AGENDA

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

Thursday ~February 13, 2014 at 7:00 pm

Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Chair

1. Call to Order

2. Roll Call

3. Approval of Minutes:
   Regular Planning & Zoning Meeting: January 23rd, 2014

4. Director's report to P & Z Commissioners on actions taken by the City Council

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

Public Hearing

6. Subdivision Case 13-SFP-006: Hold a public hearing and consider action on Jackson Addition, Short Form Final Plat, for approximately 6.49 acres, including Travis property ID # 353079 and 808172 located at 23216 A Nameless Road, Travis County, TX. Applicant: Eric Scheibe on behalf of Darrell T and Jo L Leslie, Phillips and Cindy Jackson, and Bill Doan.

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

7. Subdivision Case 13-PP-006: Hold a public hearing and consider action on the Catalina Ranch Preliminary Plat for 30.320 acres more or less; WCAD Parcels R031544, R475132, R475133, and R031543; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas. Applicant/Agent: Gray Engineering, Inc (c/o John D. Hines, P.E.) on behalf of Catalina Ranch, LLC (c/o Joe Straub)

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

8. Subdivision Case 13-FP-011: Hold a public hearing and consider action on the Villas at Vista Ridge Final Plat for 18.726 acres more or less; WCAD Parcels R031366 and R430360; generally located to the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Williamson County, Texas. Applicant/Agent: Geoff Guerrero (c/o CBD, Inc) on behalf of Lennar Homes of Texas.

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

9. Subdivision Case 13-FP-017: Hold a public hearing and consider action on the Cold Springs, Section 6 Final Plat for 11.810 acres more or less; WCAD Parcel R089488; generally located approximately 2,000 feet to the south of the intersection of Crystal Falls Parkway and Grand Lake Parkway, more specifically located to the south of the intersection of Shallow Springs Drive and Cactus Mound Drive; Williamson County, Texas. Applicant/Agent: CSF Civil Group (Christine Potts) on behalf of Pulte Homes of Texas.

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

10. Zoning Case 13-Z-025: Hold a public hearing and consider action on the rezoning of a tract of land located on the northwest corner of Osage Drive and Lakeline Blvd; 0.94 acres more or less out of the AW0896–Morris, J Survey; WCAD Parcels #R484296. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Samuel Kiger, P.E. on behalf of Lookout Development Group LP.

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

11. Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

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

12. Work session to discuss Sign Ordinance

a) Staff Presentation
b) Discussion
c) Consider Action

13. Meeting adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.
The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of February 7, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services

MINUTES

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

Thursday ~January 23, 2014 at 7:00 pm

Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Vacant
Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Vice Chairman

1. Call to Order
   Meeting called to order at 7:04 pm.

2. Roll Call
   All Commissioners were present except Commissioner Allen.

3. Approval of Minutes:
   Regular Planning & Zoning Meeting: January 9th, 2014
   Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Wixson. Motion passed unanimously.

4. Swearing in of the new Planning and Zoning Commissioner: Place 3 (Jason Anderson),
   - New Commissioner takes his place on dais

   Mayor Fielder swore in Place 3, Jason Anderson.

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

Motion made by Commissioner Stephenson to elect Vice Chair Seiler for Chairman, seconded by Commissioner Wixson. Motion passed unanimously.

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

Motion made by Commissioner Sokol to elect Commissioner Stephenson for Vice Chair, seconded by Chairman Seiler. Motion passed unanimously.

7. Presentation of Service Plaque to Exiting Commissioner Ronald Abruzzese.
   - 15 minute recess
   - **Mayor Fielder presented the Service Plaque to Chairman Abruzzese.**
   - **A 15 minute recess was called by Chairman Seiler.**

8. Director's report to P & Z Commissioners on actions taken by the City Council.
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their December 19th 2013, January 2nd and January 16th, 2014 meeting, on items that were recommended from the P & Z Commission.

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

Public Hearing

10. Ordinance Case #13-OR-005: Hold a public hearing and consider action on amending sections of Article 14.200, the Composite Zoning Ordinance, to change the title of the LI (Light Industrial) use component to HC (Heavy Commercial), to add screening provisions for outdoor commercial fueling, and to modify the LI (Light Industrial) (proposed HC Heavy Commercial) and HI (Heavy Industrial) Use Components. Planning Department

a) Staff Presentation

Robin Griffin, Senior Planner, explained the purpose of the proposed amendments to the ordinance.

b) Open Public Hearing

Chairman Seiler opened the public hearing.
No one wished to speak.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Sokol moved to approve the ordinance amendment, Commissioner Saenz seconded the motion. Motion passed unanimously

11. Subdivision Variance 13-VA-005: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property located at 23216 A Nameless Road; Travis property ID #353079 and 808172, Travis County, TX. Applicant: Eric Scheibe on behalf of Darrell T & Jo L. Leslie, Phillip & Cindy Jackson and Bill Doan.

a) Staff Presentation

Robin Griffin, Senior Planner, explained the variance request.

b) Applicant Presentation

Eric Scheibe explained the purpose for the Variance.

c) Open Public Hearing

Chairman Seiler opened the public hearing.
No one wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve the variance request making the findings of fact, Commissioner Anderson seconded the motion. Motion passed unanimously

12. Zoning Case 13-Z-018: Hold a public hearing and consider action on the rezoning of a parcel located at 11350 Old 2243 W for 4.57 acres more or less; Parcel #R506064. Currently, the property is zoned LI-4-D (Light Industrial). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake Rue on behalf of Leander 2243 Investments, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Blake Rue spoke on the purpose of the zoning.

c) Open Public Hearing

Chairman Seiler opened the public hearing
No Citizens wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve the zoning change to PUD (Planned Unit Development) with staff recommendation and to require that 55% or more of the required masonry consists of brick or stone on their project. Commissioner Anderson seconded the motion. Motion passed unanimously.

13. Zoning Case #13-Z-029: Hold a public hearing and consider action on the rezoning of a tract of land located approximately 300 feet west of 183A and adjacent to the north extension of Woodview Dr, approximately 38.9 acres more or less out of the AW0006, Harmon. E.D. Survey; Parcels #R305748, #R322778, and #R031310. Currently, the property is zoned MF-2-A (Multi-Family) GC-3-A (General Commercial), SFS-2-B (Single Family Suburban), and SFR-1-B (Single Family Rural). The property is proposed to be zoned SFU-2-B (Single Family Urban), MF-2-A (Multi-Family), and GC-3-A (General Commercial). Leander, Williamson County, Texas. Applicant: Ryan Betz, (Betz Company) on behalf of Leander Developers 4, LTD, Noel Larson, and Wiley Leavitt Trust and Jeffrey Leavitt.

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Ryan Betz spoke on the purpose of the zoning.

c) Open Public Hearing

Chairman Seiler opened the public hearing
No Citizens wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Saenz moved to approve the requested zoning change to MF-2-A and GC-3-A and recommended approval of SFU-2-A instead of the requested SFU-2-B. Commissioner Stephenson seconded the motion. Motion passed unanimously.

14. Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

Commissioner Sokol made a motion to table the next two agenda items due to bad weather. Commissioner Stephenson seconded the motion. Motion passed unanimously.

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

15. Work session to discuss Sign Ordinance

This item was postponed until the next meeting due to bad weather.

a) Staff Presentation
b) Discussion
c) Consider Action

16. Meeting adjourned @ **8:34 pm**

_____
Chairman Seiler

ATTEST: _____
Ellen Pizalate, P & Z Secretary

EXECUTIVE SUMMARY

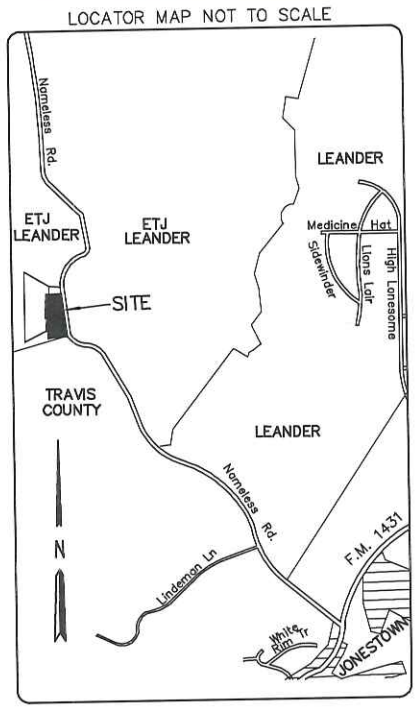
FEBRUARY 13, 2014

Agenda Subject:	Subdivision Case 13-SFP-006: Hold a public hearing and consider action on Jackson Addition, Short Form Final Plat, for approximately 6.49 acres, including Travis property ID # 353079 and 808172 located at 23216 A Nameless Road, Travis County, TX.
Background:	The purpose of this request is to plat the above referenced property. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
Origination:	Applicant: Eric Scheibe on behalf of Darrell T and Jo L Leslie, Phillips and Cindy Jackson, and Bill Doan.
Financial Consideration:	None
Recommendation:	This final plat includes the subdivision of four single-family residential lots. All staff comments have been cleared and staff recommends approval.
Motion:	The Planning & Zoning Commission recommends approval of the short form final plat for the subject property with staff recommendation.
Attachments:	1. Short Form Final Plat
Prepared By:	Robin M. Griffin, AICP Senior Planner 01/23/2014

