOWN OR NOTED HEREON AND THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE. SURVEYED SEPTEMBER 24, 2013.

[Signature]  
PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556  
STATE OF TEXAS

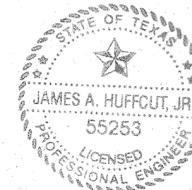


PAPE-DAWSON ENGINEERS  
7800 SHOAL CREEK BLVD. SUITE 200 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
PGRAHAM@PAPE-DAWSON.COM

STATE OF TEXAS  
COUNTY OF TRAVIS

I, JAMES A HUFFCUT JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

[Signature] 4.28.15  
JAMES A HUFFCUT JR.  
REGISTERED PROFESSIONAL ENGINEER NO. 55253  
STATE OF TEXAS



PAPE-DAWSON ENGINEERS  
7800 SHOAL CREEK BLVD. SUITE 200 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
JHUFFCUT@PAPE-DAWSON.COM

STATE OF TEXAS  
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

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 RECORDS BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

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

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MAY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS DULY RECORDED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

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



## EXECUTIVE SUMMARY

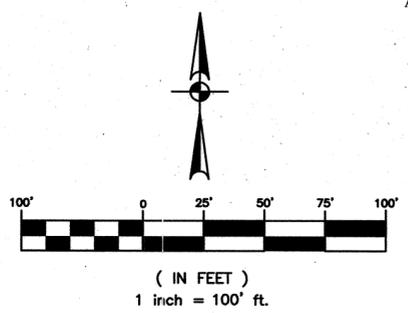
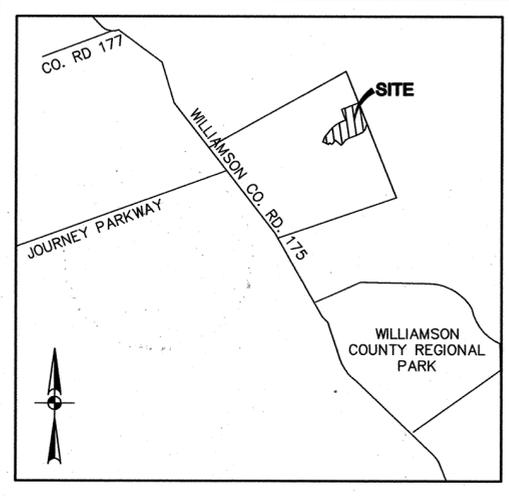
NOVEMBER 24, 2015

- Agenda Subject:** Subdivision Case 15-FP-001: Consider action on the Borho Ph 9 Final Plat for 5.843 acres more or less; WCAD Parcel R031532; generally located 350 ft north from the northeast corner of the intersection of Big Tree Trail and Cherry Bark Dr.; 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: James Huffcut on behalf of Meritage Homes of Texas LLC
- Financial Consideration:** None
- Recommendation:** This final plat includes 26 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All Traffic Impact Analysis fees due are paid prior to plat recordation.
  2. All parkland dedication and recreation improvement fees are paid prior to plat recordation.
  3. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

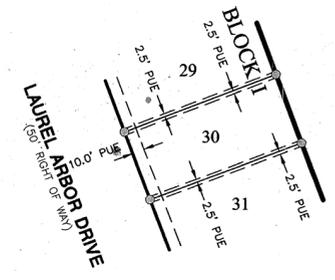
11/17/2015

## FINAL PLAT OF BORHO, PHASE 9

A 5.843 ACRE, OR 250,165 SQUARE FEET MORE OR LESS SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 105.994 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



DETAIL FOR 2.5' PUE ON ALL SIDE LOT LINES



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00'	7°18'05"	S35°30'29"W	35.02'
C2	325.00'	5°50'37"	S28°56'08"W	33.13'
C3	15.00'	52°01'12"	S46°49'00"E	13.16'
C4	50.00'	194°02'25"	S24°11'36"W	99.25'
C5	15.00'	52°01'12"	N84°47'47"W	13.16'
C6	325.00'	30°02'05"	S54°10'34"W	168.42'
C7	325.00'	7°18'05"	N35°30'29"E	41.39'
C8	375.00'	30°02'05"	N54°10'34"E	194.33'
C9	25.00'	90°00'00"	N24°11'36"E	35.36'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S18°14'18"W	96.06'
L2	S40°11'21"W	59.40'
L3	S57°02'35"W	28.41'
L4	S64°06'08"W	59.83'
L5	S68°30'23"W	60.00'
L6	S69°11'36"W	114.00'
L7	S58°42'10"W	47.36'
L8	S39°09'31"W	110.20'
L9	N50°50'29"W	129.64'
L10	S39°09'31"W	54.04'
L11	N58°08'34"W	50.00'
L12	N39°09'31"E	129.78'
L13	N40°30'28"E	16.78'
L14	N42°51'47"E	33.69'
L15	N47°07'58"E	3.69'
L16	N47°07'58"E	33.12'
L17	N51°25'58"E	37.47'
L18	N55°42'09"E	36.28'
L19	N59°56'44"E	37.01'
L20	N63°53'02"E	41.08'
L21	N69°11'36"E	70.00'
L22	N20°48'24"W	3.18'

LEGEND	
(SURVEYOR) ⊙	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
⊙	FOUND 1/2" IRON ROD WITH CAP
⊙	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
⊙	FOUND 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
—	PUBLIC UTILITY EASEMENT
—	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
----	4' SIDEWALK

**OWNER/SUBDIVIDER:**  
MERITAGE HOMES OF TEXAS, LLC  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TX 78759  
(512) 610-6715  
(512) 610-6760 FAX

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

**SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711

**BENCHMARKS:**  
PT No. 101 1/2" IRON ROD W/ALUMINUM CAP, SET IN CONCRETE  
NAD 83 GRID COORDINATES  
N: 10179910.1  
E: 3102221.4  
ELEVATION 902.48' (NAVD 88)  
GEOID 03

PT No. 100 1/2" IRON ROD W/ALUMINUM CAP, SET IN CONCRETE  
NAD 83 GRID COORDINATES  
N: 10180607.6  
E: 3102872.7  
ELEVATION 911.87' (NAVD 88)  
GEOID 03

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

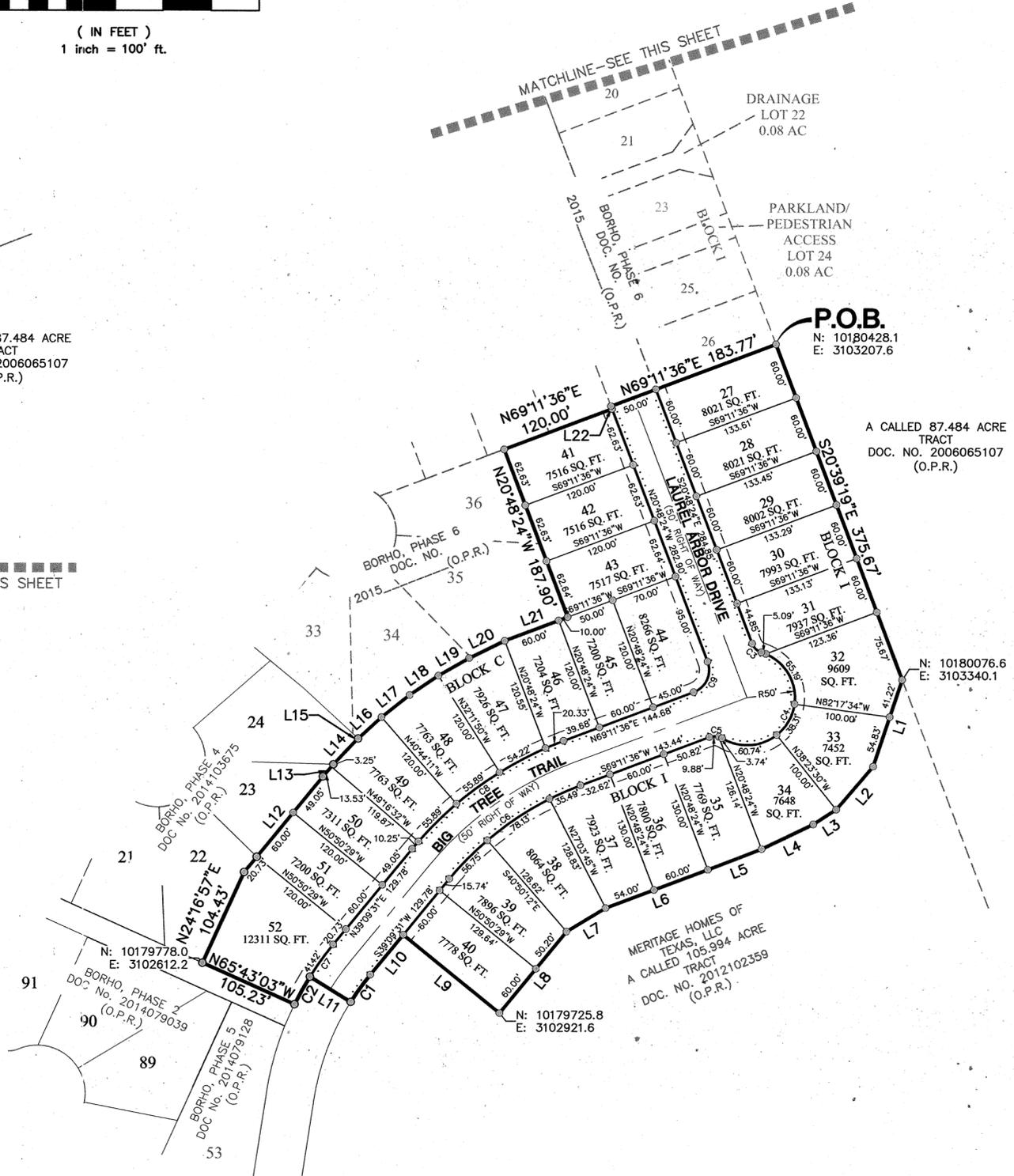
COMBINED SCALE FACTOR:  
0.9999600016

**LOT SUMMARY:**

TOTAL SINGLE FAMILY LOTS (26):	4.761 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	1.082 ACRES
TOTAL SUBDIVISION ACREAGE:	5.843 ACRES

**LINEAR FEET OF NEW STREET:**

LAUREL ARBOR DRIVE:	336 LF
BIG TREE TRAIL:	546 LF
TOTAL:	882 LF



**P.O.B.**  
N: 10180428.1  
E: 3103207.6

A CALLED 87.484 ACRE TRACT  
DOC. NO. 2006065107  
(O.P.R.)

**P.O.C.**  
FD. 1/2" I.R.  
S20°39'19"E - 688.17'

A CALLED 87.484 ACRE TRACT  
DOC. NO. 2006065107  
(O.P.R.)

N: 10180076.6  
E: 3103340.1

N: 10179725.8  
E: 3102921.6



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

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

FINAL PLAT  
OF  
**BORHO, PHASE 9**

A 5.843 ACRE, OR 250,165 SQUARE FEET MORE OR LESS SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 105.994 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR

A 5.843 acre, or 250,165 square feet more or less square feet more or less, tract of land out of a 105.994 acre tract conveyed to Meritage Homes of Texas, LLC recorded in Document No. 2012102359 of the Official Public Records of Williamson County, Texas, situated in the Anastasha Carr Survey, Abstract No. 122, in the City of Leander, Williamson County, Texas. Said 5.843 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone:

COMMENCING at a found 1/2" iron rod, the northeast corner of said 105.994 acre tract, the northwest corner of a called 87.484 acre tract recorded in Document No. 2006065107 of the Official Public Records of Williamson County, Texas and a point in the south line of Parkside at Mayfield Ranch, Section 5A, recorded in Document No. 2012075308 of the Official Public Records of Williamson County, Texas;

THENCE S 20°39'19" E, departing the south line of said Parkside at Mayfield Ranch, Section 5A, with the east line of said 105.994 acre tract and the west line of said called 87.484 acre tract, a distance of 588.17 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the POINT OF BEGINNING;

THENCE S 20°39'19" E, continuing with the east line of said 105.994 acre tract and the west line of said called 87.484 acre tract, a distance of 375.67 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE departing the east line of said 105.994 acre tract and the west line of said called 87.484 acre tract, over and across said 105.994 acre tract the following eleven (11) bearings and distances:

1. S 18°14'18" W, a distance of 96.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. S 40°11'21" W, a distance of 59.40 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. S 57°02'35" W, a distance of 28.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. S 64°06'08" W, a distance of 59.83 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. S 68°30'23" W, a distance of 60.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
6. S 69°11'36" W, a distance of 114.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
7. S 58°42'10" W, a distance of 47.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
8. S 39°09'31" W, a distance of 110.20 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
9. N 50°50'29" W, a distance of 129.64 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
10. S 39°09'31" W, a distance of 54.04 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
11. Southwesterly, along a tangent curve to the left, said curve having radius of 275.00 feet, a central angle of 07°18'05", a chord bearing and distance of S 35°30'29" W, 35.02 feet, an arc length of 35.04 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of Borho, Phase 5 recorded in Document No. 2014079128 of the Official Public Records of Williamson County, Texas, same being the northeast corner of Big Tree Trail, a 50' right of way recorded in said Borho Phase 5;

THENCE N 58°08'34" W, with the north line of said Borho Phase 5, same being the north terminus of said Big Tree Trail, a distance of 50.00 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", a northern corner of said Borho, Phase 5, same being the northwest corner of said Big Tree Trail;

THENCE southwesterly, along a non-tangent curve to the left, with the northwest right of way line of said Big Tree Tract, said curve having a radial bearing of S 58°08'34" E, a radius of 325.00 feet, a central angle of 05°50'37", a chord bearing and distance of S 28°56'08" W, 33.13 feet, an arc length of 33.15 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", a point in the northwest right of way line of said Big Tree Trail, same being the eastern most northeast corner of Borho, Phase 4 recorded in Document No. 2014103675 of the Official Public Records of Williamson County, Texas;

THENCE departing the northwest right of way line of said Big Tree Trail, with the northeast and southeast line of said Borho, Phase 4 the following six (6) bearings and distances:

1. N 65°43'03" W, a distance of 105.23 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. N 24°16'57" E, a distance of 104.43 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. N 39°09'31" E, a distance of 129.78 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. N 40°30'28" E, a distance of 16.78 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. N 42°51'47" E, a distance of 33.69 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
6. N 47°07'58" E, a distance of 3.69 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Borho, Phase 4;

THENCE through the interior of said called 105.994 acre tract the following nine (9) bearings and distances:

1. N 47°07'58" E, a distance of 33.12 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. N 51°25'58" E, a distance of 37.47 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. N 55°42'09" E, a distance of 36.28 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. N 59°56'44" E, a distance of 37.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. N 63°53'02" E, a distance of 41.08 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
6. N 69°11'36" E, a distance of 70.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
7. N 20°48'24" W, a distance of 187.90 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
8. N 69°11'36" E, a distance of 120.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
9. N 20°48'24" W a distance of 3.18 feet to the POINT OF BEGINNING and containing 5.843 acres in the City of Leander, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc. under Job No. 50751-09.

