



## **AGENDA**

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

**Thursday ~ October 13, 2016 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: September 22, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 11, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Consent Agenda

7. Subdivision Case 16-SFP-011: Consider action on the Cantwell Tract Subdivision Replat for 19.70 acres more or less; WCAD Parcel R497327; generally located to the northeast of the intersection of 183A Toll and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Harrison Hudson (Kimley-Horn) on behalf of 19.7 Crystal Falls, J.V.
8. Subdivision Case 16-TOD-FP-007: Consider action on the Oak Creek, Phase 4, Section 2 Final Plat for 13.579 acres more or less; WCAD Parcel R540162; generally located to the northeast of the intersection of Coulee Drive and South Brook Drive; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
9. Subdivision Case 16-TOD-FP-008: Consider action on the Oak Creek, Phase 3 Final Plat for 11.739 acres more or less; WCAD Parcel R529007; generally located to the southwest of the intersection of W. Broade Street and South Brook Drive; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
10. Subdivision Case 16-TOD-FP-009: Consider action on the Oak Creek, Phase 3 Final Plat for 12.429 acres more or less; WCAD Parcel R529006; generally located to the southeast of the intersection of Cactus Apple Street and Middle Brook Drive; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
11. Subdivision Case 16-FP-024: Consider action on the Travisso, Phase 2, Section 1L Final Plat for 12.785 acres more or less; TCAD Parcel 863593; generally located to the northwest of the intersection of Travisso Pkwy and RM 1431; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Travisso Ltd.

## Public Hearing

12. Zoning Case 16-Z-022: Hold a public hearing and consider action on the rezoning of a parcel located at 6301 N. Bagdad Rd; WCAD Parcel R031629 for 11.0959 acres more or less. Currently, the property is zoned SFU-2-B (Single Family Urban) and the applicant is proposing SFL-2-A (Single Family Limited) and SFL-2-B (Single Family Limited) Leander, Williamson County, Texas. Agent: Randall Jones & Associates Engineering, Inc. (Amy Little) on behalf of Richard A. Alley Estate.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

<b>Regular Agenda</b>
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13. Presentation by Don Gill on proposed storage facilities within the City of Leander.

- a) Presentation
- b) Discussion

14. Meeting Adjourned at

**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 7th day of October, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manger



## Minutes

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

**Thursday ~ September 22, 2016 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 pm**
2. Roll Call  
**All Commissioners were present**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: September 8, 2016  
**Motion made by Commissioner Hines to approve the minutes, seconded by Vice Chairman Allen. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 15, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the September 15, 2016. He also announced that there will be a Strong Town Lecture on October 26, 2016 at 9:00 a.m.**
5. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizen wished to speak.**

## Consent Agenda

7. Subdivision Case 14-TOD-FP-035: Consider action on the Village at Leander Station, Phases 1 & 3 Final Plat for 12.86 acres more or less; WCAD Parcel R031324; generally located to the northwest of the intersection of Mel Mathis Avenue and RM 2243; Leander, Williamson County, Texas. Applicant/Agent: David Urban (Peal & Associates) on behalf of Transit Village Investments, LTD.

**Item # 7 was pulled from the Consent Agenda in order to add the word "public" to the trail easement.**

**Commissioner Hines moved to approve the Village at Leander Station Phase 1 Final Plat with staff recommendations. Vice Chair Allen seconded the motion. Motion passed unanimously.**

8. Subdivision Case 16-SFP-008: Consider action on the South Townhomes Short Form Final Plat for 10.136 acres more or less; WCAD Parcel R418623; generally located to the northeast of the intersection of West South Street and Katherine Way on the north side of West South Street; Leander, Williamson County, Texas. Applicant/Agent: Chris Huggins (CivilCorp, LLC) on behalf of Hawkes Investments, LLC (Emmet Hawkes)
9. Subdivision Case 16-FP-005: Consider action on the Mason Ranch Ph. 1 Section 5 Final Plat for 14.382 acres more or less; WCAD Parcel R345684; generally located 241 ft. north from the northeast corner of the intersection of Sonny Dr. and Macfarland St.; Leander, Williamson County, Texas. Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero)
10. Subdivision Case 16-FP-015: Consider action on the Bluffs at Crystal Falls Section 3 Phase 3J Final Plat for 11.211 acres more or less; TCAD Parcel R877337; generally located at the western terminus and future extension of Osage Dr.; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger

**Commissioner Anderson moved to approve the consent agenda with staff recommendations. Commissioner Hines seconded the motion. Motion passed unanimously.**

## Regular Agenda

11. Planning & Zoning Commission Progress Report for October 2015 to September 2016.

**Commissioner Hines moved to approve the Planning and Zoning Commission Progress Report with the following changes:**

- **Remove zoning case 14-Z-029 – the Planning and Zoning Commission action was the same as City Council.**
- **Update the action statement associated with 15-Z-024 to read that Commissioner Hines opposed the request because the Comprehensive Plan encourages increased density in mixed use corridors.**
- **Remove zoning case 15-TOD-Z-030 – the Planning and Zoning Commission action was the same as City Council.**
- **Correct the typo in the Work Program.**

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

12. Meeting Adjourned at **7:25 p.m.**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary



## EXECUTIVE SUMMARY

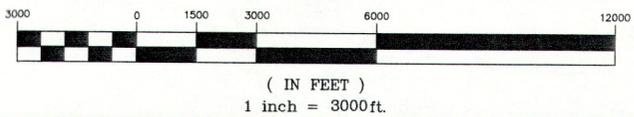
OCTOBER 13, 2016

- 
- Agenda Subject:** Subdivision Case 16-SFP-011: Consider action on the Cantwell Tract Subdivision Replat for 19.70 acres more or less; WCAD Parcel R497327; generally located to the northeast of the intersection of 183A Toll and Crystal Falls Parkway; 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 short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Harrison Hudson (Kimley-Horn) on behalf of 19.7 Crystal Falls, J.V.
- Financial Consideration:** None
- Recommendation:** This final plat includes 4 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

10/03/2016



GRAPHIC SCALE



**SURVEYOR:**  
 FOREST SURVEYING AND MAPPING CO.  
 1002 SOUTH ASH STREET  
 GEORGETOWN, TEXAS 78626  
 PH: (512) 930-5927  
 CONTACT: WILLIAM FOREST, R.P.L.S.  
 TBPLS FIRM REG. NO. 10002000

**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLY VILLE ROAD, AVALLON IV,  
 SUITE 300  
 AUSTIN, TEXAS 78759  
 PH: (512) 418-4517  
 CONTACT: ROBERT J. SMITH, P.E.

**OWNER/DEVELOPER:**  
 19.7 CRYSTAL FALLS, J.V.  
 3200 SOUTHWEST FREEWAY, SUITE 3000  
 HOUSTON, TEXAS 77027  
 PH: (713) 535-2200  
 CONTACT: J. BEAU RYAN, VICE PRESIDENT  
 RECORD DEED: DOC. 2016001046

ACRES: 19.70 ACRES

SURVEY: E.D. HAMON SURVEY, A-6

NUMBER OF LOTS: 4

NUMBER OF BLOCK: 1

SUBMITTAL DATE: JULY 5, 2016

**Note:**

The bearing basis for this survey is the State Plane Coordinate System Texas Central Zone Western Data VRS Network Datum: Geoid12a, NAVD88, NAD83 CONVERGENCE: 1"1732.82" SCALE FACTOR: 1.0001304947 ELEVATIONS AND DISTANCES WERE COLLECTED AT THE SURFACE

**Parcel Line Table**

Line #	Direction	Length
L2	S49° 11' 36"W	45.74
L3	N21° 03' 36"W	28.62
L4	S69° 08' 12"W	30.34
L5	N69° 08' 12"E	22.73
L6	N69° 33' 44"W	73.69
L7	S60° 26' 48"W	16.09
L8	S27° 49' 01"E	4.02
L9	S69° 33' 44"E	63.96
L10	N61° 45' 39"E	77.77
L11	N20° 24' 15"W	25.24
L12	N20° 24' 15"W	61.52
L13	N28° 13' 56"W	50.00
L14	N49° 11' 36"E	45.89
L15	N41° 08' 43"E	46.22
L16	S15° 27' 01"E	546.97

**LEGEND**

- ELEVATION BENCHMARK
- TX DOT TYPE II MONUMENT
- STEEL REBAR FOUND (iron pin)
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
- STEEL REBAR SET
- IRON PIPE FOUND
- 10' SIDEWALK
- RECORD CALLS (BEARING / DISTANCE)
- RECORD FILE LOCATION VOLUME / PAGE
- DATA THIS SURVEY BEARING / DISTANCE
- TRACT LINES
- BOUNDARY LINES
- All document references are in Williamson Co.
- Official Public Records of Williamson Co., Tx. OPRWCT

This survey has been completed without the benefit of an abstracted title. Restrictive covenants and record easements have been shown hereon as identified for this survey by Commitment GF 20150397 Effective date December 4, 2015, provided by Capstone Title, (record easements located as shown hereon) This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.

Survey date March 31, 2015. See metes and bounds this date.  
 Map was updated on December 16, 2015 for the new title commitment.  
 Topography added March 7, 2016.

*William F. Forest, Jr.*  
 William F. Forest, Jr. R.P.L.S. 1847  
 T.B.P.L.S. Firm No. 10002000

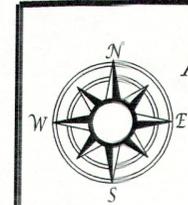
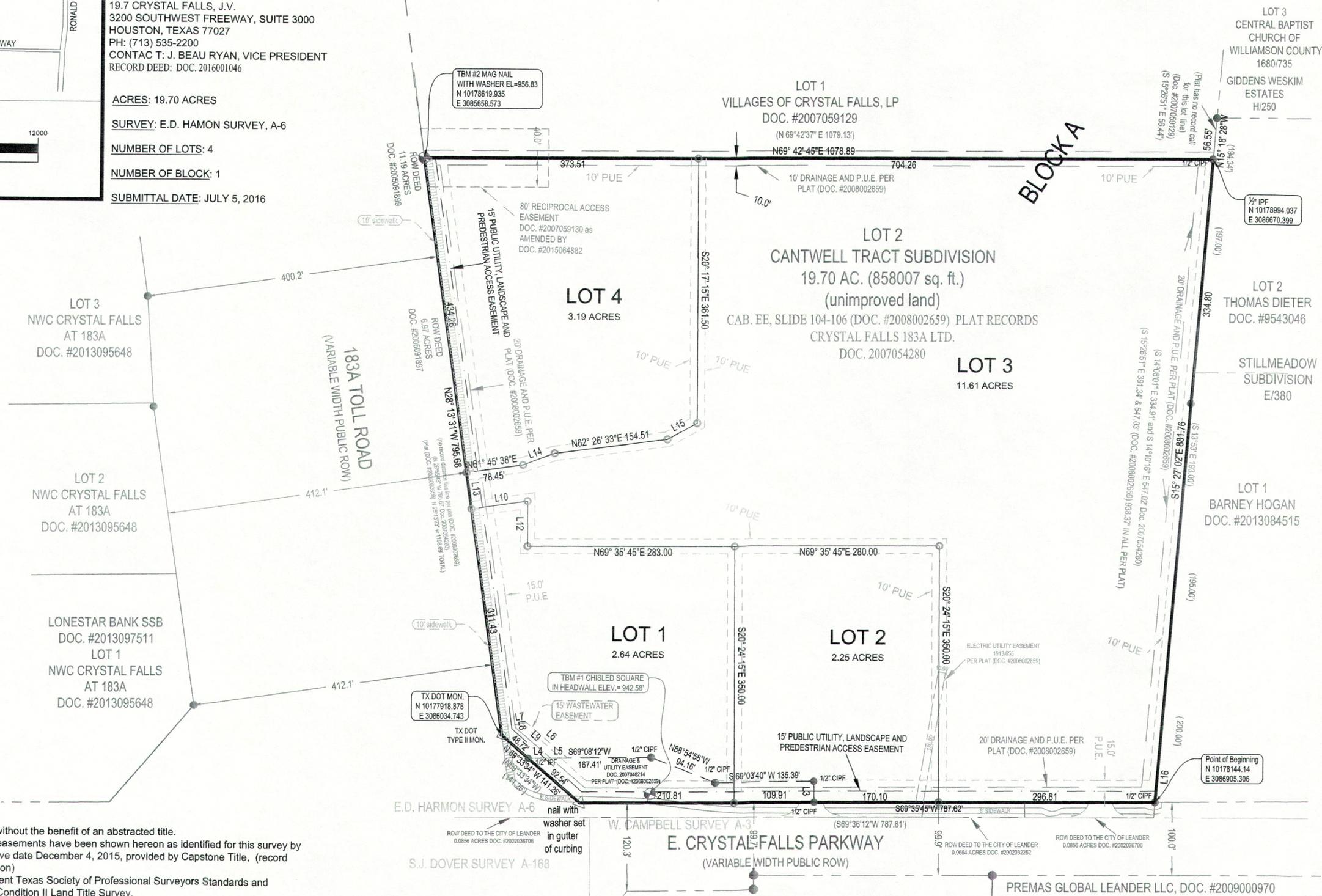


GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

**CANTWELL TRACT SUBDIVISION REPLAT**  
 BEING A REPLAT OF LOT 2, BLOCK A  
 CANTWELL TRACT SUBDIVISION  
 CAB. EE, SLIDE 104-106 (DOC. #2008002659) PLAT RECORDS  
 IN WILLIAMSON COUNTY, TEXAS



*Forest Surveying & Mapping Company*  
 1002 Ash St. Georgetown, Texas  
 phone: 512-930-5927  
 www.forestsurveying.com  
 TBPLS FIRM NO. 10002000

DATE: Sept. 27, 2016
FILE #
MAP#
PROJECT: Chrysal
DRAWING: Cantwell Tract Subdivision Replat.dwg
Sheet One

SUBDIVISION BOUNDARY

DESCRIPTION FOR 19.7 CRYSTAL FALLS, J.V.,

BEING 19.70 acres, the same property that is known as Lot 2, Block A, of the Cantwell Tract Subdivision, a plat which is filed in Cabinet EE, Slide 104-106 of the Plat Records of Williamson County, Texas. This property (called 19.70 ac.) was conveyed by Crystal Falls 183A, Ltd., to 19.7 Crystal Falls, J.V. as described in Doc. 2016001046, of the Official Public Records of Williamson County, Texas (ORWCT). This tract was surveyed on the ground in March of 2015, under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. The bearing basis of this survey is the State Plane Coordinate System, Texas Central Zone, Western Data VRS Network.

BEGINNING at a 1/2 inch capped iron pin (steel pin) which was found at the Southeast fence corner of the said Lot 2, Block A, and at the Southwest corner of Lot 1 of Stillmeadow Subdivision, a plat filed in Cabinet E, Slide 380. This corner exists in the North line of East Crystal Falls Parkway.

THENCE with the North line of Crystal Falls Parkway, S 69 deg. 35 min. 45 sec. W 787.62 feet to a nail with a washer set in the gutter of the curbing that exists at the intersection of the North line of Crystal Falls Parkway with the East line of U.S. Highway 183-A.

THENCE with the right-of-way line of U.S. 183 A, N 69 deg. 33 min. 34 sec. W at 92.54 feet pass a 1/2 inch iron pin found, continuing in all 141.26 feet to a right-of-way marker found (TxDot Type II); continuing with the East line of U.S. Highway 183-A, N 28°13'31" W 795.68 feet to a 1/2 inch capped iron pin which was found at the Northwest corner of said Lot 2 and at the Southwest corner of Lot 1 in Block A of said Cantwell Tract Subdivision.

THENCE with the North line of the said 19.70 acre property (Doc. 2007052280) and the common boundary between said Lots 1 and 2 in Block A, N 69°42'45" E 1078.89 feet to a 1/2 inch capped iron pin which was found in the West line of Lot 2 of the Stillmeadow Subdivision.

THENCE with the East boundary of said Lot 2, Block A, and the West boundary of Stillmeadow (plat filed in Cab. E, Slide 360, Plat Records), S 15° 27'02" E 881.76 feet to the POINT OF BEGINNING.

I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.



SURVEY DATE: MARCH 7, 2016

Signature of William F. Forest, Jr. with name printed below: William F. Forest, Jr. R.P.L.S. 1847

THE STATE OF TEXAS ) COUNTY OF TRAVIS ) I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455E, FOR WILLIAMSON COUNTY., DATED: SEPTEMBER 26, 2008.

ENGINEERED BY: Signature of Robert J. Smith, P.E. ROBERT J. SMITH, P.E. REGISTERED PROFESSIONAL ENGINEER No. KIM LEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD AVALLON IV, SUITE 300 AUSTIN, TEXAS 78759



I, WILLIAM F. FOREST, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORDS HAVE BEEN SHOWN OR NOTED HEREON, AND IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE INSURANCE COMPANY UNDER COMMITMENT No. GF 20150397 DATED DECEMBER 4 2015. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

WITNESS MY HAND THIS THE 1ST DAY OF JULY, 2016

Signature of William F. Forest, Jr. WILLIAM F. FOREST, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847 - STATE OF TEXAS 1002 SOUTH ASH STREET GEORGETOWN, TEXAS 78626 PH. 521-930-5927



STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON

THAT I, J. BEAU RYAN, ACTING FOR 19.7 CRYSTAL FALLS J.V., THE OWNER OF THE 19.70 AC. PROPERTY SHOWN HEREON AND DESCRIBED IN DOC. 2016001046 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY AMEND SAID TRACT AS SHOWN HEREON. I DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. THIS SUBDIVISION IN THE CITY OF LEANDER IS TO BE KNOWN AS "CANTWELL TRACT SUBDIVISION REPLAT".

WITNESS MY HAND THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.

J. BEAU RYAN, ACTING FOR 19.7 CRYSTAL FALLS, J.V.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. BEAU RYAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2016, A.D.

PRINTED NAME OF NOTARY AND STAMP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SIGNATURE

GENERAL 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 WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER.
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 OWNERS 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. A 20' FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) AND DRAINAGE EASMENT IS RESERVED BY THE PLAT OF RECORD IN DOC. 2008002659 AND IS RESERVED BY THIS PLAT FOR PUBLIC OR PRIVATE UTILITY CONSTRUCTION AND MAINTENANCE ADJACENT TO EAST CRYSTAL FALLS PARKWAY & US HIGHWAY 183-A AS SHOWN HEREON. THIS EASEMENT MAY BE USED FOR LANDSCAPING AND PEDESTRIAN ACCESS.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL#48491-C0455E, FOR WILLIAMSON COUNTY, DATED: SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
12. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE ENTIRE DEVELOPMENT INDICATES THAT THE AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.
13. THIS REPLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS REPLAT IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF CANTWELL TRACT SUBDIVISION, RECORDED WITH INSTRUMENT #2008002659 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
14. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY.
15. CROSS ACCESS AND CROSS DRAINAGE IS ALLOWED ACROSS ALL LOTS WITHIN THE SUBDIVISION.

CANTWELL TRACT SUBDIDIVISION REPLAT BEING A REPLAT OF LOT 2, BLOCK A CANTWELL TRACT SUBDIVISION CAB. EE, SLIDE 104-106 (DOC. #2008002659) PLAT RECORDS IN WILLIAMSON COUNTY, TEXAS

APPROVED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2016, at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas, and authorized to be filed for record by the County Clerk of Williamson County.

Sid Sokol, Chairman Planning and Zoning Commission City of Leander, Texas

ATTEST: Ellen Pizalate, Secretary Planning and Zoning Commission City of Leander, Texas

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON

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 \_\_\_\_\_, 2016 A.D., at \_\_\_ o'clock, \_\_\_ M., and duly recorded this the \_\_\_ day of \_\_\_\_\_, 2016 A.D., at \_\_\_ o'clock, \_\_\_ M., in the Plat Records of said County in Doc. # \_\_\_\_\_.

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.

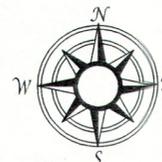
Nancy Rister, Clerk County Court of Williamson County, Texas

By: \_\_\_\_\_ DEPUTY

CANTWELL TRACT SUBDIDIVISION REPLAT BEING A REPLAT OF LOT 2, BLOCK A CANTWELL TRACT SUBDIVISION CAB. EE, SLIDE 104-106 (DOC. #2008002659) PLAT RECORDS IN WILLIAMSON COUNTY, TEXAS

ENGINEER: Kimley»Horn

Kimley-Horn | 10814 Jollyville Road, Avallon IV, Suite 300, Austin, TX 78759 Direct: 512 418 4517 | Mobile: 512 350 5703 | Main: 512 418 1771



Forest Surveying & Mapping Company 1002 Ash St. Georgetown, Texas phone: 512-930-5927 www.forestsurveying.com TBPLS FIRM NO. 10002000

Table with 2 columns: Field Name and Value. Fields include DATE (Sept. 26, 2016), FILE #, MAP#, PROJECT (Chrystal), DRAWING (Cantwell Tract Subdivision Replat.dwg), and Sheet One.