JACKSON ADDITION

Short Form Final Plat

LOCATOR MAP NOT TO SCALE



CONSUMER PROTECTION NOTICE

FOR HOMEBUYERS

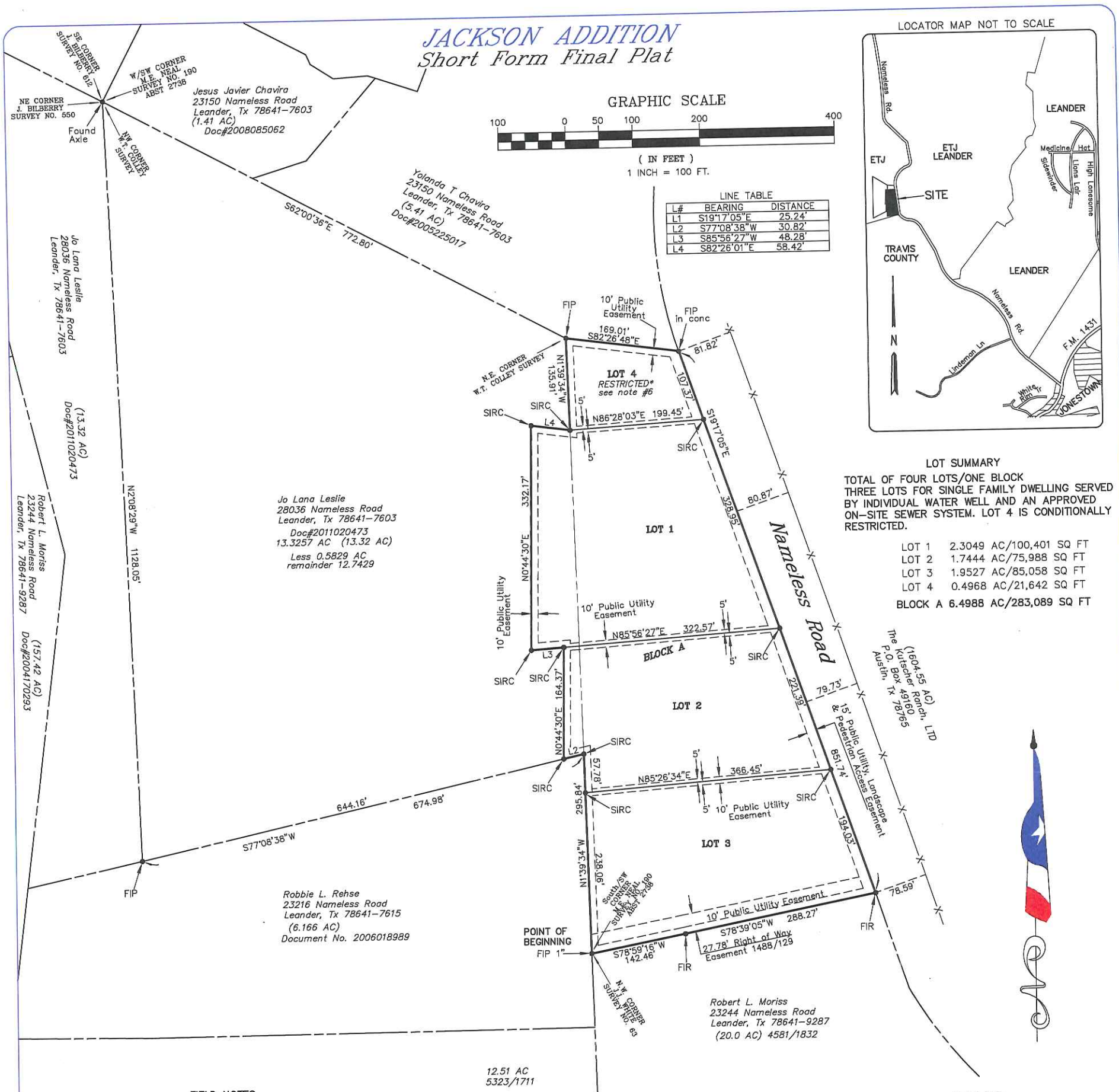
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

JACKSON ADDITION
Short Form Final Plat



LOT SUMMARY

TOTAL OF FOUR LOTS/ONE BLOCK
THREE LOTS FOR SINGLE FAMILY DWELLING SERVED BY INDIVIDUAL WATER WELL AND AN APPROVED ON-SITE SEWER SYSTEM. LOT 4 IS CONDITIONALLY RESTRICTED.

LOT 1	2.3049 AC/100,401 SQ FT
LOT 2	1.7444 AC/75,988 SQ FT
LOT 3	1.9527 AC/85,058 SQ FT
LOT 4	0.4968 AC/21,642 SQ FT

BLOCK A 6.4988 AC/283,089 SQ FT

FIELD NOTES

LEGAL DESCRIPTION:

BEING A TOTAL OF 6.4988 ACRES OF LAND, BEING 5.9160 ACRE OF LAND OUT OF THE M.E. NEAL SURVEY 190, ABSTRACT 2738, FORMERLY KNOWN AS THE J.P. COLLEY SURVEY NO. 190, IN TRAVIS COUNTY, TEXAS, CONVEYED TO PHILLIP AND CINDY JACKSON, AS DESCRIBED IN DOCUMENT NO. NO. 2010040404, OFFICIAL PUBLIC RECORDS, AND A 0.5829 ACRE TRACT, BEING A PORTION OF A 13.3257 ACRE TRACT OUT OF THE W.T. COLLEY SURVEY, ABSTRACT 2760, CONVEYED TO DARRELL AND JO LANA LESLIE BY DEED RECORDED IN DOCUMENT NO. 2011020473, OFFICIAL PUBLIC RECORDS, FOR A TOTAL OF 6.4988 ACRES, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1" iron pipe found at the common N.W. corner of the J.J White Survey No. 63, also being the southerly S.W. corner of the M.W. Neal Survey No. 190, Abstract 2738, in Travis County, Texas, further being in the east line of the W.T. Colley Survey, and also being the S.W. corner of a 5.9160 acre tract conveyed to Phillip and Cindy Jackson by deed recorded in Document No. 2010040404, Official Public Records, for the S.W. corner hereof;

THENCE N01°39'34"W along said east line of a 6.166 acre tract conveyed to Robbie L. Rehse by deed recorded in Document No. 2006018989, Official Public Records, same being the west line of the herein described tract for a distance of 295.84 feet to an iron rod set at the N.E. corner of said Rehse tract and being the S.E. corner of a 13.3257 acre tract conveyed to Jo Lana Leslie by deed recorded in Document No. 2011020473, for and interior corner of the herein described tract;

THENCE S77°08'38"W along the north line of said Rehse tract, same being the south line of said 13.3257 acre tract for a distance of 30.82 feet to a 1/2" iron rod set with cap set at an angle point, for a corner hereof;

THENCE the following four(4) courses and distances crossing through said 13.3257 acre tract:
1. N00°44'30"E for a distance of 164.37 feet to an iron rod set with cap at an angle point, for a corner hereof;
2. S85°56'27"W for a distance of 48.28 feet to an angle point for a corner hereof;
3. N00°44'33"E for a distance of 332.17 feet to the N.W. corner of the herein described tract;
4. S82°26'01"E for a distance of 58.42 feet to an iron rod set in the west line of said 5.9160 acre tract, for an interior corner hereof;

THENCE N01°39'34"W, along the west line of said 5.9160 acre tract, same being the east line of said 13.3257 acre tract for a distance of 135.91 feet to a 1/2" iron pipe found at the NE corner of said tract, also being the N.W. corner of said 5.9160 acres, further being the NE corner of the W.T. Colley Survey, and an angle point in the west line of said M.E. Neal Survey No. 190, Abstract 2738, being an angle point in the south line of a 5.41 acre tract conveyed to Yolanda T. Chavira by deed recorded in Document No. 2005225017, Official Public Records, Travis County, Texas, from which point, an axle found at the common westerly SW corner of the M.E. Neal Survey No. 190, same being the NW corner of the W.T. Colley Survey bears N62°00'36"E at a distance of 772.80 feet.