**STANDARD PLAT NOTES:**

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SIDE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460E, FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HERON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LAUREL ARBOR DRIVE & BIG TREE TRAIL. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2014018105.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711  
SUITE 220 WEST | FAX: 512.459.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 476  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION PLAT OF BORHO PHASE 9  
DATE: Oct 30, 2013 1:38:47 PM User: J. V. ...  
File: H:\survey\Civil\40751-09\FPD0751-09.dwg

FINAL PLAT  
OF  
**BORHO, PHASE 9**

A 5.843 ACRE, OR 250,165 SQUARE FEET MORE OR LESS SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 105.994 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF **TRAVIS**

KNOW ALL MEN BY THE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, L.L.C., BEING THE OWNER OF 105.998 ACRES IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 5.843 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

BORHO, PHASE 9

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE 5<sup>th</sup> DAY OF November, 2015 A.D.

BY: Matthew Scrivener  
MATTHEW SCRIVENER, P.E., VICE PRESIDENT  
MERITAGE HOMES OF TEXAS, L.L.C.  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TEXAS 78759  
(512) 610-4800

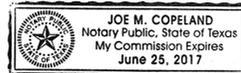
STATE OF TEXAS  
COUNTY OF **TRAVIS**

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 5<sup>th</sup> DAY OF NOVEMBER, 2015 A.D.

Joe M. Copeland  
NOTARY PUBLIC, STATE OF TEXAS

Joe M. Copeland June 25, 2017  
PRINTED NAME MY COMMISSION EXPIRES



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

ATTEST:  
SID SOKOL, CHAIRMAN

PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ELLEN PIZALATE, SECRETARY

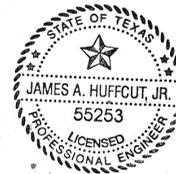
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

**ENGINEER'S CERTIFICATION:**

I, JAMES A. HUFFCUT, JR. P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, TEXAS.

James A. Huffcut, Jr.  
JAMES A. HUFFCUT, JR., P.E. 55253 11-3-15

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



**SURVEYOR'S CERTIFICATION:**

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY GRACY TITLE, A STEWART COMPANY, AUSTIN, TEXAS, FILE NO. 1203710, EFFECTIVE DATE OF MARCH 21, 2012 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT. TOGETHER WITH ABTRACTOR'S REPORT: AR No. AR1359, FEBRUARY 19, 2014.

Valerie Zurcher October 30, 2015  
VALERIE ZURCHER R.P.L.S. 6222

SURVEYING BY:  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711



STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS

FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_

O'CLOCK \_\_\_\_\_ M., AND WAS DULY RECORDED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.,

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT

NUMBER \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

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

**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512-454-8711 | FAX: 512-459-8867

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

SUBDIVISION PLAT OF BORHO PHASE 9

Date: Oct 30, 2015 1:35pm User: JD: VZurcher File: H:\survey\CIVIL\30751-09\FPS0751-09.dwg

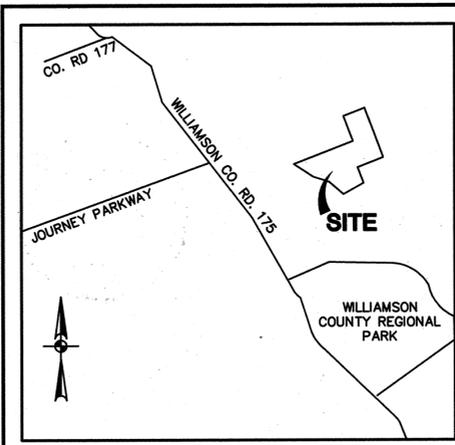


## EXECUTIVE SUMMARY

NOVEMBER 24, 2015

- Agenda Subject:** Subdivision Case 15-FP-003: Consider action on the Borho Ph 6 Final Plat for 8.821 acres more or less; WCAD Parcel R031532; generally located 125 ft north from the northeast corner of the intersection of Abilene Ln and Casa Robles Dr.; 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: James Huffcut on behalf of Meritage Homes of Texas LLC
- Financial Consideration:** None
- Recommendation:** This final plat includes 34 single-family lots, 1 parkland/pedestrian access lot, and 1 drainage easement lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All Traffic Impact Analysis fees due are paid prior to plat recordation.
  2. All parkland dedication and recreation improvement fees are paid prior to plat recordation.
  3. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

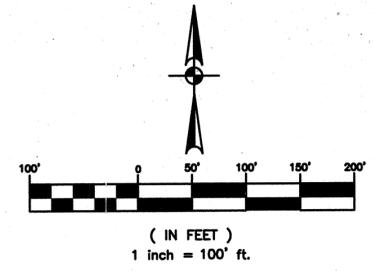
11/17/2015



**LOCATION MAP**  
NOT-TO-SCALE MAPSCO MAP  
GRID: 344F&G

**FINAL PLAT  
OF  
BORHO, PHASE 6**

A 8.821 ACRE, OR 384,243 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 105.994 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



**LEGEND**

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- (SURVEYOR) ○ FOUND 1/2" IRON ROD WITH CAP
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- ..... 4' SIDEWALK

**OWNER/SUBDIVIDER:**

MERITAGE HOMES OF TEXAS, LLC  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TX 78759  
(512) 610-6715 P  
(512) 610-6760 F

**LOT SUMMARY:**

TOTAL SINGLE FAMILY LOTS (34):	6.211 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	1.701 ACRES
TOTAL PARKLAND/PEDESTRIAN ACCESS (1)	0.834 ACRES
TOTAL DRAINAGE EASEMENT LOT (1)	0.075 ACRES
TOTAL SUBDIVISION ACREAGE:	8.821 ACRES

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711 P

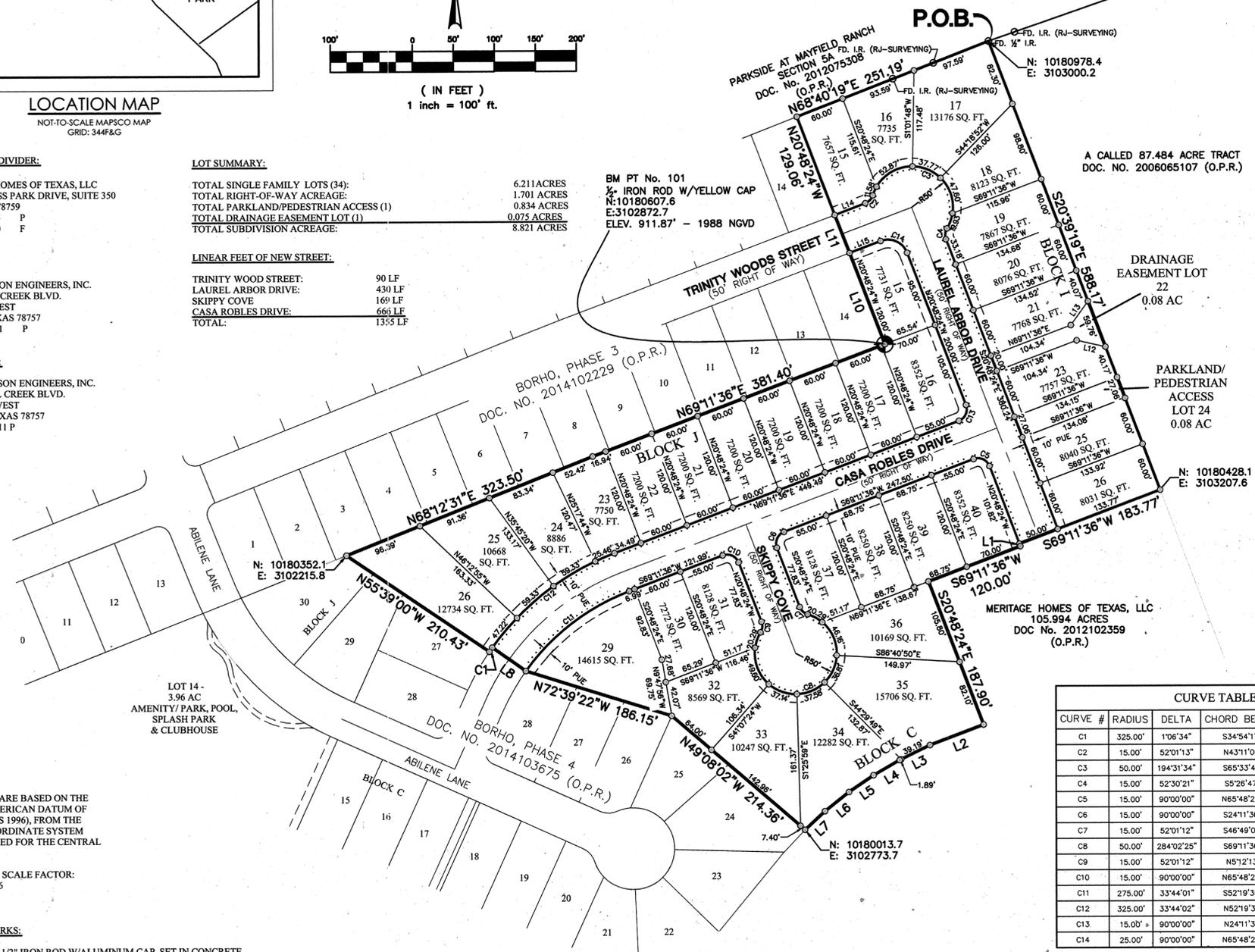
**LINEAR FEET OF NEW STREET:**

TRINITY WOOD STREET:	90 LF
LAUREL ARBOR DRIVE:	430 LF
SKIPPY COVE:	169 LF
CASA ROBLES DRIVE:	666 LF
TOTAL:	1355 LF

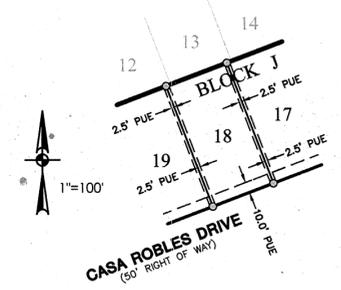
**SURVEYOR:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711 P

BM PT No. 101  
1/2" IRON ROD W/YELLOW CAP  
N: 10180607.6  
E: 3102872.7  
ELEV. 911.87' - 1988 NGVD



DETAIL FOR 2.5' PUE ON ALL SIDE LOT LINES



BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:  
0.999960016

**BENCHMARKS:**

PT No. 101 1/2" IRON ROD W/ALUMINUM CAP, SET IN CONCRETE  
NAD 83 GRID COORDINATES  
N: 10180607.6  
E: 3102872.7  
ELEVATION 911.87' (NAVD 88)  
GEOID 03

PT No. 100 1/2" IRON ROD W/ALUMINUM CAP, SET IN CONCRETE  
NAD 83 GRID COORDINATES  
N: 10180607.6  
E: 3102872.7  
ELEVATION 911.87' (NAVD 88)  
GEOID 03

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	1°06'34"	S34°54'17"W	6.29'	6.29'
C2	15.00'	52°01'13"	N43°11'00"E	13.16'	13.62'
C3	50.00'	194°31'34"	S65°33'49"E	99.20'	169.76'
C4	15.00'	52°30'21"	S5°26'47"W	13.27'	13.75'
C5	15.00'	90°00'00"	N65°48'24"W	21.21'	23.56'
C6	15.00'	90°00'00"	S2°41'13"E	21.21'	23.56'
C7	15.00'	52°01'12"	S46°49'00"E	13.16'	13.62'
C8	50.00'	284°02'25"	S69°11'36"W	61.54'	247.87'
C9	15.00'	52°01'12"	N5°12'13"E	13.16'	13.62'
C10	15.00'	90°00'00"	N65°48'24"W	21.21'	23.56'
C11	275.00'	33°44'01"	S52°19'35"W	159.58'	161.91'
C12	325.00'	33°44'02"	N52°19'35"E	188.60'	191.35'
C13	15.00'	90°00'00"	N24°11'36"E	21.21'	23.56'
C14	25.00'	90°00'00"	N65°48'25"W	35.36'	39.27'

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S20°48'24"E	3.18'
L2	S69°11'36"W	70.00'
L3	S63°53'02"W	41.08'
L4	S59°56'44"W	37.01'
L5	S55°42'09"W	36.28'
L6	S51°25'58"W	37.47'
L7	S47°07'58"W	33.12'
L8	N54°32'26"W	50.00'
L10	N20°48'24"W	120.00'
L11	N21°10'20"W	50.00'
L12	N77°16'44"W	35.89'
L13	S35°39'57"W	36.08'
L14	N69°11'36"E	40.06'
L15	S69°11'36"W	40.54'



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.458.8887  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102288-01

FINAL PLAT  
OF  
BORHO, PHASE 6

A 8.821 ACRE, OR 384,243 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 105.994 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR

A 8.821 acre, or 384,243 square feet more or less, tract of land out of a 105.994 acre tract conveyed to Meritage Homes of Texas, LLC recorded in Document No. 2012102359 of the Official Public Records of Williamson County, Texas, situated in the Anastasha Carr Survey, Abstract No. 122, in the City of Leander, Williamson county, Texas. Said tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone:

BEGINNING At a found 1/2" iron rod, the northeast corner of said 105.994 acre tract, same being the northwest corner of a called 87.484 acre tract recorded in Document No. 2006065107 of the Official Public Records of Williamson County, Texas also being a point in the south line of Parkside at Mayfield Ranch, Section 5A, recorded in Document No. 2012075308 of the Official Public Records of Williamson County, Texas;

THENCE S 20°39'19" E, departing the south line of said Parkside at Mayfield Ranch, Section 5A, same being the east line of said 105.994 acre tract and also being the west line of said called 87.484 acre tract, a distance of 588.17 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE departing the east line of said 105.994 acre tract and the west line of said called 87.484 acre tract, over and across said 105.994 acre tract the following ten (10) bearings and distances:

1. S 69°11'36" W, a distance of 183.77 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. S 20°48'24" E, a distance of 3.18 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. S 69°11'36" W, a distance of 120.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. S 20°48'24" E, a distance of 187.90 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. S 69°11'36" W, a distance of 70.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
6. S 63°53'02" W, a distance of 41.08 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
7. S 59°56'44" W, a distance of 37.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
8. S 55°42'09" W, a distance of 36.28 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
9. S 51°25'58" W, a distance of 37.47 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
10. S 47°07'58" W, a distance of 33.12 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", being the most easterly corner of Borho Phase 4 recorded in Document No. 2014103675 of the Official Public Records of Williamson County, Texas;

THENCE with the east line of said Borho Phase 4 the following six (6) bearings and distances:

1. N 47°07'18" W, a distance of 76.93 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. N 50°15'34" W, a distance of 137.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. N 72°39'22" W, a distance of 186.15 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. N 54°32'26" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 54°32'26" E, a radius of 325.00 feet, a central angle of 01°06'34", a chord bearing and distance of S 34°54'17" W, 6.29 feet, an arc length of 6.29 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

6. N 55°39'00" W, a distance of 210.43 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", being the northeast corner of said Borho Phase 4, also being a point in the south line of Borho, Phase 3 recorded in Document No. 2014102229 of the Official Public Records of Williamson County, Texas;

THENCE with the south and east line of said Borho, Phase 3 the following five (5) bearings and distances:

1. N 68°12'31" E, a distance of 323.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. N 69°11'36" E, a distance of 381.40 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. N 20°48'24" W, a distance of 120.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. N 21°10'20" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. N 20°48'24" W, a distance of 129.06 feet to a the POINT OF BEGINNING and containing 8.821 acres in the City of Leander, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc. under Job No. 50751-01.