## EXECUTIVE SUMMARY

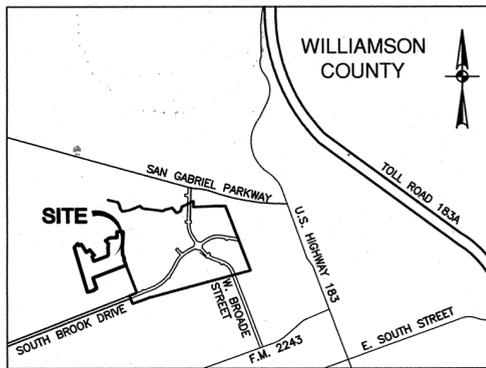
OCTOBER 13, 2016

- 
- Agenda Subject:** Subdivision Case 16-TOD-FP-007: Consider action on the Oak Creek, Phase 4, Section 2 Final Plat for 13.579 acres more or less; WCAD Parcel R540162; generally located to the northeast of the intersection of Coulee Drive and South Brook 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: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 55 single-family lots and 1 drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

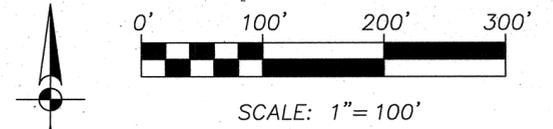
09/27/2016

# FINAL PLAT OF OAK CREEK PHASE 4, SECTION 2

A 13.579 ACRE TRACT OF LAND BEING OUT ALL OF A CALLED 13.562 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER III LLC RECORDED IN DOCUMENT NO. 2015079585 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC. IN DOCUMENT NUMBER 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

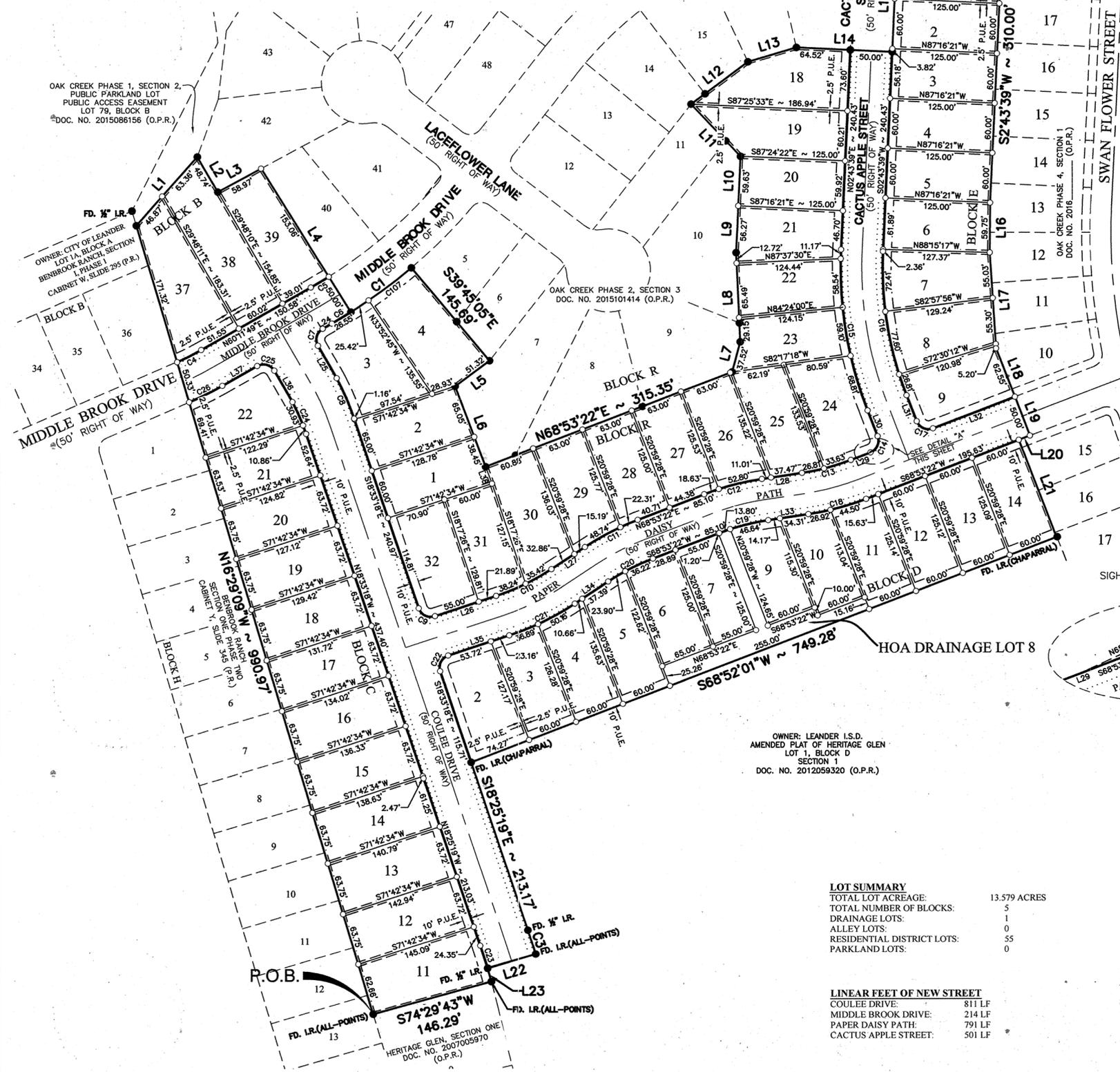


**LOCATION MAP**  
NOT-TO-SCALE



### LEGEND

- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" FOUND IRON ROD (SURVEYOR)
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
- FD. IR. FOUND IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- DOC. NO. DOCUMENT NUMBER
- ..... 4' SIDEWALK



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

COMBINED SCALE FACTOR: 0.999861806

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

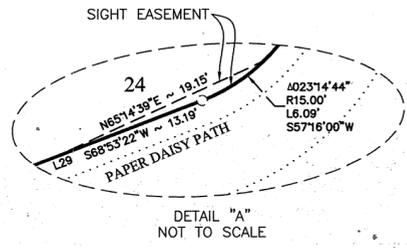
BENCHMARK No. 6  
CUT SQUARE IN CURB INLET  
GRID N: 10186607.6  
GRID E: 3073920.4  
ELEV: 990.58'

BENCHMARK No. 18  
CUT SQUARE IN DRAIN CULVERT  
GRID N: 10186483.6  
GRID E: 3074431.1  
ELEV: 990.12'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	624.99'	008°13'54"	N53°38'53"E	89.72'	89.79'
C2	15.00'	090°00'00"	N47°43'39"E	21.21'	23.56'
C3	1027.82'	001°42'41"	S17°33'58"E	30.70'	30.70'
C4	279.17'	006°38'32"	N63°01'47"E	32.35'	32.36'
C5	575.00'	002°29'01"	N58°57'19"E	24.92'	24.92'
C6	625.00'	002°26'01"	S58°58'43"W	26.55'	26.55'
C7	15.00'	089°56'59"	S15°13'19"W	21.20'	23.55'
C8	339.86'	008°55'30"	S23°00'30"E	52.89'	52.94'
C9	15.00'	091°25'12"	S63°59'24"E	21.47'	23.93'
C10	275.00'	015°20'45"	N64°02'11"E	73.43'	73.65'
C11	325.00'	012°31'33"	N62°37'35"E	70.91'	71.05'
C12	325.00'	012°35'30"	N75°11'07"E	71.28'	71.42'
C13	275.00'	012°35'30"	N75°11'07"E	60.31'	60.44'
C14	15.00'	090°00'00"	N23°53'22"E	21.21'	23.56'
C15	475.00'	023°50'17"	N09°11'30"W	196.20'	197.62'
C16	425.00'	023°50'17"	S09°11'30"E	175.55'	176.82'
C17	15.00'	090°00'00"	S68°06'38"E	21.21'	23.56'
C18	325.00'	012°35'30"	S75°11'07"W	71.28'	71.42'
C19	275.00'	012°35'30"	S75°11'07"W	60.31'	60.44'
C20	275.00'	012°31'33"	S62°37'35"W	60.00'	60.12'
C21	325.00'	015°20'45"	S64°02'11"W	86.79'	87.05'
C22	15.00'	090°00'00"	S26°42'34"W	21.21'	23.56'
C23	970.51'	001°41'46"	N17°43'59"W	28.73'	28.73'
C24	280.00'	008°33'07"	N22°58'19"W	41.75'	41.79'
C25	15.00'	090°03'01"	N74°46'41"W	21.22'	23.58'
C26	329.17'	007°41'46"	S63°35'43"W	44.18'	44.21'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N41°31'31"E	110.22'
L2	S29°48'11"E	48.74'
L3	N61°29'36"E	58.97'
L4	S31°39'43"E	203.06'
L5	S53°20'51"W	51.32'
L6	S20°35'00"E	103.51'
L7	S15°05'05"W	37.52'
L8	N02°36'03"W	107.36'
L9	N02°43'39"E	56.27'
L10	N02°43'39"E	59.63'
L11	N43°10'57"W	86.23'
L12	N53°05'56"E	85.06'
L13	N73°29'37"E	60.27'
L14	S87°16'21"E	114.52'
L15	N02°43'39"E	118.82'
L16	S00°28'29"W	59.75'
L17	S03°42'43"E	115.53'
L18	S20°59'26"E	62.55'
L19	S20°58'11"E	50.00'
L20	S68°53'08"W	14.30'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S20°59'28"E	125.07'
L22	S73°27'38"W	59.92'
L23	S15°46'52"E	16.68'
L24	S60°11'49"W	12.44'
L25	S29°38'53"E	44.94'
L26	N71°42'34"E	76.89'
L27	N56°21'49"E	48.05'
L28	N81°28'53"E	48.48'
L29	N68°53'22"E	25.15'
L30	N21°06'38"W	33.35'
L31	S21°06'38"E	33.35'
L32	N68°53'22"E	104.90'
L33	S81°28'53"W	48.48'
L34	S56°21'49"W	48.05'
L35	S71°42'34"W	76.89'
L36	N29°38'52"W	43.56'
L37	S60°11'49"W	47.93'
L38	S20°34'20"E	21.59'



OWNER: LEANDER I.S.D.  
AMENDED PLAT OF HERITAGE GLEN  
LOT 1, BLOCK D  
SECTION 1  
DOC. NO. 2012059320 (O.P.R.)

**LOT SUMMARY**  
TOTAL LOT ACREAGE: 13.579 ACRES  
TOTAL NUMBER OF BLOCKS: 5  
DRAINAGE LOTS: 1  
ALLEY LOTS: 0  
RESIDENTIAL DISTRICT LOTS: 55  
PARKLAND LOTS: 0

**LINEAR FEET OF NEW STREET**  
COULEE DRIVE: 811 LF  
MIDDLE BROOK DRIVE: 214 LF  
PAPER DAISY PATH: 791 LF  
CACTUS APPLE STREET: 501 LF

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

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

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

**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

Civil Job No. 50784-04; Survey Job No. 50784-04 OAK CREEK, PHASE 4, SECTION 2

# FINAL PLAT OF OAK CREEK PHASE 4, SECTION 2

A 13.579 ACRE TRACT OF LAND BEING OUT ALL OF A CALLED 13.562 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER III LLC RECORDED IN DOCUMENT NO. 2015079585 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC. IN DOCUMENT NUMBER 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

### FIELD NOTES FOR

A 13.579 ACRE TRACT OF LAND BEING OUT ALL OF A CALLED 13.562 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER III LLC RECORDED IN DOCUMENT NO. 2015079585 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC. IN DOCUMENT NUMBER 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

SAID 13.579 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**BEGINNING** at an iron rod with cap marked "All-Points" found for the southernmost southwest corner of said 13.562 acre tract, same being the northwest corner of Heritage Glen, Section One recorded in Document No. 2007005970 of the Official Public Records of Williamson County, Texas, also being a point in the east line of Benbrook Ranch, Section One, Phase Two recorded in Cabinet Y, Slide 345 of the Plat Records of Williamson County, Texas for the southernmost southwest corner and POINT OF BEGINNING hereof.

**THENCE N 16°29'09" W**, with the west line of said 13.562 acre tract, same being the east line of said Benbrook Ranch, Section One, Phase Two, a distance of **990.97 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the southernmost southwest corner of Oak Creek, Phase 2, Section One recorded in Document No. 2015086156 of the Official Public Records of Williamson County, Texas, same being a point in the west line of said 13.562 acre tract, also being a point in the east line of said Benbrook Ranch, Section One, Phase 2;

**THENCE N 41°31'31" E**, departing the west line of said 13.562 acre tract, also being a point in the east line of said Benbrook Ranch, Section One, Phase 2, with a southeast line of said Oak Creek, Phase 2, Section 1, a distance of **110.22 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the westernmost corner of Oak Creek, Phase 2, Section 3 recorded in Document No. 2015101414 of the Official Public Records of Williamson County, Texas;

**THENCE** with the south and east lines of said Oak Creek Phase 2, Section 3 the following eighteen (18) courses and distances:

1. S 29°48'11" E, a distance of **48.74 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
2. N 61°29'36" E, a distance of **58.97 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 31°39'43" E, a distance of **203.06 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
4. along the arc of said curve to the left, having a **radius of 625.00 feet**, a **central angle of 08°13'54"**, a **chord bearing and distance of N 53°38'51" E, 89.72 feet**, an **arc length of 89.79 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 39°45'05" E, a distance of **145.69 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 53°20'51" W, a distance of **51.32 feet** to 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
7. S 20°35'00" E, a distance of **103.51 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
8. N 68°53'22" E, a distance of **315.35 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
9. N 15°05'05" E, a distance of **37.52 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
10. N 02°36'03" W, a distance of **107.36 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
11. N 02°43'39" W, a distance of **115.80 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
12. N 43°10'57" W, a distance of **86.23 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
13. N 53°05'56" E, a distance of **85.06 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
14. N 73°29'37" E, a distance of **60.27 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
15. S 87°16'21" E, a distance of **64.52 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
16. S 87°16'19" E, a distance of **114.52 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
17. N 02°43'39" E, a distance of **118.82 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
18. along the arc of said curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°00'00"**, a **chord bearing and distance of N 47°43'39" E, 21.21 feet**, an **arc length of 23.56 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, and

**THENCE S 87°16'21" E**, with the south right of way line of said Middle Brook Drive, same being a south line of said Oak Creek, Phase 2, Section 3, a distance of **110.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point in the south line of said Oak Creek, Phase 2, Section 3, same being a point in the south right of way line of said Middle Brook Drive,

**THENCE** departing the south line of said Oak Creek, Phase 2, Section 3, same being a point in the south right of way line of Middle Brook Drive, the following seven (7) courses and distances:

1. S 02°43'39" W, a distance of **310.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 00°28'29" W, a distance of **59.75 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 03°42'43" E, a distance of **115.53 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
4. S 20°59'26" E, a distance of **62.55 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 20°58'11" E, a distance of **50.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 68°53'08" W, a distance of **14.30 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
7. S 20°59'28" E, a distance of **125.07 feet** to an iron rod with cap marked "Chaparal" found for the easternmost southeast corner of said 13.562 acre tract, same being the northeast corner of Lot 1, Block D of the Amended Plat of Heritage Glen, Section One recorded in Document No. 2012059320 of the Official Public Records of Williamson County, Texas,

**THENCE S 68°52'01" W**, with a south line of said 13.562 acre tract, same being the north line of said Lot 1, Block D, a distance of **749.28 feet** to an iron rod with cap marked "Chaparal" for the southeast corner of said 13.562 acre tract, same being the northwest corner of said Lot 1, Block D;

**THENCE** with an east line of said 13.562 acre tract, same being the west line of said Lot 1, Block D the following two (2) courses and distances:

1. S 18°25'19" E, a distance of **213.17 feet** to a 1/2" iron rod found for a point of tangent curvature, and
2. along the arc of said curve to the right, having a **radius of 1027.82 feet**, a **central angle of 01°42'41"**, a **chord bearing and distance of S 17°33'58" E, 30.70 feet**, an **arc length of 30.70 feet** to an iron rod with cap marked "All-Points" found for the southeast corner of said 13.562 acre tract, same being a point in the west line of said Lot 1, Block D, also being the northeast terminus of Coulee Drive, a 50' right of way recorded in the aforementioned Heritage Glen, Section One;

**THENCE** with a north and west line of said Heritage Glen, Section One, same being a south and eastern line of said 13.562 acre tract the following three (3) courses and distances:

1. S 73°27'38" W, with a south line of said 13.562 acre tract, same being the north terminus of said Coulee Drive, a distance of **59.92 feet** to a 1/2" iron rod found for the northwest terminus of said Coulee Drive;
2. S 15°46'52" E, a distance of **16.68 feet** to an iron rod with cap marked "All-Points" found, and
3. S 74°29'43" W a distance of **146.29 feet** the **POINT OF BEGINNING** and containing 13.579 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 under Job No. 50784-04.

### NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER TEXAS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
7. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF MIDDLE BROOK DRIVE, COULEE DRIVE, PAPER DAISY PATH AND GACTUS APPLE STREET. 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. NO LOT IN THIS SUBDIVISION IN ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491CO455E EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
12. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
14. 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.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 8; BLOCK D; DEDICATED TO THE HOME OWNERS ASSOCIATION FOR MAINTENANCE IN PERPETUITY.
18. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE LEANDER CITY COUNCIL AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

BLOCK B		
LOT No.	AREA	LOT TYPE
37	11143 SQ. FT.	SINGLE FAMILY
38	11611 SQ. FT.	SINGLE FAMILY
39	9468 SQ. FT.	SINGLE FAMILY

BLOCK C		
LOT No.	AREA	LOT TYPE
11	9665 SQ. FT.	SINGLE FAMILY
12	9176 SQ. FT.	SINGLE FAMILY
13	9039 SQ. FT.	SINGLE FAMILY
14	8902 SQ. FT.	SINGLE FAMILY
15	8759 SQ. FT.	SINGLE FAMILY
16	8613 SQ. FT.	SINGLE FAMILY
17	8466 SQ. FT.	SINGLE FAMILY
18	8319 SQ. FT.	SINGLE FAMILY
19	8173 SQ. FT.	SINGLE FAMILY
20	8026 SQ. FT.	SINGLE FAMILY
21	7852 SQ. FT.	SINGLE FAMILY
22	8973 SQ. FT.	SINGLE FAMILY

BLOCK D		
LOT No.	AREA	LOT TYPE
2	9170 SQ. FT.	SINGLE FAMILY
3	7566 SQ. FT.	SINGLE FAMILY
4	7804 SQ. FT.	SINGLE FAMILY
5	8529 SQ. FT.	SINGLE FAMILY
6	8096 SQ. FT.	SINGLE FAMILY
7	6875 SQ. FT.	SINGLE FAMILY
8	7703 SQ. FT.	DRAINAGE LOT
9	7257 SQ. FT.	SINGLE FAMILY
10	7126 SQ. FT.	SINGLE FAMILY
11	7554 SQ. FT.	SINGLE FAMILY
12	7508 SQ. FT.	SINGLE FAMILY
13	7506 SQ. FT.	SINGLE FAMILY
14	7505 SQ. FT.	SINGLE FAMILY

BLOCK E		
LOT No.	AREA	LOT TYPE
4	7500 SQ. FT.	SINGLE FAMILY
5	7500 SQ. FT.	SINGLE FAMILY
6	7672 SQ. FT.	SINGLE FAMILY
7	8377 SQ. FT.	SINGLE FAMILY
8	8327 SQ. FT.	SINGLE FAMILY
9	8514 SQ. FT.	SINGLE FAMILY

**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

FINAL PLAT  
OF  
OAK CREEK PHASE 4, SECTION 2

A 13.579 ACRE TRACT OF LAND BEING OUT ALL OF A CALLED 13.562 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER III LLC RECORDED IN DOCUMENT NO. 2015079585 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC IN DOCUMENT NUMBER 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS  
COUNTY OF WILLIAMSON TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINEL COTTER LEANDER L.L.C., BEING THE OWNER OF A CALLED 13.562 ACRE TRACT SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015079585 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 13.579 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 4, SECTION 2

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

WITNESS MY HAND THIS THE 20<sup>th</sup> DAY OF September 2016 A.D.

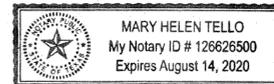
BY:   
THOMAS RIELLY  
SENTINEL COTTER LEANDER, L.L.C.  
700 LAVACA STREET, SUITE 900  
(949) 922-2512

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20<sup>th</sup> DAY OF Sept 2016.

  
NOTARY PUBLIC-STATE OF TEXAS



BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED SEPTEMBER 16, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013089235.

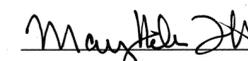
LIENHOLDER NAME: FIRST CONTINENTAL INVESTMENT CO., LTD, A TEXAS LIMITED PARTNERSHIP

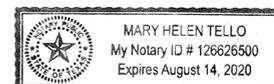
NAME: JEFFREY BAKER  
TITLE: Sr. Vice President  
DATE: 13 Sep 2016

THE STATE OF Texas  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 13<sup>th</sup> DAY OF Sept. 2016 PERSONALLY APPEARED Jeff Baker DID SAY THAT (S)HE IS Senior Vice President of First Continental Invest Texas (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF Sept 2016.

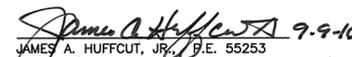
  
NOTARY PUBLIC-STATE OF TEXAS



ENGINEER'S CERTIFICATION:

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

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

  
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



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

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

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

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 NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150122 COVERED TO AUGUST 5, 2015 AND NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150121 COVERED TO AUGUST 5, 2015 AND DEPICTS THE ITEMS CONTAINED IN BOTH SAID NOTHING FURTHER CERTIFICATIONS.

  
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 §  
KNOW ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF 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



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

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

OCTOBER 13, 2016

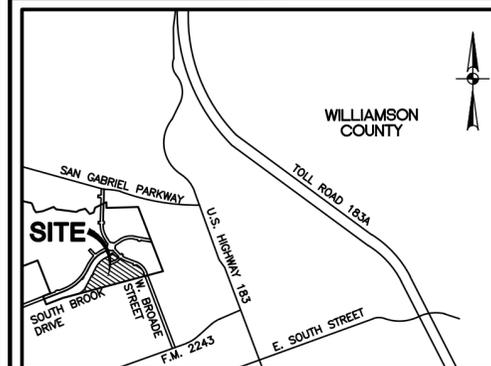
- 
- Agenda Subject:** Subdivision Case 16-TOD-FP-008: Consider action on the Oak Creek, Phase 3 Final Plat for 11.739 acres more or less; WCAD Parcel R529007; generally located to the southwest of the intersection of W. Broade Street and South Brook Drive; Leander, Williamson County, Texas.
- Background:** 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: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 63 single-family lots, 3 alley lots, and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. 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

09/27/2016

# SUBDIVISION PLAT OF OAK CREEK PHASE 3

AN 11.287 ACRE TRACT OF LAND AND A 0.452 OF AN ACRE TRACT OF LAND BEING ALL OF A CALLED 11.287 ACRE TRACT OF LAND AND ALL OF A CALLED 0.452 ACRE TRACT OF LAND CONVEYED TO PACESETTER HOMES LLC, RECORDED IN DOCUMENT NO. 2016020198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 100'



LOCATION MAP NOT-TO-SCALE

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

COMBINED SCALE FACTOR: 0.999861806

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

**BENCHMARK No. 6**  
CUT SQUARE IN CURB INLET  
GRID N: 10186607.6  
GRID E: 3073920.4  
ELEV: 990.58'

**BENCHMARK No. 18**  
CUT SQUARE IN DRAIN CULVERT  
GRID N: 10186483.6  
GRID E: 3074431.1  
ELEV: 990.12'

**ENGINEER:**

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

**SURVEYOR:**

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

**OWNER/SUBDIVIDER:**

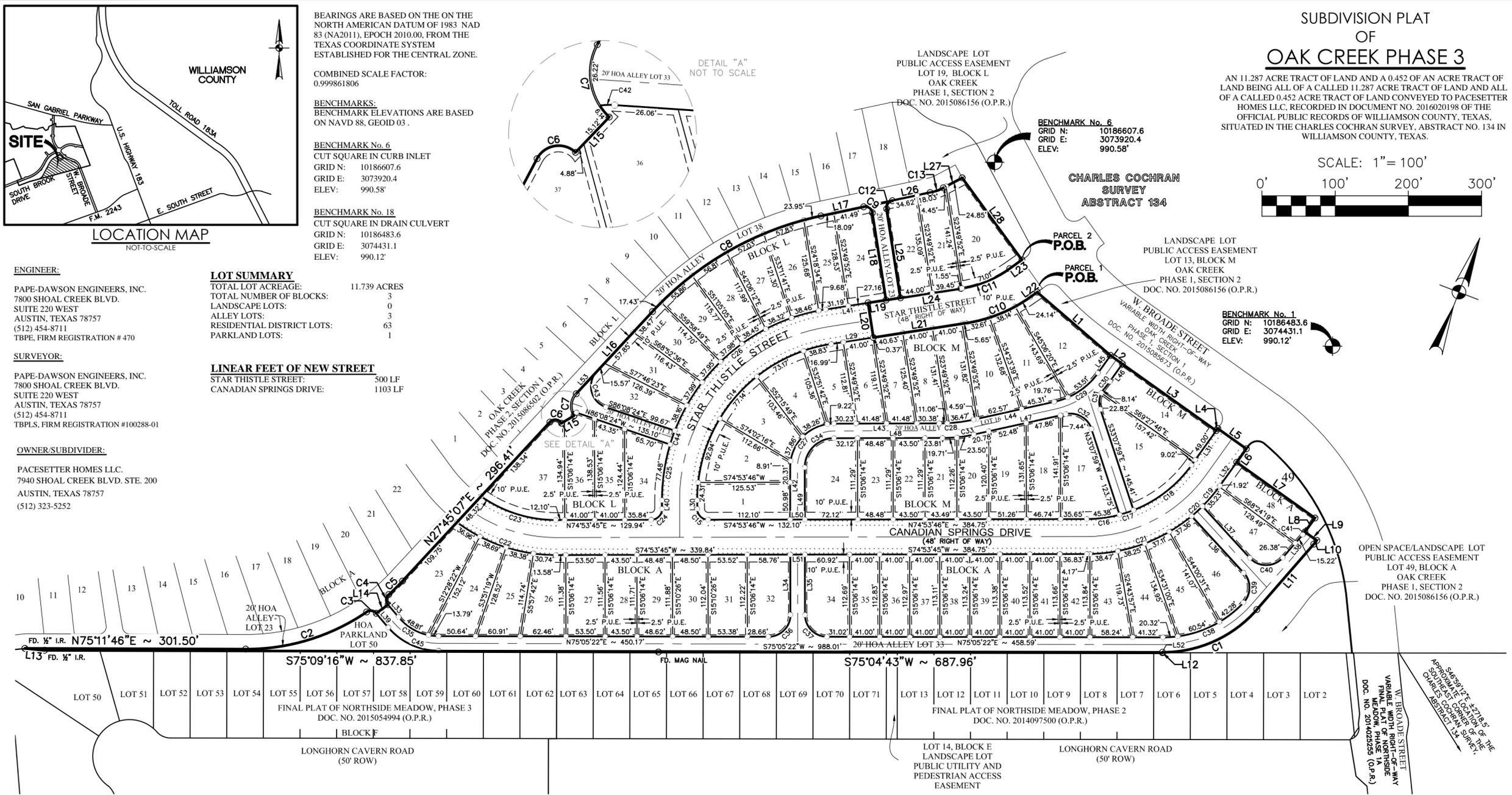
PACESETTER HOMES LLC.  
7940 SHOAL CREEK BLVD. STE. 200  
AUSTIN, TEXAS 78757  
(512) 323-5252

**LOT SUMMARY**

TOTAL LOT ACREAGE:	11.739 ACRES
TOTAL NUMBER OF BLOCKS:	3
LANDSCAPE LOTS:	0
ALLEY LOTS:	3
RESIDENTIAL DISTRICT LOTS:	63
PARKLAND LOTS:	1