THENCE S82°26'48"E, along the south line of said Chavira tract same being the north line of said 5.9160 acre tract for a distance of 169.01 feet to a 1/2" iron pipe found in concrete in the west line of Nameless Road, for the SE corner of said Chavira tract and the NE corner of the herein described tract;

THENCE S19°17'06"E along the west line of Nameless Road, same being the east line of the herein described tract, for a distance of 851.74 feet to 1/2" iron rod found at the S.E. corner of said 5.9160 acre tract, also being in the north line of the aforementioned J.J White Survey No. 63, further being the N.E. corner of a 20.0 acre tract conveyed to Robert L. Moriss by deed recorded in Volume 4581, Page 1832, Deed Records, Travis County, Texas, for the S.E. corner hereof;

THENCE the following two(2) courses and distances along the common south line of said 5.9160 acre tract, same being the north line of said Moriss tract and in the south line of said M.E. Neal Survey No 190, Abstract 2738:

1. S78°39'05"W for a distance of 288.27 feet to a 1/2" iron rod found at an angle point, for a for a corner hereof;
2. S78°59'16"W for a distance of 142.46 feet to the POINT OF BEGINNING, containing 6.4988 acres of land, more or less.

LEGEND

FOUND 1/2" IRON ROD W/CAP	FIRC
FOUND 1/2" IRON PIPE	FIP
SET IRON ROD W/CAP LABELED "WATERLOO RPLS 4324"	SIRC
BARBED WIRE FENCE—X——X——X—	
(RECORD CALL)	

NOTE:
The bearing base for this plat is Texas Central Zone, State Plane Coordinates. (NAD 83 – US Survey Feet)

WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J13456P

OWNERS:
PHILLIP JACKSON AND WIFE CINDY JACKSON
DARRELL J. LESLIE AND WIFE JO LANA LESLIE

SUBJECT PROPERTY ADDRESS:
23216 A NAMELESS ROAD
LEANDER, TX 78641-7616

LEGAL DESCRIPTION:
6.4988 ACRES, BEING 5.9160 ACRES OUT OF THE J.P. COLLEY SURVEY NO. 190, NOW KNOWN AS THE M.E. MEANS SURVEY NO. 190, ABSTRACT 2738, IN TRAVIS COUNTY, TEXAS, TOGETHER WITH 0.5829 ACRE OUT OF THE W.T. COLLEY SURVEY ABSTRACT 2760, TRAVIS COUNTY, TEXAS.

SUBMITTAL DATE:
#1 07/15/2013
#2 09/25/2013

JACKSON ADDITION
Short Form Final Plat

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

THAT WE, PHILLIP JACKSON AND CINDY JACKSON, BEING THE OWNERS OF 5.9160 ACRES OF LAND OUT OF THE M.E. NEAL SURVEY 190, ABSTRACT 2738, FORMERLY KNOWN AS THE J.P. COLLEY SURVEY NO. 190, IN TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2010040404, OFFICIAL PUBLIC RECORDS, AND WE, DARRELL J. LESLIE AND JO LANA LESLIE, OWNERS OF 0.5829 ACRES, BEING A PORTION OF A 13.3257 ACRE TRACT OUT OF THE W.T. COLLEY SURVEY ABSTRACT 2760, IN TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2011020473, OFFICIAL PUBLIC RECORDS, FOR A TOTAL OF 6.4988 ACRES, DO HEREBY SUBDIVIDE SAID 6.4988 ACRES PURSUANT TO THE LAND DEVELOPMENT CODE OF THE CITY OF LEANDER AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS:

JACKSON ADDITION

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT OF WAY, STREETS, ALLEYS, EASEMENTS, PARKS OR OTHER OPEN SPACES TO THE PUBLIC USE OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

PHILLIP JACKSON
23216-A NAMELESS ROAD
LEANDER, TEXAS, 78641-7616

CINDY JACKSON
23216-A NAMELESS ROAD
LEANDER, TEXAS, 78641-7616

DARRELL J. LESLIE
23086 NAMELESS ROAD
LEANDER, TEXAS, 78641-7603

JO LANA LESLIE
23086 NAMELESS ROAD
LEANDER, TEXAS, 78641-7603

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, PHILLIP JACKSON AND CINDY JACKSON, KNOWN TO BE THE PERSONS OR AGENTS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____ ,

201___, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____ _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DARRELL J. LESLIE AND JO LANA LESLIE, KNOWN TO BE THE PERSONS OR AGENTS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____ ,

201___, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____ _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

LIENHOLDER AUTHORIZATION:

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

WILLIAM DOAN(LEGD, LLC) _____ DATE

DARRELL J. LESLIE _____ DATE

JOE LANA LESLIE _____ DATE

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM, THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
3. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LANDOWNER.
6. NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

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

BASED ON THE DATA AVAILABLE AT THE TIME OF THIS SUBDIVISION PLAT, THIS SUBDIVISION SHOULD HAVE SUFFICIENT GROUNDWATER AVAILABILITY FOR PRIVATE WATER WELL CONSTRUCTION ON EACH INDIVIDUAL LOT. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO CONDUCT WATER QUALITY TESTING AT THE TIME OF WELL CONSTRUCTION TO INSURE CONTINUED QUALITY OF THE GROUNDWATER RESOURCE. SITE SPECIFIC INFORMATION SUCH AS QUALITY OF GROUNDWATER AND LONG TERM QUANTITY OF GROUNDWATER AVAILABILITY WAS NOT FIELD TESTED, EVALUATED OR STUDIED AS PART OF THIS SUBDIVISION PLAT.

ERIC SCHEIBE, P.E.#98357
SCHEIBE CONSULTING, LLC
P.O. BOX 161357
AUSTIN, TEXAS 78716

APPROVAL

APPROVED THIS THE _____ DAY OF _____, 201___ 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 TRAVIS COUNTY.

RONALD ABRUZZESE, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 201___, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

201___. A.D.
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY: _____
DEPUTY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST A FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

GENERAL NOTES:

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. WASTEWATER SERVICE TO BE PROVIDED BY APPROVED ON-SITE SEWAGE SYSTEM. NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED ON-SITE SEWAGE SYSTEM.
3. WATER SERVICE TO BE PROVIDED BY THE INDIVIDUAL PRIVATE WATER WELLS. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER WELL WITH WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUPPLY.
4. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO NAMELESS ROAD RIGHT OF WAY.
5. 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. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 100 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
6. LOT 4, 0.4988 ACRE, IS RESTRICTED: NO RESIDENCE OR ANY OTHER USE THAT WILL GENERATE WASTEWATER CAN BE BUILT UNLESS ADDITIONAL LAND IS ACQUIRED TO MEET ON-SITE SEWAGE FACILITY LOT SIZING REQUIREMENTS OR A PUBLIC SEWER SYSTEM BECOMES AVAILABLE.
7. THIS SUBDIVISION IS LOCATED ENTIRELY IN THE LEANDER MUNICIPAL ETJ.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF_____, 201___, A.D. AT _____O'CLOCK ___ M., DULY RECORDED ON THE ____ DAY OF _____, 201____ A.D. AT _____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE AND ALL EASEMENTS OF RECORD ARE SHOWN, AS NOTED ON THE PLAT, AND AS NOTED ON STEWART TITLE COMMITMENT NO. 1008337-TOH AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE GROUND ON JANUARY 22, 2013.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP REVISED AS PER MAP PANEL NUMBER 481026 0090 H, DATED SEPTEMBER 26, 2008.

THOMAS P. DIXON R.P.L.S. #4324 _____ DATE
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716
PHONE: 512-481-9603
FAX: 512-330-1621
thomas@waterloosurveyors.com

WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J13456P

EXECUTIVE SUMMARY

FEBRUARY 13, 2014

Agenda Subject:	Subdivision Case 13-PP-006: Hold a public hearing and consider action on the Catalina Ranch Preliminary Plat for 30.320 acres more or less; WCAD Parcels R031544, R475132, R475133, and R031543; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas.
Background:	This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
Origination:	Applicant/Agent: Gray Engineering, Inc (c/o John D. Hines, P.E.) on behalf of Catalina Ranch, LLC (c/o Joe Straub)
Financial Consideration:	None
Recommendation:	This preliminary plat includes 110 single-family lots, 4 landscape lots, 2 open space lots, and 1 water quality pond lot. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
Motion:	The Planning & Zoning Commission recommends approval of the final plat for the subject property.
Attachments:	1. Preliminary Plat
Prepared By:	Martin Siwek, GISP Planner 02/04/2014

SUBMITTAL DATE:

DATE

SUBMITTED BY:

1/8/2014

JOHN D HINES, P.E.
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY.,
SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1/08/2014