STANDARD PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SIDE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460E, FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HERON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF TRINITY WOODS STREET, LAUREL ARBOR DRIVE, CASA ROBLES DRIVE & SKIPPY COVE, THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: DRAINAGE EASEMENT LOT 22, BLK I & PARKLAND/PEDESTRIAN ACCESS LOT 24, BLK I.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2014018105.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

**PAPE-DAWSON  
ENGINEERS**

7800 SHADAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.459.8557

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

SUBDIVISION PLAT OF BORHO PHASE 6

FINAL PLAT  
OF  
**BORHO, PHASE 6**

A 8.821 ACRE, OR 384,243 SQUARE FEET MORE OR LESS, TRACT OF LAND  
OUT OF A 105.994 ACRE TRACT CONVEYED TO MERITAGE HOMES OF  
TEXAS, LLC RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE  
ANASTASHA CARR SURVEY, ABSTRACT NO. 122, IN THE CITY OF  
LEANDER, WILLIAMSON COUNTY, TEXAS.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF **TRAVIS**

KNOW ALL MEN BY THE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, L.L.C., BEING THE OWNER OF 105.998 ACRES IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 8.821 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

BORHO, PHASE 6

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE 5<sup>th</sup> DAY OF November, 2015 A.D.

BY: [Signature]  
MATTHEW SCRIVENER, P.E., VICE PRESIDENT  
MERITAGE HOMES OF TEXAS, L.L.C.  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TEXAS 78759  
(512) 610-4800

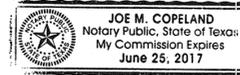
STATE OF TEXAS  
COUNTY OF **TRAVIS**

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 5<sup>th</sup> DAY OF November, 2015 A.D.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

J.M. COPELAND June 25, 2017  
PRINTED NAME MY COMMISSION EXPIRES



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

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

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

**ENGINEER'S CERTIFICATION:**

I, JAMES A. HUFFCUT, JR. P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

[Signature] 11-3-15  
JAMES A. HUFFCUT, JR., P.E. 55253

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



**SURVEYOR'S CERTIFICATION:**

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY GRACY TITLE, A STEWART COMPANY, AUSTIN, TEXAS, FILE NO. 1203710, EFFECTIVE DATE OF MARCH 21, 2012 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT. TOGETHER WITH ABSTRACTOR'S REPORT: AR No. ARI1359, FEBRUARY 19, 2014.

[Signature] October 30, 2015  
VALERIE ZURCHER R.P.L.S. 6222

SURVEYING BY:  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711



STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS

FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D., AT

O'CLOCK \_\_\_ M., AND WAS DULY RECORDED ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.,

AT \_\_\_ O'CLOCK \_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT

NUMBER \_\_\_\_\_. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

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



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512-454-8711 | FAX: 512-459-8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100228-01

SUBDIVISION PLAT OF BORHO PHASE 6  
DATE: Oct 30, 2015 1:37pm User: JD: VZurcher  
File: H:\Survey\Civil\40751-06\FPS0751-06.dwg



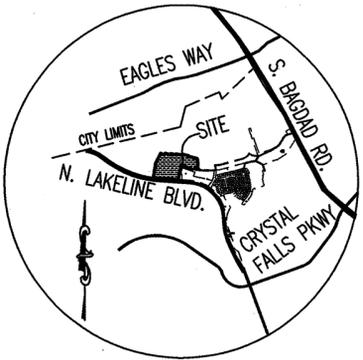
## EXECUTIVE SUMMARY

NOVEMBER 24, 2015

- 
- Agenda Subject:** Subdivision Case 15-FP-023: Consider action on the Mason Ranch, Phase 1, Section 4 Final Plat for 16.265 acres more or less; WCAD Parcels R524255 and R345684; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; 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: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
- Financial Consideration:** None
- Recommendation:** This final plat includes 56 single-family lots and 1 landscape/open space lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All offsite easements must be recorded prior to the recordation of the final plat.
  2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

11/17/2015

# MASON RANCH PHASE 1, SECTION 4



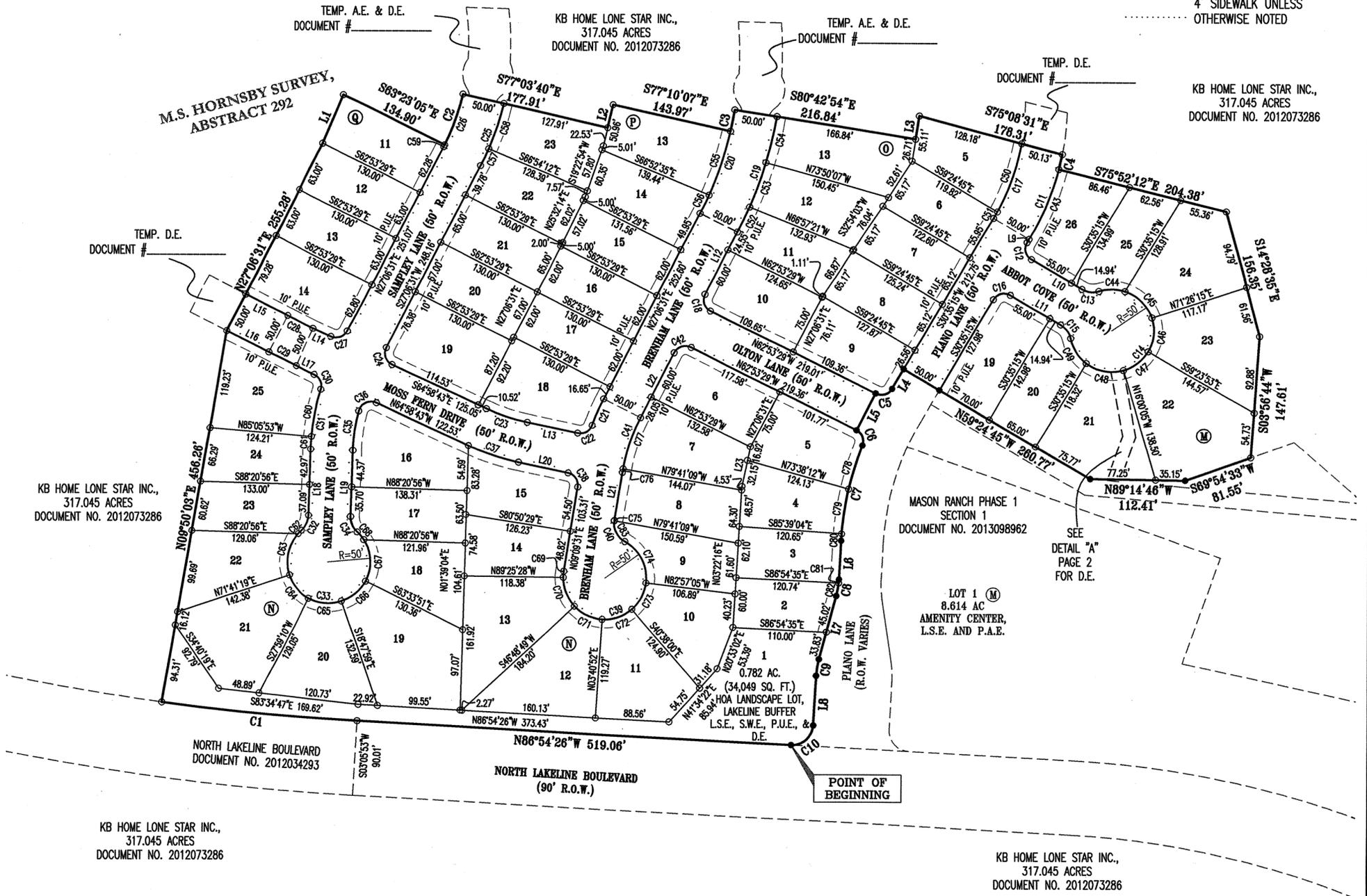
VICINITY MAP  
N.T.S.



SCALE: 1" = 100'

### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- 1 LOT NUMBER
- Ⓐ BLOCK NUMBER
- 4' SIDEWALK UNLESS OTHERWISE NOTED



### RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	DESIGN SPEED
ABBOT COVE	50' R.O.W.	166'	0.271 ACRES	LOCAL	
OLTON DRIVE	50' R.O.W.	259'	0.252 ACRES	LOCAL	
PLANO LANE	50' R.O.W.	317'	0.383 ACRES	LOCAL	
BRENHAM LANE	50' R.O.W.	625'	0.862 ACRES	LOCAL	
MOSS FERN DRIVE	50' R.O.W.	478'	0.413 ACRES	LOCAL	
SAMPLEY LANE	50' R.O.W.	602'	0.857 ACRES	LOCAL	

DATE: NOVEMBER 16, 2015

OWNER:  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., STE. 200  
AUSTIN, TEXAS 78750  
(512) 651-8100 phone  
(512) 795-6181 fax

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax

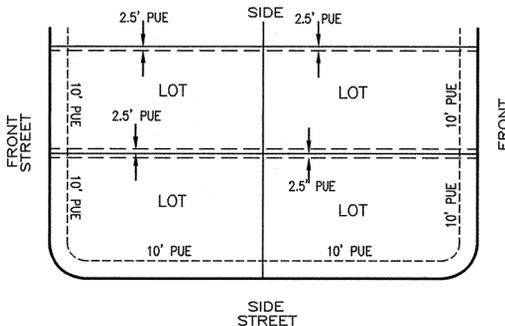
TOTAL ACREAGE: 16.265 ACRES  
SURVEY: M. S. HORNSBY SURVEY,  
ABSTRACT NO. 292

TOTAL OF LOTS: 57

NO. OF SINGLE FAMILY LOTS: 56

NO. OF BUFFER, L.S.E., S.W.E.,  
P.U.E., & D.E. LOTS: 1

A 2.5' PUBLIC UTILITY EASEMENT IS ADJACENT TO ALL SIDE LOT LINES (NOT TO SCALE)



F.E.M.A. MAP NO. 48491C 0465E  
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008

## SHEET NO. 1 OF 4 (AT)

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 280-5160    Fax No. (512) 280-5165

PATH-J:\4730\SURVEY\PLAT 1-4.DWG

# MASON RANCH PHASE 1, SECTION 4

## LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SQ.FT
M	19	9960
M	20	8650
M	21	12519
M	22	15160
M	23	12135
M	24	12240
M	25	8108
M	26	9090
N	1	34049
N	2	6954
N	3	7335
N	4	8296
N	5	9615
N	6	9895
N	7	10252
N	8	9405
N	9	8108
N	10	9317
N	11	11272
N	12	12611
N	13	12868
N	14	7951
N	15	9540
N	16	11381
N	17	8619
N	18	9009
N	19	15343
N	20	10972
N	21	13573
N	22	9248
N	23	8146
N	24	7986
N	25	11734
O	5	8868
O	6	7897
O	7	8070
O	8	8214
O	9	9036
O	10	9300
O	11	8056
O	12	9227
O	13	10783
P	13	9761
P	14	9451
P	15	8105
P	16	8060
P	17	8060
P	18	10654
P	19	11592
P	20	8710
P	21	8450
P	22	8663
P	23	8813
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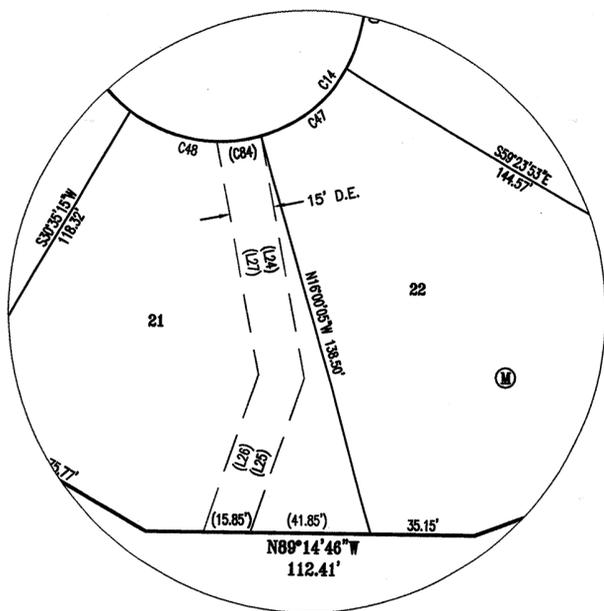
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	237.49	2955.00	N84°36'18"W	237.42	118.81	4°36'17"
C2	65.64	275.00	N19°46'37"E	65.49	32.98	13°40'35"
C3	26.31	425.00	N11°03'30"E	26.30	13.16	3°32'48"
C4	18.90	325.00	S12°42'38"W	18.90	9.45	3°19'58"
C5	22.85	15.00	S73°50'53"W	20.56	14.12	86°31'15"
C6	22.02	15.00	S20°50'06"E	20.10	13.53	84°06'47"
C7	118.67	375.00	S12°09'21"W	118.18	59.84	18°07'54"
C8	20.30	100.00	S08°54'18"W	20.26	10.18	11°37'47"
C9	20.30	100.00	S08°54'18"W	20.26	10.18	11°37'47"
C10	39.27	25.00	S48°05'29"W	35.36	25.00	90°00'09"
C11	110.86	325.00	N20°48'57"E	110.32	55.97	19°32'36"
C12	23.56	15.00	S14°24'45"E	21.21	15.00	90°00'00"
C13	21.03	25.00	S83°30'28"E	20.41	11.18	48°11'23"
C14	241.19	50.00	N30°35'15"E	66.67	44.72	276°22'46"
C15	21.03	25.00	N35°19'03"W	20.41	11.18	48°11'23"
C16	23.56	15.00	S75°35'15"W	21.21	15.00	90°00'00"
C17	97.14	275.00	N20°28'07"E	96.63	49.08	20°14'17"
C18	23.56	15.00	S17°53'29"E	21.21	15.00	90°00'00"
C19	147.76	475.00	N18°11'48"E	147.17	74.48	17°49'25"
C20	132.21	425.00	N18°11'48"E	131.68	66.64	17°49'25"
C21	34.88	275.00	S23°28'29"W	34.86	17.46	7°16'03"
C22	21.49	15.00	N60°52'37"E	19.70	13.06	82°04'19"
C23	51.48	225.00	S71°31'58"E	51.36	25.85	13°06'30"
C24	24.11	15.00	S18°56'06"E	21.60	15.56	92°05'14"
C25	80.37	325.00	N20°01'25"E	80.17	40.39	14°10'11"
C26	68.01	275.00	N20°01'25"E	67.84	34.18	14°10'11"
C27	23.02	15.00	N71°03'54"E	20.82	14.46	87°54'46"
C28	35.52	975.00	S63°56'06"E	35.52	17.76	2°05'14"
C29	37.34	1025.00	S63°56'06"E	37.34	18.67	2°05'14"
C30	21.49	15.00	N23°56'34"W	19.70	13.06	82°04'19"
C31	74.12	275.00	S09°22'20"W	73.89	37.28	15°26'31"
C32	21.03	25.00	N25°44'45"E	20.41	11.18	48°11'23"
C33	241.19	50.00	S88°20'56"E	66.67	44.72	276°22'46"
C34	21.03	25.00	S22°26'37"E	20.41	11.18	48°11'23"
C35	48.65	225.00	S07°50'45"W	48.56	24.42	12°23'23"
C36	26.44	15.00	S64°31'52"W	23.15	18.19	100°58'50"
C37	62.92	275.00	S71°31'58"E	62.78	31.60	13°06'30"
C38	22.84	15.00	N34°27'52"W	20.70	14.30	87°14'44"
C39	218.63	50.00	N63°53'40"E	81.65	70.71	250°31'46"
C40	30.77	25.00	S26°06'21"E	28.87	17.68	70°31'44"
C41	70.49	225.00	S18°08'01"W	70.20	35.54	175°7'00"
C42	23.56	15.00	S72°06'31"W	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	91.95	325.00	N22°28'56"E	91.65	46.29	16°12'38"
C44	31.12	50.00	N89°46'17"W	30.62	16.08	35°39'42"
C45	46.58	50.00	N45°15'06"W	44.91	25.14	53°22'40"
C46	42.90	50.00	N08°01'11"E	41.60	22.87	49°09'53"
C47	37.87	50.00	N52°18'01"E	36.97	19.90	43°23'48"
C48	46.52	50.00	S79°20'59"E	44.86	25.09	53°18'12"
C49	36.19	50.00	S31°57'38"E	35.41	18.93	41°28'32"
C50	87.96	275.00	N19°30'46"E	87.59	44.36	18°19'36"
C51	9.17	275.00	N29°37'55"E	9.17	4.59	1°54'41"
C52	33.69	475.00	N25°04'35"E	33.69	16.85	4°03'52"
C53	57.03	475.00	N19°36'16"E	57.00	28.55	6°52'47"
C54	57.03	475.00	N12°43'29"E	57.00	28.55	6°52'47"
C55	81.34	425.00	N18°18'53"E	81.22	40.80	10°57'59"
C56	24.56	425.00	N25°27'11"E	24.55	12.28	3°18'39"
C57	22.76	325.00	N25°06'09"E	22.75	11.38	4°00'43"
C58	57.62	325.00	N18°01'04"E	57.54	28.88	10°08'28"
C59	2.37	275.00	N26°51'43"E	2.37	1.18	0°29'36"
C60	58.51	275.00	S10°59'51"W	58.40	29.37	12°11'28"
C61	15.60	275.00	S03°16'36"W	15.60	7.80	3°15'03"
C62	6.02	50.00	S46°23'30"W	6.02	3.01	6°53'55"
C63	53.45	50.00	S12°18'56"W	50.94	28.60	61°15'13"
C64	38.14	50.00	S40°09'46"E	37.22	20.05	43°42'09"
C65	40.83	50.00	S85°24'25"E	39.70	21.63	46°47'08"
C66	38.06	50.00	N49°23'28"E	37.15	20.01	43°37'07"
C67	52.47	50.00	N02°28'49"W	50.09	28.94	60°07'26"
C68	12.21	50.00	N39°32'25"W	12.18	6.14	13°58'47"
C69	7.49	50.00	S04°52'02"W	7.48	3.75	6°35'00"
C70	38.19	50.00	S21°18'19"E	37.27	20.08	43°45'43"
C71	37.64	50.00	S64°45'10"E	36.76	19.76	43°07'58"
C72	38.67	50.00	N71°31'26"E	37.71	20.36	44°18'51"
C73	36.93	50.00	N28°12'28"E	36.10	19.35	42°19'05"
C74	59.71	50.00	N27°09'39"W	56.22	33.99	68°25'08"
C75	0.61	25.00	S08°27'45"W	0.61	0.30	1°23'30"
C76	4.54	225.00	S09°44'11"W	4.54	2.27	1°09'21"
C77	65.95	225.00	S18°42'41"W	65.72	33.21	16°47'40"
C78	55.62	375.00	S16°58'22"W	55.57	27.86	8°29'53"
C79	54.81	375.00	S08°32'11"W	54.76	27.45	8°22'29"
C80	8.24	375.00	S03°43'10"W	8.24	4.12	1°15'32"
C81	4.25	100.00	N04°18'29"E	4.25	2.13	2°26'09"
C82	16.05	100.00	N10°07'23"E	16.03	8.04	9°11'39"
C83	30.17	25.00	S26°48'06"E	28.37	17.23	69°08'13"