**LINEAR FEET OF NEW STREET**

STAR THISTLE STREET:	500 LF
CANADIAN SPRINGS DRIVE:	1103 LF



**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
- OPR OFFICIAL PUBLIC RECORDS
- DR DEED RECORDS
- CM CONTROLLING MONUMENT
- BL BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT DOCUMENT
- DOC DOCUMENT
- ..... 4' SIDEWALK

LINE #	BEARING	LENGTH
L1	S64°07'47"E	132.43'
L2	S69°27'46"E	20.00'
L3	S69°27'46"E	157.20'
L4	N20°32'14"E	3.76'
L5	S69°27'46"E	48.00'
L6	S20°32'14"W	22.70'
L7	S69°27'46"E	131.14'
L8	S20°32'14"W	23.46'
L9	S69°27'46"E	20.00'
L10	S23°16'37"W	6.69'

LINE #	BEARING	LENGTH
L11	S26°01'01"W	118.50'
L12	S14°55'17"E	0.65'
L13	S80°57'08"W	27.02'
L14	N38°39'46"E	20.04'
L15	N43°34'43"E	20.00'
L16	N27°45'07"E	153.21'
L17	N62°55'43"E	59.58'
L18	S23°49'52"E	120.89'
L19	S66°10'08"W	24.83'
L20	S23°49'55"E	48.00'
L21	N66°10'08"E	128.28'
L22	N39°31'14"E	11.82'
L23	S39°31'07"W	20.53'
L24	S66°10'08"W	83.45'
L25	N23°49'52"W	123.15'
L26	N62°55'43"E	52.66'
L27	N47°12'45"E	29.30'
L28	S50°57'10"E	138.80'
L29	S66°10'08"W	58.36'
L30	S15°06'15"E	11.72'
L31	N20°32'14"E	58.02'
L32	S20°32'14"W	39.08'

LINE #	BEARING	LENGTH
L33	S55°09'52"E	22.12'
L34	N15°06'15"W	82.32'
L35	S15°06'15"E	82.59'
L36	N57°24'06"W	105.16'
L37	S57°24'06"E	96.00'
L38	N26°01'01"E	41.61'
L39	N55°09'43"W	25.28'
L40	N15°06'15"W	11.72'
L41	S66°10'08"W	58.36'
L42	N15°06'15"W	71.29'
L43	N74°53'46"E	143.58'
L44	N62°30'59"E	112.46'
L46	S20°32'14"W	29.44'
L47	S62°30'59"W	128.56'
L48	S74°53'46"W	147.91'
L49	N15°06'15"W	71.29'
L50	S74°53'46"W	20.00'
L51	N74°53'45"E	20.00'
L52	S14°54'38"E	0.49'
L53	N27°45'07"E	41.32'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	170.00'	49°10'50"	S50°36'27"W	141.48'	145.92'
C2	290.00'	34°37'13"	N57°53'15"E	172.58'	175.23'
C3	10.00'	84°15'39"	N82°42'28"E	13.42'	14.71'
C4	10.00'	88°05'23"	N11°07'01"W	13.90'	15.37'
C5	290.00'	5°10'33"	N30°20'24"E	26.19'	26.20'
C6	10.00'	105°49'36"	N80°39'55"E	15.95'	18.47'
C7	25.00'	74°10'24"	N9°20'05"W	30.15'	32.36'
C8	438.00'	35°10'36"	N45°20'25"E	264.71'	268.91'
C9	10.00'	93°14'24"	S70°27'05"E	14.54'	16.27'
C10	204.00'	26°39'00"	N52°50'37"E	94.03'	94.89'
C11	156.00'	26°39'00"	S52°50'37"W	71.91'	72.56'
C12	10.00'	86°45'36"	N19°32'55"E	13.74'	15.14'
C13	70.00'	15°42'58"	N55°04'14"E	19.14'	19.20'
C14	216.00'	81°16'22"	S25°31'56"W	281.34'	306.39'
C15	15.00'	89°13'44"	S59°43'07"E	21.07'	23.36'
C16	176.00'	14°46'19"	N67°30'36"E	45.25'	45.38'
C17	176.00'	6°30'52"	N56°52'01"E	20.00'	20.01'
C18	176.00'	33°04'21"	N37°04'24"E	100.19'	101.59'
C19	224.00'	9°30'09"	S25°17'18"W	37.11'	37.15'
C20	224.00'	5°07'03"	S32°35'54"W	20.00'	20.01'
C21	224.00'	39°44'20"	S55°01'36"W	152.27'	155.36'
C22	224.00'	37°01'51"	N86°35'19"W	142.27'	144.77'
C23	176.00'	35°26'03"	S87°23'13"E	107.12'	108.85'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C24	15.00'	90°00'00"	N29°53'45"E	21.21'	23.56'
C25	264.00'	16°48'54"	N6°41'48"W	77.20'	77.48'
C26	264.00'	60°06'59"	N36°06'39"E	264.46'	277.00'
C30	120.00'	5°28'17"	S23°16'22"W	11.45'	11.46'
C31	30.00'	59°08'30"	S33°34'44"E	29.61'	30.97'
C32	30.00'	84°21'02"	N75°18'30"W	40.28'	44.17'
C33	200.00'	12°22'46"	S68°42'22"W	43.13'	43.21'
C34	40.00'	90°00'01"	S29°53'45"W	56.57'	62.83'
C35	70.12'	51°08'56"	S79°18'47"E	60.54'	62.60'
C36	30.00'	90°11'36"	N29°59'33"E	42.50'	47.23'
C37	30.00'	89°48'24"	S60°00'27"E	42.35'	47.02'
C38	150.00'	47°02'07"	N51°34'18"E	119.71'	123.14'
C39	30.00'	85°27'21"	N14°40'26"W	40.71'	44.74'
C40	30.00'	96°34'53"	N74°18'28"E	44.79'	50.57'
C41	49.73'	5°30'31"	N23°16'43"E	4.78'	4.78'
C42	30.00'	11°42'30"	S88°00'21"W	6.12'	6.13'
C43	30.00'	113°40'53"	S29°17'58"E	50.23'	59.52'
C44	264.00'	4°20'30"	N3°52'54"E	20.00'	20.00'
C45	90.00'	49°44'56"	N80°02'11"W	75.71'	78.15'



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  
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# SUBDIVISION PLAT OF OAK CREEK PHASE 3

AN 11.287 ACRE TRACT OF LAND AND A 0.452 OF AN ACRE TRACT OF LAND BEING ALL OF A CALLED 11.287 ACRE TRACT OF LAND AND ALL OF A CALLED 0.452 ACRE TRACT OF LAND CONVEYED TO PACESETTER HOMES LLC, RECORDED IN DOCUMENT NO. 2016020198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

BLOCK A		
LOT No.	AREA	LOT TYPE
23	8715 SQ. FT.	SINGLE FAMILY HOME
24	6887 SQ. FT.	SINGLE FAMILY HOME
25	5880 SQ. FT.	SINGLE FAMILY HOME
26	5977 SQ. FT.	SINGLE FAMILY HOME
27	5964 SQ. FT.	SINGLE FAMILY HOME
28	4856 SQ. FT.	SINGLE FAMILY HOME
29	5428 SQ. FT.	SINGLE FAMILY HOME
30	5429 SQ. FT.	SINGLE FAMILY HOME
31	5993 SQ. FT.	SINGLE FAMILY HOME
32	6405 SQ. FT.	SINGLE FAMILY HOME
33	32595 SQ. FT.	ALLEY
34	6667 SQ. FT.	SINGLE FAMILY HOME
35	4623 SQ. FT.	SINGLE FAMILY HOME
36	4629 SQ. FT.	SINGLE FAMILY HOME
37	4635 SQ. FT.	SINGLE FAMILY HOME
38	4640 SQ. FT.	SINGLE FAMILY HOME
39	4646 SQ. FT.	SINGLE FAMILY HOME
40	4652 SQ. FT.	SINGLE FAMILY HOME
41	4657 SQ. FT.	SINGLE FAMILY HOME
42	4663 SQ. FT.	SINGLE FAMILY HOME
43	5589 SQ. FT.	SINGLE FAMILY HOME
44	6232 SQ. FT.	SINGLE FAMILY HOME
45	6770 SQ. FT.	SINGLE FAMILY HOME
46	7191 SQ. FT.	SINGLE FAMILY HOME
47	5873 SQ. FT.	SINGLE FAMILY HOME
48	5521 SQ. FT.	SINGLE FAMILY HOME
50	7176 SQ. FT.	PARKLAND

BLOCK L		
LOT No.	AREA	LOT TYPE
1	3386 SQ. FT.	ALLEY
20	8187 SQ. FT.	SINGLE FAMILY HOME
21	5616 SQ. FT.	SINGLE FAMILY HOME
22	5871 SQ. FT.	SINGLE FAMILY HOME
24	6734 SQ. FT.	SINGLE FAMILY HOME
25	5268 SQ. FT.	SINGLE FAMILY HOME
26	5925 SQ. FT.	SINGLE FAMILY HOME
27	5692 SQ. FT.	SINGLE FAMILY HOME
28	5560 SQ. FT.	SINGLE FAMILY HOME
29	5402 SQ. FT.	SINGLE FAMILY HOME
30	5391 SQ. FT.	SINGLE FAMILY HOME
31	5713 SQ. FT.	SINGLE FAMILY HOME
32	6005 SQ. FT.	SINGLE FAMILY HOME
34	6141 SQ. FT.	SINGLE FAMILY HOME
35	5391 SQ. FT.	SINGLE FAMILY HOME
36	5827 SQ. FT.	SINGLE FAMILY HOME
37	9490 SQ. FT.	SINGLE FAMILY HOME

BLOCK M		
LOT No.	AREA	LOT TYPE
1	6410 SQ. FT.	SINGLE FAMILY HOME
2	7207 SQ. FT.	SINGLE FAMILY HOME
3	6083 SQ. FT.	SINGLE FAMILY HOME
4	5755 SQ. FT.	SINGLE FAMILY HOME
5	5166 SQ. FT.	SINGLE FAMILY HOME
6	4754 SQ. FT.	SINGLE FAMILY HOME
7	5012 SQ. FT.	SINGLE FAMILY HOME
8	5269 SQ. FT.	SINGLE FAMILY HOME
9	5422 SQ. FT.	SINGLE FAMILY HOME
10	6612 SQ. FT.	SINGLE FAMILY HOME
11	7037 SQ. FT.	SINGLE FAMILY HOME
12	8284 SQ. FT.	SINGLE FAMILY HOME
14	7710 SQ. FT.	SINGLE FAMILY HOME
15	9520 SQ. FT.	SINGLE FAMILY HOME
16	14813 SQ. FT.	ALLEY
17	8308 SQ. FT.	SINGLE FAMILY HOME
18	6393 SQ. FT.	SINGLE FAMILY HOME
19	6460 SQ. FT.	SINGLE FAMILY HOME
20	5041 SQ. FT.	SINGLE FAMILY HOME
21	4847 SQ. FT.	SINGLE FAMILY HOME
22	4841 SQ. FT.	SINGLE FAMILY HOME
23	5396 SQ. FT.	SINGLE FAMILY HOME
24	7683 SQ. FT.	SINGLE FAMILY HOME

**NOTES:**

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER TEXAS.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/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 TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 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.
- 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.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF STAR THISTLE STREET AND CANADIAN SPRINGS DRIVE. 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- ALL UTILITY LINES MUST BE LOCATED 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 HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 50 BLOCK A ALONG WITH ALL ALLEY WAYS (LOT 33, BLOCK L; LOT 16; BLOCK M; LOT 33, BLOCK A) THE CITY RETAINS AUTHORITY TO RECOVER ATTORNEY FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT OF MAINTAINING SAID LOTS AND ALLEY WAYS.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- LOTS WITH FRONTAGE ONTO AN ALLEY MUST TAKE ACCESS FROM THE ALLEY AND NOT THE ADJACENT SIDE STREET.
- THE HOA SHALL MAINTAIN THE IMPROVEMENTS AND PRIVATE ALLEYS AS STATED IN THE AMENDED HOA DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS AS RECORDED DOCUMENT NO. 2015084449.
- PEDESTRIAN ACCESSIBILITY MUST BE MAINTAINED ON LOT 33, BLOCK A. BLOCKING PEDESTRIAN ACCESS FROM LOT 14, BLOCK E OF NORTHSIDE MEADOWS, PHASE 2 AS RECORDED IN DOC. NO. 2014097500 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IS PROHIBITED.

FIELD NOTES  
FOR

AN 11.287 ACRE TRACT OF LAND BEING ALL OF A 11.287 ACRE TRACT CONVEYED TO PACESETTER HOMES, LLC RECORDED IN DOCUMENT NO. 2016020198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS. SAID 11.287 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**BEGINNING** at a ½" iron rod with yellow cap marked "Pape-Dawson" found being the northwest corner of Lot 13, Block M, Landscape Lot and Public Access Easement in Oak Creek Phase 1, Section 2 recorded in Document No. 2015086156 of the Official Public Records of Williamson County, Texas, same being a point in the south right of way line of Star Thistle Street, a 48' right of way in Oak Creek, Phase 2, Section 1 recorded in Document No. 2015086502 of the Official Public Records of Williamson County, Texas, also being a northeast corner of said 11.287 acre tract for the **POINT OF BEGINNING** hereof;

**THENCE** along the southwest line of said Oak Creek, Phase 1, Section 2 and the southwest right of way line of W. Broade Street, a variable width right of way in Oak Creek, Phase 1, Section 1 recorded in Document No. 2015085673 of the Official Public Records of Williamson County, Texas, same being the northeast line of said 11.287 acre tract the following thirteen (13) courses and distances;

- S 64°07'47" E**, a distance of **132.43 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 69°27'46" E**, a distance of **20.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 69°27'46" E**, a distance of **157.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- N 20°32'14" E**, a distance of **3.76 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 69°27'46" E**, a distance of **48.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 20°32'14" W**, a distance of **22.70 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 69°27'46" E**, a distance of **131.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 20°32'14" W**, a distance of **23.46 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 69°27'46" E**, a distance of **20.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 23°16'37" W**, a distance of **6.69 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 26°01'01" W** a distance of **118.50 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- along the arc of said curve to the right, having a **radius of 170.00 feet**, a **central angle of 49°10'50"**, a **chord bearing and distance of S 50°36'27" W, 141.48 feet**, an **arc length of 145.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency and,
- S 14°55'17" E**, a distance of **0.65 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the north line of Northside Meadow, Phase 2 recorded in Document No. 2014097500 of the Official Public Records of Williamson County, Texas, also being the southernmost southeast corner of said 11.287 acre tract;

**THENCE S 75°04'43" W**, with the north line of said Northside Meadow, Phase 2, same being the south line of said 11.287 acre tract, a distance of **687.96 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

**THENCE S 75°09'16" W**, continuing with the south line of said 11.287 acre tract, same being the north line of said Northside Meadow, Phase 2 and the north line of Northside Meadow, Phase 3 recorded in Document No. 2015054994 of the Official Public Records of Williamson County, Texas, a distance of **837.85 feet** to a ½" iron rod found for an angle point in the south line of said 11.287 acre tract, same being an angle point in the north line of said Northside Meadow, Phase 3;

**THENCE S 80°57'08" W**, continuing with the south line of said 11.287 acre tract, same being the north line of said Northside Meadow, Phase 3, a distance of **27.02 feet** to a ½" iron rod found for an angle point in the south line of said 11.287 acre tract, same being an angle point in the north line of said Northside Meadow, Phase 3, also being a point in the south line of said Oak Creek, Phase 2, Section 1;

**THENCE** departing the north line of said Northside Meadow, Phase 3, with the southeast line of said Oak Creek, Phase 2, Section 1, same being the northwest line of said 11.287 acre tract the following thirteen (13) courses and distances:

- N 75°11'46" E**, a distance of **301.50 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
- along the arc of said curve to the left, having a **radius of 290.00 feet**, a **central angle of 34°37'13"**, a **chord bearing and distance of N 57°53'15" E, 172.58 feet**, an **arc length of 175.23 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
- along the arc of said curve to the right, having a **radius of 10.00 feet**, a **central angle of 84°15'39"**, a **chord bearing and distance of N 82°42'28" E, 13.42 feet**, an **arc length of 14.71 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- N 38°39'46" E**, a distance of **20.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
- along the arc of said curve to the right, having a **radius of 10.00 feet**, a **central angle of 88°05'23"**, a **chord bearing and distance of N 11°07'01" W, 13.90 feet**, an **arc length of 15.37 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
- along the arc of said curve to the left, having a **radius of 290.00 feet**, a **central angle of 05°10'33"**, a **chord bearing and distance of N 30°20'24" E, 26.19 feet**, an **arc length of 26.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- N 27°45'07" E**, a distance of **296.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- along the arc of said curve to the right, having a **radius of 10.00 feet**, a **central angle of 105°49'36"**, a **chord bearing and distance of N 80°39'55" E, 15.95 feet**, an **arc length of 18.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- N 43°34'43" E**, a distance of **20.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
- along the arc of said curve to the right, having a **radius of 25.00 feet**, a **central angle of 74°10'24"**, a **chord bearing and distance of N 09°20'05" W, 30.15 feet**, an **arc length of 32.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found and point of tangency,
- N 27°45'07" E**, a distance of **153.21 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,

12. along the arc of said curve to the right, said curve having a **radius of 438.00 feet**, a **central angle of 35°10'36"**, a **chord bearing and distance of N 45°20'25" E, 264.71 feet**, an **arc length of 268.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency and,

13. **N 62°55'43" E**, a distance of **59.58 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature and southwest cutback line of Lot 23, a 20 foot alley recorded in said Oak Creek, Phase 2, Section 1;

**THENCE** along the arc of said curve to the right, with the southwest cutback line of said Lot 23, a 20 foot alley, same being the northeast line of said 11.287 acre tract, said curve having a **radius of 10.00 feet**, a **central angle of 93°14'24"**, a **chord bearing and distance of S 70°27'05" E, 14.54 feet**, an **arc length of 16.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,

**THENCE S 23°49'52" E**, with the west line of said Lot 23, a 20 foot alley, same being an east line of said 11.287 acre tract, a distance of **120.89 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the north right of way line of the aforementioned Star Thistle Street, same being a south line of said 11.287 acre tract;

**THENCE S 66°10'08" W**, with the north right of way line of said Star Thistle Street, same being a south line of said 11.287 acre tract, a distance of **24.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

**THENCE S 23°49'52" E**, with the western terminus of said Star Thistle Street, same being an east line of said 11.287 acre tract, a distance of **48.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south right of way line of said Star Thistle Street, same being a point in a north line of said 11.287 acre tract;

**THENCE** with the south right of way line of said Star Thistle Street, same being a north line of said 11.287 acre tract the following three (3) courses and distances:

- N 66°10'08" E**, a distance of **128.28 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- along the arc of said curve to the left, having a **radius of 204.00 feet**, a **central angle of 26°39'00"**, a **chord bearing and distance of N 52°50'37" E, 94.03 feet**, an **arc length of 94.89 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency and,
- N 39°31'07" E**, a distance of **11.82 feet** to the **POINT OF BEGINNING** and containing 11.287 acres in the City of Leander, Williamson County, Texas.

FIELD NOTES  
FOR PARCEL 2

A 0.452 OF AN ACRE TRACT OF LAND BEING ALL OF A CALLED 0.452 ACRE TRACT CONVEYED TO PACESETTER HOMES, LLC RECORDED IN DOCUMENT NO. 2016020198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS. SAID 0.452 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**BEGINNING** at a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner of Lot 19, Block L, Public Access Easement recorded in Oak Creek, Phase 1, Section 1 recorded in Document No. 2015086156 of the Official Public Records of Williamson County, Texas, same being a point in the north right of way line of Star Thistle Street, a 48' right of way dedicated in Oak Creek, Phase 2, Section 1 recorded in Document No. 2015086502 of the Official Public Records of Williamson County, Texas, same being a point in the west right of way line of W. Broade Street, a variable width right of way recorded in Oak Creek, Phase 1, Section 1 recorded in Document No. 2015085673 of the Official Public Records of Williamson County, Texas, also being the southwest corner of said 0.452 acre tract for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE** with the north right of way line of said Star Thistle Street, same being the south line of said 0.452 acre tract the following three (3) courses and distances:

- S 39°31'07" W**, a distance of **20.53 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- along the arc of said curve to the right, having a **radius of 156.00 feet**, a **central angle of 26°39'00"**, a **chord bearing and distance of S 52°50'37" W, 71.91 feet**, an **arc length of 72.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency and,
- S 66°10'08" W**, a distance of **83.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the north right of way line of said Star Thistle Street, same being a point in the east line of Lot 23, a 20 foot alley in said Oak Creek, Phase 2, Section 2;

**THENCE N 23°49'52" W**, departing the north right of way line of said Star Thistle Street, with the east line of said Lot 23, a 20 foot alley, same being the west line of said 0.452 acre tract, a distance of **123.15 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the east line of said Lot 23, a 20 foot alley, same being a southeast cutback corner of Lot 38, a 20 foot alley recorded in said Oak Creek, Phase 2, Section 1, also being the westernmost northwest corner of said 0.452 acre tract for a point of tangent curvature,

**THENCE** along the arc of said curve to the right, with said southeast cutback line of said Lot 38, a 20 foot alley, same being the northwest line of said 0.452 acre tract, said curve having a **radius of 10.00 feet**, a **central angle of 86°45'36"**, a **chord bearing and distance of N 19°32'55" E, 13.74 feet**, an **arc length of 15.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south line of said Lot 38, a 20 foot alley;

**THENCE** with the south line of said Lot 38, a 20 foot alley, same being the north line of said 0.452 acre tract the following three (3) courses and distances:

- N 62°55'43" E**, a distance of **52.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- along the arc of said curve to the left, having a **radius of 70.00 feet**, a **central angle of 15°42'58"**, a **chord bearing and distance of N 55°04'14" E, 19.14 feet**, an **arc length of 19.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency, and
- N 47°12'45" E**, a distance of **29.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found to the northernmost corner of said 0.452 acre tract, same being the southeast terminus of said Lot 38, a 20 foot alley, also being a southwest ell corner of said Lot 19, Block L for the northern most corner hereof;

**THENCE S 50°57'10" E**, with the west line of said Lot 19, same being the east line of said 0.452 acre tract, a distance of **138.80 feet** to the **POINT OF BEGINNING** and containing 0.452 of an acre in the City of Leander, Williamson County, Texas.



SUBDIVISION PLAT  
OF  
**OAK CREEK PHASE 3**

AN 11.287 ACRE TRACT OF LAND AND A 0.452 OF AN ACRE TRACT OF LAND BEING ALL OF A CALLED 11.287 ACRE TRACT OF LAND AND ALL OF A CALLED 0.452 ACRE TRACT OF LAND CONVEYED TO PACESETTER HOMES L.L.C. RECORDED IN DOCUMENT NO. 2016020198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF Travis

KNOW ALL MEN BY THE PRESENTS:

THAT PACESETTER HOMES L.L.C., BEING THE OWNER OF A 11.287 ACRE TRACT AND A 0.452 ACRE TRACT A SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016020198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 11.287 ACRES AND 0.452 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 3

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

WITNESS MY HAND THIS THE 16 DAY OF September, 2016 A.D.

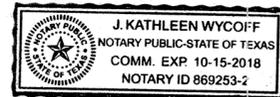
BY: Tom Lynch  
TOM LYNCH  
PACESETTER HOMES, LLC.  
7940 SHOAL CREEK BLVD. STE. 200  
AUSTIN TX, 78757  
(512) 323-5252

STATE OF TEXAS  
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM LYNCH, 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 16 DAY OF September, 2016 AD.

J. Kathleen Wycoff  
NOTARY PUBLIC, STATE OF TEXAS



J. Kathleen Wycoff 10/15/2018  
PRINTED NAME MY COMMISSION EXPIRES

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED MARCH 11, 2016 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2016020198

LIENHOLDER NAME: SOUTH TEXAS DIVISION (NNLS ID# 1212241) BANK OF THE OZARKS

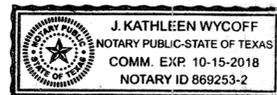
Julie Cripe  
NAME: JULIE CRIFE  
TITLE: PRESIDENT  
DATE: 9/16/2016

THE STATE OF Texas  
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF September 2016th, Julie Cripe DID SAY THAT (S)HE IS President of Bank of the Ozarks A (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2016.

J. Kathleen Wycoff  
NOTARY PUBLIC, STATE OF TEXAS



J. Kathleen Wycoff 10/15/2018  
PRINTED NAME MY COMMISSION EXPIRES

**ENGINEER'S CERTIFICATION:**

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

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

James A. Huffcut, Jr. 9-9-16  
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 NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150122 COVERED TO AUGUST 5, 2015 AND NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150121 COVERED TO AUGUST 5, 2015 AND DEPICTS THE ITEMS CONTAINED IN BOTH SAID NOTHING FURTHER CERTIFICATIONS.