PRELIMINARY PLANS ONLY - NOT FOR RECORDATION

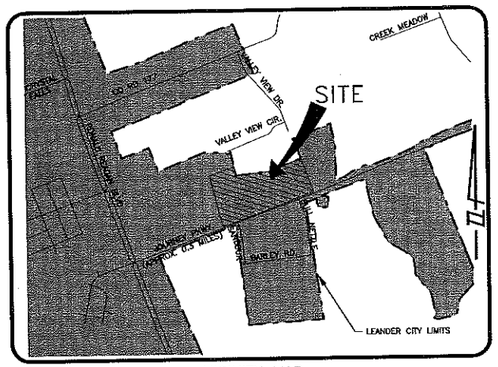
CATALINA RANCH

OWNER:
CATALINA RANCH, LLC.
C/O JAMES HARRIS
2929 WEST 5TH STREET, SUITE A
FORT WORTH, TEXAS, 76107
PHONE (817) 332-0027
FAX (817) 332-1400

ENGINEER:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY, SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371
FAX (512) 454-9933
TBPE FIRM #2946

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	PRELIMINARY PLAT (PLAN)
3	PRELIMINARY PLAT (NOTES)
4	PRELIMINARY PARK PLAN
5	OVERALL EROSION CONTROL PLAN
6	OVERALL WATER DISTRIBUTION PLAN
7	OVERALL WASTEWATER COLLECTION PLAN
8	OVERALL EXISTING DRAINAGE PLAN
9	OVERALL DRAINAGE PLAN



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

BEING 30.319 ACRES OF LAND OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT NUMBER 122, IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF TWO TRACTS: "TRACT I" BEING 9.998 ACRES OF LAND KNOWN AS LOTS 1 AND 2, G&P SUBDIVISION; A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 250-251 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO CATALINA RANCH, LLC BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2013051315 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND "TRACT II" BEING 20.321 ACRES OF LAND CONVEYED TO CATALINA RANCH, LLC BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2013051496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARK DESCRIPTIONS:

BENCHMARK NO. 1: "MAG NAIL" SET IN ASPHALT ROADWAY KNOWN AS HIGH LONESOME TRAIL", APPROXIMATELY 50 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE 91.17 ACRE TRACT CONVEYED TO PARKER RANCH HOLDINGS 91, LTD. ELEVATION: 991.59'.

PARKLAND:

THE FOLLOWING LOTS ARE PROPOSED TO BE DEDICATED AS PUBLIC PARKLAND AND WILL BE OWNED AND MAINTAINED BY HOA:

- LOT 11, BLOCK C 0.402 ACRES
- LOT 23, BLOCK D 0.185 ACRES

NOTES:

1. THIS PROJECT IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM PANEL #48491C 0460 E DATED SEPT. 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
4. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

GRAY ENGINEERING

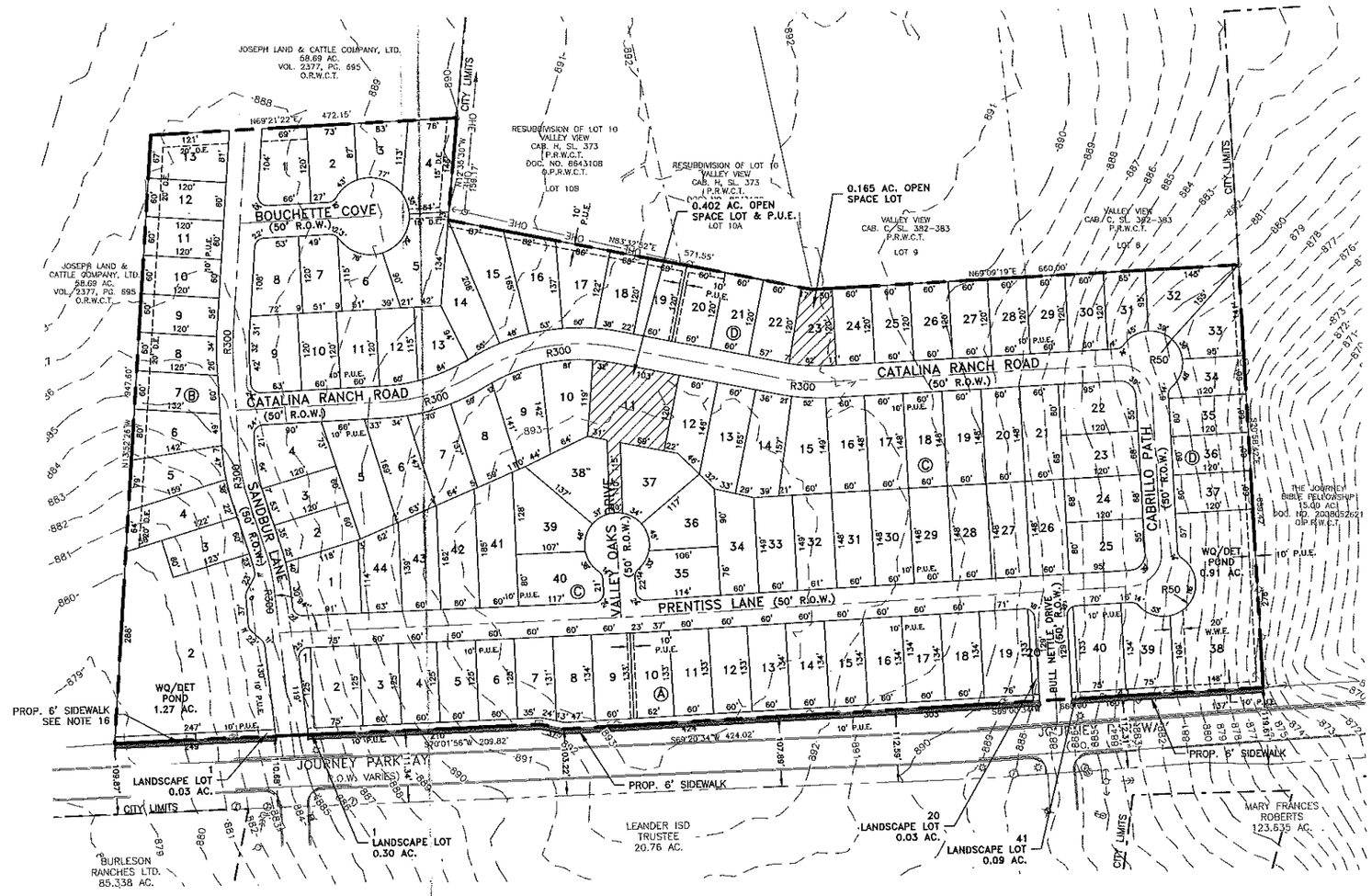
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

REVISON NO.	DATE MADE	SHEET NO.	MADE BY	ACCEPTED BY	DATE MADE

PRELIMINARY PLANS
FOR
CATALINA RANCH
JOB NO: 1612-10667-13

FILE: H:\Projects\1612 Harris and Straus\10667 CR 179 Trail\CAD\PLATS\PRELIM\PRELIMINARY PLAT\COVER.dwg LAYOUT: COVER BY: CBAILEY

PRELIMINARY PLAT
FOR
CATALINA RANCH



SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

○	UTILITY POLE	— — —	BOUNDARY LINE
←	DOWN GUY	- - - - -	EASEMENT LINE
☼	LIGHT POLE	— 980 —	CONTOUR LINE
W	WATER METER	(A)	BLOCK NUMBER
◉	WASTE WATER CLEANOUT	3	LOT NUMBER
T	TELEPHONE JUNCTION BOX	R.O.W.	PUBLIC RIGHT OF WAY
◈	MAILBOX		

CATALINA RANCH

OWNER:	CATALINA RANCH, LLC. 2929 WEST 5TH STREET, SUITE A FORTH WORTH, TEXAS 76107 C/O JAMES HARRIS, MANAGER
ACREAGE:	30.32 ACRES
SURVEYOR	BASE LINE LAND SURVEYORS, INC. 8333 CROSS PARK DRIVE AUSTIN, TEXAS 78754 PHONE: (512)374-9722 FAX: (512)873-9743
NUMBER OF BLOCKS:	4
LINEAR FEET OF NEW STREETS:	4,553.39 LF
ENGINEER	GRAY ENGINEERING, INC. 8834 N. CAPITAL OF TEXAS HWY, SUITE 140 AUSTIN, TEXAS 78759 PHONE: (512)452-0371 FAX: (512)454-9933
NUMBER OF LOTS BY TYPE:	110 SINGLE FAMILY LOTS, 2 DETENTION/WATER QUALITY POND LOTS, 4 LANDSCAPE LOTS 2 OPEN SPACE
NUMBER OF LUE'S:	110, +4 IRRIGATION SERVICES
CURRENT ZONING:	SFC-2-A (SINGLE-FAMILY COMPACT)

STREET	LENGTH
BOUCHETTE COVE	202 LF
BULL NETTLE DRIVE	169 LF
CABRILLO PLACE	403 LF
CATALINA RANCH ROAD	1,397 LF
PRENTISS LANE	1,316 LF
SANDBUR LANE	954 LF
WRIGLEY COVE	113 LF
TOTAL	4,554 LF