Line Table		
Line #	Length	Direction
L1	63.67	N22°41'16"E
L2	28.43	N13°17'58"E
L3	28.40	N08°53'10"E
L4	27.81	S30°35'15"W
L5	50.00	S28°42'48"W
L6	46.96	S03°05'25"W
L7	78.84	S14°43'12"W
L8	59.91	S03°05'25"W
L9	4.77	S30°35'15"W
L10	69.94	S59°24'45"E
L11	69.94	N59°24'45"W
L12	84.55	N27°06'31"E
L13	62.14	S78°05'14"E
L14	23.37	S84°58'43"E
L15	56.68	S62°53'29"E
L16	56.68	N62°53'29"W
L17	24.88	N64°58'43"W
L18	80.07	N01°39'04"E
L19	80.07	N01°39'04"E
L20	60.95	N78°05'14"W
L21	58.70	N09°09'31"E
L22	88.05	S27°06'31"W
L23	49.07	N11°36'53"E

Line Table		
Line #	Length	Direction
(L24)	82.38	S10°15'44"E
(L25)	54.69	S19°35'54"W
(L26)	55.81	N19°35'54"E
(L27)	79.14	N10°15'44"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C84)	15.08	50.00	N82°38'12"E	15.02	7.60	17°16'34"



DETAIL  
"A"  
1"=40'

SHEET NO. 2 OF 4

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #F3791    REG. # 10024900  
 Civil Engineering    Surveying  
 5501 West William Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5160    Fax No. (512) 280-5165

# MASON RANCH PHASE 1, SECTION 4

NOTES: MASON 1-4 (CURRENT)

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER, TEXAS PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 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 TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C 0465E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SAMPLEY LANE, MOSS FERN DRIVE, ABBOT COVE, BRENHAM LANE, OLTON LANE, AND PLANO LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE POA/HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK N.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2014037567.
- 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.
- ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- 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.
- TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- SIDEWALKS AND ANY MEDIANS LOCATED WITHIN DEDICATED ROW WILL BE MAINTAINED BY THE POA/HOA.
- THE MASON RANCH HOA HAS BEEN CREATED BY FILE NUMBER 801844404 WITH THE OFFICE OF THE SECRETARY OF STATE AND SHALL BE KNOWN AS THE MASON HILLS MASTER COMMUNITY.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOSSES S. HORNSBY SURVEY ABSTRACT NUMBER 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, MORE FULLY DESCRIBED AS OUT OF AND A PART OF THAT 317.045 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC., IN DOCUMENT NUMBER 2012073286, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID TRACT BEING 16.265 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" capped iron rod found in the northern right-of-way line of North Lakeline Boulevard (90' R.O.W.), also being in the eastern right-of-way line of Plano Lane (R.O.W. varies), being also the westernmost corner of Mason Ranch Phase 1, Section 1, a subdivision recorded in Document No. 201309862, O.P.R.W.C.TX., and also being in a southern line of said 317.045 acre tract, for the southernmost southeastern corner and POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said 317.045 acre tract and said right-of-way line of North Lakeline Boulevard, the following two (2) courses and distances, numbered 1 and 2,

- N86°54'26"W, a distance of 519.06 feet to a 1/2" capped iron rod set, at a point of curvature to the right, and
- With said curve to the right having a radius of 2955.00 feet, an arc length of 237.49 feet, and whose chord bears N84°36'18"W, a distance of 237.42 feet to a 1/2" capped iron rod set,

THENCE, crossing said 317.045 acre tract, the following sixteen (16) courses and distances, numbered 1 through 16,

- N09°50'03"E, a distance of 456.26 feet to a 1/2" capped iron rod set,
- N27°06'31"E, a distance of 255.28 feet to a 1/2" capped iron rod set,
- N22°41'16"E, a distance of 63.67 feet to a 1/2" capped iron rod set,
- S63°23'05"E, a distance of 134.90 feet to a 1/2" capped iron rod set, at a point of curvature to the left,
- With said curve to the left having a radius of 275.00 feet, an arc length of 65.64 feet and whose chord bears N19°46'37"E, a distance of 65.49 feet to a 1/2" capped iron rod set,
- S77°03'40"E, a distance of 177.91 feet to a 1/2" capped iron rod set,
- N13°17'58"E, a distance of 28.43 feet to a 1/2" capped iron rod set,
- S77°10'07"E, a distance of 143.97 feet to a 1/2" capped iron rod set, at a point of curvature to the left,
- With said curve to the left having a radius of 425.00 feet, an arc length of 26.31 feet and whose chord bears N11°03'30"E, a distance of 26.30 feet to a 1/2" capped iron rod set,
- S80°42'54"E, a distance of 216.84 feet to a 1/2" capped iron rod set,
- N08°53'10"E, a distance of 28.40 feet to a 1/2" capped iron rod set,
- S75°08'31"E, a distance of 178.31 feet to a 1/2" capped iron rod set, at a point of curvature to the right,
- With said curve to the right having a radius of 325.00 feet, an arc length of 18.90 feet, and whose chord bears S12°42'38"W, a distance of 18.90 feet to a 1/2" capped iron rod set,
- S75°52'12"E, a distance of 204.38 feet to a 1/2" capped iron rod set,
- S14°28'35"E, a distance of 156.35 feet to a 1/2" capped iron rod set,
- S03°56'44"W, a distance of 147.61 feet to a 1/2" capped iron rod set, in a northern line of Lot 1, Block M, of said Mason Ranch Phase 1, Section 1,

THENCE, with a northern and western boundary line of said Mason Ranch Phase 1, Section 1, the following fourteen (14) courses and distances, numbered 1 through 14,

- S69°54'33"W, a distance of 81.55 feet to a 1/2" capped iron rod found,
- N89°14'46"W, a distance of 112.41 feet to a 1/2" capped iron rod found,
- N39°24'45"W, a distance of 260.77 feet to a 1/2" capped iron rod found,
- S30°25'15"W, a distance of 27.81 feet to a 1/2" capped iron rod set, at a point of curvature to the right,
- With said curve to the right having a radius of 15.00 feet, an arc length of 22.65 feet, and whose chord bears S73°50'53"W, a distance of 20.56 feet to a 1/2" capped iron rod found,
- S26°42'48"W, a distance of 50.00 feet to a 1/2" capped iron rod found, at a point of curvature to the right,
- With said curve to the right having a radius of 15.00 feet, an arc length of 22.02 feet and whose chord bears S20°50'06"E, a distance of 20.10 feet to a 1/2" capped iron rod found, at a point of curvature to the left,
- With said curve to the left having a radius of 375.00 feet, an arc length of 118.67 feet, and whose chord bears S12°09'21"W, a distance of 118.18 feet to a 1/2" capped iron rod found,
- S03°05'25"W, a distance of 46.96 feet to a 1/2" capped iron rod found, at a point of curvature to the right,
- With said curve to the right having a radius of 100.00 feet, an arc length of 20.30 feet, and whose chord bears S08°54'18"W, a distance of 20.26 feet to a 1/2" capped iron rod found,
- S14°43'12"W, a distance of 78.84 feet to a 1/2" capped iron rod found, at a point of curvature to the left,
- With said curve to the left having a radius of 100.00 feet, an arc length of 20.30 feet and whose chord bears S08°54'18"W, a distance of 20.26 feet to a 1/2" capped iron rod found,
- S03°05'25"W, a distance of 59.91 feet to a 1/2" capped iron rod found, at a point of curvature to the right, and
- With said curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, and whose chord bears S48°05'29"W, a distance of 35.36 feet to the POINT OF BEGINNING and containing 16.265 acres of land.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, LEE A. WHITED, P.E., DO HEREBY CERTIFY THAT THIS PLAT IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND THAT ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR IS FULLY CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

ENGINEERING BY:

*Lee A. Whited* 11-17-15  
 LEE A. WHITED, P.E. NO. 102471 DATE  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE,  
 AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.  
 ID# F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON TITLE POLICY OF# 1209775, WITH AN EFFECTIVE DATE OF JULY 11, 2012, WHICH WAS PREPARED FOR THE MOST RECENT PURCHASE OF THE PROPERTY AND CONFIRMED BY THE CITY PLANNING LETTER ISSUED BY SAN ANTONIO TITLE COMPANY DATED JUNE 24, 2015.

SURVEYED BY:

*Aaron V. Thomason* 18 Nov 2015  
 AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE,  
 AUSTIN, TEXAS 78749  
 aaron@cbdeng.com



SHEET NO. 3 OF 4

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #F3791 REG. # 10024900  
 Civil Engineering Surveying  
 5501 West William Cannon Austin, Texas 78749  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\4730\SURVEY\PLAT 1-4.DWG

# MASON RANCH PHASE 1, SECTION 4

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS: THAT K B HOME LONE STAR, INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN 317.045 ACRES TRACT OF LAND, OUT OF AND A PART OF THE M.S. HORNSBY SURVEY, ABSTRACT 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012073286 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 16.265 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. TO BE KNOWN AS:

## "MASON RANCH PHASE 1, SECTION 4"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

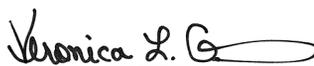
 11/16/15  
JOHN ZINSMEYER, VICE PRESIDENT  
K B HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF November, 2015, A.D.

  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



STATE OF TEXAS §

COUNTY OF TRAVIS §

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

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

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

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

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

STATE OF TEXAS §

COUNTY OF 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 OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, AD, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M, AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 20\_\_\_\_, AD, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_.