Valerie Zurcher 09/09/2016  
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



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

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

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

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF 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



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01  
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Civil Job No. 50802-02; Survey Job No. 50784-02 OAK CREEK PHASE 3



## EXECUTIVE SUMMARY

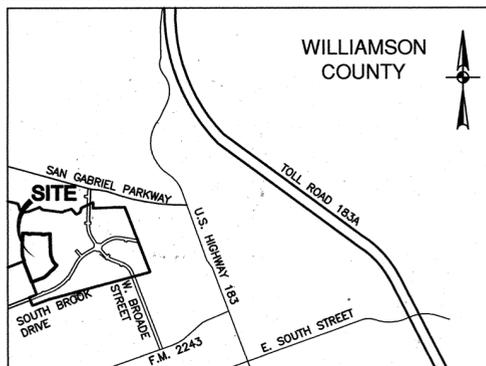
OCTOBER 13, 2016

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- Agenda Subject:** Subdivision Case 16-TOD-FP-009: Consider action on the Oak Creek, Phase 4, Section 1 Final Plat for 12.429 acres more or less; WCAD Parcel R529006; generally located to the southeast of the intersection of Cactus Apple Street and Middle Brook 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: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 68 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

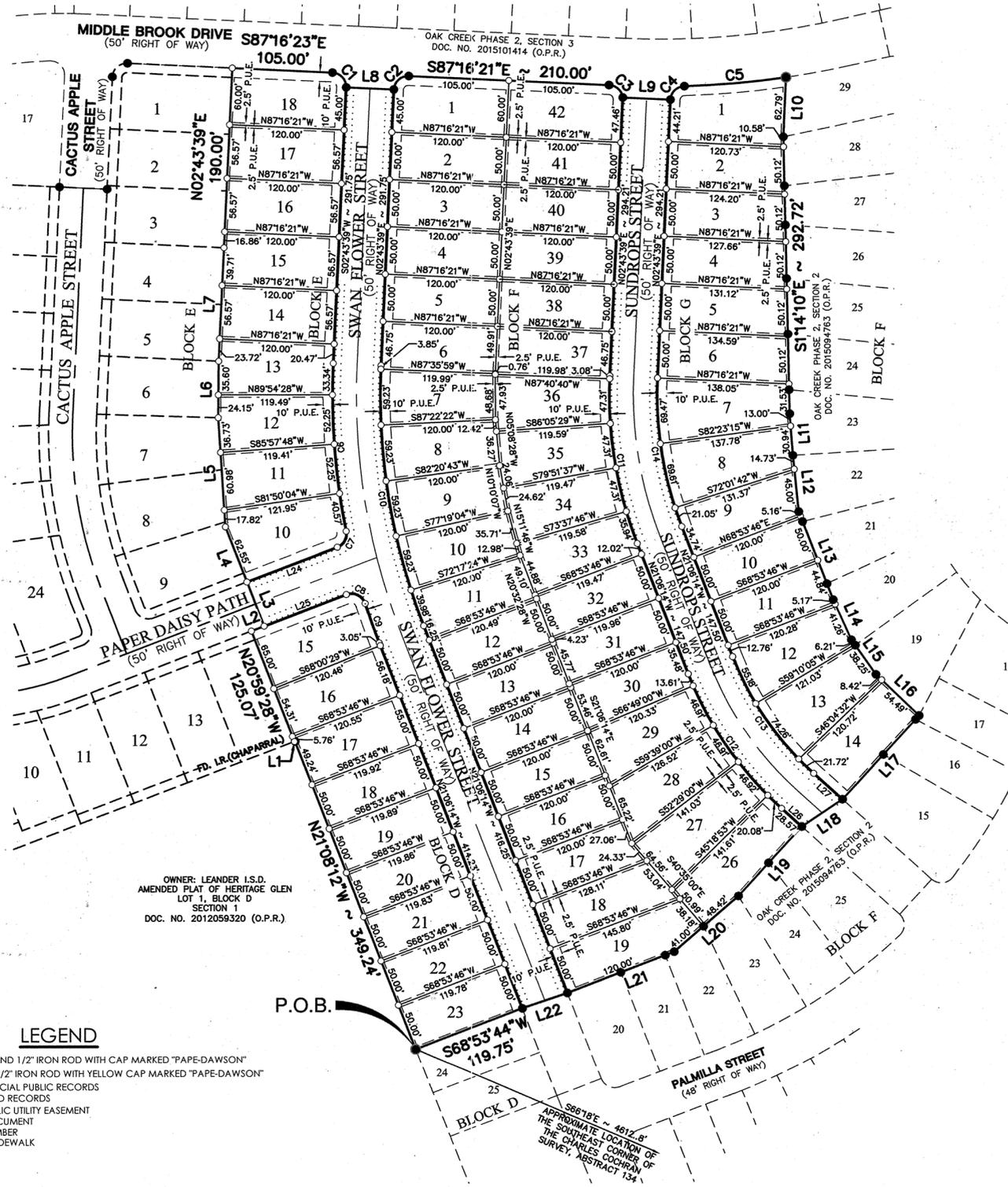
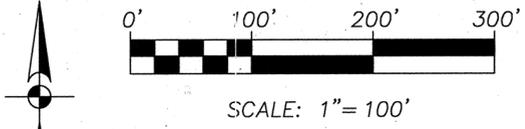
09/27/2016

# FINAL PLAT OF OAK CREEK PHASE 4, SECTION 1

A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.



**LOCATION MAP**  
NOT-TO-SCALE



- LEGEND**
- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
  - SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
  - OPR OFFICIAL PUBLIC RECORDS
  - DR DEED RECORDS
  - PUE PUBLIC UTILITY EASEMENT
  - DOC DOCUMENT NUMBER
  - NO. NO.
  - ..... 4' SIDEWALK

**ENGINEER:**

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

**SURVEYOR:**

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

**OWNER/SUBDIVIDER:**

SENTINEL COTTER LEANDER LLC  
700 LAVACA STREET, SUITE 900  
AUSTIN, TEXAS  
(949) 922-2512

**LOT SUMMARY**

TOTAL LOT ACREAGE:	12.426 ACRES
TOTAL NUMBER OF BLOCKS:	4
LANDSCAPE LOTS:	0
ALLEY LOTS:	0
RESIDENTIAL DISTRICT LOTS:	68
PARKLAND LOTS:	0

**LINEAR FEET OF NEW STREET**

SUNDROPS STREET:	807 LF
SWAN FLOWER STREET:	997 LF
PAPER DAISY PATH:	136 LF

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

COMBINED SCALE FACTOR:  
0.999861806

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

**BENCHMARK No. 6**  
CUT SQUARE IN CURB INLET  
GRID N: 10186607.6  
GRID E: 3073920.4  
ELEV: 990.58'

**BENCHMARK No. 18**  
CUT SQUARE IN DRAIN CULVERT  
GRID N: 10186483.6  
GRID E: 3074431.1  
ELEV: 990.12'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S68°51'59"W	0.61'
L2	N66°53'22"E	14.30'
L3	N20°58'09"W	50.00'
L4	N20°59'26"W	62.55'
L5	N03°42'43"W	115.53'
L6	N00°28'29"E	59.75'
L7	N02°43'39"E	120.00'
L8	S87°16'21"E	50.00'
L9	S87°16'13"E	50.00'
L10	S02°43'39"W	62.79'
L11	S04°10'18"E	43.94'
L12	S05°58'22"E	59.73'
L13	S21°06'14"E	100.00'
L14	S24°09'03"E	46.43'
L15	S35°00'20"E	44.46'
L16	S46°07'35"E	62.91'
L17	S42°14'48"W	119.63'
L18	S56°00'59"W	51.48'
L19	S42°14'46"W	99.15'
L20	S48°55'44"W	89.41'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S68°53'43"W	120.00'
L22	S71°12'16"W	50.04'
L24	S68°53'22"W	101.55'
L25	S68°53'24"W	92.39'
L26	N47°45'27"W	28.57'
L27	N47°45'23"W	40.82'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S42°16'21"E	21.21'	23.56'
C2	15.00'	090°00'00"	N47°43'39"E	21.21'	23.56'
C3	15.00'	081°20'58"	S47°22'16"E	19.55'	21.30'
C4	15.00'	085°48'19"	N45°37'26"E	20.42'	22.46'
C5	900.00'	006°49'07"	N85°07'05"E	107.04'	107.10'
C6	725.00'	014°05'56"	S04°19'19"E	177.95'	178.40'
C7	15.00'	080°15'40"	S28°45'32"W	19.34'	21.01'
C8	15.00'	093°30'01"	N64°21'38"W	21.85'	24.48'
C9	725.00'	003°29'36"	N19°21'25"W	44.20'	44.20'
C10	675.00'	023°49'52"	N09°11'17"W	278.74'	280.75'
C11	435.00'	023°49'52"	N09°11'17"W	179.63'	180.93'
C12	375.00'	026°39'00"	N34°25'44"W	172.86'	174.42'
C13	325.00'	026°39'00"	N34°25'44"W	149.81'	151.17'
C14	384.98'	023°49'52"	N09°11'19"W	158.98'	160.13'



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

Civil Job No. 50784-04; Survey Job No. 50784-04

# FINAL PLAT OF OAK CREEK PHASE 4, SECTION 1

A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

## FIELD NOTES OF

A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS. SAID 12.426 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**BEGINNING** at a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of Oak Creek, Phase 2, Section 2 recorded in Document No. 2015094763 of the Official Public Records of Williamson County, Texas, same being point in the east line of Lot 1, Block D of the Amended Plat of Heritage Glen, Section 1 recorded in Document No. 2012059320 of the Official Public Records of Williamson County, Texas;

**THENCE** N 21°08'12" W, with the east line of said Lot 1, Block D, same being a west line of said 125.575 acre tract, a distance of 349.24 feet to an iron rod with cap marked "Chaparral" found for the northeast corner of said Lot 1, Block D, same being a southwest ell corner of said 125.575 acre tract;

**THENCE** S 68°51'59" W, with the north line of said Lot 1, Block D, same being a south line of said 125.575 acre tract, a distance of 0.61 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set;

**THENCE** departing the north line of said Lot 1, Block D, through the interior of said 125.575 acre tract the following eight (8) courses and distances:

1. N 20°59'28" W, a distance of 125.07 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
2. N 68°53'22" E, a distance of 14.30 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
3. N 20°58'09" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
4. N 20°59'26" W, a distance of 62.55 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
5. N 03°42'43" W, a distance of 115.53 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
6. N 00°28'29" E, a distance of 59.75 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
7. N 02°43'39" E, a distance of 120.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set and,
8. N 02°43'39" E, a distance of 190.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set in the south right of way line of Middle Brook Drive, a 50' right of way in Oak Creek, Phase 2, Section 3 recorded in Document No. 2015101414 of the Official Public Records of Williamson County, Texas and northwest corner hereof;

**THENCE** with the south right of way line of said Middle Brook Drive, the following nine (9) courses and distances:

1. S 87°16'23" E, a distance of 105.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
2. along the arc of said curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 42°16'21" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
3. S 87°16'21" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
4. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 47°43'39" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
5. S 87°16'21" E, a distance of 210.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
6. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 81°20'58", a chord bearing and distance of S 47°22'16" E, 19.55 feet, an arc length of 21.30 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
7. S 87°16'13" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
8. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 85°48'19", a chord bearing and distance of N 45°37'26" E, 20.42 feet, an arc length of 22.46 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature and,
9. along the arc of said curve to the left, having a radius of 900.00 feet, a central angle of 06°49'07", a chord bearing and distance of N 85°07'05" E, 107.04 feet, an arc length of 107.10 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said Oak Creek, Phase 2, Section 2, same being a point in the south right of way line of said Middle Brook Drive, also for the northeast corner hereof;

**THENCE** with the west line of said Oak Creek, Phase 2, Section 2 the following eight (8) courses and distances:

1. S 02°43'39" W, a distance of 62.79 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 01°14'10" E, a distance of 292.72 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 04°10'18" E, a distance of 43.94 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
4. S 05°58'22" E, a distance of 59.73 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 21°06'14" E, a distance of 100.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 24°09'03" E, a distance of 46.43 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
7. S 35°00'20" E, a distance of 44.46 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
8. S 46°07'35" E, a distance of 62.91 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northwestern ell corner of said Oak Creek Phase 2, Section 2, same being the southwest corner hereof,

**THENCE** with a north line of said Oak Creek Phase 2, Section 2 the following seven (7) courses and distances:

1. S 42°14'48" W, a distance of 119.63 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 56°00'59" W, a distance of 51.48 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 42°14'46" W, a distance of 99.15 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
4. S 48°55'44" W, a distance of 89.41 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 68°53'43" W, a distance of 120.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 71°12'16" W, a distance of 50.04 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
7. S 68°53'44" W, a distance of 119.75 feet the **POINT OF BEGINNING** and containing 12.426 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 under Job No. 50784-04.

## NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER TEXAS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
7. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SWAN FLOWER STREET, SUNDROPS STREET, AND PAPER DAISY PATH. 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. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0455E EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
12. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
14. 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.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

BLOCK D		
LOT No.	AREA	LOT TYPE
15	7707 SQ. FT.	SINGLE FAMILY
16	6657 SQ. FT.	SINGLE FAMILY
17	6600 SQ. FT.	SINGLE FAMILY
18	5995 SQ. FT.	SINGLE FAMILY
19	5994 SQ. FT.	SINGLE FAMILY
20	5992 SQ. FT.	SINGLE FAMILY
21	5991 SQ. FT.	SINGLE FAMILY
22	5990 SQ. FT.	SINGLE FAMILY
23	5988 SQ. FT.	SINGLE FAMILY

BLOCK E		
LOT No.	AREA	LOT TYPE
10	7903 SQ. FT.	SINGLE FAMILY
11	6808 SQ. FT.	SINGLE FAMILY
12	6765 SQ. FT.	SINGLE FAMILY
13	6775 SQ. FT.	SINGLE FAMILY
14	6788 SQ. FT.	SINGLE FAMILY
15	6788 SQ. FT.	SINGLE FAMILY
16	6788 SQ. FT.	SINGLE FAMILY
17	6788 SQ. FT.	SINGLE FAMILY
18	7152 SQ. FT.	SINGLE FAMILY

BLOCK F		
LOT No.	AREA	LOT TYPE
1	7152 SQ. FT.	SINGLE FAMILY
2	6000 SQ. FT.	SINGLE FAMILY
3	6000 SQ. FT.	SINGLE FAMILY
4	6000 SQ. FT.	SINGLE FAMILY
5	6000 SQ. FT.	SINGLE FAMILY
6	6031 SQ. FT.	SINGLE FAMILY
7	6493 SQ. FT.	SINGLE FAMILY
8	6493 SQ. FT.	SINGLE FAMILY
9	6493 SQ. FT.	SINGLE FAMILY
10	6493 SQ. FT.	SINGLE FAMILY
11	6346 SQ. FT.	SINGLE FAMILY
12	6012 SQ. FT.	SINGLE FAMILY
13	6000 SQ. FT.	SINGLE FAMILY
14	6009 SQ. FT.	SINGLE FAMILY
15	6000 SQ. FT.	SINGLE FAMILY
16	6000 SQ. FT.	SINGLE FAMILY
17	6093 SQ. FT.	SINGLE FAMILY
18	6848 SQ. FT.	SINGLE FAMILY
26	7454 SQ. FT.	SINGLE FAMILY
27	7836 SQ. FT.	SINGLE FAMILY

BLOCK F		
LOT No.	AREA	LOT TYPE
28	7348 SQ. FT.	SINGLE FAMILY
29	6701 SQ. FT.	SINGLE FAMILY
30	6155 SQ. FT.	SINGLE FAMILY
31	6000 SQ. FT.	SINGLE FAMILY
32	5986 SQ. FT.	SINGLE FAMILY
33	6323 SQ. FT.	SINGLE FAMILY
34	6437 SQ. FT.	SINGLE FAMILY
35	6437 SQ. FT.	SINGLE FAMILY
36	6440 SQ. FT.	SINGLE FAMILY
37	6030 SQ. FT.	SINGLE FAMILY
38	6000 SQ. FT.	SINGLE FAMILY
39	6000 SQ. FT.	SINGLE FAMILY
40	6000 SQ. FT.	SINGLE FAMILY
41	6000 SQ. FT.	SINGLE FAMILY
42	7155 SQ. FT.	SINGLE FAMILY

BLOCK G		
LOT No.	AREA	LOT TYPE
1	7695 SQ. FT.	SINGLE FAMILY
2	6123 SQ. FT.	SINGLE FAMILY
3	6296 SQ. FT.	SINGLE FAMILY
4	6470 SQ. FT.	SINGLE FAMILY
5	6643 SQ. FT.	SINGLE FAMILY
6	6816 SQ. FT.	SINGLE FAMILY
9	7755 SQ. FT.	SINGLE FAMILY
10	6000 SQ. FT.	SINGLE FAMILY
11	6001 SQ. FT.	SINGLE FAMILY
12	6973 SQ. FT.	SINGLE FAMILY
13	7318 SQ. FT.	SINGLE FAMILY
14	7044 SQ. FT.	SINGLE FAMILY
16	6558 SQ. FT.	SINGLE FAMILY
17	7885 SQ. FT.	SINGLE FAMILY

**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

**FINAL PLAT  
OF  
OAK CREEK PHASE 4, SECTION 1**

A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF ~~WILLIAMSON~~ **TRAVIS**

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINEL COTTER LEANDER L.L.C., BEING THE OWNER OF A 125.575 ACRE TRACT SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 12.426 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 4, SECTION 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 THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

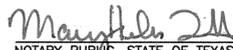
WITNESS MY HAND THIS THE 20<sup>th</sup> DAY OF September, 2016 A.D.

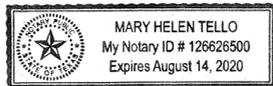
BY:   
THOMAS RIELLY  
SENTINEL COTTER LEANDER, LLC.  
700 WYACA STREET, SUITE 900  
LEANDER, TEXAS 77844-2512

STATE OF TEXAS  
COUNTY OF ~~WILLIAMSON~~ **TRAVIS**

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 20<sup>th</sup> DAY OF Sept, 2016, AD.

  
MARY HELEN TELLO  
NOTARY PUBLIC, STATE OF TEXAS



Mary Helen Tello August 14, 2020  
PRINTED NAME MY COMMISSION EXPIRES

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED SEPTEMBER 16, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013089235.

LIENHOLDER NAME: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

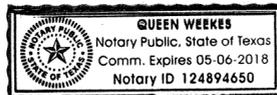
NAME: Debi England  
TITLE: DEBI ENGLAND  
DATE: SR. VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 15<sup>th</sup> DAY OF SEPT, 2016, PERSONALLY APPEARED DEBI ENGLAND DID SAY THAT (S)HE IS SR. VICE PRESIDENT TEXAS CAPITAL BANK A TEXAS (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF SEPT, 2016.

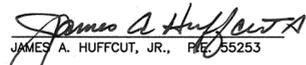
  
NOTARY PUBLIC-STATE OF TEXAS



**ENGINEER'S CERTIFICATION:**

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

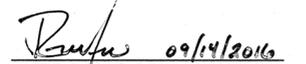
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED.

  
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 NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150122 COVERED TO AUGUST 5, 2015 AND NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150121 COVERED TO AUGUST 5, 2015 AND DEPICTS THE ITEMS CONTAINED IN BOTH SAID NOTHING FURTHER CERTIFICATIONS.

  
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



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

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

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

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF 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



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

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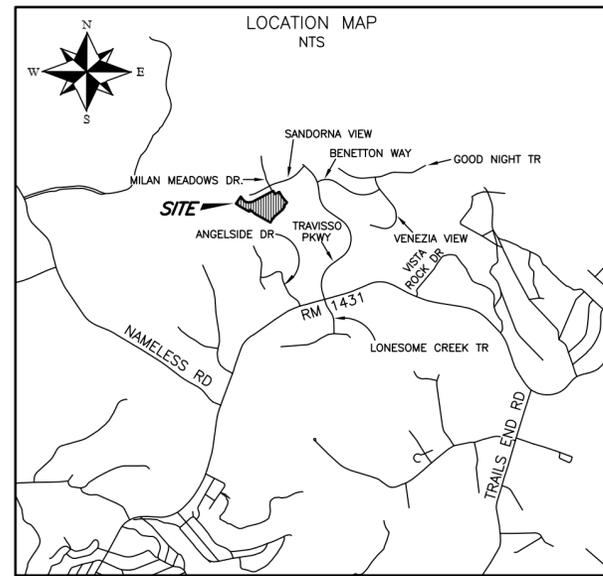


## EXECUTIVE SUMMARY

OCTOBER 13, 2016

- 
- Agenda Subject:** Subdivision Case 16-FP-024: Consider action on the Travisso, Phase 2, Section 1L Final Plat for 12.785 acres more or less; TCAD Parcel 863593; generally located to the northwest of the intersection of Travisso Pkwy and RM 1431; Leander, Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Travisso Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 23 residential lots, 1 private drive lot, and 3 HOA/drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 09/28/2016

# FINAL PLAT OF TRAVISSO, PHASE 2, SECTION 1L



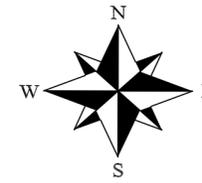
OWNER AND DEVELOPER:  
TRAVISSO, LTD.  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

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

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

SUBMITTAL DATE: AUGUST 23, 2016  
TOTAL AREA OF THIS PLAT: 12.785 ACRES  
TOTAL NUMBER OF LOTS: 27  
RESIDENTIAL: 23  
NON-RESIDENTIAL: 4

LINEAR FEET OF NEW STREETS  
MILAN MEADOWS DRIVE: 538  
MEZZALUNA PASS: 392  
SAN MARTINO DRIVE: 186  
PIAZZA PLACE: 501

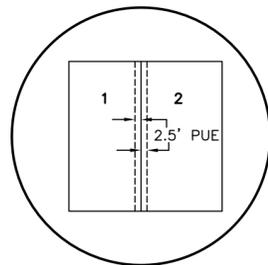


SCALE: 1"=100'



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

LEGEND:	
●	= IRON ROD WITH CAP FOUND
● 1/2"	= 1/2" IRON ROD FOUND
▲	= 60D NAIL FOUND
○	= IRON ROD WITH G&R CAP SET
△	= CALCULATED POINT
Ⓢ	= BLOCK NAME
PD	= PRIVATE DRIVE
DE	= DRAINAGE EASEMENT
DP	= DETENTION POND
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY/PUBLIC SERVICE EASEMENT
HOA	= HOMEOWNER'S ASSOCIATION
BMPE	= BEST MANAGEMENT PRACTICES EASEMENT
WBZE	= WATERWAY BUFFER ZONE EASEMENT/ RIPARIAN CORRIDOR SETBACK
6549	= LOT AREA IN SQUARE FEET
---	= LIMITS OF WBZE
.....	= SIDEWALK REQUIRED



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

C.S. MASON SURVEY 204,  
ABS. 2551

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



GAP OR HIATUS  
CHERYL E. CLARK, ET AL  
POSSIBLY STILL OWNER

AMENDED PLAT OF  
LOTS 10 AND 11  
ANGEL SPRINGS SEC. 1  
DOC. 200300056

AMENDED PLAT OF  
LOTS 12 AND 13  
ANGEL SPRINGS SEC. 1  
DOC. 200200069

JOSE ANTONIO YBARBO  
SURVEY 421, ABS. 840

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

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

# FINAL PLAT OF TRAVISSO, PHASE 2, SECTION 1L

## METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 12.785 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840 AND THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.785 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND AT THE MOST WESTERLY OR SOUTHWEST CORNER OF TRAVISSO PHASE 2, SECTION 1F, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600059, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE SOUTHERLY LINE OF SAID TRAVISSO PHASE 2, SECTION 1F, THE FOLLOWING FIVE (5) COURSES:

- 1.S34°51'26"E, A DISTANCE OF 97.10 FEET TO AN IRON ROD WITH CAP FOUND;
- 2.S47°18'09"E, A DISTANCE OF 90.63 FEET TO AN IRON ROD WITH CAP FOUND;
- 3.S79°01'32"E, A DISTANCE OF 83.97 FEET TO AN IRON ROD WITH CAP FOUND;
- 4.N82°10'56"E, A DISTANCE OF 106.97 FEET TO AN IRON ROD WITH CAP FOUND;
- 5.N61°56'20"E, A DISTANCE OF 625.63 FEET TO AN IRON ROD WITH CAP FOUND FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE SOUTHERLY LINE OF SAID TRAVISSO PHASE 2, SECTION 1F AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT, THE FOLLOWING SIXTEEN (16) COURSES:

- 1.S28°03'40"E, A DISTANCE OF 98.35 FEET TO AN IRON ROD WITH G&R CAP SET;
- 2.N61°56'20"E, A DISTANCE OF 129.78 FEET TO AN IRON ROD WITH G&R CAP SET;
- 3.S29°27'44"E, A DISTANCE OF 119.75 FEET TO AN IRON ROD WITH G&R CAP SET;
- 4.S37°02'59"E, A DISTANCE OF 116.57 FEET TO AN IRON ROD WITH G&R CAP SET;
- 5.S41°39'33"E, A DISTANCE OF 116.73 FEET TO AN IRON ROD WITH G&R CAP SET;
- 6.S41°51'01"W, A DISTANCE OF 130.56 FEET TO AN IRON ROD WITH G&R CAP SET;
- 7.ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 30.04 FEET AND A CHORD WHICH BEARS S48°59'05"E, A DISTANCE OF 30.04 FEET AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
- 8.S40°05'06"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH G&R CAP SET;
- 9.S28°32'59"W, A DISTANCE OF 42.05 FEET TO AN IRON ROD WITH G&R CAP SET;
- 10.S49°31'37"W, A DISTANCE OF 294.76 FEET TO AN IRON ROD WITH G&R CAP SET;
- 11.S29°24'00"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH G&R CAP SET;
- 12.N60°36'00"W, A DISTANCE OF 11.89 FEET TO AN IRON ROD WITH G&R CAP SET;
- 13.S29°24'00"W, A DISTANCE OF 130.00 FEET TO AN IRON ROD WITH G&R CAP SET;
- 14.N60°36'00"W, A DISTANCE OF 467.70 FEET TO AN IRON ROD WITH G&R CAP SET;
- 15.N50°42'37"W, A DISTANCE OF 169.59 FEET TO AN IRON ROD WITH G&R CAP SET;
- 16.S28°49'38"W, A DISTANCE OF 54.11 FEET TO AN IRON ROD WITH G&R CAP SET IN THE SOUTHWESTERLY LINE OF SAID 2144.875 ACRE TRACT, BEING IN CONFLICT WITH THE NORTHEASTERLY LINE OF THE AMENDED PLAT OF LOTS 10 AND 11 ANGEL SPRINGS SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300056, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID 2144.875 ACRE TRACT, BEING IN CONFLICT WITH THE NORTHEASTERLY LINE OF SAID AMENDED PLAT OF LOTS 10 AND 11 ANGEL SPRINGS SECTION 1, THE FOLLOWING THREE (3) COURSES:

- 1.N61°00'45"W, A DISTANCE OF 13.85 FEET TO A 60D NAIL FOUND;
- 2.N61°42'52"W, A DISTANCE OF 60.90 FEET TO A 1/2" IRON ROD FOUND;
- 3.N60°36'03"W, A DISTANCE OF 126.34 FEET TO A 60D NAIL FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID 2144.875 ACRE TRACT AND THE NORTHEASTERLY LINE OF SAID AMENDED PLAT;

THENCE IN PART WITH THE NORTHEASTERLY LINE AND IN PART THE NORTHWESTERLY LINE OF SAID AMENDED PLAT OF LOTS 10 AND 11 ANGEL SPRINGS SECTION 1, BEING IN CONFLICT WITH SOUTHWESTERLY LINE OF SAID 2144.875 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1.N56°35'51"W, A DISTANCE OF 208.93 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID AMENDED PLAT;
- 2.S52°24'43"W, A DISTANCE OF 2.17 FEET TO A CALCULATED POINT AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID 2144.875 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID AMENDED PLAT;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID 2144.875 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1.N56°27'14"W, A DISTANCE OF 5.68 FEET TO A 1/2" IRON ROD FOUND;
- 2.N35°49'36"E, A DISTANCE OF 40.43 FEET TO A 60D NAIL FOUND;

THENCE N34°31'03"E, OVER AND ACROSS SAID 2144.875 ACRE TRACT, A DISTANCE OF 189.55 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 12.785 ACRES OF LAND, MORE OR LESS.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S34°51'26"E	97.10'
L2	S47°18'09"E	90.63'
L3	S79°01'32"E	83.97'
L4	N82°10'56"E	106.97'
L5	S28°03'40"E	98.35'
L6	N61°56'20"E	129.78'
L7	S29°27'44"E	119.75'
L8	S37°02'59"E	116.57'
L9	S41°39'33"E	116.73'
L10	S41°51'01"W	130.56'
L11	S40°05'06"W	50.00'
L12	S28°32'59"W	42.05'
L13	S29°24'00"W	50.00'
L14	N60°36'00"W	11.89'
L15	S29°24'00"W	130.00'
L16	S28°49'38"W	54.11'
L17	N61°00'45"W	13.85'
L18	N61°42'52"W	60.90'
L19	N60°36'03"W	126.34'
L20	N58°24'49"W	75.28'
L21	N35°49'36"E	40.43'
L22	S40°28'23"E	19.20'
L23	S40°28'23"E	13.30'
L24	N68°44'04"W	58.38'
L25	N68°44'04"W	58.38'
L26	N34°31'29"W	20.08'
L27	N34°31'29"W	20.08'
L28	S55°28'31"W	37.50'
L29	N34°31'29"W	30.00'
L30	N55°28'31"E	145.00'
L31	S34°31'29"E	30.00'
L32	S55°28'31"W	37.50'
L33	S60°36'00"E	11.89'
L34	S54°05'48"W	62.55'
L35	S54°05'48"W	55.66'
L36	S82°00'02"W	21.42'
L37	S82°00'02"W	68.20'
L38	S21°15'56"W	30.00'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°51'38"	925.00'	30.04'	S48°59'05"E	30.04'	15.02'
C2	21°51'14"	925.00'	352.82'	S38°59'17"E	350.68'	178.58'
C3	6°50'59"	975.00'	116.56'	S46°29'24"E	116.49'	58.35'
C4	87°24'28"	20.00'	30.51'	N86°46'09"W	27.64'	19.12'
C5	87°24'28"	20.00'	30.51'	N05°49'23"E	27.64'	19.12'
C6	9°49'11"	975.00'	167.10'	S32°58'15"E	166.90'	83.76'
C7	90°00'00"	25.00'	39.27'	S04°31'37"W	35.36'	25.00'
C8	20°07'38"	275.00'	96.60'	S50°32'11"E	96.11'	48.80'
C9	20°07'38"	325.00'	114.17'	S50°32'11"E	113.58'	57.68'
C10	48°11'23"	25.00'	21.03'	N64°34'04"W	20.41'	11.18'
C11	77°41'50"	50.00'	67.80'	S49°48'51"E	62.73'	40.27'
C12	57°46'09"	25.00'	25.21'	N39°51'00"W	24.15'	13.79'
C13	57°46'09"	25.00'	25.21'	N82°22'51"E	24.15'	13.79'
C14	44°13'13"	50.00'	38.59'	S75°36'24"W	37.64'	20.31'
C15	48°11'23"	25.00'	21.03'	N73°37'19"E	20.41'	11.18'
C16	34°12'36"	315.00'	188.08'	S51°37'47"E	185.30'	96.94'
C17	34°12'36"	285.00'	170.17'	S51°37'47"E	167.65'	87.70'
C18	90°00'00"	20.00'	31.42'	N79°31'29"W	28.28'	20.00'
C19	90°00'00"	20.00'	31.42'	S10°28'31"W	28.28'	20.00'
C20	3°06'40"	925.00'	50.23'	S29°37'00"E	50.22'	25.12'
C21	4°13'11"	925.00'	68.12'	S33°16'55"E	68.11'	34.08'
C22	4°13'13"	925.00'	68.13'	S37°30'07"E	68.12'	34.08'
C23	4°13'15"	925.00'	68.14'	S41°43'21"E	68.13'	34.09'
C24	4°13'17"	925.00'	68.15'	S45°56'37"E	68.14'	34.09'
C25	2°50'53"	975.00'	48.46'	S36°27'25"E	48.46'	24.24'
C26	3°26'16"	975.00'	58.50'	S33°18'50"E	58.49'	29.26'
C27	3°32'02"	975.00'	60.14'	S29°49'41"E	60.13'	30.08'
C28	10°05'34"	325.00'	57.25'	S55°33'13"E	57.18'	28.70'
C29	10°02'03"	325.00'	56.92'	S45°29'24"E	56.84'	28.53'
C30	52°21'02"	50.00'	45.68'	S62°29'15"E	44.11'	24.58'
C31	25°20'48"	50.00'	22.12'	S23°38'20"E	21.94'	11.24'
C32	9°55'49"	315.00'	54.59'	S63°46'10"E	54.53'	27.37'
C33	10°39'43"	315.00'	58.62'	S53°28'25"E	58.53'	29.39'
C34	12°25'08"	315.00'	68.28'	S41°55'59"E	68.14'	34.27'
C35	1°11'56"	315.00'	6.59'	S35°07'27"E	6.59'	3.30'
C36	11°18'39"	975.00'	192.48'	S48°26'28"W	192.16'	96.55'
C37	11°18'39"	925.00'	182.61'	S48°26'28"W	182.31'	91.60'
C38	38°38'55"	230.00'	155.15'	N62°06'36"E	152.22'	80.65'
C39	38°38'55"	280.00'	188.87'	N62°06'36"E	185.31'	98.19'
C40	48°38'21"	90.00'	76.40'	S87°33'07"E	74.13'	40.67'
C41	48°38'21"	140.00'	118.85'	S87°33'07"E	115.31'	63.27'
C42	34°46'02"	75.00'	45.51'	N80°36'57"W	44.82'	23.48'
C43	34°46'02"	25.00'	15.17'	N80°36'57"W	14.94'	7.83'



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

FINAL PLAT OF  
TRAVISSO, PHASE 2, SECTION 1L

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 12.785 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840 AND THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 12.785 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO, PHASE 2, SECTION 1L", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

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

PLAT NOTES

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- 4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
- 8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008.
- 9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- 10. 4 FOOT SIDEWALKS SHALL BE INSTALLED ON ONE SIDE OF SAN MARTINO DRIVE AND MEZZALUNA PASS AND ON THE NORTHEASTERLY SIDE OF MILAN MEADOWS DRIVE AND THE SOUTHWESTERLY SIDE OPPOSITE BLOCK "A", AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- 11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- 13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 1, 2, 8 AND 9, BLOCK S.
- 14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
- 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. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
- 18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 20. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- 21. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 22. PIAZZA PLACE SHOWN HEREIN AS PRIVATE DRIVE DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT SHALL BE OWNED BY TRAVISSO HOMEOWNER'S ASSOCIATION, INC. AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015025981, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
- 23. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

STATE OF TEXAS:  
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

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

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

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

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

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

STATE OF TEXAS:  
COUNTY OF HARRIS:

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

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

*Phillip L. McLaughlin*  
PHILLIP L. McLAUGHLIN 09-16-16  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

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

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

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

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

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

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

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

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

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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



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



## EXECUTIVE SUMMARY

OCTOBER 13, 2016

- Agenda Subject:** Zoning Case 16-Z-022: Hold a public hearing and consider action on the rezoning of a parcel located at 6301 N. Bagdad Rd; WCAD Parcel R031629 for 11.0959 acres more or less. Currently, the property is zoned SFU-2-B (Single Family Urban) and the applicant is proposing SFL-2-A (Single Family Limited) and SFL-2-B (Single Family Limited) Leander, Williamson County, Texas. Agent: Randall Jones & Associates Engineering, Inc. (Amy Little) on behalf of Richard A. Alley Estate.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Randall Jones & Associates (Amy Little) on behalf of Richard A. Alley Estate.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Future Land Use Map
  4. Notification Map
  5. Proposed Zoning Map
  6. Aerial Map
  7. Letter of Intent
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

09/30/2016



# PLANNING ANALYSIS

## ZONING CASE 16-Z-022 ALLEY TRACT

### GENERAL INFORMATION

**Owner:** Richard Alley

**Current Zoning:** SFU-2-B (Single-Family Urban)

**Proposed Zoning:** SFL-2-A (Single Family Limited)  
SFL-2-B (Single Family Limited)

**Size and Location:** The property is located at 6301 N. Bagdad Rd and includes approximately 11.0 acres.

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

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Developed Property Zoned for Single-Family (Benbrook Ranch Subdivision)
EAST	SFU-2-B	Developed Property Zoned for Single-Family (Estates of North Creek Ranch Subdivision)
SOUTH	SFU-2-B	Developed Property Zoned for Single-Family (Estates of North Creek Ranch Subdivision)
WEST	SFU-2-B	Developed Property Zoned for Single-Family (North Creek Subdivision)

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

**USE COMPONENTS:****SFL – SINGLE FAMILY LIMITED:**

*Features:* 3,500 sq. ft. lot min.; 1,000 sq. ft. living area min.

*Intent:* Development of single-family detached dwellings on small lots, including zero lot line development, and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have small lot sizes and reduced setbacks. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (4) To include or be located within six hundred feet of parkland or other recreational open space.

Lots that average less than forty feet in width along a block shall front on a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.

**SITE COMPONENTS:****TYPE 2:**

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

*Intent:*

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

**ARCHITECTURAL COMPONENTS:****TYPE A:**

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

*Intent:*

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

**TYPE B:**

*Features:* 85% masonry 1<sup>st</sup> floor, 50% all stories; 4 or more architectural features.

*Intent:*

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

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Create strong neighborhoods with a variety of housing choices.
- Encourage a range of housing types at a variety of price points.
- **MIXED USE CORRIDOR**

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

**ANALYSIS:**

The applicant has submitted a request for a zoning change from SFU-2-B (Single-Family Urban) to SFL-2-A (Single-Family Limited) and SFL-2-B (Single Family Limited) district to allow for a single-family development at this location. This property is adjacent to the developed Benbrook Ranch Subdivision to the north, the developed Estates of North Creek Subdivision to the east and south, and the developed North Creek Subdivision to the west.

This property was annexed into the City on December 21, 2006 and was established as an Interim SFR-1-B zoned district. The Planning and Zoning Commission heard a zoning case on this property at the August 13, 2015 meeting to rezone the property from Interim SFR-1-B (Single Family Rural) to SFU-2-B. The City Council approved this rezoning at the September 3, 2015 meeting.

This property is currently designated as a Mixed Use Corridor as part of the Future Land Use Plan. Mixed Use Corridors are identified on the Future Land Use Plan as areas between centers that should be developed to preserve corridor integrity and to maintain corridor mobility. This is to be accomplished by providing either high-density residential uses, or limited impact commercial uses that are compatible with residential uses (i.e. small professional offices, churches, and schools etc.) This corridor permits the following zoning use components per the Comprehensive Plan: LC, LO, TF, SFT, SFL, and PUD. LC is only permitted at appropriate intersections.

The Type 2 site component is intended to be paired with residential districts and is the standard site component paired with residential use components. Accessory buildings and structures are permitted providing that their total gross floor area square footage is not greater than 10% of the gross floor area of the primary building, or 120 square feet; whichever is greater.

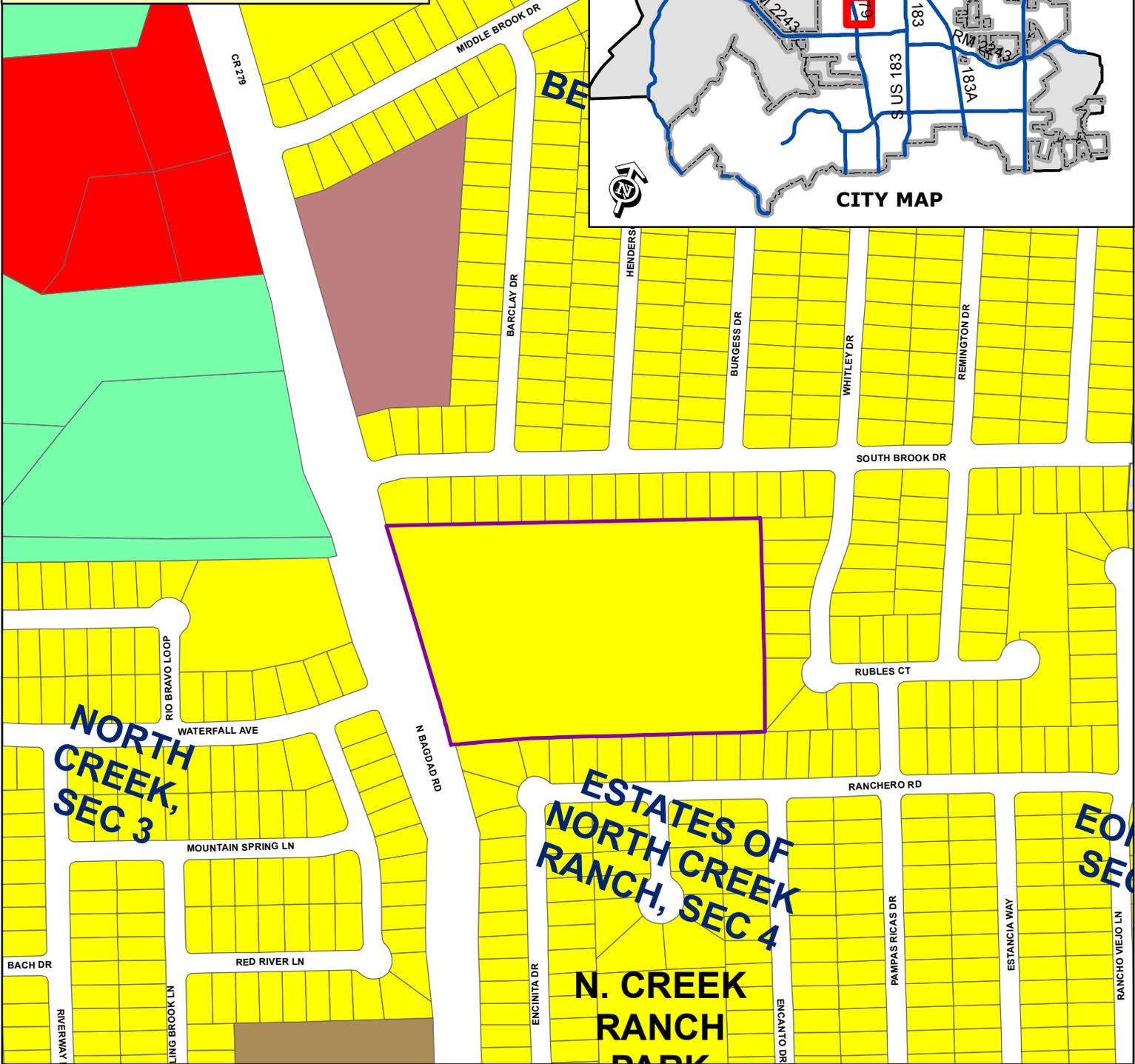
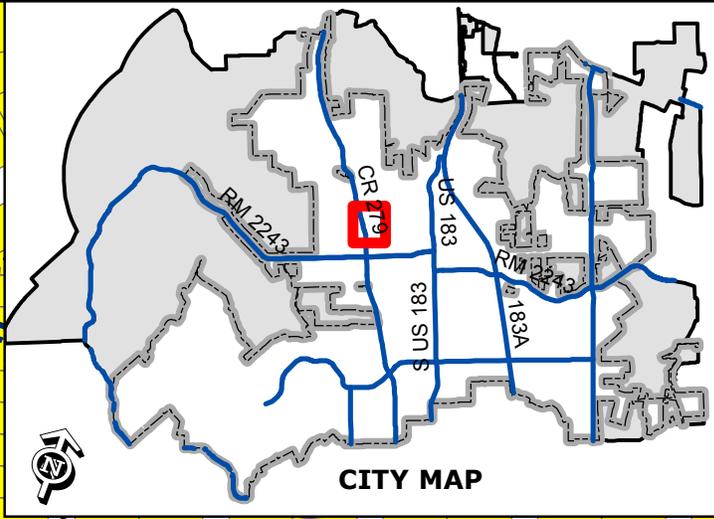
The Type A architectural component requires that all structures have 85% masonry on all stories with a minimum of five design features on street facing façades. Building heights for residences is not to exceed a maximum of 35 feet. The Type B architectural component requires that all structures are 85% masonry on the first story and 50% masonry on each additional story thereafter. Building height is limited to a maximum of 35 feet and includes a minimum of four design features for buildings.

The applicant is requesting the front 45 feet along the frontage of the property be zoned with a Type A architectural component and that the remainder of the property be zoned with the Type B architectural component.

**STAFF RECOMMENDATION:**

Staff recommends approval of the applicant's request with a modification of the architectural component to Type A (SFL-2-A district). The Type A architectural component is appropriate for the entire property as it is a higher density single family product that will be adjacent to a lower density single family product. This will assist with providing a harmonious land use transition to the adjacent neighborhoods. This zoning district provides for the development of a compatible residential use along N. Bagdad Rd. that meets the goals of the Comprehensive Plan and the intent statements of the Composite Zoning Ordinance.