LAND USE SUMMARY

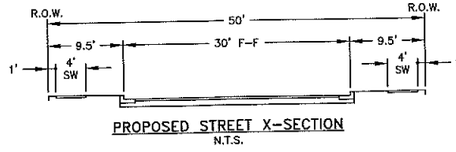
LOT TYPE	NO. OF LOTS	ACREAGE
RESIDENTIAL SINGLE-FAMILY	110	21.503
DETENTION & WATER QUALITY POND (2/B, 38/D)	2	2.184
LANDSCAPE (1/A, 1/B, 20/A, 41/D)	4	0.416
OPEN SPACE	2	0.567
ROW	NA	5.650
TOTALS:	118	30.320

BLOCK	TOTAL LOTS	SF LOTS	LANDSCAPE LOTS	OPEN SPACE LOTS	POND LOTS
A	19	17	2	0	0
B	13	11	1	0	1
C	44	43	0	1	0
D	42	39	1	1	1
Totals:	118	110	4	2	2

CATALINA RANCH PARKLAND DEDICATION WORKSHEET 8/14/2013

Lots	Parkland Required	Parkland Proposed	Acreage Surplus/Deficit	Fee In-lieu Value *	Rec. Imp. Fee Req'd *	Facilities Proposed
118	3.85	0.567	-3.283	$77,385	$38,500	None

* Fee in-lieu value for land deficit and recreation improvement fee to be paid to the City at plat approval. Total payment = $115,885.



PROPOSED STREET X-SECTION
N.T.S.

THE PRELIMINARY PLAT OF CATALINA RANCH DISPLAYS ALL THE EASEMENTS OF RECORDS AS SHOWN IN COMMITMENT FOR TITLE G.F. NO. 1316510-ARB, EFFECTIVE JUNE 4, 2013, AS ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY FOR THE MOST RECENT PURCHASE OF THE PROPERTY.

RONNIE WALLACE, RPLS #5222 DATE

PROJECT NO. 1612-10667 DESIGNED BY: CJB
FILE NO. PRELIMINARY PLAT DRAWN BY: CJB
DATE: DEC. 2013 CHECKED BY: JH

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX:(512)454-9933
TBPE FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

PRELIMINARY PLAT
(PLAN)

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
12/19/13

FILE: H:\Projects\1612 Harris and Stroup\10667 CR 179 Tract\CAD\PLATS\PRELIM\PRELIMINARY PLAT\PRELIMINARY PLAT.dwg LAYOUT: PRELIMINARY PLAT (PLAN) DATE: 12/6/2013 3:05:28 PM BY: CBAILEY

PRELIMINARY PLAT
FOR
CATALINA RANCH

NOTES

1) THIS SITE IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED.
2) NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS.
3) NO LOT IN THIS SUBDIVISION IS ALLOWED DIRECT ACCESS TO JOURNEY PARKWAY.
4) THIS DEVELOPMENT IS ANTICIPATED TO GENERATE 1,055 AVERAGE DAILY TRIPS.
5) THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND STORM WATER TREATMENT IS PROPOSED BY TWO (2) WET BASINS; LOT 2/BLOCK B AND LOT 38/ BLOCK D, BASED ON A MAXIMUM IMPERVIOUS COVER FOR THE SITE OF 45-PERCENT.
6) THE STREET CROSS-SECTION WILL BE 30-FEET MEASURED FROM FACE OF CURB TO FACE OF CURB. THE CURB WILL BE STANDARD SIX-INCH CURB AND GUTTER.
7) DEVELOPER WILL PAY TO THE CITY A FEE IN LIEU OF PARKLAND DEDICATION AND RECREATION IMPROVEMENTS IN THE AMOUNT $115,855 OF AT PLAT APPROVAL.
8) FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1 & 20, BLOCK A AND LANDSCAPE LOT 1, BLOCK B, AND LANDSCAPE LOT 41, BLOCK D, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, WOOD PRIVACY OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
9) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LEANDER.
10) NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING.
11) LANDSCAPE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOT 1/BLOCK A, LOT 20/BLOCK A, LOT 1/BLOCK B, AND LOT 41/BLOCK D WILL BE LANDSCAPE LOTS.
12) DURING CONSTRUCTION PLAN REVIEW, ADDITIONAL EASEMENTS MAY BE REQUIRED TO ACCOMMODATE THE FINAL DESIGN.
13) R.O.W. ALIGNMENT WITH SANDBUR LANE AND BULL NETTLE DRIVE ARE SUBJECT TO MINOR RE-ALIGNMENT TO MATCH AS-BUILT CONDITIONS OF JOURNEY PARKWAY IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION.
14) BOUNDARY STREET IMPROVEMENT FEES WILL BE REQUIRED AT THE TIME OF FINAL PLAT IN AN AMOUNT DETERMINED BY THE CITY ENGINEER.
15) SIX (6') FOOT WIDE CONCRETE SIDEWALK ALONG THE JOURNEY PARKWAY FRONTAGE (LOCATED IN JOURNEY PARKWAY ROW) IS REQUIRED AS PART OF THE DEVELOPER'S RESPONSIBILITY TO THE CITY WITH THIS DEVELOPMENT. SIDEWALKS WITHIN THE SUBDIVISION SHALL BE FOUR (4') FEET WIDE.
16) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF JOURNEY PARKWAY. 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.
17) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
18) FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
19) NO BIOLOGICAL RESOURCES OR CRITICAL ENVIRONMENTAL FEATURES ARE KNOWN TO BE PRESENT WITHIN BOUNDARIES OF THE TRACT, WHICH INCLUDES 30.32 ACRES.
20) THE SITE IS TOPOGRAPHICALLY DIVIDED DOWN THE APPROXIMATE MIDDLE OF THE TRACT AND DRAINS/SLOPES TO THE EAST AND WEST CORNERS. ACCORDING TO THE NRCS, THE SITE CONSISTS OF MOSTLY CLAY OVERLAINMENT WITH MODERATE TO HIGH P.I. MATERIAL. OFFSITE DRAINAGE AREA THAT FLOW TO OR THROUGH THE PROPERTY WILL CONTINUE TO BE CONVEYED AT OR BELOW EXISTING FLOW RATES WITH PROPOSED DRAINAGE EASEMENTS, R.O.W. AND STORMSEWER IMPROVEMENTS.
21) NO PORTION OF THE SITE LIES WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL NO. 48491C0460E, DATED SEPTEMBER 26, 2008.
22) WATER QUALITY/DETENTION POND LOTS 2/BLOCK B AND 38/BLOCK D WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LOT SUMMARY TABLE

BLOCK A		BLOCK B		BLOCK C		BLOCK C		BLOCK D		BLOCK D	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
1	13094	1	2482	1	10783	41	11822	1	9084	41	8030
2	9273	2	58575	2	7207	42	10420	2	7960		
3	7502	3	7353	3	7200	43	9017	3	7040		
4	7503	4	10113	4	9738	44	7945	4	10693		
5	7502	5	9541	5	11758			5	10981		
6	7501	6	8797	6	10236			6	7235		
7	7568	7	7736	7	9845			7	7184		
8	8015	8	7329	8	9650			8	8830		
9	7992	9	7200	9	9511			9	9173		
10	8120	10	7200	10	9181			10	7200		
11	7976	11	7200	11	17511			11	7200		
12	7997	12	7200	12	7695			12	7107		
13	8018	13	8874	13	9608			13	6509		
14	8038			14	10117			14	8863		
15	8053			15	10075			15	11490		
16	8053			16	8907			16	9725		
17	8053			17	8899			17	8614		
18	8053			18	8894			18	7229		
19	10140			19	8889			19	7200		
20	1395			20	8885			20	7200		
				21	8854			21	7200		
				22	9459			22	7450		
				23	8162			23	7194		
				24	8158			24	7200		
				25	9447			25	7200		
				26	8878			26	7200		
				27	8885			27	7200		
				28	8889			28	7200		
				29	8894			29	7200		
				30	8899			30	7200		
				31	8903			31	7023		
				32	8972			32	9508		
				33	8912			33	9202		
				34	9438			34	6342		
				35	9331			35	7195		
				36	9151			36	7198		
				37	9578			37	7202		
				38	10303			38	33854		
				39	11137			39	9095		
				40	9979			40	10057		
TOTAL	159846	TOTAL	149600	TOTAL	378814	TOTAL	39205	TOTAL	345484	TOTAL	8030
	(3.67 Ac)		(3.43 Ac)		(8.70 Ac)		(0.90 Ac)		(7.93 Ac)		(0.18 Ac)

PROJECT NO. 1612--10667 DESIGNED BY: CJB
FILE NO.PRELIMINARY PLAT DRAWN BY: CJB
DATE: DEC. 2013 CHECKED BY: JH

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

PRELIMINARY PLAT
(NOTES)