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

SHEET NO. 4 OF 4



PATH-J:\4730\SURVEY\PLAT 1-4.DWG



## EXECUTIVE SUMMARY

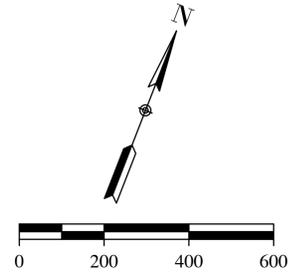
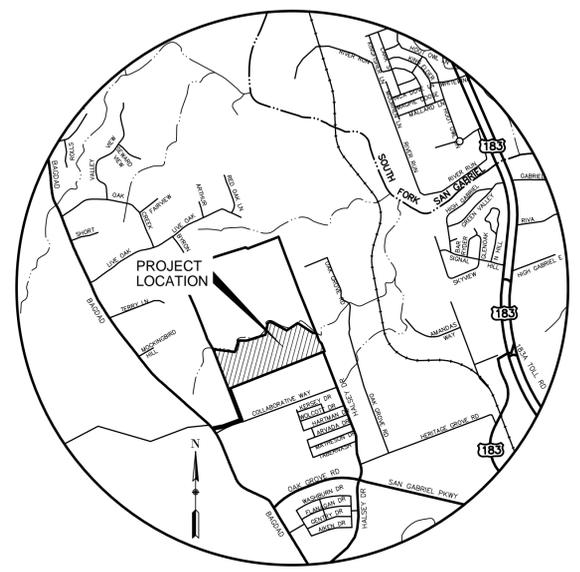
NOVEMBER 24, 2015

- 
- Agenda Subject:** Subdivision Case 15-PP-009: Consider action on the Deerbrooke, Phase 1 Preliminary Plat for 77.373 acres more or less; WCAD Parcels R392814, R433338, R031695, and R031696; generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; Leander, Williamson County, Texas.
- Background:** This request is the 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: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 162 single-family lots, 1 HOA amenity center lot, 9 pond lots, 1 lift station lot, and 13 open space/landscape/ drainage easement lots. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

11/17/2015

2015.11.18 02:13 PM gfortman P:\4000s\14011 - Deerbrooke\CADD\Civil3D\Sheets\XX PRELIMINARY PLAN - OVERALL.dwg

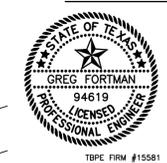
PRELIMINARY PLAT FOR  
**DEERBROOKE**  
 SUBDIVISION  
 PHASE I  
 LEANDER, TEXAS  
 ZONING: PUD



**SHEET INDEX**

01	PRELIMINARY PLAT - OVERALL
02	GENERAL NOTES AND PARCEL TABLES
03	PRELIMINARY PLAT SHEET 1 OF 2
04	PRELIMINARY PLAT SHEET 2 OF 2
05	TREE SURVEY SHEET 1 OF 3
06	TREE SURVEY SHEET 2 OF 3
07	TREE SURVEY SHEET 3 OF 3
08	TREE TABLE LIST SHEET 1 OF 2
09	TREE TABLE LIST SHEET 2 OF 2
10	PRE-PROJECT DRAINAGE AREA MAP (OVERALL)
11	POST-PROJECT DRAINAGE AREA MAP (OVERALL)
12	PROPOSED DRAINAGE MAP (PHASE ONE)
13	PRELIMINARY UTILITIES SHEET 1 OF 2
14	PRELIMINARY UTILITIES SHEET 2 OF 2
15	PRELIMINARY OFFSITE WASTEWATER SHEET 1 OF 2
16	PRELIMINARY OFFSITE WASTEWATER SHEET 2 OF 2
17	RIPARIAN BUFFER ZONE
18	PRELIMINARY PARK PLAN

<b>OWNER:</b> DEERBROOKE DEVELOPMENT, LLC 4807 SPICEWOOD SPRINGS RD, BUILDING 2, SUITE 104 AUSTIN, TX 78759 512-750-0896	<b>DEVELOPER:</b> SOUTHWEST LAND DEVELOPMENT SERVICES 300 CR 269 LEANDER, TX 78641 512-259-9000	<b>ENGINEER:</b> CIVILE, LLC 8240 N. MOPAC EXPY. SUITE 125 AUSTIN, TX 78759 512-402-6878
<b>LAND PLANNER:</b> LAND STRATEGIES, INC. 1010 LAND CREEK CV. AUSTIN, TX 78748 512-328-6050	<b>SURVEYOR:</b> LANDESIGN SERVICES, INC. 1220 MCNEIL ROAD AUSTIN, TX 78761 512-238-7901	



"I 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."

*Greg Fortman*  
 GREG FORTMAN, P.E. No. 94619, STATE OF TEXAS  
 DATE 11/18/15

"NO EASEMENTS OF RECORD WERE SHOWN IN TITLE SURVEYS PREPARED BY DODD SURVEYING AND MAPPING ON SEPTEMBER 13, 2014."

*Darl R. White*  
 DARL R. HARTMAN, R.P.L.S. No. 5264, STATE OF TEXAS  
 DATE 10/20/15

**CivILE**  
 CIVILE, LLC MOPAC EXPY  
 SUITE 125  
 AUSTIN, TX 78759  
 OFFICE: 512-402-6878  
 FAX: 512-402-6947  
 TEXAS REGISTERED ENGINEERING FIRM F-15581

**DEERBROOKE - PHASE I  
 PRELIMINARY PLAT**  
 Leander, Texas  
 PRELIMINARY PLAT - OVERALL

*Greg Fortman*  
 STATE OF TEXAS  
 GREG FORTMAN  
 LICENSED PROFESSIONAL ENGINEER  
 11/18/15  
 TBP# FIRM #15581

No.	Date	By	Revision

Job No.: 14011  
 Scale (Sheet): AS SHOWN  
 Scale (Plan): NONE  
 Drawn By: NORWOOD  
 Designed By: FORTMAN  
 Reviewed By: HARRAHAN

**PRELIMINARY  
 PLAT - OVERALL**

SHEET NO.  
**01** OF **18**

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
A	1	20606	0.473
A	2	1203	0.028
A	3	7499	0.172
A	4	9375	0.215
A	5	7500	0.172
A	6	8245	0.189
A	7	8311	0.191
A	8	7350	0.169
A	9	7808	0.179
A	10	263328	6.045
A	11	8043	0.185
A	12	8371	0.192
A	13	8371	0.192
A	14	15581	0.358
A	15	7995	0.184
A	16	7800	0.179
A	17	7800	0.179
A	18	7800	0.179
A	19	7800	0.179
A	20	7800	0.179

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
A	21	8264	0.190
A	22	19849	0.456
A	23	7301	0.168
A	24	7593	0.174
A	25	8884	0.204
A	26	1822	0.042
B	1	7487	0.172
B	2	7445	0.171
B	3	6500	0.149
B	4	6500	0.149
B	5	6500	0.149
B	6	6500	0.149
B	7	6500	0.149
B	8	6500	0.149
B	9	6500	0.149
B	10	6500	0.149
B	11	7750	0.178
B	12	5679	0.130
C	1	7984	0.183
C	2	7565	0.174

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
C	3	9123	0.209
C	4	6000	0.138
C	5	6000	0.138
C	6	6000	0.138
C	7	6000	0.138
C	8	6000	0.138
C	9	6000	0.138
C	10	6000	0.138
C	11	6000	0.138
C	12	7152	0.164
C	13	7152	0.164
C	14	6000	0.138
C	15	6000	0.138
C	16	6000	0.138
C	17	6000	0.138
C	18	6000	0.138
C	19	6000	0.138
C	20	6000	0.138
C	21	6000	0.138
D	1	11081	0.254

LINE TABLE		
NUMBER	LENGTH	BEARING
L1	55.52'	N38° 08' 48"W
L2	6.64'	S28° 42' 09"E
L3	32.88'	S29° 18' 29"E
L4	100.38'	N82° 33' 14"W
L5	93.70'	N54° 41' 18"E
L6	36.13'	S62° 16' 39"E
L7	114.54'	N28° 21' 59"E
L8	60.00'	S61° 38' 01"E
L9	114.76'	S28° 21' 59"W
L10	50.01'	S48° 30' 42"E

LINE TABLE		
NUMBER	LENGTH	BEARING
L11	45.86'	N28° 21' 59"E
L12	100.00'	S61° 38' 01"E
L13	137.50'	S28° 21' 59"W
L14	100.00'	N61° 38' 01"W
L15	71.11'	N28° 21' 59"E
L17	89.60'	N88° 55' 11"W
L18	99.40'	N45° 09' 32"W

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.34'	300.00'	7.131°	S24° 31' 06"E	37.31
C2	35.42'	300.00'	6.764°	S24° 42' 07"E	35.40
C3	111.67'	952.81'	6.715°	N25° 25' 43"E	111.61
C4	110.79'	891.46'	7.121°	S25° 14' 32"W	110.72

STREET TABLE					
STREET NAME	R.O.W. WIDTH	LENGTH	PAVEMENT WIDTH	SIDEWALK	CLASSIFICATION
Deer Rim Road	60'	1,665	40' F-F	4'	COLLECTOR
Sage Ranch Drive	VARIES	2,264	40' F-F	4'	COLLECTOR
Stone Branch Drive	60'	1,025	40' F-F	4'	COLLECTOR
Brook Crest Way	50'	625	30' F-F	4'	LOCAL
Burberry Lane	50'	589	30' F-F	4'	LOCAL
Creeks Edge View	50'	946	30' F-F	4'	LOCAL
Deering Creek Court	50'	162	30' F-F	4'	LOCAL
Deering Creek Drive	50'	1,398	30' F-F	4'	LOCAL
Fallshire Court	50'	189	30' F-F	4'	LOCAL
Low Branch Lane	50'	1,482	30' F-F	4'	LOCAL
Low Branch Cove	50'	178	30' F-F	4'	LOCAL
Orchard Way	50'	529	30' F-F	4'	LOCAL
Webb Pass	70'	193	2 @ 20' F-F	4'	LOCAL

11,245

PRELIMINARY PLAN NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY LIMITS OF LEANDER, TEXAS.
- THIS SUBDIVISION IS LOCATED WITHIN THE SAN GABRIEL (SOUTH FORK) WATERSHED AND THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FOR THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDING, 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 THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A THE (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435E 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.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF ANY BOUNDARY STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOT, DETENTION LOTS, DRAINAGE LOTS, DRAINAGE 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.
- ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION OF A LOCAL OR COLLECTOR STREET, AND 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION OF AN ARTERIAL STREET.
- ALL NON-RESIDENTIAL LOTS (EXCEPT LOT 13 BLOCK F) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOTS 1-2, 10, 22 AND 28, BLOCK A; LOT 12, BLOCK B; LOTS 1, 34, 35 AND 40, BLOCK E; LOTS 1-2, 16, 23, 27-28, 36 AND 43-44, BLOCK F.
- THE HOA BYLAWS SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS PRIOR TO FINAL PLAT RECORDATION.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY FACILITIES.
- SINGLE FAMILY OR TWO FAMILY RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREETS HAVE ACCESS ONLY TO THE STREET WITH THE LOWER CLASSIFICATION. ACCESS TO THE HIGHER CLASS STREET SHALL BE PROHIBITED.
- THIS DEVELOPMENT WILL PRODUCE MORE THAN 2,000 AVERAGE DAILY TRIPS, AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT IN LIEU OF TIA TO THE CITY PER RESIDENTIAL UNIT.
- LOTS 35-38, BLOCK E AND LOTS 38-42, BLOCK F SHALL TAKE DRIVEWAY ACCESS TO HIDDEN CREEK ROAD THROUGH THE ACCESS EASEMENTS SHOWN HEREON. DRIVEWAY ACCESS SHALL BE LIMITED TO TWO AT EACH LOCATION.
- THIS NOTE APPLIES TO THE FOLLOWING LANDSCAPE LOTS:  
BLOCK A LOTS 2 & 26  
BLOCK B LOTS 12  
BLOCK E LOTS 1 & 34  
BLOCK F LOTS 28 & 37

FOR EVERY SIX HUNDRED (600) SQUARE FEET OF LANDSCAPE AREA, 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 IS REQUIRED TO BE CONSTRUCTED 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.

21. FISCAL FOR THE COMPLETION OF THE LOMR SHALL BE POSTED PRIOR TO ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS.

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
D	2	8446	0.194
D	3	7200	0.165
D	4	7200	0.165
D	5	7478	0.172
D	6	9003	0.207
D	7	9525	0.219
D	8	7475	0.172
D	9	10912	0.251
D	10	14588	0.335
D	11	13894	0.319
D	12	15124	0.347
D	13	7539	0.173
D	14	9474	0.217
D	15	7728	0.177
D	16	8620	0.198
D	17	7487	0.172
D	18	7200	0.165
D	19	7838	0.180
D	20	8369	0.192
D	21	10143	0.233

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
D	22	6766	0.155
D	23	5750	0.132
D	24	8012	0.184
D	25	9591	0.220
D	26	7647	0.176
D	27	9701	0.223
D	28	17047	0.391
D	29	10270	0.236
D	30	17274	0.397
D	31	7777	0.179
D	32	7420	0.170
D	33	10162	0.233
D	34	127390	2.924
D	35	7152	0.164
D	36	6000	0.138
D	37	6000	0.138
D	38	6000	0.138
D	39	6000	0.138
D	40	6000	0.138
D	41	6000	0.138

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
D	42	6000	0.138
E	1	2509	0.058
E	2	8763	0.201
E	3	8350	0.192
E	4	8346	0.192
E	5	8282	0.190
E	6	37519	0.861
E	7	6000	0.138
E	8	6000	0.138
E	9	6351	0.146
E	10	6934	0.159
E	11	6703	0.154
E	12	6171	0.142
E	13	5750	0.132
E	14	5750	0.132
E	15	5750	0.132
E	16	5750	0.132
E	17	5750	0.132
E	18	5750	0.132
E	19	5750	0.132

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
E	20	5750	0.132
E	21	5750	0.132
E	22	5750	0.132
E	23	5750	0.132
E	24	5750	0.132
E	25	5750	0.132
E	26	5750	0.132
E	27	5750	0.132
E	28	5750	0.132
E	29	5750	0.132
E	30	5750	0.132
E	31	5750	0.132
E	32	5750	0.132
E	33	5749	0.132
E	34	1103	0.025
E	35	69005	1.584
E	36	8642	0.198
E	37	7555	0.173
E	38	6589	0.151
E	39	5663	0.130