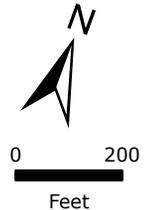
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility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



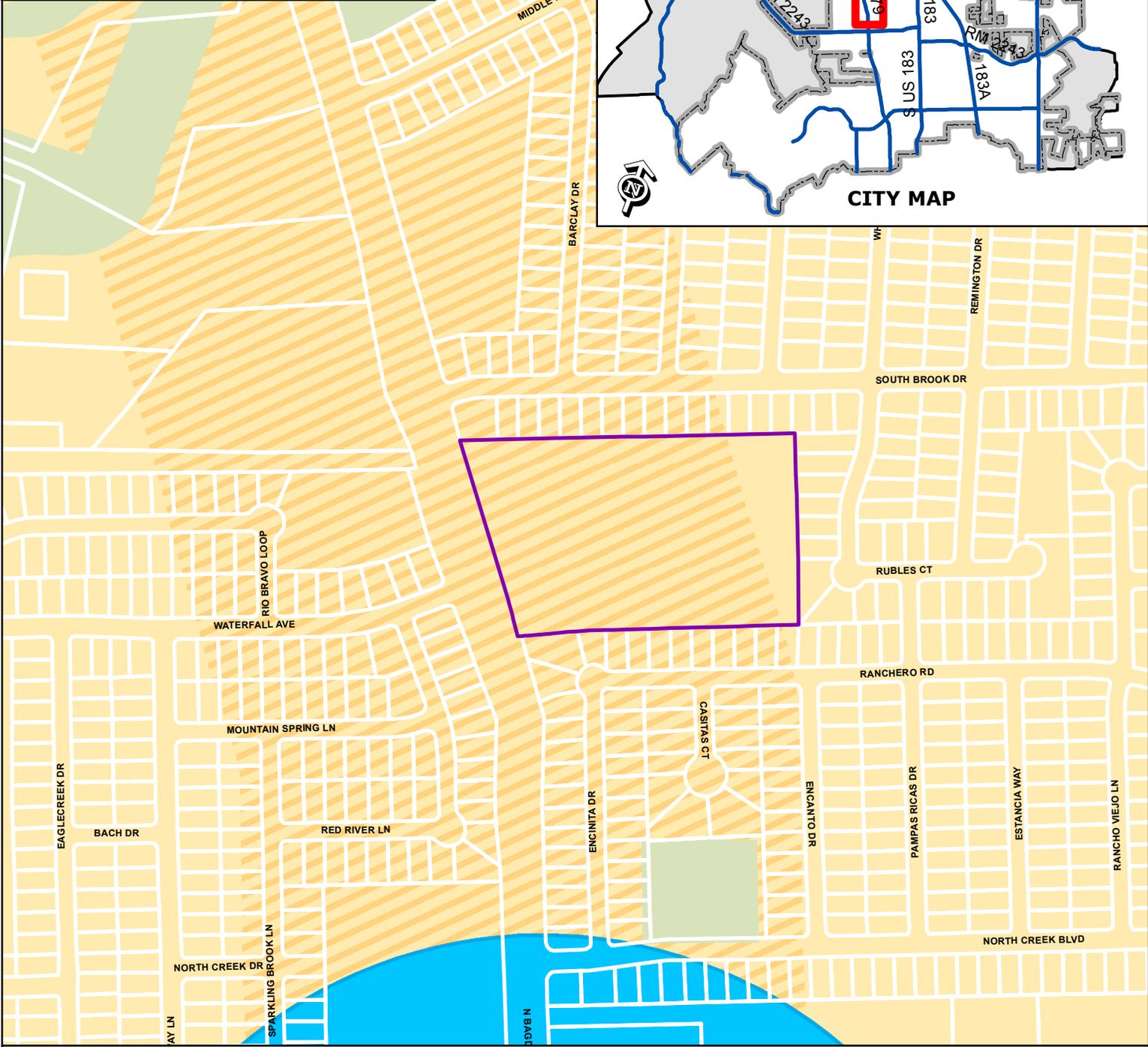
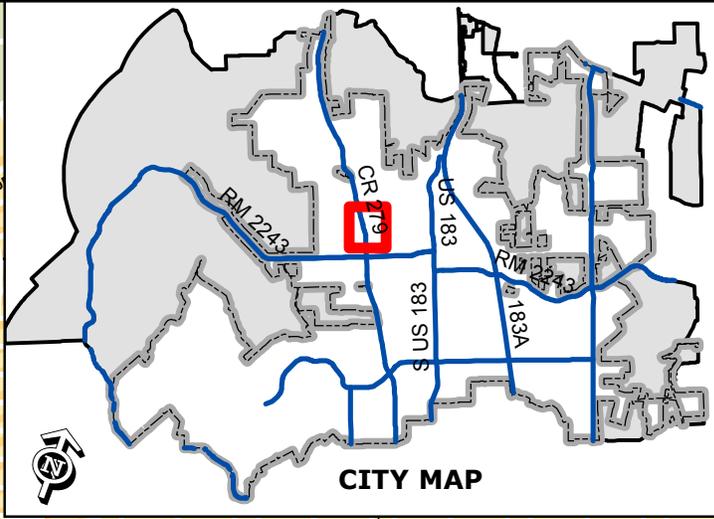
**ZONING CASE 16-Z-022 Attachment #2**

Current Zoning Map - Alley Tract

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



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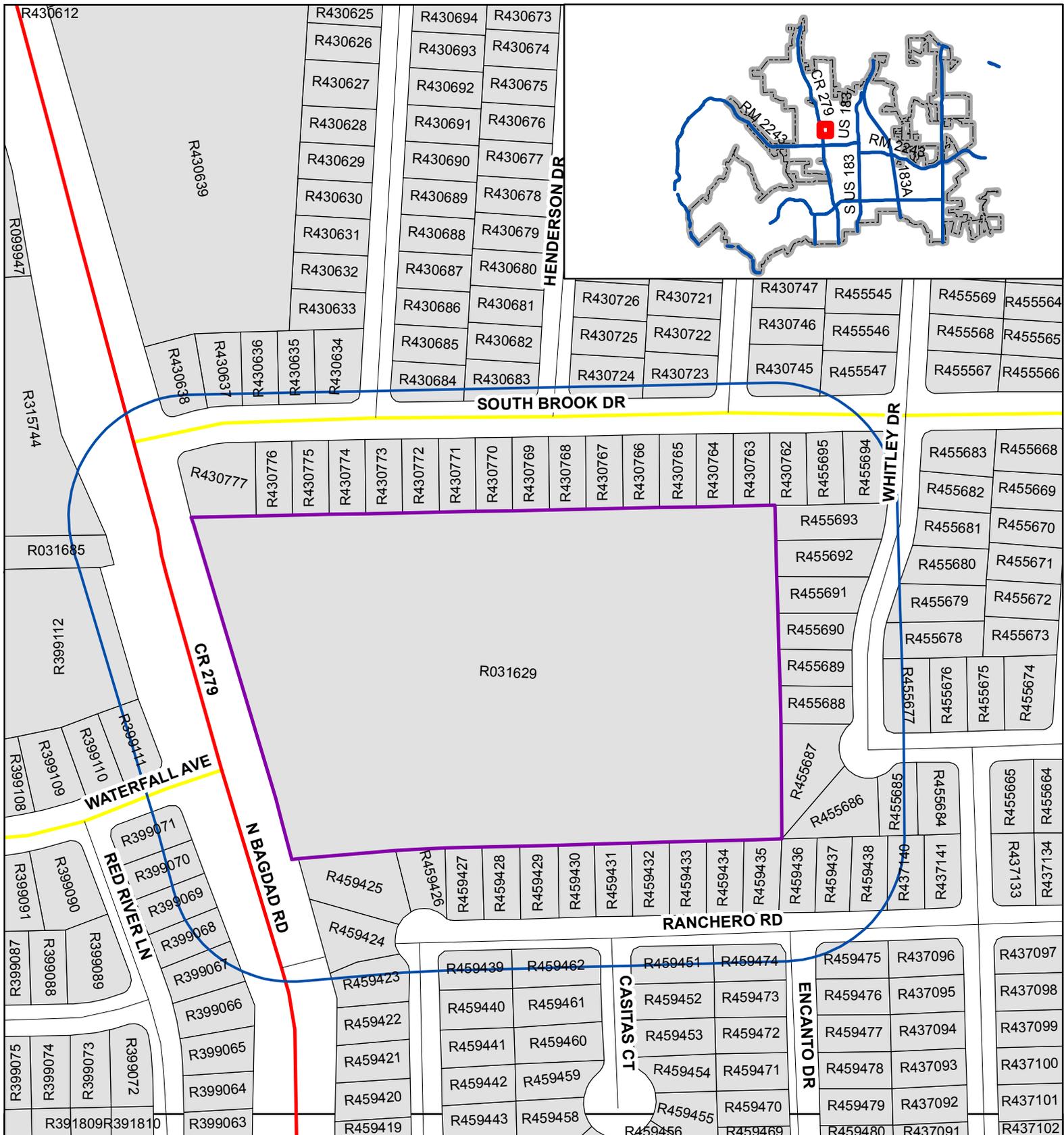
**ZONING CASE 16-Z-022 Attachment #3**

Future Land Use Map - Alley Tract

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


0 200  
Feet



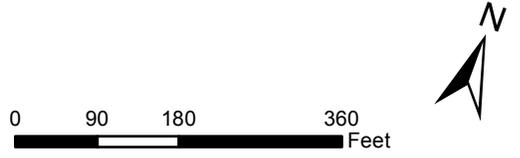
# Zoning Case 16-Z-022

## Attachment #4

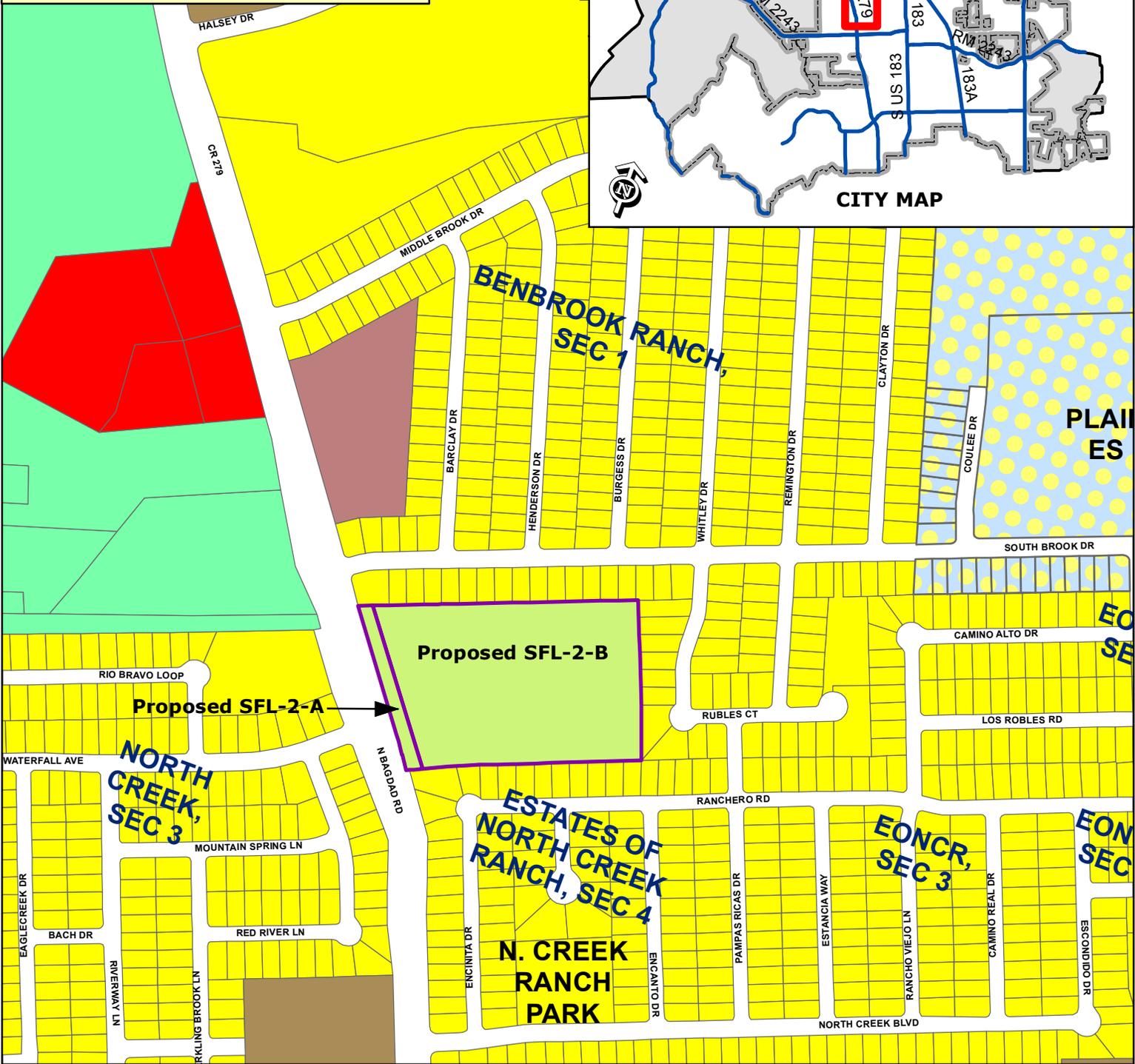
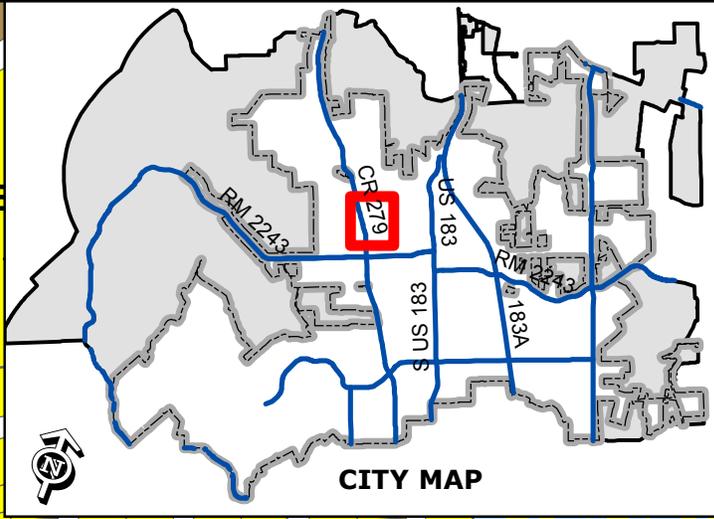
Notification Map  
Alley Tract

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



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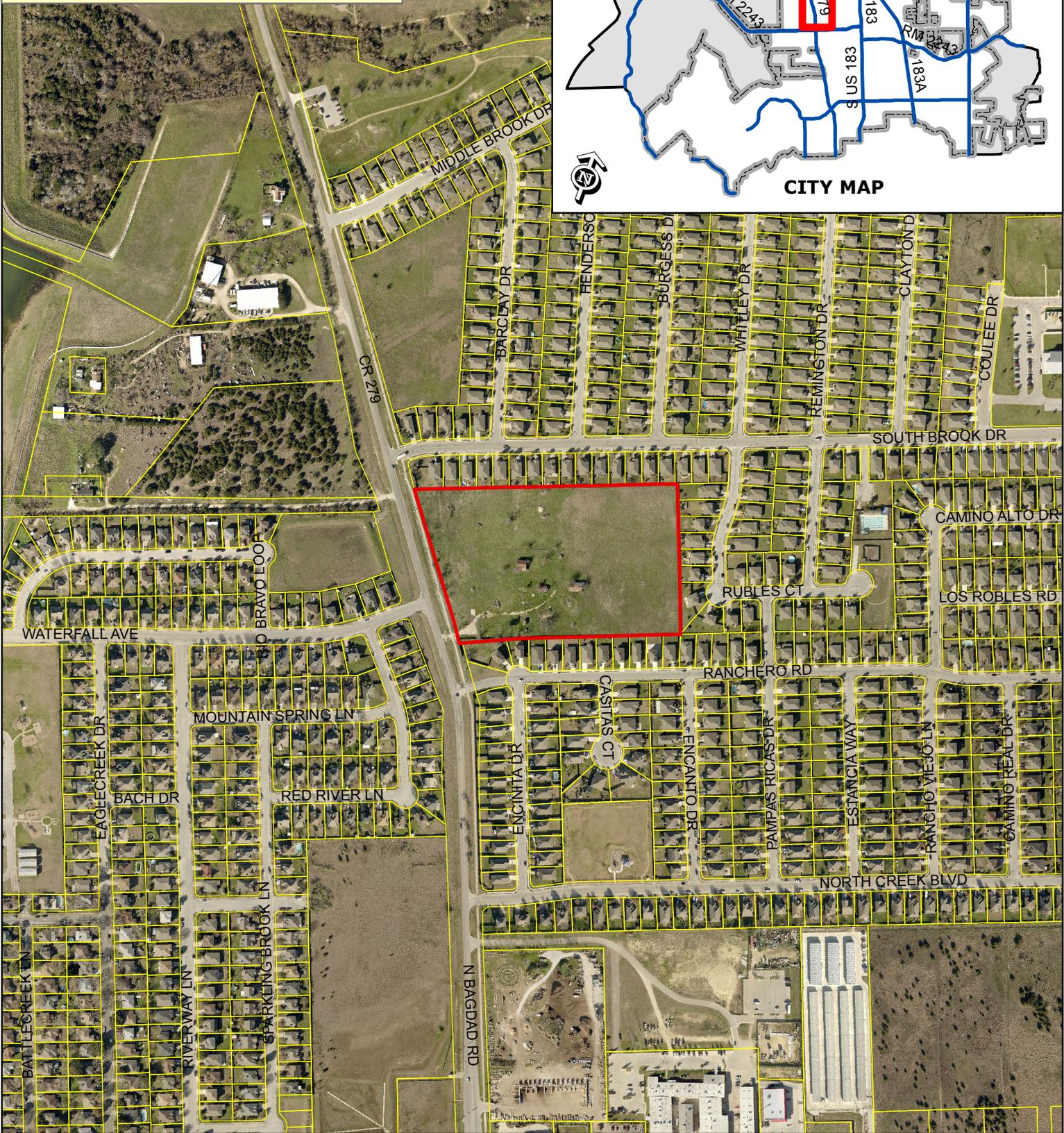
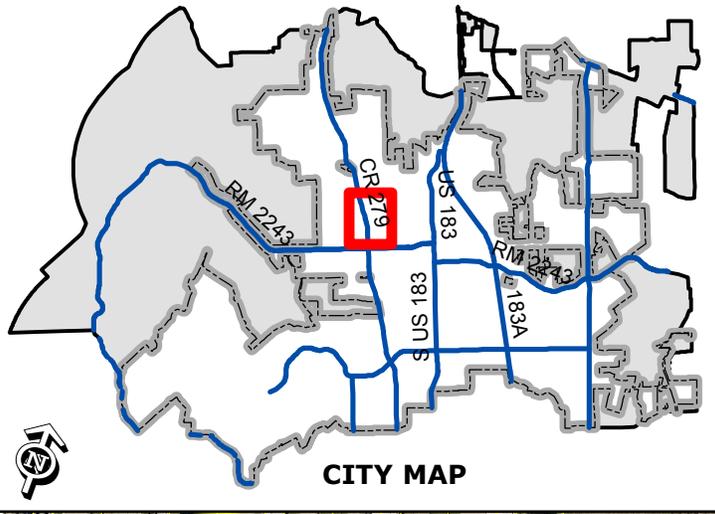
**ZONING CASE 16-Z-022 Attachment #5**

Proposed Zoning Map - Alley Tract

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



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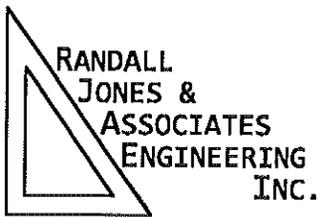


**ZONING CASE 16-Z-022 Attachment #6**

Aerial Exhibit - Approximate Boundaries  
Alley Tract



- Subject Property
- City Limits



2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

RJAE #2518

September 9, 2016

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

Alley Tract Zoning Change Application – Letter of Intent

City of Leander Planning Department,

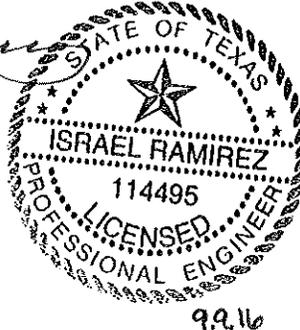
Randall Jones and Associates Engineering (RJAE) is proposing to change the zoning of the 11.34 Alley Tract from Single Family Urban (SFU) to Single Family Limited (SFL).

The proposed zoning change will maintain and protect the City's Residential neighborhoods. This change will allow for a variety of housing opportunities allowing for more diversity within the residential neighborhoods of Leander.

RJAE is committed to provide appropriate Civil Engineering design with the development of the Alley Tract.

Please feel free to contact Me with any concerns. My phone number is 512-896-4793 or email at [israelr@rj-eng.com](mailto:israelr@rj-eng.com).

Thank You,



Israel Ramirez, P.E.  
Project Engineer  
Randall Jones and Associate Engineering



## EXECUTIVE SUMMARY

OCTOBER 13, 2016

---

<b>Agenda Subject:</b>	Proposed storage facilities within the City of Leander, presented by Don Gill.
<b>Background:</b>	None.
<b>Origination:</b>	Don Gill
<b>Financial Consideration:</b>	None.
<b>Recommendation:</b>	None.
<b>Motion:</b>	None.
<b>Attachments:</b>	1. Storage Center Exhibit
<b>Prepared By:</b>	Robin M. Griffin, AICP Senior Planner

10/03/2016







Southwest Elevation

Stone Oak Parkway



Northwest Elevation

Stone Oak Parkway



Northeast Elevation

Stone Oak Parkway



**Self Storage 1**  
**713-521-9999**

**Self Storage 2**  
Climate Controlled  
**713-521-9999**



Blank page with three binder holes on the right side.





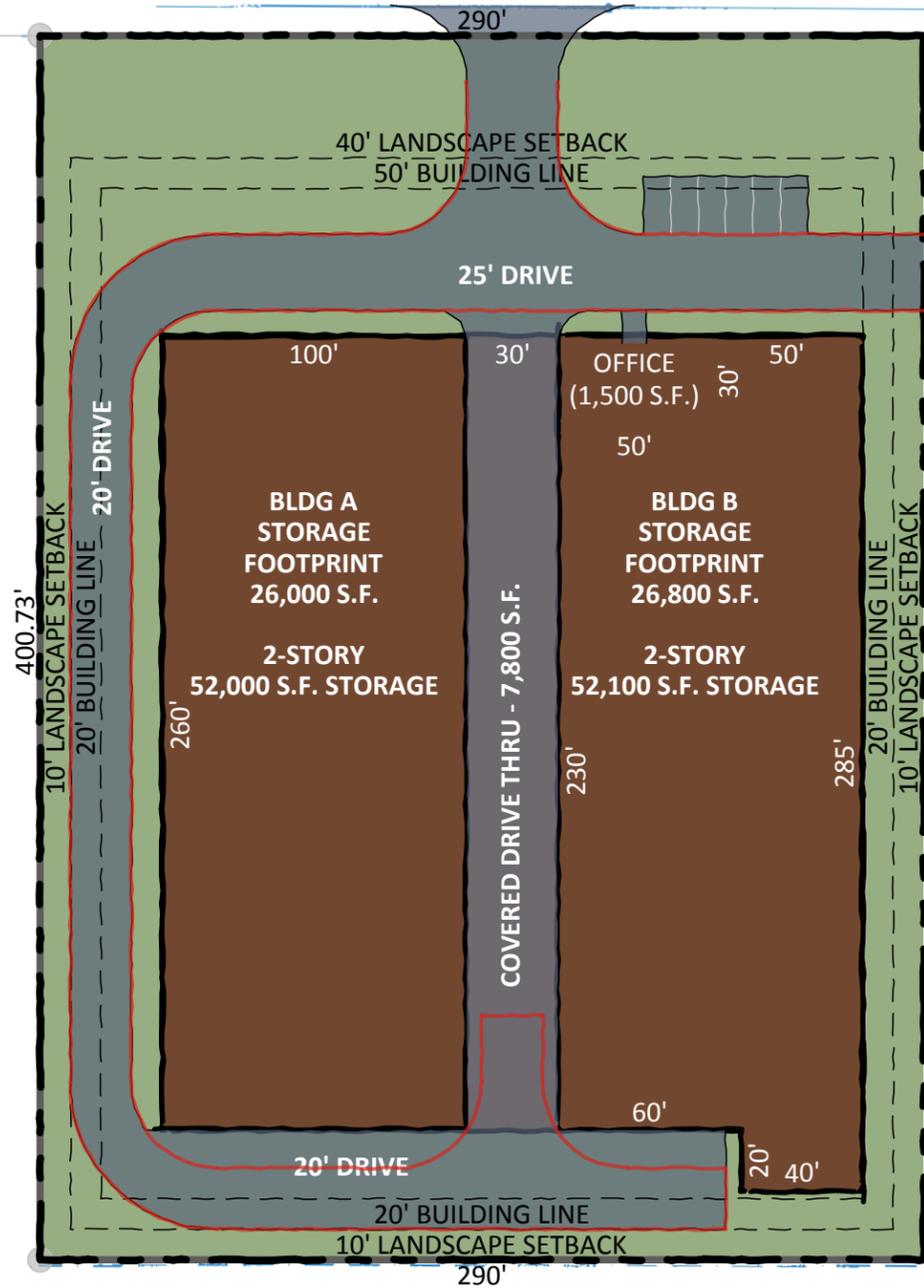


MASON ROAD

**REVISED**  
**04-13-2016**

MASON ROAD

MASON ROAD

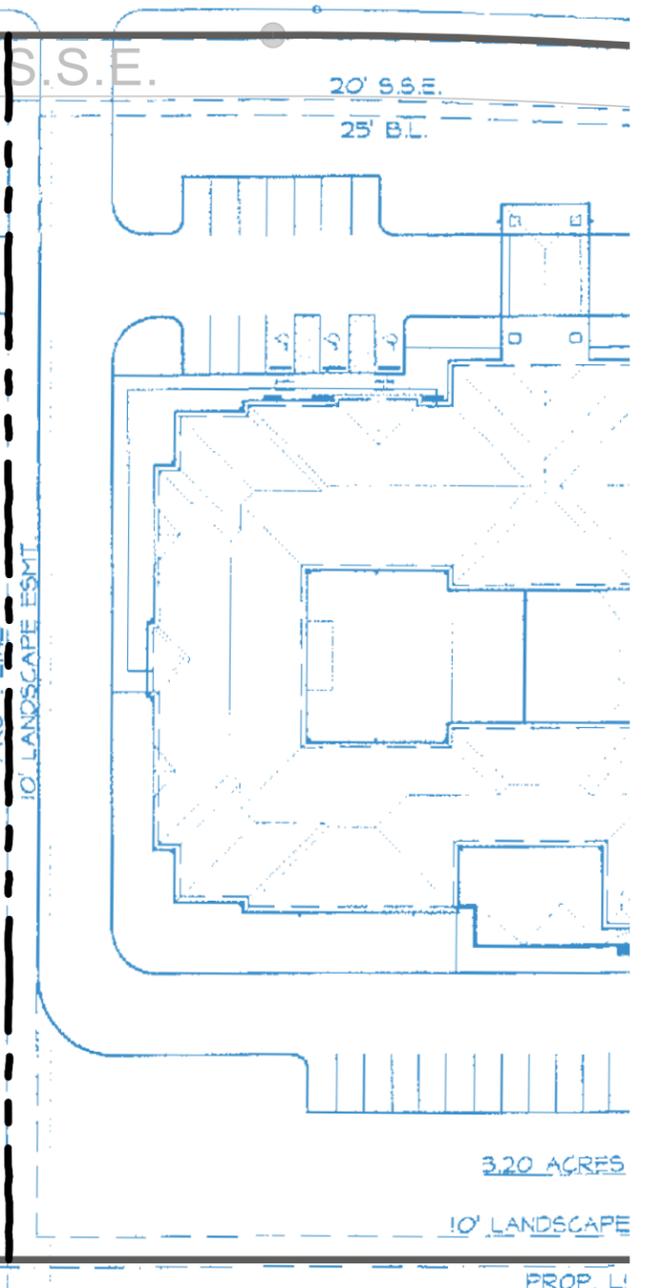


DEVELOPMENT SUMMARY			
BUILDING	FLOOR 1	FLOOR 2	TOTAL
A	26,000	26,000	52,000
B	25,300	26,800	52,100
OFFICE	1,500	--	1,500
COVERED DRIVE	--	--	7,800
GROSS FLOOR AREA	52,800	52,800	<b>113,400</b>

REMAINDER  
4.13 AC.