NOTICE:
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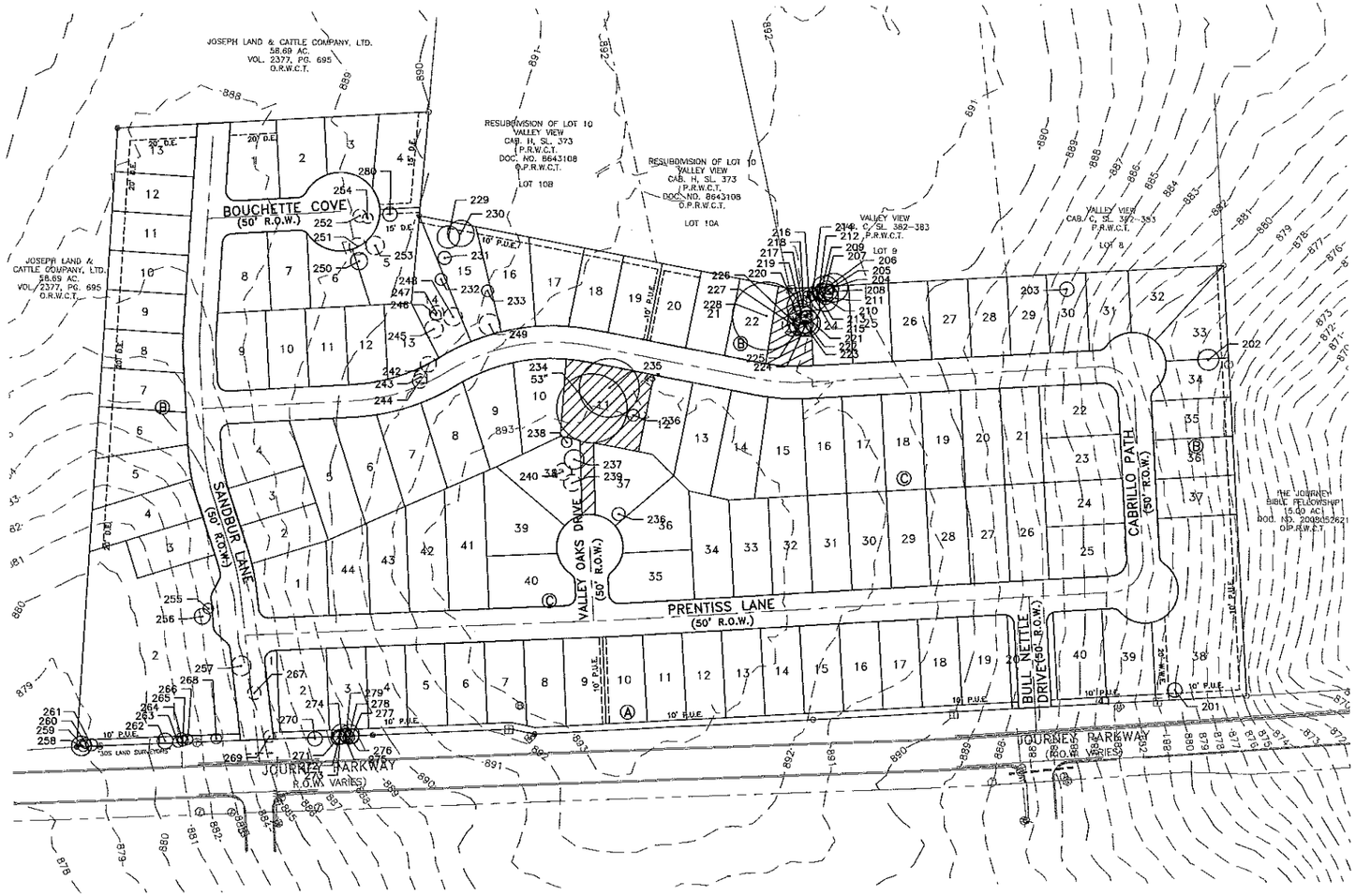
STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER

SHEET 3 OF 9

FILE: H:\Projects\1612 Harris and Straub\10667 CR 179 Tract\CAD\PLATS\PRELIM\PRELIMINARY PLAT\PRELIMINARY PLAT.dwg LAYOUT: PRELIMINARY PLAT (NOTES) DATE: 1/8/2014 3:51:48 PM BY: CBAILEY

PRELIMINARY PARK PLAN
FOR
CATALINA RANCH



TREE LIST

TAG#	DESCRIPTION	DIA.
201	ELM	11
202	PECAN	16
203	ELM	11
204	LIVE OAK	22
205	ELM	8
206	LIVE OAK	10
207	LIVE OAK	20M
208	LIVE OAK	13
209	LIVE OAK	9
210	LIVE OAK	21M
211	ELM	11
212	LIVE OAK	10
213	LIVE OAK	8
214	ELM	9
215	LIVE OAK	15
216	LIVE OAK	9
217	ELM	15
218	LIVE OAK	25M
219	LIVE OAK	15
220	LIVE OAK	15
221	LIVE OAK	9
222	LIVE OAK	20M
223	LIVE OAK	14
224	LIVE OAK	10
225	LIVE OAK	23M
226	LIVE OAK	13M
227	LIVE OAK	17M
228	LIVE OAK	52M
229	HACKBERRY	17
230	CHINA BERRY	20M
231	HACKBERRY	10
232	HACKBERRY	9
233	HACKBERRY	9
234	LIVE OAK	53
235	LIVE OAK	45
236	CHINA BERRY	9
237	HACKBERRY	15
238	PECAN	8
239	HACKBERRY	13
240	LIVE OAK	13
241	ASH	10
*242	HACKBERRY	12
*243	HACKBERRY	10
*244	HACKBERRY	11
245	HACKBERRY	14M
246	HACKBERRY	8
247	HACKBERRY	11
248	HACKBERRY	14
249	HACKBERRY	16
250	HACKBERRY	13M
253	ELM	14M
251	HACKBERRY	13M
*252	BOIS D'ARC	10
*254	BOIS D'ARC	8M
255	LIVE OAK	8
256	LIVE OAK	12M
*257	PECAN	15M
258	LIVE OAK	15M
259	LIVE OAK	8
260	LIVE OAK	8
261	LIVE OAK	9
262	LIVE OAK	12
263	LIVE OAK	8M
264	LIVE OAK	8M
265	LIVE OAK	8
266	LIVE OAK	8
*267	PECAN	10
268	LIVE OAK	8
*269	LIVE OAK	9
270	HACKBERRY	11
271	LIVE OAK	11
272	LIVE OAK	11
273	LIVE OAK	10
274	LIVE OAK	15
275	LIVE OAK	8
276	LIVE OAK	9
277	LIVE OAK	11
278	LIVE OAK	15M
279	LIVE OAK	11
280	HACKBERRY	11

"M" DENOTES MULTI-TRUNK TREE

*TREES TO BE REMOVED

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- 980 — CONTOUR LINE
- (A) BLOCK NUMBER
- 3 LOT NUMBER
- R.O.W. PUBLIC RIGHT OF WAY

LEGEND

- TREES
- TREES TO BE REMOVED
- TREES (DEAD)
- 10592 — TREE ID NUMBER

TREE LEGEND
INDICATES MULTI TRUNK
TAG NO. 914 | TYPE LIVE OAK | 17 14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE CDA FORMULA FOR SINGLE AND MULTI TRUNK TREES

OPEN SPACE

CATALINA RANCH PARKLAND DEDICATION WORKSHEET 8/14/2013

Lots	Parkland Required	Parkland Proposed	Acreage Surplus/Deficit	Fee In-lieu Value *	Rec. Imp. Fee Req'd *	Facilities Proposed
118	3.85	0.567	-3.283	$77,385	$38,500	None

* Fee in-lieu value for land deficit and recreation improvement fee to be paid to the City at plat approval. Total payment = $115,885.

1) DEVELOPER WILL PAY TO THE CITY A FEE IN LIEU OF PARKLAND DEDICATION AND RECREATION IMPROVEMENTS IN THE AMOUNT OF $115,885.00 AT PLAT APPROVAL.
2) BOUNDARY STREET IMPROVEMENT FEES WILL BE REQUIRED AT THE TIME OF FINAL PLAT IN AN AMOUNT DETERMINED BY THE CITY ENGINEER.