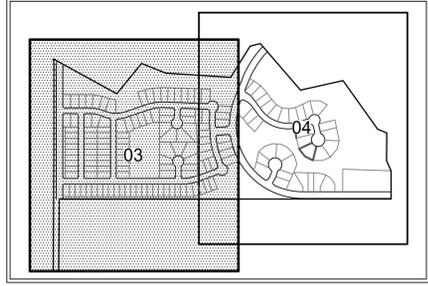
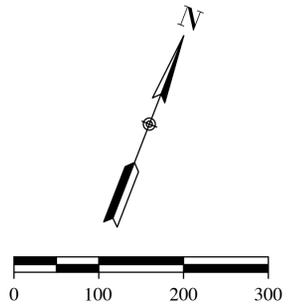
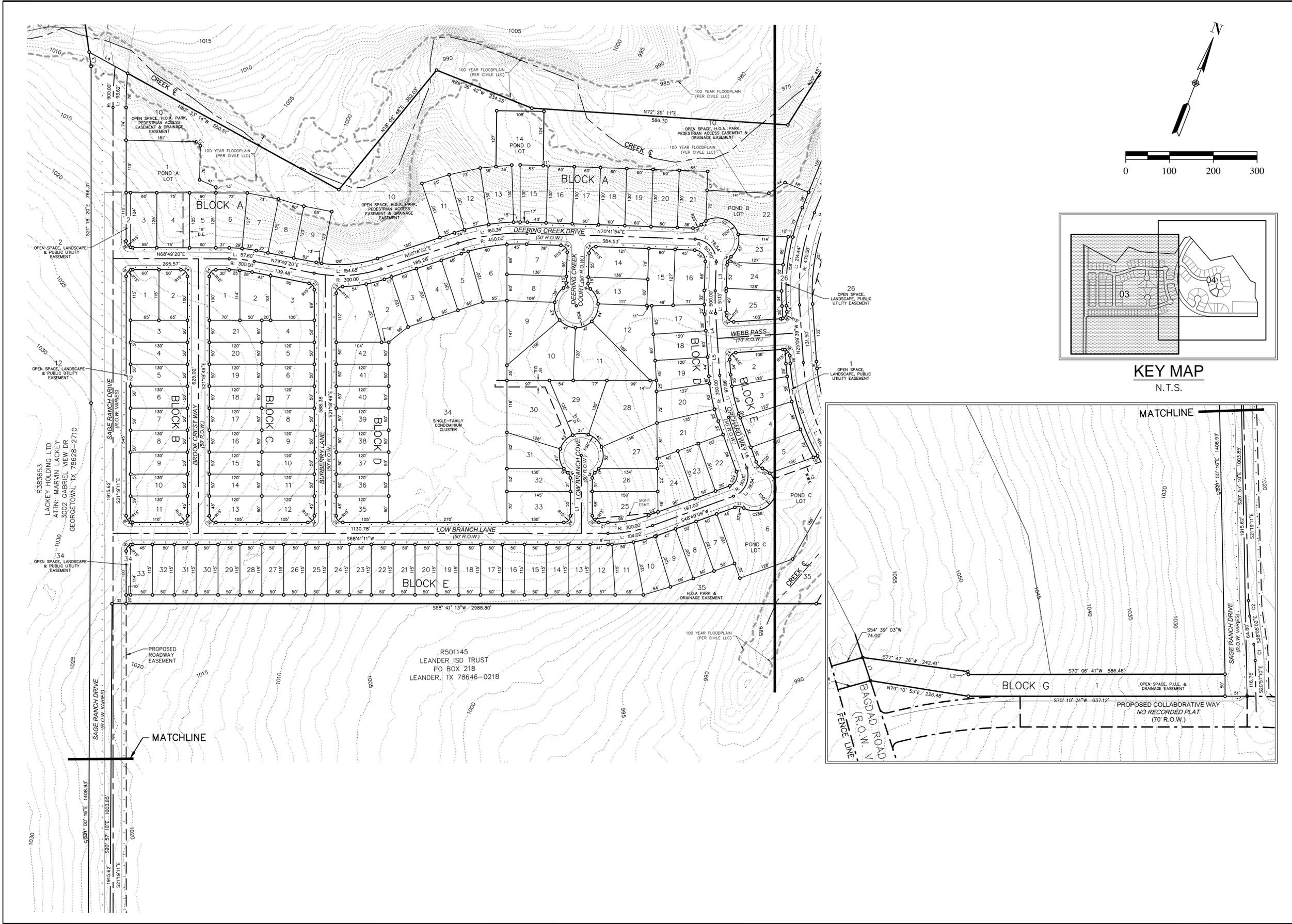
PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
E	40	16151	0.371
F	1	119136	2.735
F	2	30612	0.703
F	3	8796	0.202
F	4	9927	0.228
F	5	9100	0.209
F	6	10417	0.239
F	7	11077	0.254
F	8	10899	0.250
F	9	10097	0.232
F	10	9518	0.219
F	11	9532	0.219
F	12	13063	0.300
F	13	20674	0.475
F	14	11582	0.266
F	15	12055	0.277
F	16	16284	0.374
F	17	11440	0.263
F	18	14155	0.325
F	19	13629	0.313

PARCEL AREA TABLE			
BLOCK	LOT	AREA	ACRES
F	20	13733	0.315
F	21	11774	0.270
F	22	15138	0.348
F	23	434406	9.973
F	24	9213	0.211
F	25	8914	0.205
F	26	8989	0.206
F	27	13930	0.320
F	28	1998	0.046
F	29	12135	0.279
F	30	10994	0.252
F	31	12351	0.284
F	32	12351	0.284
F	33	10847	0.249
F	34	15929	0.366
F	35	10714	0.246
F	36	10478	0.241
F	37	2953	0.068
F	38	13505	0.310
F	39	13139	0.302

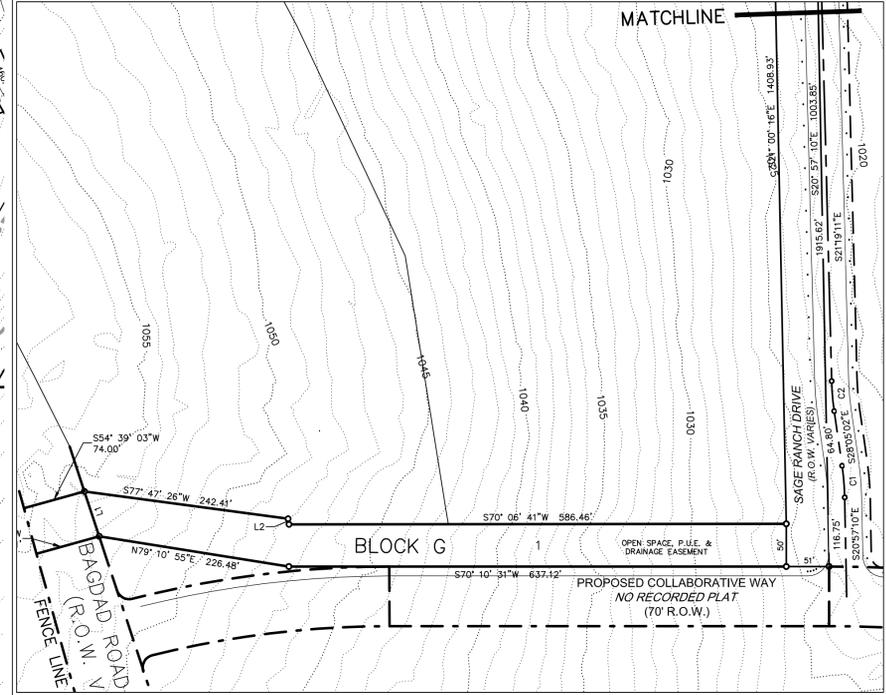
DEARBROOKE SUBDIVISION PHASE 1  
PRELIMINARY PLAT - LAND USE TABLE  
ZONING: PUD

RESIDENTIAL LAND USE	LOTS	AREA (AC)	PUD ALLOWABLE	BASE ZONING DISTRICT
CONDOMINIUM (CLUSTER)	1	2.925	130 UNITS (MAX) AND 18 UNITS PER ACRE	SINGLE-FAMILY CONDOMINIUM (MF-2A)
40' RESIDENTIAL	4	0.653	20 UNITS (MAX)	SINGLE-FAMILY LIMITED (SFL-2A)
50' RESIDENTIAL	77	12.176	250 UNITS (MAX)	SINGLE-FAMILY COMPACT (SFC-2A)
60' RESIDENTIAL	52	10.512	100 UNITS (MIN)	SINGLE-FAMILY URBAN (SFU-2A)
70' RESIDENTIAL	12	2.674	75 UNITS (MIN)	SINGLE-FAMILY SUBURBAN (SFS-2A)
80' RESIDENTIAL	16	4.510	50 UNITS (MIN)	SINGLE-FAMILY ESTATE (SFE-2A)
<b>RESIDENTIAL TOTAL</b>	<b>162</b>	<b>33.450</b>		

NON-RESIDENTIAL LAND USE	LOTS	AREA (AC)
AMENITY CENTER	1	1.844
POND LOT	9	4.334
LIFT STATION	1	0.475
OPEN SPACE/LANDSCAPE /PUBLIC UTILITY EASEMENT	7	0.396
OPEN SPACE/H.O.A. PARK/PEDESTRIAN ACCESS EASEMENT/DRAINAGE EASEMENT	4	19.123
H.O.A. PARK/DRAINAGE EASEMENT	1	1.584
OPEN SPACE/DRAINAGE EASEMENT/ PUBLIC UTILITY EASEMENT	1	0.954
RIGHT-OF-WAY	-	15.214
<b>NON-RESIDENTIAL TOTAL</b>	<b>24</b>	<b>43.924</b>



KEY MAP  
N.T.S.





**CIVILE**  
 CIVILE, LLC  
 1100 PAC EXPY  
 SUITE 250  
 AUSTIN, TX 78759  
 OFFICE: 512-402-6878  
 FAX: 512-402-6947  
 TEXAS REGISTERED ENGINEERING FIRM F-15581

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**DEERBROOKE - PHASE 1  
 PRELIMINARY PLAT**  
 Leander, Texas  
 PRELIMINARY PLAN SHEET 1 OF 2

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11/10/15  
 (BPE FIRM #15581)

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No.	Date	By	Revision

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PRELIMINARY  
 PLAN SHEET 1 OF 2

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SHEET NO.  
**03** OF **18**





## EXECUTIVE SUMMARY

NOVEMBER 24, 2015

- 
- Agenda Subject:** Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC
- Financial Consideration:** None
- 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. Proposed Zoning Map
  4. Aerial Map
  5. Location Map
  6. Notification Map
  7. PUD Notes and Conceptual Site Layout and Land Use Plan
  8. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

11/18/2015



## PLANNING ANALYSIS

ZONING CASE 15-Z-010

TRAILS AT LEANDER PUD

### GENERAL INFORMATION

- Owner:** AHV-RS Trails at Leander, LLC
- Current Zoning:** MF-2-B (Multi-Family)  
GC-3-C (General Commercial)
- Proposed Zoning:** PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family)
- Size and Location:** The property is located at 1208 South Bagdad Road and is approximately 51.84 acres in size.
- Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFC-2-A	Established Residential (Mason Creek & Magnolia Creek)
EAST	SFU/MH-2-B	Established Residential (High Chaparral)
SOUTH	SFU/MH-2-B	Established Residential (High Chaparral)
WEST	SFU-2-B LC-2-B PUD	Established Residential (Mason Creek) Church NW Soccer Club

**COMPOSITE ZONING ORDINANCE INTENT STATEMENTS****USE COMPONENTS:****PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a condominium regime detached residential development. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.

**ANALYSIS:**

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a detached condominium regime residential community. The properties to the north, east and south are currently developed single-family neighborhoods. The properties to the west are a mix of commercial uses and a single-family neighborhood on the west side of Bagdad Road.

A PUD district can be an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a condominium style residential development with limits to the permitted density. The Composite Zoning Ordinance does not currently include a district that would permit this type of development.

The applicant is proposing the MF-2-A base zoning district to accommodate this style of development. The proposal includes 220 detached residential units. The current zoning district would permit the development of multi-family units at approximately 18 units per acre. The proposed zoning would yield a density of 4.25 units per acre.

The applicant is proposing the Type A Architectural Component which would require all structures to be 85% masonry and include at least 5 architectural features. In addition, this

project will comply with the current standards regarding garages and parking. The ordinance includes provisions requiring a variety of elevations and prohibiting all the homes to be identical on the same street.

This project will continue the Mason Creek Trail from the existing segment located on the west side of Bagdad Road to the proposed segment that will be located in Magnolia Creek. An amenity center including a pool, clubhouse, and pavilion will be provided as part of this project.

They have also requested a waiver to the Riparian Corridor Setbacks. Currently, the ordinance requires a 100 foot setback from centerline of any riparian corridor. They have proposed to average the total riparian corridor setback to facilitate the placement of water quality improvements. They will compensate for any encroachments by adding more land to the setback in other areas and restoring the corridor with native plants. This corridor is currently channelized and does not support wildlife.

Below, please find a table including the proposed higher standards and requested waivers associated with this project.

HIGHER STANDARDS	WAIVERS
Type A architectural Component	-
Reduced density (220 units vs +/- 918 units)	-
Provide landscape plan for the restoration of the Riparian Corridor	Allow for the riparian corridor buffer averaging
-	Allow ponds to encroach into the riparian corridor
-	Reduction in pond wall limitations
Additional Landscaping Equal to the size of the Pond Area	Not providing landscape area equivalent to the MF standards – 20%

The frontage of this property along Bagdad Road is located within a Mixed Use Corridor. This corridor provides for a variety of residential uses including small lot single-family, townhome, duplexes, and quadplexes. The portion of the property that is not within the Mixed Use Corridor is within the Neighborhood Residential land use category which calls for single-family development of varying densities.

**STAFF RECOMMENDATION:**

The proposed PUD would permit a condominium regime with detached residential units on a multi-family site plan. The proposed PUD includes the Type A architectural standard which is intended to ensure the highest quality architectural design.

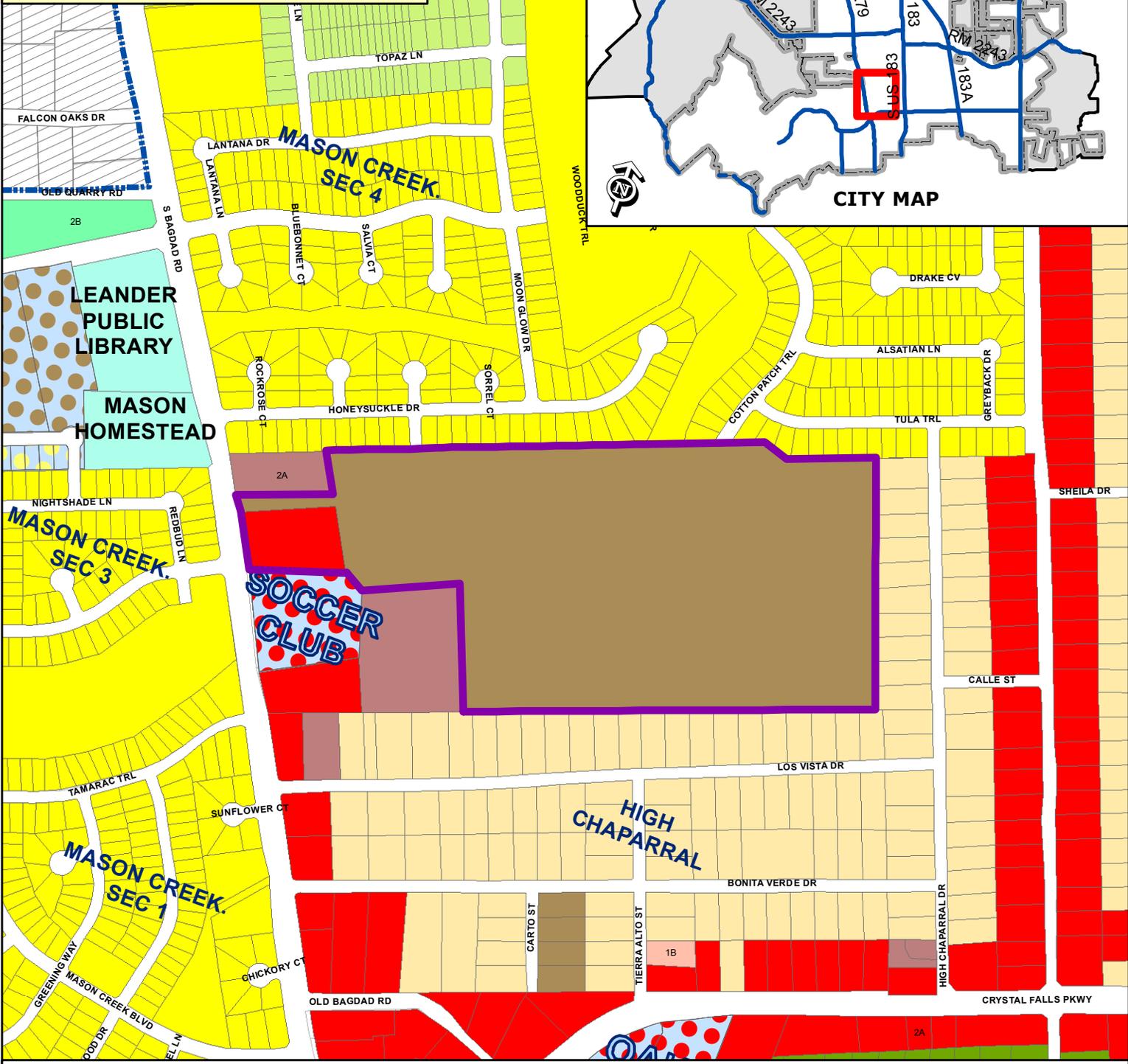
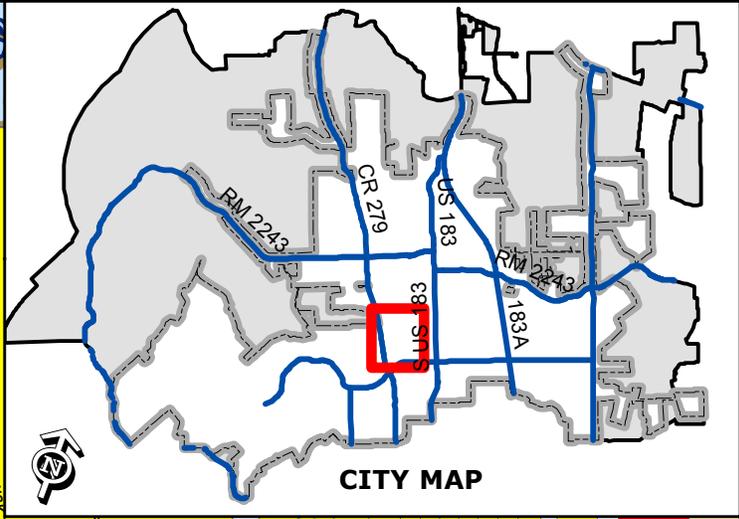
While the proposed multi-family base zoning district and restricted density of the PUD would be appropriate within the Mixed-Use Corridor component of the property, the application of the

multi-family district to the remainder of the property within the Neighborhood Residential land use category is of concern to staff. The Neighborhood Residential areas are intended for single-family development, but the proposed PUD would allow for the development of a multi-family project on the entire site. The site is currently zoned multi-family and the proposed PUD represents an improvement over the current zoning, but is still not entirely consistent with the intent of the Comprehensive Plan.