**PROPOSED LOT**  
**2.67 AC.**  
**116,213 S.F.**

448.67'



**MASON ROAD STORAGE**  
MASON ROAD, RICHMOND, TEXAS  
DEVELOPED BY: SELF STORAGE CONCEPTS/BUILDERS

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PLANNING | LANDSCAPE | ARCHITECTURE | CONSULTING | ENGINEERING

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APRIL 13, 2016

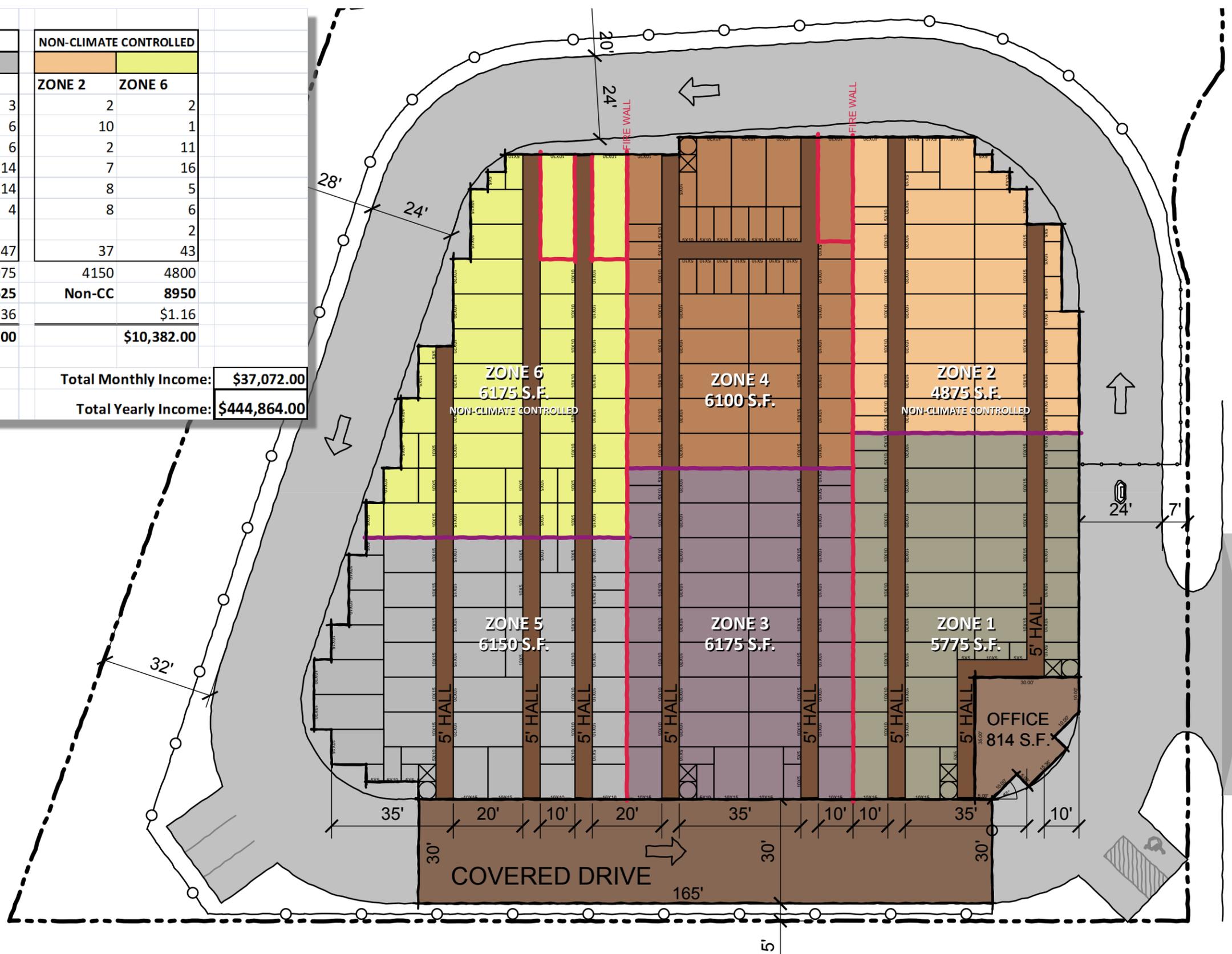


Storage Unit Mix	CLIMATE CONTROLLED				NON-CLIMATE CONTROLLED	
	ZONE 1	ZONE 3	ZONE 4	ZONE 5	ZONE 2	ZONE 6
Unit Size						
5X5	3	1		3	2	2
5X10	5	6	17	6	10	1
10X5	1	1	1	6	2	11
10X10	13	14	12	14	7	16
10X15	11	12	5	14	8	5
10X20	6	8	9	4	8	6
10X30			1			2
<b>Total Units</b>	<b>39</b>	<b>42</b>	<b>45</b>	<b>47</b>	<b>37</b>	<b>43</b>
<b>Net Rentable</b>	<b>4525</b>	<b>5175</b>	<b>4950</b>	<b>4975</b>	<b>4150</b>	<b>4800</b>
<b>Total Net Rentable</b>			<b>CC</b>	<b>19625</b>	<b>Non-CC</b>	<b>8950</b>
<b>Rental Rate</b>				<b>\$1.36</b>		<b>\$1.16</b>
<b>Total Rent</b>				<b>\$26,690.00</b>		<b>\$10,382.00</b>

Total Monthly Income: **\$37,072.00**  
 Total Yearly Income: **\$444,864.00**

**FIRE DIVISION LEGEND**

- FIRE DIVISION WALL
- ZONE DIVISION WALL
- ZONES 1 & 2    10,650 S.F.
- ZONES 3 & 4    11,975 S.F.
- ZONES 5 & 6    11,725 S.F.



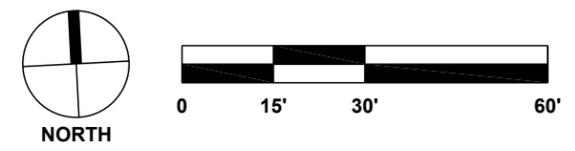
**TOWN CREEK SELF STORAGE, HWY 105**  
 SELF STORAGE CONCEPTS/BUILDERS  
 MONTGOMERY, TEXAS



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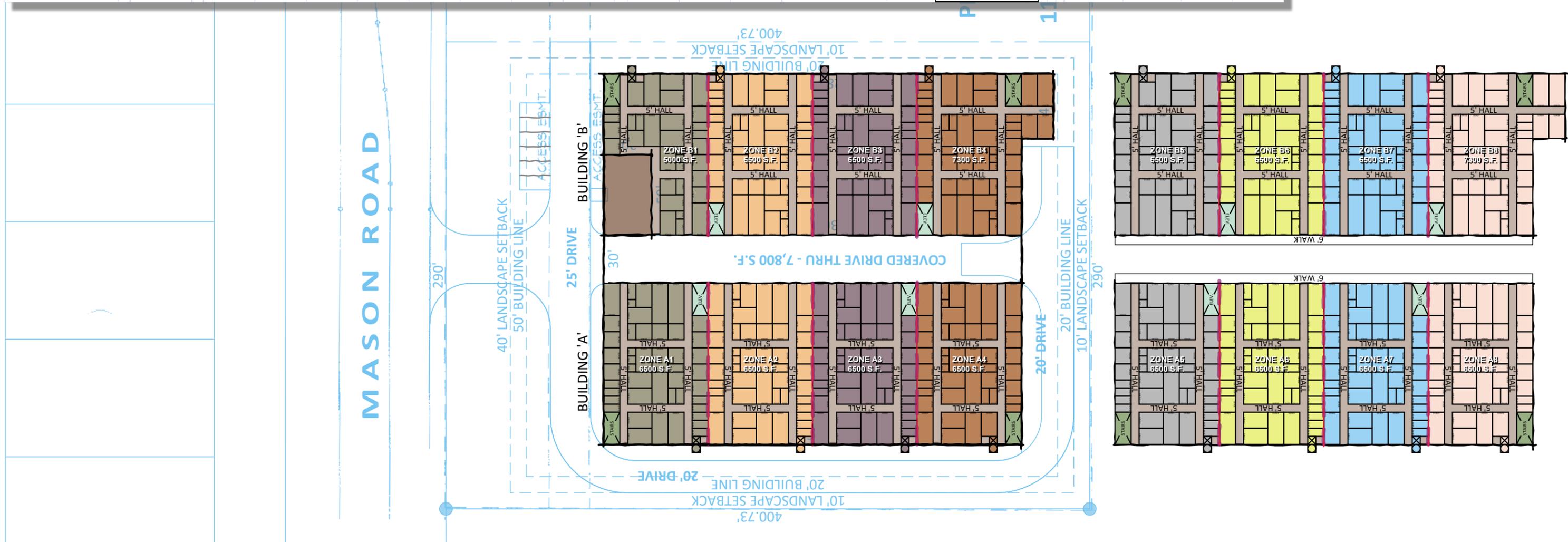
NOVEMBER 30, 2015



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Storage Unit Mix

Unit Size	Total Units	BUILDING A								BUILDING B								UNIT INFORMATION		
		FLOOR 1				FLOOR 2				FLOOR 1				FLOOR 2				RENT	TOTAL	S.F./
		A1	A2	A3	A4	A5	A6	A7	A8	B1	B2	B3	B4	B5	B6	B7	B8	MONTHLY	UNITS	UNIT
5X5	64	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$ 65	64	25
5X10	153	12	10	10	7	12	10	10	7	6	10	10	11	7	10	10	11	\$ 95	153	50
10X5	32	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 95	32	50
10X10	230	14	15	15	15	14	15	15	15	9	15	15	14	15	15	15	14	\$ 159	230	100
10X15	135	8	8	8	9	8	8	8	9	8	8	8	10	9	8	8	10	\$ 229	135	150
10X20	83	4	6	5	5	4	6	5	5	4	5	6	6	5	5	6	6	\$ 299	83	200
10x25	30	2	2	2	2	2	2	2	2		2	2	2	2	2	2	2	\$ 375	30	250
<b>Total Units</b>		46	47	46	44	46	47	46	44	33	46	47	49	44	46	47	49	<b>TOTAL</b>	<b>727</b>	
<b>Net Rentable</b>		4700	5100	4900	4900	4700	5100	4900	4900	3400	4900	5100	5350	4900	4900	5100	5350			
<b>Total Net Rentable</b>		<b>39200</b>								<b>39000</b>										
<b>Monthly Rent</b>		\$ 7,594	\$ 8,161	\$ 7,862	\$ 7,806	\$ 7,594	\$ 8,161	\$ 7,862	\$ 7,806	\$ 5,479	\$ 7,862	\$ 8,161	\$ 8,555	\$ 7,806	\$ 7,862	\$ 8,161	\$ 8,555			
<b>Total Monthly Rent</b>		<b>\$62,846.00</b>								<b>\$62,441.00</b>										
<b>Total Monthly Income:</b>											<b>\$125,287.00</b>									
<b>Total Yearly Income:</b>											<b>\$1,503,444.00</b>									



**MASON ROAD STORAGE**  
 MASON ROAD, RICHMOND, TEXAS  
 DEVELOPED BY: SELF STORAGE CONCEPTS/BUILDERS

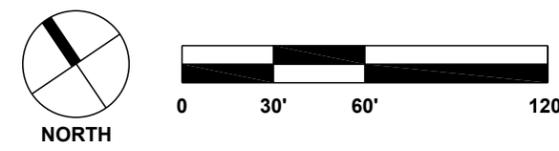


PLACE designers, inc.

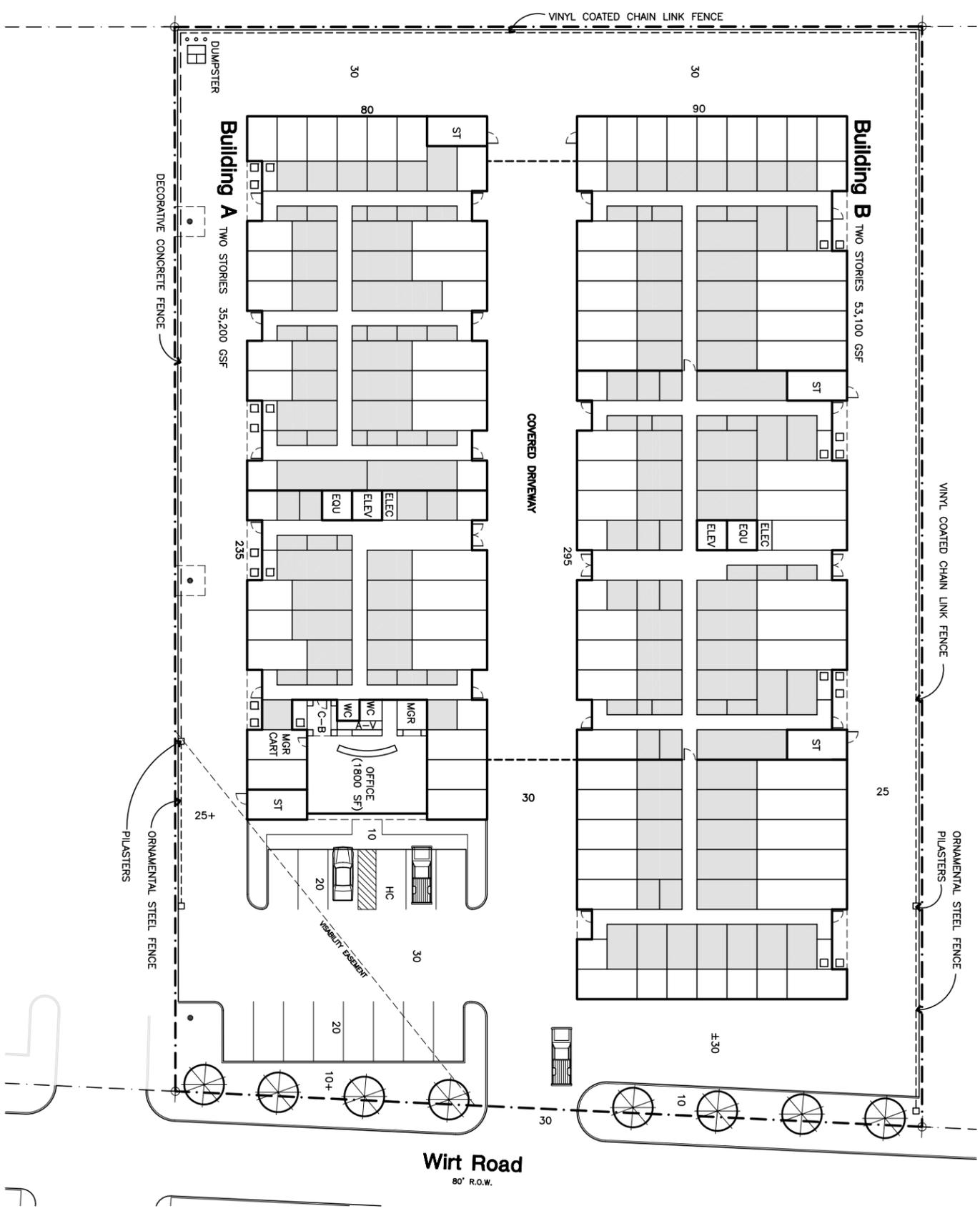
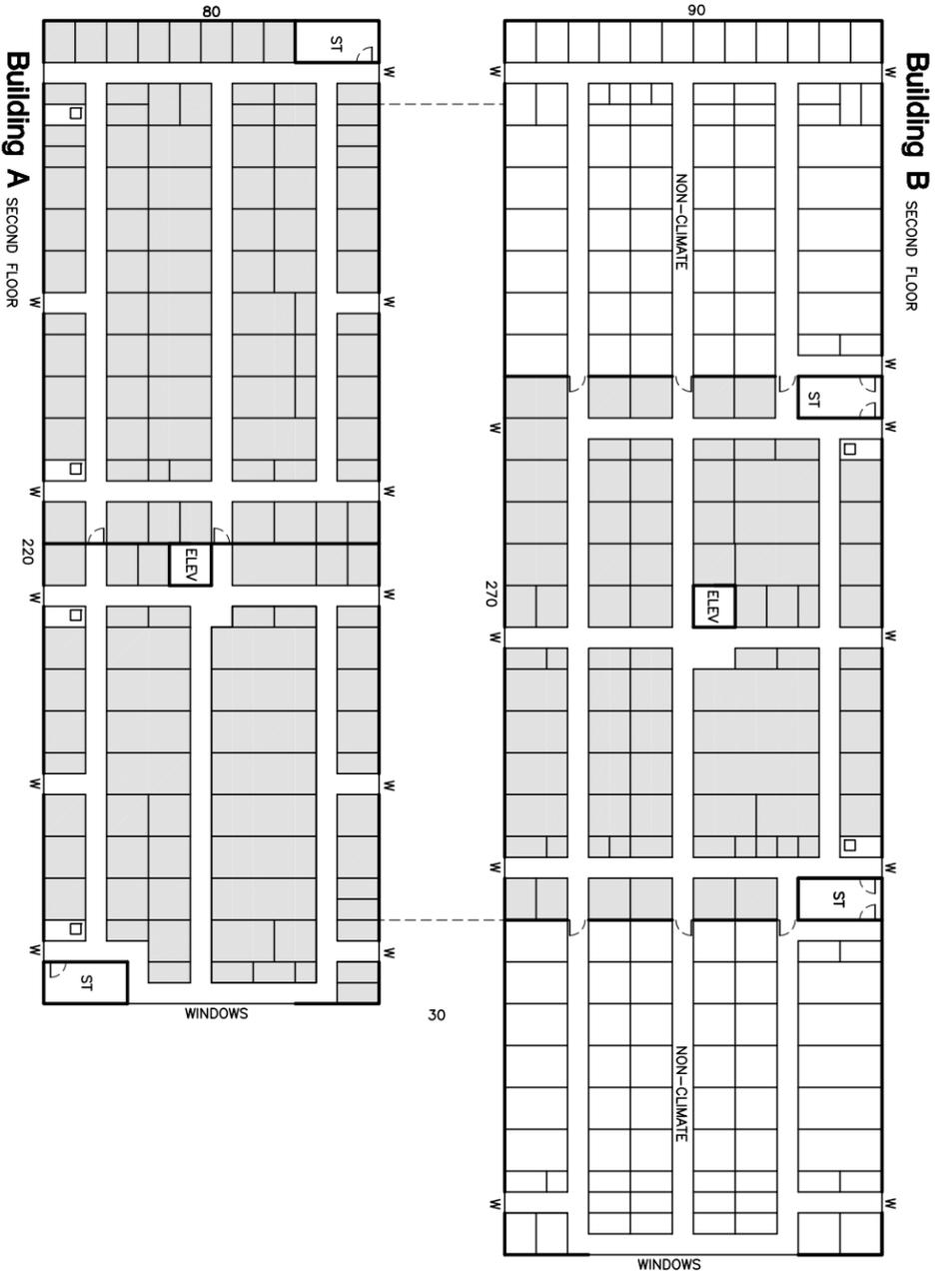
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APRIL 5, 2016



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# Site Development Plan - SD-3



12-30-4





2000

1000



## DRIVE RIGHT IN

# The Trend In Drive-Through Facilities

By Sharon Naylor

The concept of a drive-through self-storage facility is attracting a lot of attention from customers. “You mean, I can drive into the building and unload my stuff with a roof over my head?”

The attraction is immediate, especially when a drive-through facility offers other enticing attractions such as state-of-the-art security measures and climate-control, among other perks such as Wi-fi capabilities on the grounds. We’re seeing a growing wave of interest in drive-through facilities, as customers learn that their self-storage needs can be combined with comfort. That wasn’t always the case with earlier models of outdoor-access metal bays in a bare-bones lot that made customers feel uncomfortable ... and perhaps made them not stick around very long.

The self-storage industry has moved convenience, comfort, and climate-control to the top of their values list, and the drive-through facility grows more attractive each day. Here’s why:

### A Matter Of Convenience

Being able to drive right into the building and unload often means customers are closer to their units; they don’t have to keep going in and out of a locked building for several trips with large boxes, and they get out of the rain, wind, snow and cold. It all adds up to the biggest selling point: convenience. With customers’ busy lives, that can often mean a sale. A trip to a self-storage unit might take half the time. Older customers may be better able to move and store their own goods without help from the kids. Those with health issues will appreciate being indoors in a heated environment. Customers are asking, “What is my experience going to be with this?”

Charles Plunkett, president and owner of Artistic Builders, Inc in San Antonio, Texas—designers of A-AAA Key Mini Storage, the *Mini-Storage Messenger* 2003 Facility of the



Image courtesy of Security Self Storage LTD

Year—says that perceived convenience is the main factor behind the trend in drive-through self-storage. “The Brundage facility was a three-story building, with the third floor crossing over the drive-through,” says Plunkett. “It had a 55-foot wide opening, and clearances allowed for any or style of vehicle—right up to 18-wheelers.” When the size of the drive-through is so expansive, so is your clientele list.

### Avoiding The Elements

Drive-through facilities get your customers out of the rain, snow, and ice. Norm Kotoch, Jr., of Security Self Storage Ltd. in Highland Heights, Ohio, is currently in construction mode on that company’s fifth property, a drive-through facility making its debut May 1.

“We did the research and found that area competitors were under-supplied in climate-controlled facilities,” says Kotoch. In northern Ohio, where the new property is located, wintry weather is a given. “We’ll have 85 percent to 90 percent climate-controlled building space,” he says.

And up in Ottawa, Canada, where temperatures often hit negative-30 degrees, this trend in self-storage facilities is driven by the elements. Mat Seguin, manager of Just Right Self-Storage in Ottawa, says that the environment determines the growing market for drive-through facilities. This prevents customers from having to face the elements to access their storage units in a place where freezing temperatures can be dangerous. “In traditional-style self-storage with outdoor access, metals doors can freeze to the ground,” he explains.

Drive-through unit access in a covered environment is a fabulous new amenity that definitely sets a facility apart from the competition.

Customers are also concerned with the temperature and humidity levels for the items they're storing. Will art or electronics fare better in an exterior unit, or will they be better protected in an internal climate-controlled unit? And they contemplate the convenience of accessing that unit without falling on ice while carrying heavy boxes. Customers think about their own comfort and security first.

### Safety And Security

Al Gardes of Elmwood Self Storage in New Orleans—the 2004 Facility of the Year Overall Winner—says, “We take security very seriously, so the customer will drive up and enter a code for the doors to open. Then they drive in and the doors close behind them. Then, they have to enter their code a second time to access their units.” The Elmwood drive-through splits their building, and each section of the building is controlled by pass codes.

“With 200,000 square feet of space, we want to control where customers can go,” says Gardes, adding that lighting is of optimum importance in a drive-through facility since a well-lit building, hallways, and units give the customer a sense of awareness in the environment.

Seguin brings up a vital point: “As soon as you have one theft, word gets around and customers start leaving your establishment,” he says. So one of the most attractive things to security-minded consumers is being able to show them the large number of security cameras on the inside and outside of the drive-through facility. “We have extra lighting, cameras, and a panic button that customers can use while inside the facility,”

Seguin goes on to say, “We provide the security number, and the alarm company will dispatch help to our site.” Given that many drive-through self-storage facilities provide the additional perk of 24-hour access, this kind of attention to security is very much appreciated by renters and potential customers. “We will soon have extra security measures in place, such as our plan to rent out private alarms for customers to put in their units. If the unit is breached, they get notified immediately.”

Another high-point attraction is light. Lots of it. Relating to both security and aesthetics, the Ottawa facility features a skylight spanning the entire length of the interior drive-through.

### Aesthetics And Added Attractions

Drive-through self-storage facilities attract attention when they're on a main road or in an upscale community. Instead of an all-metal box building with bay doors, today's drive-through establishments are appreciated for their design aesthetics such as a skylight or a glass atrium in the front of the building. Modernized design is a big draw for customers.