PROJECT NO. 1612-10667 DESIGNED BY: CJB
FILE NO. PARK PLAN DRAWN BY: CJB
DATE: DEC. 2013 CHECKED BY: JH

NO. | BY | DATE | REVISION DESCRIPTION

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)454-0771
FAX(512)454-9933
TBPE FIRM #2946

CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

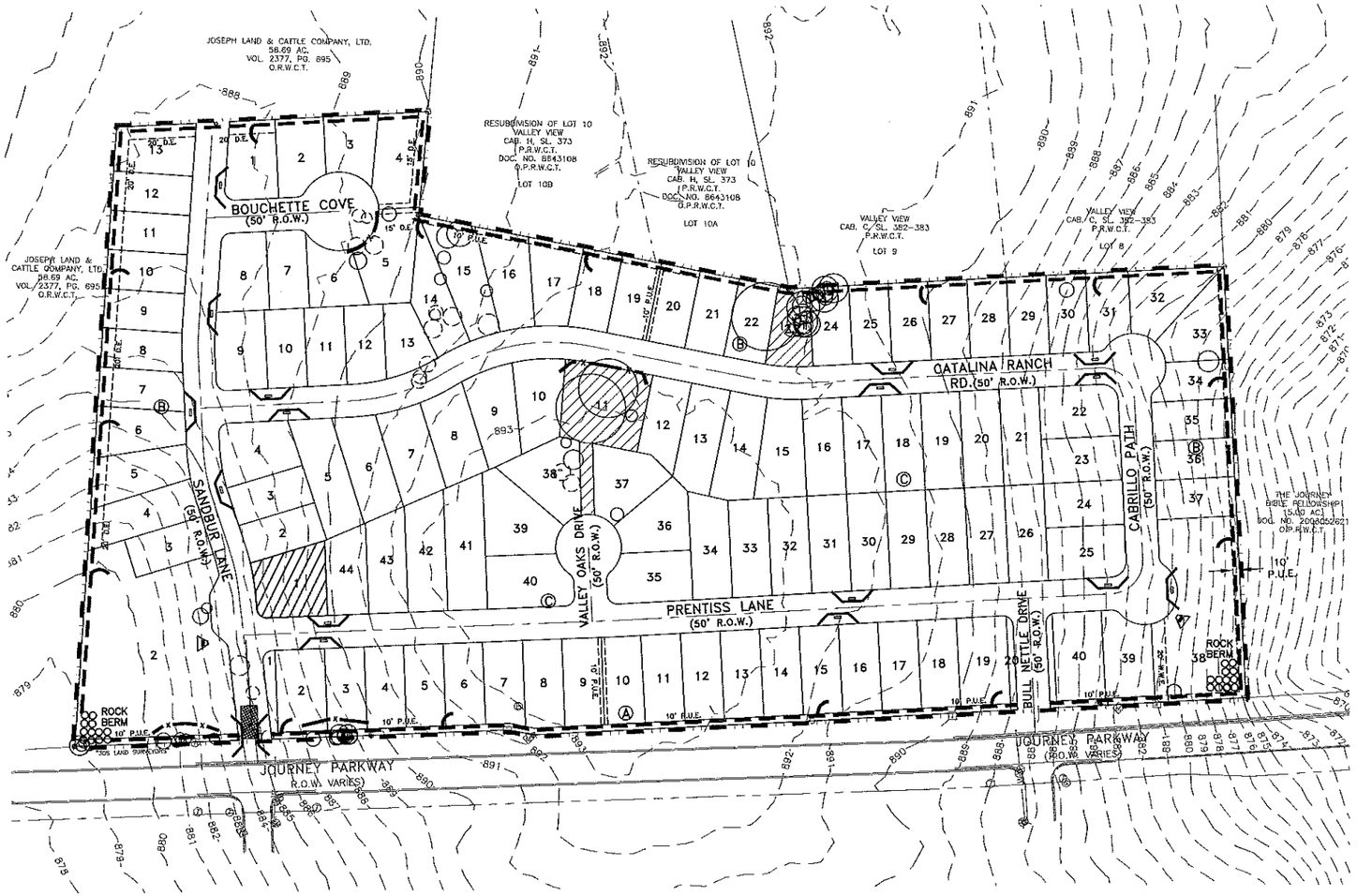
PRELIMINARY PARK PLAN

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
JOHN D. HINES
98691
LICENSED PROFESSIONAL ENGINEER
12/10/13

FILE: H:\Projects\1612 Harris and Straub\10667 CR 179 Tract\CAD\PLATS\PRELIM\PRELIMINARY PLAT\PARK PLAN.dwg LAYOUT: PRELIMINARY PARK PLAN DATE: 12/9/2013 3:05:54 PM BY: CBAILEY

PRELIMINARY EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN FOR CATALINA RANCH



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- 980 — CONTOUR LINE
- (A) BLOCK NUMBER
- 3 LOT NUMBER
- R.O.W. PUBLIC RIGHT OF WAY

LEGEND

- LIMIT OF CONSTRUCTION
- SILT FENCE
- SECTION LINE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY CONTRACTOR STAGING AREA & SPOIL SITE
- INLET PROTECTION/ SEDIMENT TRAP
- ROCK BERM
- DIVERSION DIKE
- ROCK RIP-RAP
- x — x — TREE PROTECTION

NOTES:

1. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO AREAS WITHIN THE R.O.W., EASEMENTS, SPOILS DISPOSAL AND STAGING AREAS ONLY.
3. STORM INLET SEDIMENT TRAPS PLACED IN PROPOSED INLETS ARE TO BE REMOVED AND REPLACED W/ TRI-DIKES AFTER ALL IMPROVEMENTS HAVE BEEN COMPLETED PRIOR TO THE SUBDIVISION ACCEPTANCE.
4. EXISTING EROSION CONTROLS TO BE MAINTAINED AND REMAIN THROUGHOUT CONSTRUCTION UNTIL VEGETATION ESTABLISHED TO A MINIMUM OF 70% OF DISTURBED CONTRIBUTING DRAINAGE AREA, WHEN DIRECTED BY THE ENGINEER.
5. TREE PROTECTION FENCING SHALL BE PROVIDED FOR ANY HARDWOOD TREES WITHIN 20' OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE IMPROVEMENTS.
6. ALL HAUL OFF/SPOILS TAKEN OFFSITE WILL BE TAKEN TO A LOCATION THAT IS PROPERLY PERMITTED TO ACCEPT FILL. DOCUMENTATION OF SAID SITE'S PERMIT INFORMATION WILL NEED TO BE COLLECTED AND ADDED TO THE SW3P RECORD AT THAT TIME.
7. ON SITE SPOILS STAGED MORE THAN 24 HOURS SHALL BE NOTED ON THE SW3P AND PLACED ON LEVEL GROUND WITH APPROPRIATE EROSION CONTROL. AT A MINIMUM, SILT FENCE WILL BE REQUIRED ON THE DOWN GRADIENT SIDE AND WITH 20 FT. PERPENDICULAR ON BOTH ENDS.
8. ROCK RIP-RAP MINIMUM THICKNESS 8-INCH.

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TBPE FIRM #2946
GRAY ENGINEERING