If the Planning & Zoning Commission chooses to recommend approval of the proposed PUD, staff suggests that the following provisions are included:

- An architectural rendering for all buildings is provided that specifies the building materials, and architectural features.
- The Type A standard is modified to stipulate a reduced percentage of stucco that is allowed to count toward the masonry requirement.
- Increased landscaping and masonry screening walls are required within the setback areas along and at the entrance to the project at Bagdad Road, at the entrance to the project at Cotton Patch Trail and Winecup Drive.

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



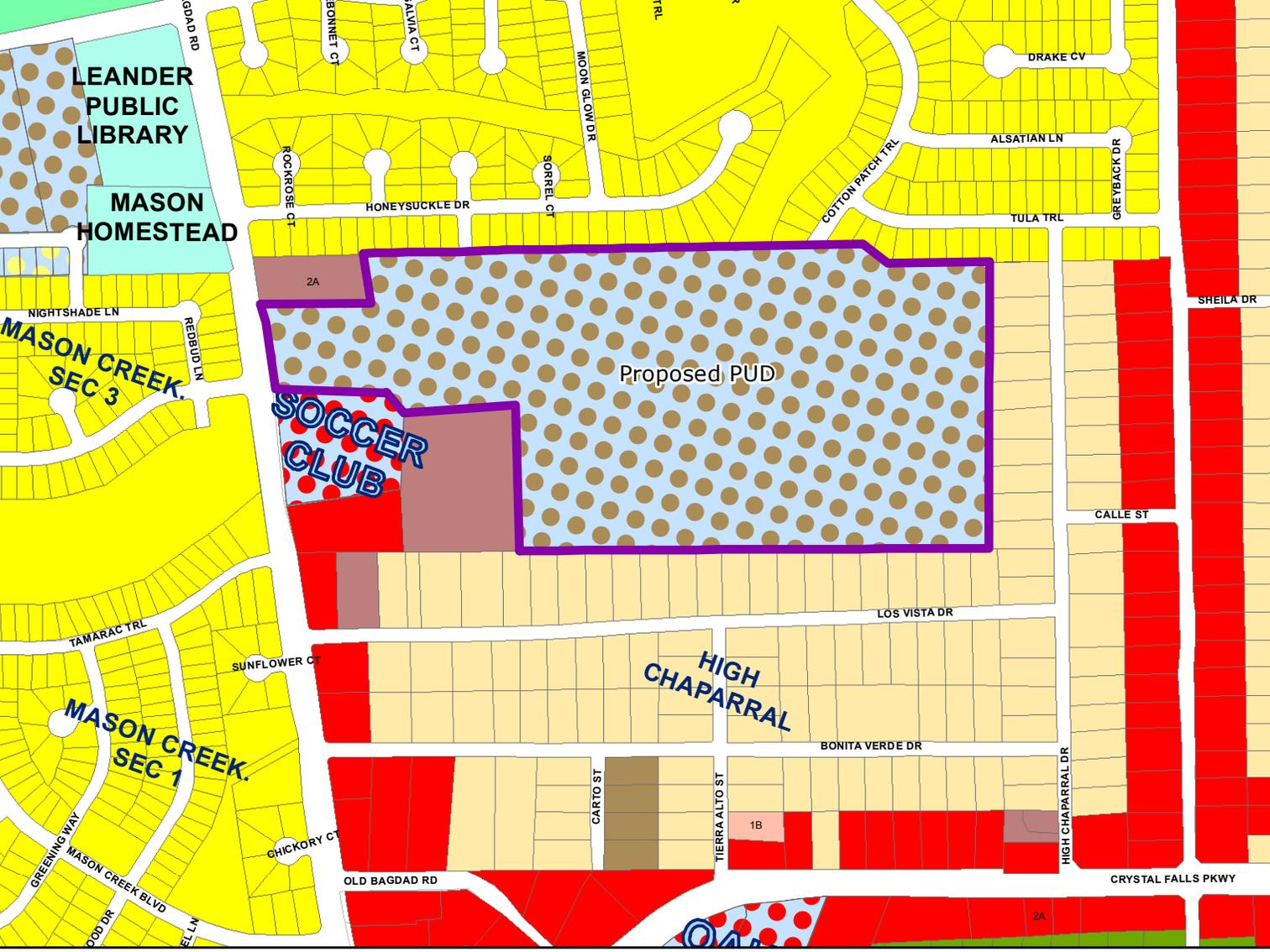
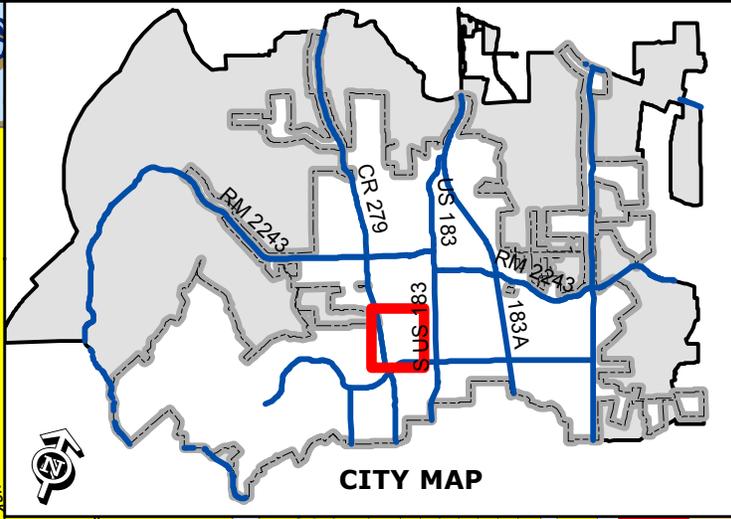
**ZONING CASE 15-Z-010 Attachment #2** Current Zoning Map - Trails at Leander PUD

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



0 200  
Feet

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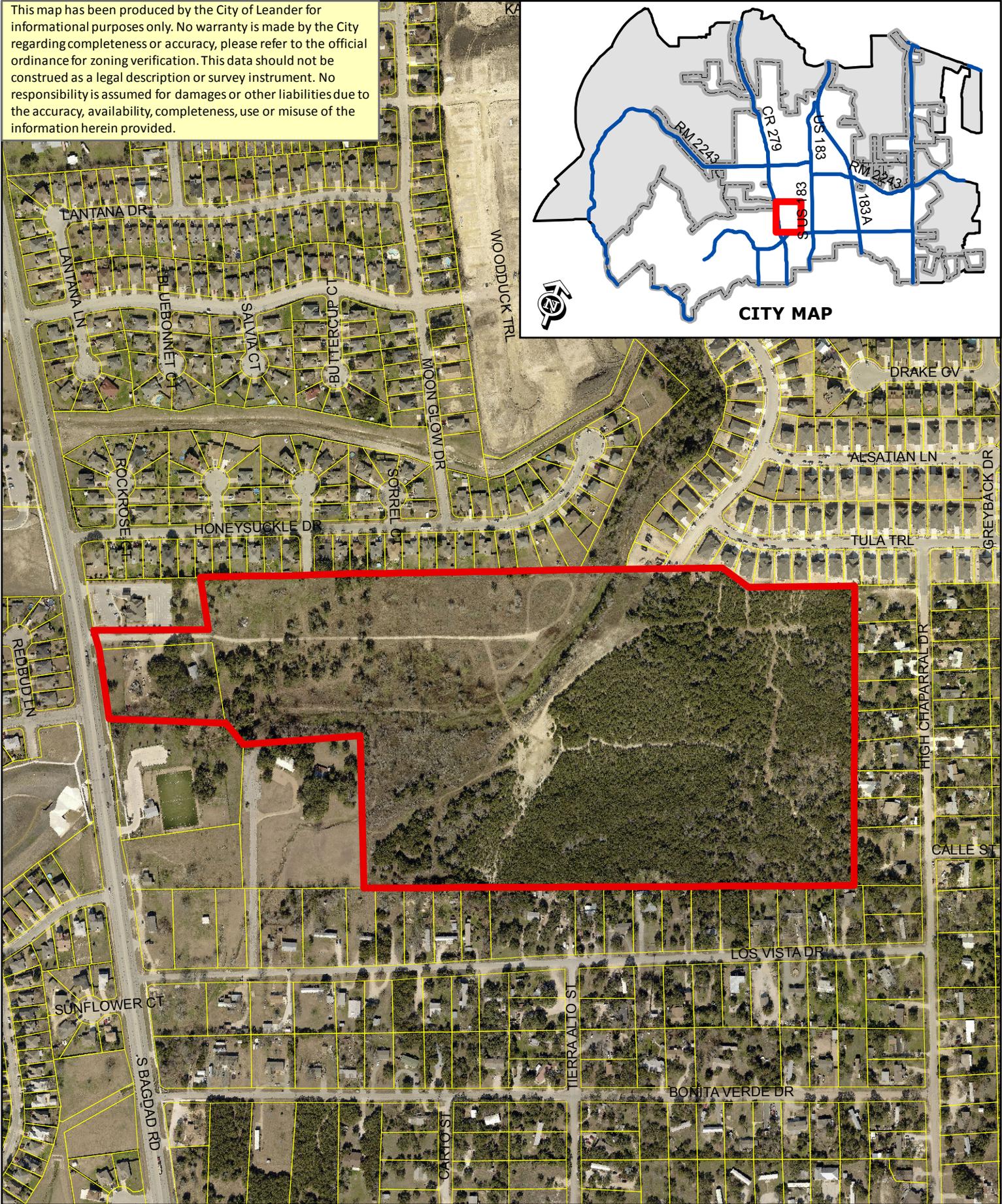
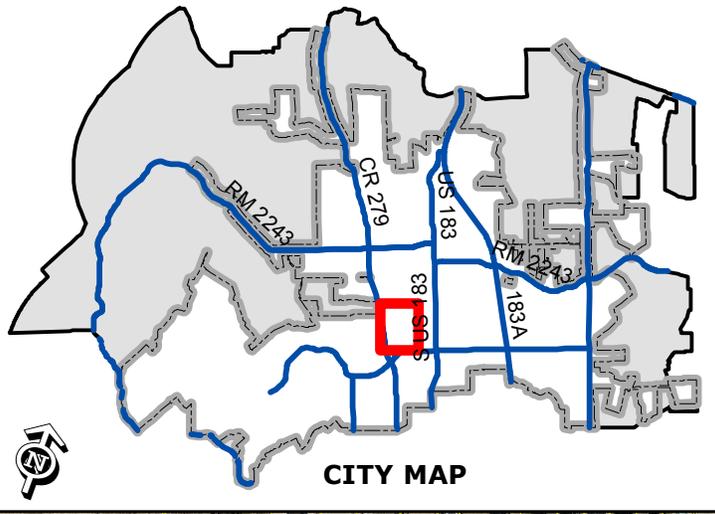