“The idea of doing drive-through came to me because of the use of the property and maximizing our square footage but still having an attractive facility,” says Kotoch. “Our community is upscale, and they don't want to see a metal building. What we took from that is the desire to provide something that no one else in our market is offering. Self-storage in our market is in an over-build situation. You can't just put up a structure and expect success, so not all space is created equal. Now, facilities have to have elements the competition doesn't have.”

Kotoch says that his new facility will feature wine storage with humidity settings and its own backup generator, a conference center with hi-speed Internet access, and wi-fi hot spots. His savvy clientele in an upgrade-mindset community appreciates the mix of self-storage space and lifestyle amenities. The key, of course, is that he is in a prime location. “It took four years for us to find the perfect site to support this project,” he notes.

### Some Things To Consider

Kotoch says that new owners need to invest the time to do a feasibility study on their property. Map out the lot and see what a builder suggests as far as space for driving, moving, and parking. A successful drive-through facility must allow customers to drive.

Seguin suggests that you pay careful attention to the layout of your building and the flow of your lot. “When you're extremely busy, will you have traffic jams? You don't want to experience extreme

bottlenecking, so be sure that you have room for 10- to 15-car access,” he says.

Kotoch points out another drawback to drive-through buildings: “With a drive-through cutting through your property, that may be 9,000 feet of unusable space that you can't rent out. If you go two stories, that's 18,000 feet of unrentable space.” So you need to be sure that you can spare that amount of real estate for the trade-in of your clients' convenience.

On a construction note, developing a new drive-through self-storage facility can be very expensive, often into the hundreds of thousands of dollars. And then there's a tremendous amount of thought that goes into the design and structure.

“If you look at the Brundage facility with its two stories of open space for the drive-through and then the third story sitting across the top of it, you have to design for the weight of the floor, and the pounds per square foot for the storage units on top of the structural steel,” says Plunkett. “The steel framework for that design took up a lot of vertical room. We needed 14 feet of clearance so that 18-wheelers could drive through.”

And then there is fire-rating, sprinkler systems, and a plan for removing the exhaust from cars entering and idling in the drive-through. “You could save on cost and still get some of the comfort and convenience, removing customers from the elements, by just putting an extended roof cover 25 to 30 feet long over where customers would pull in and unload,” says Plunkett.

It may not be a drive-through, per se, but it could be a bit of drive-up. That could be the improvement your customers are looking for right now. From a marketing sense, the announcement of such an upgrade could jump-start your business numbers if you can't establish a full drive-through facility. 

Sharon Naylor is the freelance writer and editor based in Morristown, New Jersey. The author of over 30 books, she has been a guest on “ABC News,” “Inside Edition,” and “Fox 5 Live.” She has won top honor awards from *Writer's Digest* magazine and the Academy of Motion Picture Arts and Sciences.



## COMFORT ZONE

### Vehicle-Friendly Parking And Traffic Flow

By Peter Stuhlfreyer

Unfortunately, most zoning ordinances have not kept pace with the self-storage industry. Because one of the major misgivings of communities about self-storage is parking for customers, a thorough understanding of parking and traffic flow is crucial for the maximization of the building size and the preservation of green space. After all, nothing is uglier than an empty parking lot!

As an architect, I read and attempt to conform to zoning ordinances, which contemplate many different building uses. Some of these parking schedules are very detailed and indicate a deep knowledge of the particular use that they regulate. This has, no doubt, much to do with grassroots advocacy on behalf of those industries in many cases.

#### The Parking Dilemma

Take for example, a town in Michigan whose parking code for auto repair shops is very

From the perspective of a potential customer, this traffic flow may be the distinguishing attraction to a facility.

complex: One per 200 square feet of sales-room floor space, plus one per service stall, plus one per employee based upon the greatest number of employees at any one shift. In sharp contrast, many communities' zoning for self-storage is worded: One space per 1,700 gross square feet of building plus one per employee. For a large facility, the misconception of parking needs could lead to almost half an acre of land wasted. This land is most likely taxed and requires storm water management,



since it is required but most likely will not be needed for parking.

One interesting phenomenon is that more self-storage parking is needed for the first year and a half or so during initial lease-up. On the other hand, an established facility with stabilized occupancy needs very few spaces at the front office before any security point. A typical zoning ordinance that our office recommends for self-storage would be one parking space per employee working at the busiest time, plus five customer spaces at the front office and one temporary space per 75 rental units for a period of two years from opening, at which time they would be landscaped. Retainage need not be tabulated for the temporary spaces and they may be gravel, mulch, or another temporary, acceptable parking surface.

Parking for renters who are "visiting" need not be accounted for if the loading areas are within the security fence, which these days, is typical. In fact, the more automated the facility, the less likely these customers will ever need to visit the front desk for renewals or upgrades. Hence, the flow of customers in vehicles around and even through the buildings is actually a design-intensive component of self-storage sites.



To create a more pleasant storage experience, make it easy for your customers to go with the flow.

## Traffic Flow And Security

From the perspective of a potential customer, this traffic flow may be the distinguishing attraction to a facility. Most renters know what to expect on the inside of their unit; steel walls, cement floors, and a light. It's the sequence of events that occurs between arriving at the facility to loading up the dolly in the loading zone that architects and owners can use to romance the customer. There are five main points to consider when designing this short trip between entry and loading. They are security, lighting, grading, clearance, and way finding.

Assuring the customer that they and their stored goods are safe is perhaps the number one priority for a self-storage facility. And accomplishing this task begins from the inside of the automobile. Make sure the driver can see the office attendant and a security monitor as they pass the easy-to-reach security keypad where they enter their code or swipe their card to open the gate.

Once inside the facility, another security consideration for interior units is to account for a loading area, preferably covered near the building entry. No one is comfortable walking any distance in a paved area to their destination.

Security is closely related to lighting. Although there are ordinances to regulate light spillage and "pollution," take care to get a photometric study that maximizes and evenly spreads light. Most major commercial lighting distributors will provide this drawing for free in return for a proprietary specification of one of their products. Days are short in the winter and renters that handle wholesale goods such as pharmaceuticals and building products will use the facility before dawn and after dusk. Also, it is always wise to use masonry walls along adjacent residential property for both security and the shielding of headlights from cars around the facility.

Grading is a practical civil engineering issue that can have serious liability implications. Many ordinances allow up to eight percent grade on paved surfaces around a building, however, less than three percent would be desirable where you have wheeled carts and loading areas. Civil engineers may have to add catch basin structures to limit the amount of slope adding to the site development

cost. This issue can be particularly important where drive-up units circulate the sides of the buildings.

Most visits are short, however. A tenant may spend 15 to 30 minutes organizing or loading their goods before heading to the unit. Providing clearance around vehicles that are loading can seem like a waste of asphalt, but if the practicality of the issue doesn't move the designers to provide it, fire department officials could demand that they can get around the facility with or without customer cars on the premises.

Finally "way-finding" is an automotive circulation issue that can lead to significant frustration. From a four-foot vantage point behind the wheel of the car, eight identical buildings may seem like a surreal maze. Given that some customers come up to the facility less than once a year, well-marked identification will be helpful—especially after the initial visit. While some operators have taken to the unique idea of naming buildings in facility based on a specific theme, the important thing is that whatever method you choose, it should have intuitive logic and visibility. Unit numbering that incorporates codes, unit numbers, and building numbers all together is especially effective.

## The Overall Consideration

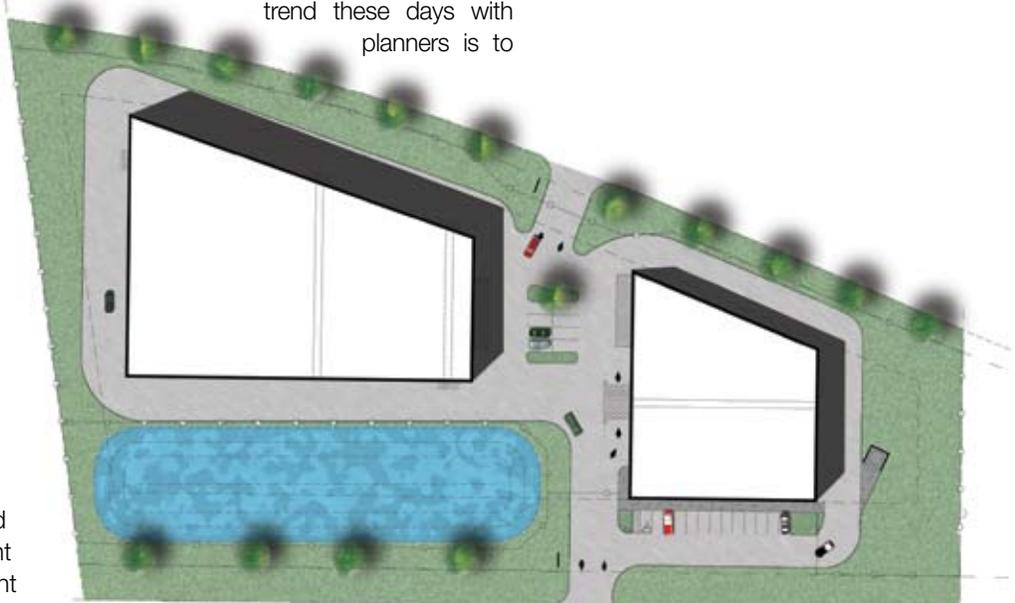
In conclusion, the pavement that surrounds self-storage is more than just "space between buildings." As such, it requires as much design attention as the buildings themselves. Careful explanation to your community concerning parking counts should be well received and could save you the unnecessary purchase and/or development of up to half an acre. Fortunately, the general trend these days with planners is to

default to the side of not over-parking a site. Therefore, most municipal consultants will also be receptive to a clearly stated argument on this concept.

Customer traffic data can be retrieved from most major franchises and used to the advantage of maximization and an informed site design. Once the site's parking is planned, dealing with customers' vehicles has just begun. The importance of traffic flow around, and sometimes even into self-storage facilities, is a distinguishing factor. Moreover, it can be an attractive amenity or a comparative liability.

Think about it: Customer traffic flow is a major design factor for medical offices, airports, and shopping malls. Likewise, a self-storage facility shares all of the common conditions that must be considered in order for it to become a well-laid-out customer experience.

Peter Stuhlfreyer is the Founder and Principal Architect of Designhaus Architecture based in Detroit, Michigan. With almost 10 years of experience practicing in large and small firms across the country, he has distilled the simple philosophy that "good design adds value."



## REACHING YOUR CUSTOMERS

# The Right Message For Women

By Michael W. Michelsen, Jr.



What is it that a woman wants? That simple question frustrated the heck out of Sigmund Freud, but there are many business owners who have taken the time and effort to answer it. And, for the past several years, they have earned money—sometimes, lots of money—because they unlocked that mystery.

According to many market researchers who have studied this question, more than anything else, a woman wants value for her purchasing dollar. Any product or service that caters to that desire, which has been nurtured in her since her youth, will help you sell to her.

That's right. That's all there is to it. Although it might be true that 80 percent of the people who move their belongings into your facility might be men, it is also true that more than 66 percent of the people who decided to put down their hard-earned dollars to rent from you ride side-saddle.

In fact, women control a vast majority of the dollars spent in the American economy. As a result, many business owners and managers have decided to flood the marketplace with an endless array of choices. However, this is not really what women want.

According to several marketing experts within the industry, women carry a majority of the load when it comes to making purchasing decisions about self-storage. Moreover, women not only make the purchasing decisions for themselves, but they also tend to make the selections for another party such as a husband, "significant other," or a supervisor when they are asked to do so.

"Regardless of the role a woman plays in the decision to rent a storage facility, the smart self-storage owner or manager would

do well to pay attention to the woman in the process," says Tom Litton, a self-storage marketing expert in Lodi, Calif. "This goes for whether it's a woman on the phone who calls for information, or if she shows up at the location. The trouble is, most owners and managers talk to her the same way they talk to men. Unfortunately, it doesn't work that way, at least not successfully."

According to Litton, men make buying decisions quickly, while women allow more than twice the time to make a buying decision. Also, on average, a man will call only two to three facilities before making a selection; conversely, women will make four to seven calls before making a choice. The reason for this, Litton explains, is that women are looking for value. Men are trying to fix a problem quickly and easily, while a woman's priority is to be a good steward of money; as a result, they take longer to make a buying decision.

"The bottom line is that women are raised from their youth to be better shoppers than men, and they generally are," Litton says. "For this reason, owners and managers of self-storage facilities who want to market to women would do well to build value into their offerings."

Litton gives the example of freebies or "value-added" perks when attempting to offer services to women such as move-in trucks or boxes.

"Even though there might be a self-storage facility down the street from you that charges less than you do, when a woman knows that with you she will get things such as a free move-in truck or boxes to help her with her move in, chances are good that she will select you or at least recommend that her boss or family choose your facility."

Do you know how to effectively market to women? Adding value to your products and services may be all it takes to sway their purchasing decisions.

Michelle Bakva, marketing director for Storquest Self-Storage agrees. "When I arrived, I noticed that not only do women call our facilities more than men, but they do so most often on Mondays," she says. "What we discovered was that women would gather their information on weekdays, discuss what they learned with their husbands or bosses at the end of the week or weekend, and then call us on Monday. To reach this demographic, we started advertising during soap operas when women would be watching or recording their shows to watch later."

Bakva adds that Storquest includes a number of features at their facilities with women in mind such as intercoms throughout their locations to call for help if needed. The company also offers free golf carts available for customer use, making "huffing it" back and forth to a car or truck a thing of the past.

Mike Parham, president of the Parham Group based in San Antonio, Texas, goes a step further to say that nearly everything his firm does is aimed at marketing to women.

"Prior to 9/11, the key to selling the self-storage industry was keeping rates low," he says. "Our market research has shown us that since 9/11, security is everything. For that reason, nearly everything we do is done to make women feel safe and secure as long as she is with us."

Parham emphasizes that his firm invests heavily in features such as security camera systems, intercoms, mirrors and enclosed areas specifically designed to make female customers feel secure.

"A lot of our customers are doctors and lawyers who have records stored at our facilities," Parham says. "Unfortunately, those doctors and lawyers usually aren't the ones who come here to use their records. It's the office manager or some other female employee. As a result, we offer enclosed rooms where our customers can look through records in a secure, comfortable room that even has coffee as well as a play area if she has a child with her while she's working."

### Over The Phone

According to marketing experts, 93 percent of the business initiated at a

self-storage facility began with a telephone call. The remaining seven percent was the result of a physical inquiry.

For this reason, owners and managers would do well to pay attention to who is answering the phone at their location.

"Regardless of who answers the phone, they should be equipped to speak with a woman who is calling, and the way you speak to a female buyer is entirely different than speaking with a man" Litton says.

Litton states that, on average, men will give 1.5 to two minutes for a call to a facility, while women will allow 2.5 to five minutes for the same call. "If you give the same talk that you give a man to a woman, she is going to feel like she is being hustled or slighted. Conversely, when you take the time to explain the value of your facility to her, chances are good that you will have her hooked."

### In Advertising

When designing advertisements, Web sites, or any other promotional materials, Litton advises self-storage facility owners to make sure to include photographs of women.

"Some places simply intimidate women," Litton says. "Places like tool stores and self-storage facilities are like that. In order to minimize the intimidation factor for women, they should always be included in ads." Litton adds that including value-focused words such as "free" or "special" should be included in all of your promotional tools.

Bakva uses a slightly different approach. "In one of our ads, we used a child and wrapped him in bubble wrap," she says. "Then we sat him among a wall of boxes with the caption, 'Protect Your Valuables.' That ad was designed to appeal specifically to women, and it worked."

### It's All About Customer Service

If you ask Brenda Scarborough, president of Lutz, Fla.-based Accountable Management & Consulting, a major player in the self-storage ownership and management business, she will tell you that all the emphasis placed on marketing to women might be a tad misplaced.

Although she acknowledges that a large majority of self-storage rentals are handled by women, it's a matter of customer service—for anyone, male or female—that brings customers to your facility and keeps them coming back.

"We gear practically everything we do towards women," she says. "Everything, whether it be the placement of security cameras, lighting, intercoms, the design of doors, or the hours of personnel, everything is designed to help a woman who might not be familiar with or able to handle what she needs to do while she's on the premises. The reason for that is if she is able to do a job better and easier as a result of something we offer, then chances are good that others, such as senior citizens, might benefit as well. Either way, the customer is better served."

Scarborough says that a lot of the business her facilities get from women are the result of the special attention given to women and their needs before and during their use of amenities at a facility.

"Listen to your customers, whomever they are. They will tell you what they want; and when you can deliver, you have a customer," she says.

### What A Woman Wants

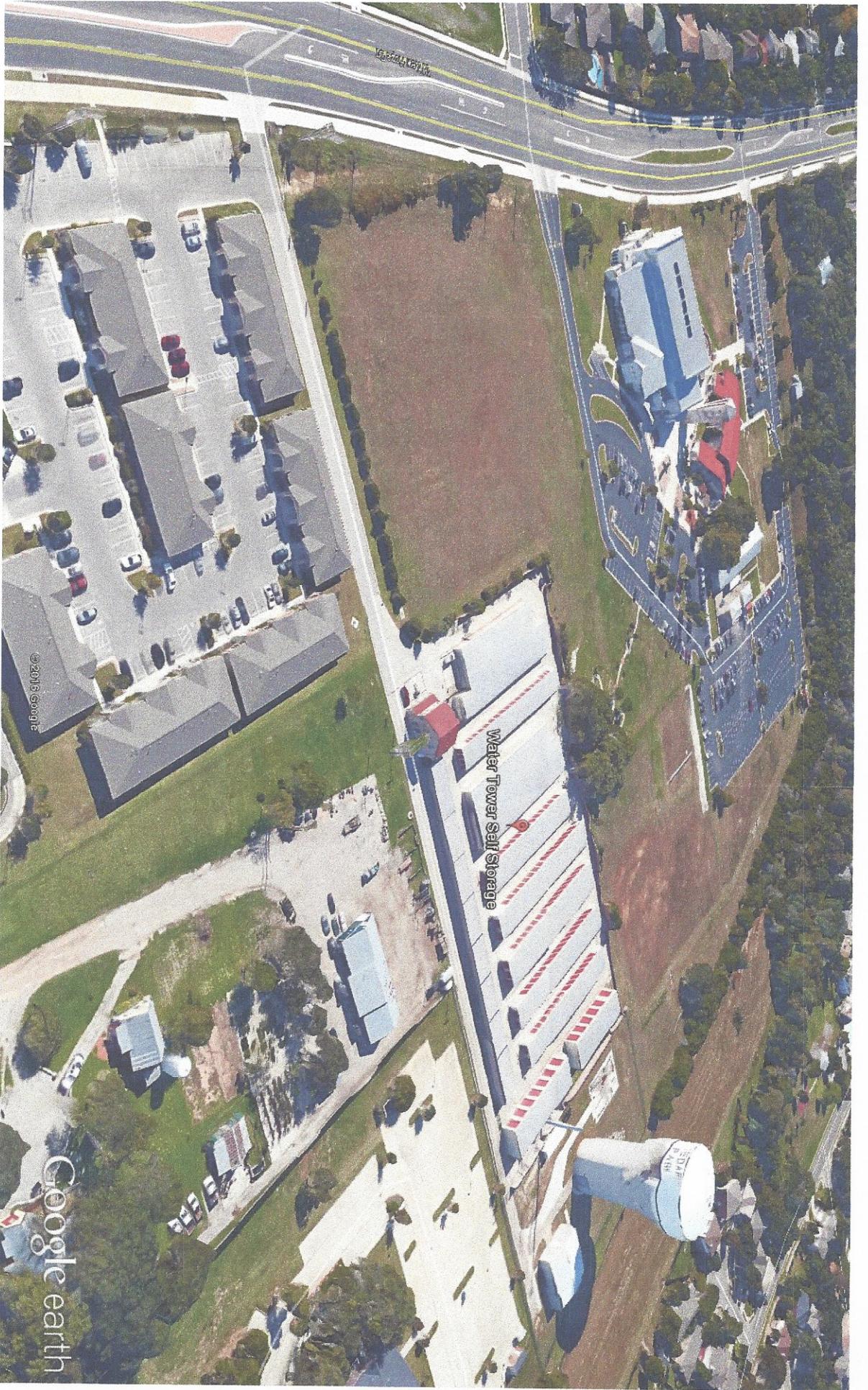
Heeding the advice offered by these experts should help you save significant time and money, whether you are examining your current marketing strategy or building a new initiative.

Whatever you do, don't try the latest tactic or copy a program that seemed to work for another company before you learn more about the women you want to become your customers and the ones you have currently.

Reaching women more effectively isn't rocket science; it just takes a little thought in determining what will appeal to them. But, in the end, it's so very worth the extra effort. 



Michael W. Michelsen, Jr. is a freelance writer based in Riverside, California.



Google earth

feet  
meters



100 400

*RTS Water Tower Storage  
West New Hope Dr.*





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meters



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Storage Masters  
2100 N. Bell Blvd



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Google earth

New Mini Storage  
401 Horseshoe Dr



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K & D Storage  
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Great Value Storage  
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Grandon, TX

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Google earth

CubaSmart Storage  
10201 E. Crystal Falls Hwy  
Lander, TX



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Google earth

LuBESmart 80,000 SF  
810 Lubicon

San Marcos, TX



Google earth

feet  
meters



200  
70



Google earth

## Security Features

Our resident managers live on site. digital surveillance. Here are some of our other security features:

Self Storage is also equipped with 24/7



Secure entrance.



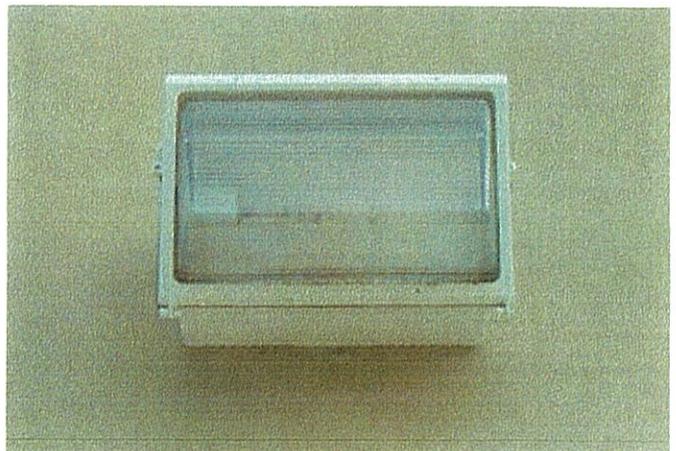
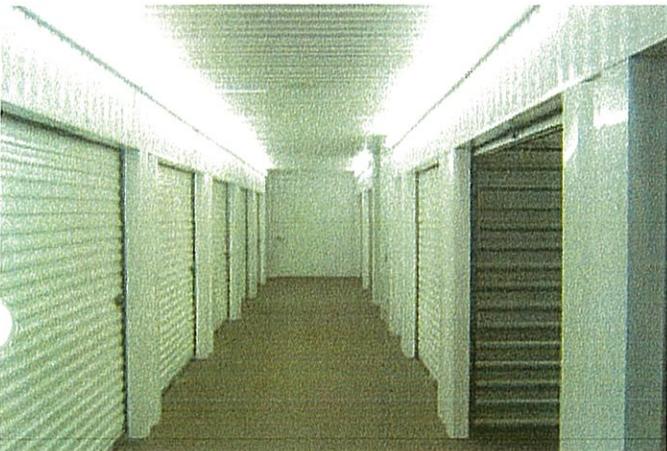
Fully video monitored 24 hours per day!



Personalized access code.



Individually alarmed doors.

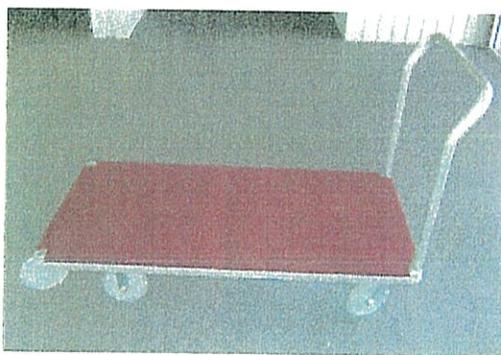


## Amenities

- Drive Inside Facility
- No deposit!!
- 100% Climate Controlled
- Carpeted units
- Quality elevators and carts
- Bright lighting indoors & outdoors
- Clean & Dry Storage
- Month to month rental agreement
- Full line of packing products
- Professional Friendly Service
- On-site resident managers
- 7 day access
- Available for commercial and residential storage
- Insurance available



25' wide concrete aisle way!



Large, sturdy, carpeted carts to move your goods!



4 Large Elevators for your convenience.