**ZONING CASE 15-Z-010 Attachment #3** Proposed Zoning Map - Trails at Leander PUD

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



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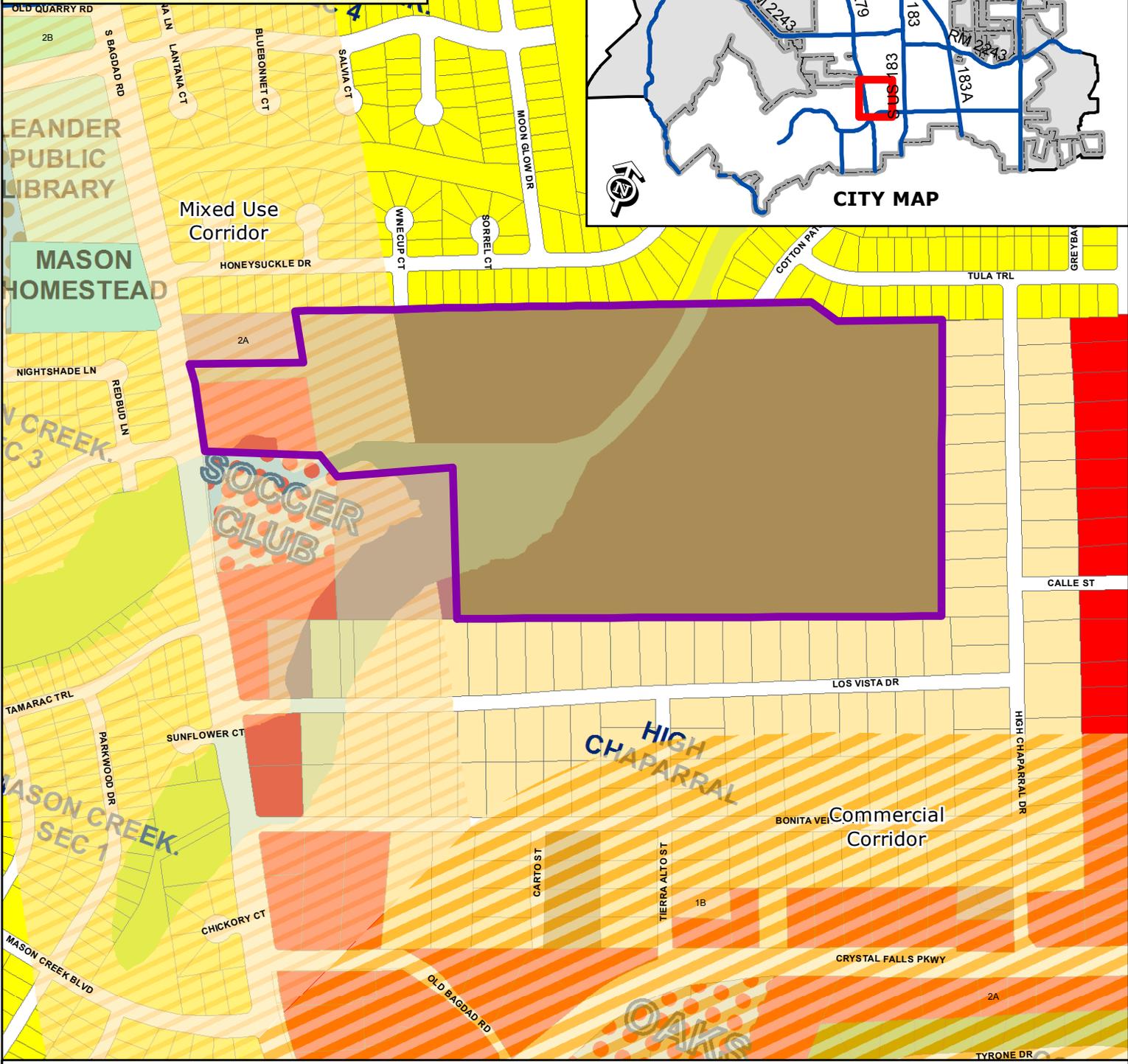
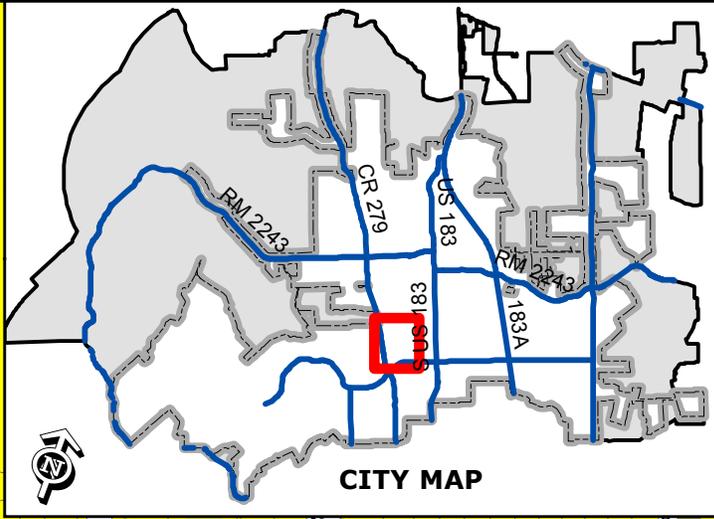
**ZONING CASE 15-Z-010 Attachment #4**

Aerial Exhibit - Approximate Boundaries  
Trails at Leander PUD



-  Subject Property
-  City Limits

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**ZONING CASE 15-Z-010 Attachment #5** Location Map - Trails at Leander PUD

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



0 200  
Feet



**EXHIBIT A**  
**Trails at Leander - PUD**

**A. Purpose and Intent**

The Trails at Leander PUD is composed of approximately 51.83 acres, as shown in EXHIBIT C (field notes). The contents of this PUD further explain and illustrate the overall appearance and function desired for this community. A Conceptual Site Layout and Land Use Plan (EXHIBIT B) has been attached to this PUD to illustrate the design intent for the property and is intended to serve as a guide to illustrate the general community vision and design concepts. It is not intended to serve as a final document. The Site Layout Plan depicts the residential products and open space areas that are contemplated within the community.

**B. Applicability and Base Zoning**

All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in EXHIBIT A.

For the purpose of establishing development standards for the PUD, base zoning of Multi-Family (MF-2-A) has been selected from the Leander Composite Zoning Ordinance for the single-family residential products proposed within the PUD.

This PUD allows the flexibility to develop this unique project for smaller single family residential products and further define the various design and development elements effectively and efficiently. In the case that this PUD does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. In the event of a conflict between this PUD and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD shall control.

**C. CONCEPTUAL SITE LAYOUT AND LAND USE PLAN**

EXHIBIT C attached is a conceptual development plan intended to visually convey the design intent for the Trails at Leander community. The design of the community is not final, and is subject to refinement during the platting and site planning stages. This PUD zoning document does not constitute the plat or site plan approval of the attached plan.

**D. ALLOWABLE USE**

The use will be detached single-family dwellings. The maximum dwelling count shall be 220 units.

**E. LOT DESIGN STANDARDS**

The Trails at Leander development will comply with the Development Standards set forth in Table 1 for a condo regime site plan on private drives. The following standards measure the setback from the drive.

**EXHIBIT A**  
**Trails at Leander - PUD**

**Table 1 – Development Standards**

	MF-2-A
	DETACHED DWELLINGS
Front Setback (minimum from back of curb)	15 ft. Min
Side Setback (minimum from back of curb)	10 ft. Min
Building Setback (minimum setback between buildings)	10 ft. Min
Rear Setback (minimum)	20 ft. Min
Perimeter Setback	20 ft. Min *
Building Separation (minimum)	10 ft. Min **
Building Height	30 ft Max

*\*Patios, decks and similar improvements shall have a minimum separate of 10 feet from all adjacent buildings.*

*\*\*Eave overhang is not included in calculations for minimum building separation. A minimum of seven feet clear zone between building roof lines will be provided.*

**F. DRIVE DESIGN**

The Trails at Leander community shall incorporate the following drive standards.

1. The minimum driveway cross section of vehicular access within the PUD is 26 feet of pavement with a minimum 6 inch standing concrete curb on each side. Driveway alignment, as well as building pad and driveway island locations may vary to minimize disturbance to significant existing trees and natural topographic features.
2. The project shall be gated with provisions for a passenger vehicle turnaround outside of the gate at the main entrance on Bagdad Road.
3. Street lights will not be required but are permitted. Street light(s) will be provided at all PUD entrances from and exits to public roadways.
4. Sidewalks or trails are required within 200 feet of all units. Sidewalk and trails are required as shown on the City of Leander Transportation Plan including the connection of sidewalk along Bagdad and the Mason Creek Trail. All sidewalks and trails shall be concrete.

**EXHIBIT A**  
**Trails at Leander - PUD**

**G. ARCHITECTURAL AND PARKING REQUIREMENTS**

All residential product within this project shall comply with the applicable standards of the Type A Architectural Components and the Architectural Standards for single-family districts as listed in Article VII and Article VIII of the Composite Zoning Ordinance unless modified herein. Drives shall constitute streets with regard to this application of the ordinance.

1. Each dwelling shall have a minimum of 1,300 square feet of living area and a maximum of 3,500 square feet.
2. All dwellings shall be detached.
3. **PARKING:** A minimum of two garage-enclosed parking spaces and two additional off-street parking spaces (the garage driveway may be counted toward the provision of off-street parking) shall be provided per unit with three or more bedrooms.
4. Dwelling units with three or more bedrooms and lots having an accessory dwelling: A minimum of two garage-enclosed parking spaces and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided.
5. Dwelling units with two or fewer bedrooms: A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided.
6. Garages shall comply with Article VIII of the Composite Zoning Ordinance.

**H. FENCING AND LANDSCAPING**

1. This project shall comply with the applicable Landscape Requirements for single-family districts as listed in Article VI of the Composite Zoning Ordinance. In addition, this project shall comply with the multi-family provisions regarding Tree Preservation and Protection.
2. Pond fences, if constructed, shall be wrought iron or decorative tubular metal.
3. All invasive species shall be removed.

**I. AMENITIES**

1. A covered pavilion or patio, pool and clubhouse shall be provided for residents. Walking trails shall be installed at various locations throughout the community.

**J. RIPARIAN BUFFER AND PONDS**

1. Storm water pond grading, mass retaining walls and mass grading are allowed in the riparian buffer (Section 49 of the Subdivision Ordinance) at least 5 feet from a defined creek bank. Native central Texas riparian plants will be installed in the riparian buffer to help improve water quality and habitat and to limit maintenance. Buffer averaging may be used. Total proposed buffer must be equal to or greater than original buffer.
2. An additional two 2-caliper inch trees and four 1 gallon shrubs per 600 sq. ft of the pond area is required as additional landscaping on the site. Pond area is defined as the area inundated with storm water at the elevation of the top of the pond outlet structure weir.

**EXHIBIT A**  
**Trails at Leander - PUD**

3. Ponds may be installed in the Riparian Buffer. Above ground structural stabilization shall be limited to the use of native stone (except for the outlet structures) and shall be minimized in locations where it is visible from adjacent developments.
4. A landscape plan showing the riparian corridor restoration will be required at the site development stage.
5. Ponds will meet the current ordinance requirement regarding perimeter walls for the aggregate of the four ponds and no pond may exceed 50% perimeter walls.



## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### EXHIBIT " B "

#### METES AND BOUNDS DESCRIPTION

BEING 51.83 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF E.D. HARMON SURVEY, ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 49.876 ACRE TRACT RECORDED IN DOCUMENT NO. 2006023732 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAVE AND EXCEPT A 1,546 SQUARE FEET TRACT RECORDED IN DOCUMENT NO. 2000062664 OF THE O.P.R.W.C.T. AND ALL OF A CALLED 2.397 ACRE TRACT RECORDED IN DOCUMENT NO. 2007010848 OF THE O.P.R.W.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at nail in concrete found at the northeast corner of said 49.876 acre tract, in the south line of Lot 9, Block K, Magnolia Creek Section Five a subdivision of record in Document No. 2013112806 of the O.P.R.W.C.T. and at the northwest corner of Lot 12, Block 5, The High Chaparral a subdivision of record in Cabinet B, Slide 77 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE South 20°11'18" East with the east line of said 49.876 acre tract and the west line of said Block 5 a distance of 1041.31 feet to a calculated point at the southeast corner of said 49.876 acre tract, the southwest corner of Lot 3, Block 5, The High Chaparral and in the north line of Lot 13, Block 5, The High Chaparral;

THENCE South 69°44'31" West with the south line of said 49.876 acre tract and the north line of Block 5 a distance of 1699.63 feet to a 1/2" iron rod found at the southwest corner of said 49.876 acre tract, the southeast corner of a called 4.99 acre tract recorded in Document No. 2004074440 of the O.P.R.W.C.T. and in the north line of Lot 30, Block 5, The High Chaparral;

THENCE North 20°18'13" West with the west line of said 49.876 acre tract and the east line of said 4.99 acre tract a distance of 521.93 feet to a 1/2" iron rod found for the northeast corner of said 4.99 acre tract, from which a 1/2" iron rod found bears South 67°35'00" West a distance of 8.27 feet;

THENCE South 69°43'40" West with the west line of said 49.876 acre tract and the north line of said 4.99 acre tract a distance of 417.08 feet to a 1/2" iron rod with cap marked "LANDESIGN" set at the northwest corner of said 4.99 acre tract and in the east line of a called 3.76 acre tract recorded in Document No. 2014005072 of the O.P.R.W.C.T.;

THENCE North 62°36'58" West with the west line of said 49.876 acre tract and the east line of said 3.76 acre tract a distance of 96.92 feet to a 1/2" iron rod found at the northeast corner of said 3.76 acre tract and the southeast corner of said 2.397 acre tract;

THENCE South 69°17'52" West with the south line of said 2.397 acre tract and the north line of said 3.76 acre tract a distance of 402.54 feet to a 1/4" drill hole set in concrete sidewalk in the existing east right-of-way line of South Bagdad Road (County Road 278) (R.O.W. Varies), the northwest corner of said 3.76 acre tract, the southwest corner of said 2.397 acre tract and the southeast corner of a called 7,704 Sq. Ft. tract recorded in Document No. 2000036584 of the O.P.R.W.C.T.;

THENCE North 28°22'04" West with the existing east right-of-way line of said South Bagdad Road, the west line of said 2.397 acre tract and the east line of said 7,704 Sq. Ft. tract at a distance of 262.18 feet passing the northwest corner of said 2.397 acre tract, the northeast corner of said 7,704 Sq. Ft. tract, the southeast corner of a said 1,546 Sq. Ft. tract and in the existing west line of said 49.876 acre tract, from which a 1/2" iron rod found bears North 69°17'50" East a distance of 2.50 feet and continuing for a total distance of 312.65 feet to a calculated point at southwest corner of Lot 1, Wrench Ranch Subdivision a subdivision of record in Document No. 2009015585 of the O.P.R.W.C.T. ;

THENCE North 69°25'56" East with the west line of said 49.876 acre tract and the south line of said Lot 1, at 1.24 feet passing a 1/2" iron rod found with cap marked "BURRIS & ASSOC" and continuing for a total distance of 399.75 feet to a 1/2" iron rod found at the southeast corner of said Lot 1;

THENCE North 29°01'16" West with the west line of said 49.876 acre tract and the east line of said Lot 1 a distance of 182.29 feet to a 1/2" iron rod found at the northwest corner of said 49.876 acre tract, the northeast corner of said Lot 1 and in the south line of Lot 7, Block A, Mason Creek Section Four-A, a subdivision of record in Cabinet O, Slide 359 of the P.R.W.C.T.;

THENCE with the north line of said 49.876 acre tract and the south line of said Mason Creek Section Four-A the following three (3) courses:

1. North 68°38'07" East a distance of 481.76 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 69°07'36" East a distance of 501.07 feet to a 1/2" iron rod found;
3. North 69°07'53" East a distance of 52.47 feet to a 1/2" iron rod found for the southeast corner of Lot 10, Block C, Mason Creek Section Four-A and the southwest corner of Lot 1, Block G, The Woods at Mason Creek Section One a subdivision of record in Document No. 2002020349 of the O.P.R.W.C.T.;

THENCE North 69°04'02" East with the north line of said 49.876 acre tract and the south line of said Block G a distance of 274.18 feet to a 1/2" iron rod found for the southeast corner of Lot 4, Block G, The Woods at Mason Creek Section One and in the south line of a called 55.567 acre tract recorded in Document No. 2013031888 of the O.P.R.W.C.T.;

THENCE North 69°05'38" East with the north line of said 49.876 acre tract and the south line of said 55.567 acre tract a distance of 161.50 feet to a 1/2" iron rod with cap marked "HAYNIE CONSULTING " found for the southwest corner of Lot 1, Block H, Magnolia Creek Section Five;

THENCE with the north line of said 49.876 acre tract and the south line of said Magnolia Creek Section Five the following three (3) courses:

1. North 69°02'28" East a distance of 325.39 feet to a cotton spindle found in the south line of Lot 2, Block K;
2. South 72°28'38" East a distance of 112.12 feet to a 1/2" iron rod found with cap marked "HAYNIE CONSULTING" in the south line of Lot 3, Block K;
3. North 69°11'52" East a distance of 373.56 feet to the POINT OF BEGINNING.

This parcel contains 51.83 acres of land, out of the E.D. Harmon Survey, Abstract No. 6, in Williams County, Texas. Description prepared from an on-the-ground survey made during October 2014. Horizontal coordinates basis: Texas Central Zone 4203 State Plane grid, derived from VRS coordinates provided by the Texas Cooperative Network reference stations.

 12 Nov 14  
Joseph Beavers Date  
Registered Professional Land Surveyor  
State of Texas No. 4938



Job Number:  
Attachments: Survey Drawing L:\LW Eng\McKay Tract\DWGS\3530101.dwg