PROJECT NO. 1612-10667 DESIGNED BY: CJB
FILE NO. PRE-EROSION DRAWN BY: CJB
DATE: DEC. 2013 CHECKED BY: JH

NO.	BY	DATE	REVISION DESCRIPTION

CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

OVERALL EROSION CONTROL PLAN

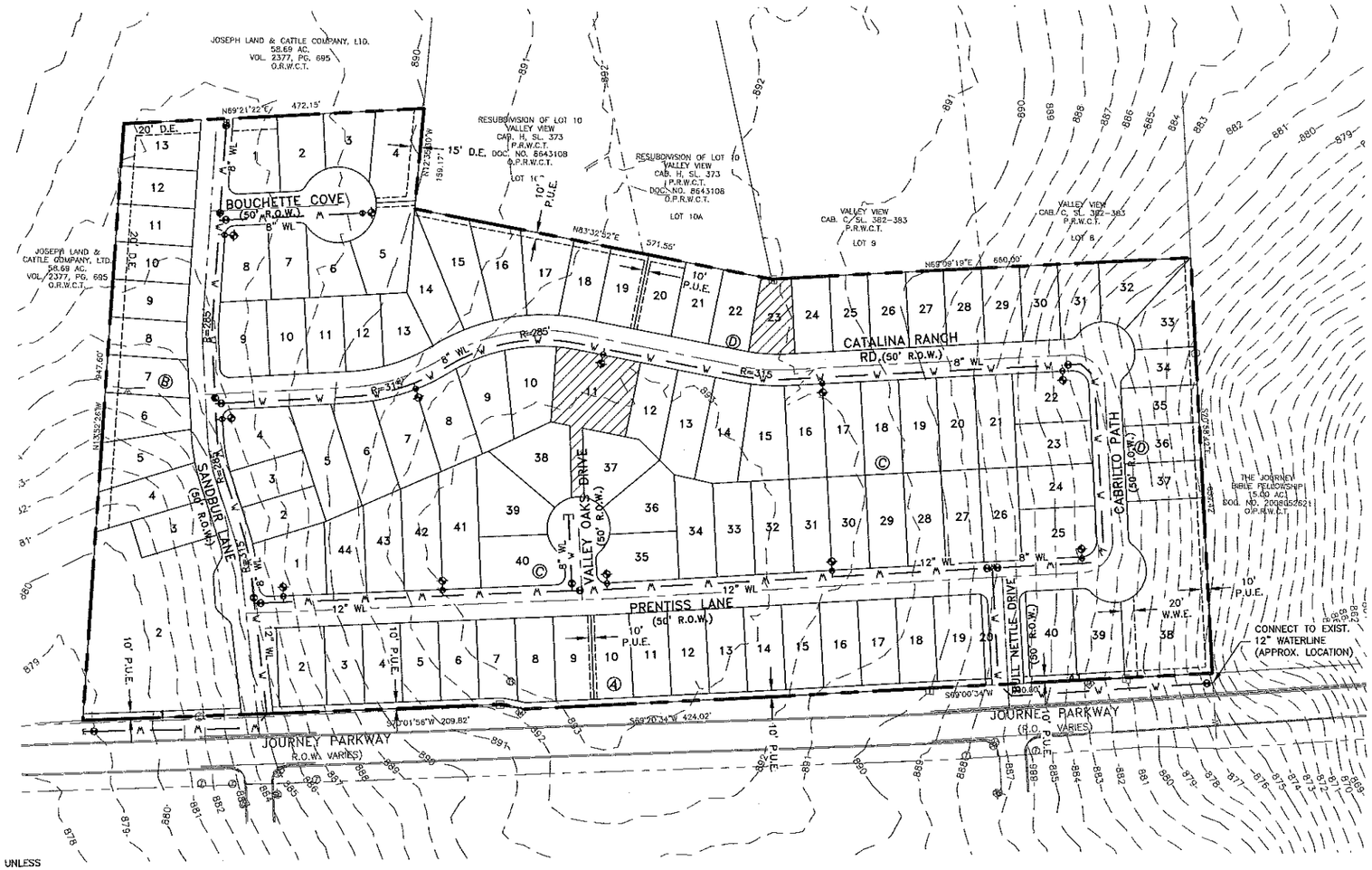
NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED PROFESSIONAL ENGINEER
12/10/13

SHEET 5 OF 9

FILE: H:\Projects\1612 Harris and Straub\10667 CR 179 Tract\CAD\PLATS\PRELIM\PREEROSION\PRE-EROSION.dwg LAYOUT: OVERALL EROSION CONTROL PLAN DATE: 12/9/2013 3:08:08 PM BY: CBAILEY

PRELIMINARY WATER DISTRIBUTION PLAN
FOR
CATALINA RANCH



SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- 980 CONTOUR LINE
- (A) BLOCK NUMBER
- 3 LOT NUMBER
- R.O.W. PUBLIC RIGHT OF WAY

NOTE:

1. ALL WATER LINES SHALL BE 8-INCHES UNLESS OTHERWISE SHOWN.

WATER DISTRIBUTION LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE

FILE: H:\Projects\1612 Harris and Straub\10667 CR 179 Tract\CAD\PLATS\PRELIM PREWATER\PRELIM WATER.dwg LAYOUT: OVERALL WATER DISTRIBUTION PLAN DATE: 12/9/2013 3:36:43 PM BY: CBAILEY

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 410
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946
GRAY ENGINEERING

PROJECT NO. 1612-10667 DESIGNED BY: CJB
FILE NO. PRELIM. WATER DRAWN BY: CJB
DATE: DEC. 2013 CHECKED BY: JHH

NO.	BY	DATE	REVISION DESCRIPTION

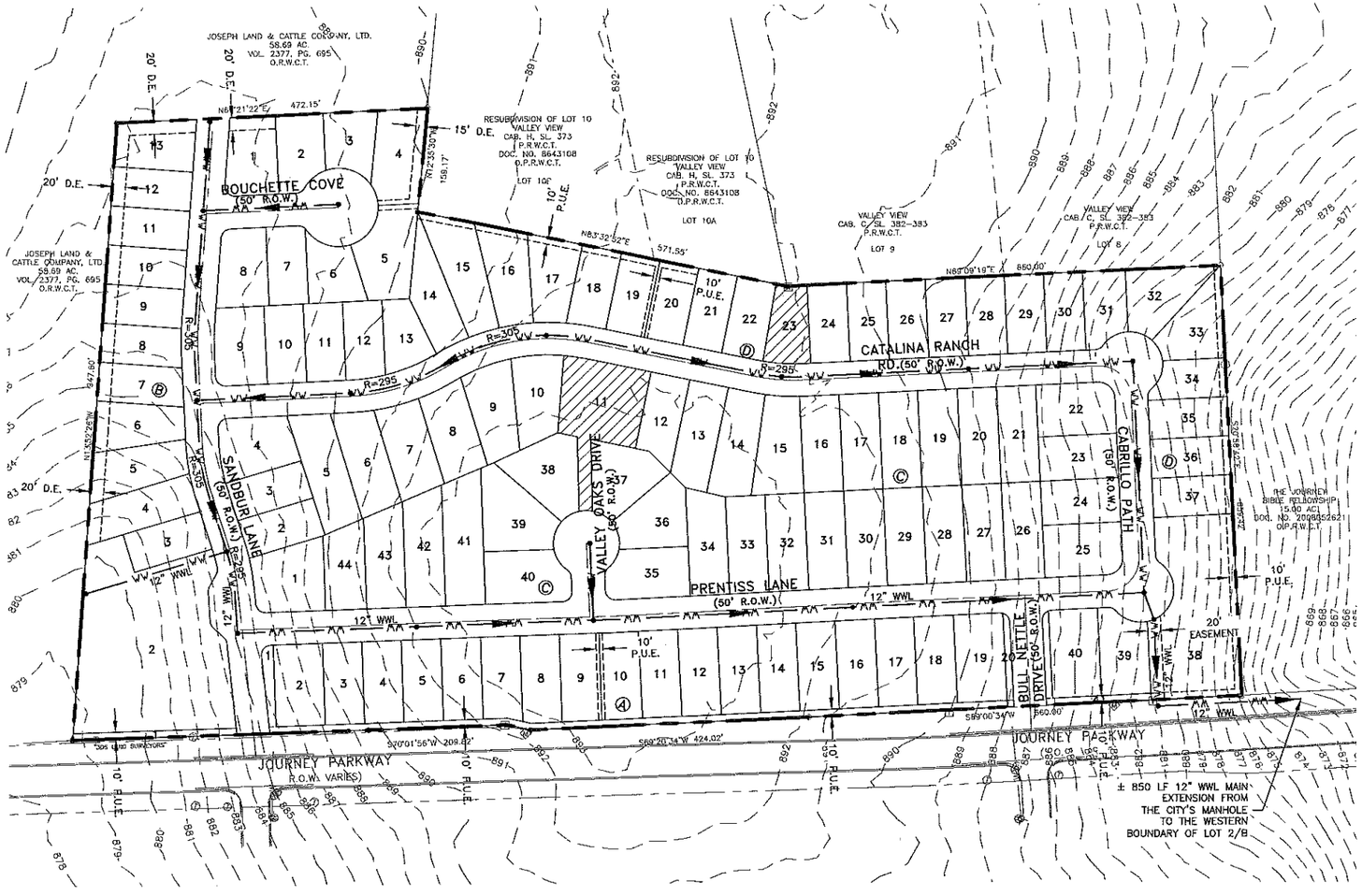
CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

OVERALL WATER DISTRIBUTION PLAN

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
JOHN D. HINES
98691
LICENSED PROFESSIONAL ENGINEER
12/10/13

PRELIMINARY WASTEWATER COLLECTION PLAN
FOR
CATALINA RANCH



SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
980	CONTOUR LINE
(A)	BLOCK NUMBER
3	LOT NUMBER
R.O.W.	PUBLIC RIGHT OF WAY

WASTEWATER COLLECTION LEGEND

	PROPOSED WW LINE
WW WW	EXISTING WW LINE
	PROPOSED MANHOLE
WW WW	EXISTING MANHOLE
	DIRECTION OF FLOW
730	EXISTING MAJOR CONTOURS
728	EXISTING MINOR CONTOURS

NOTES:

1. ALL WASTEWATER LINES SHALL BE 8-INCHES UNLESS OTHERWISE SHOWN.
2. PER TECQ GUIDELINES AND MANUFACTURER RECOMMENDATION PIPE DEFLECTIONS LIMITED TO 5-DEGREES AND CURVES WITH MINIMUM 200-FT RADIUS.

FILE: H:\Projects\1612 Harris and Straub\10667 CR 179 Tract\CAD\PLATS\PRELIM\PREWASTEWATER\PRELIM WASTEWATER.dwg LAYOUT: OVERALL WASTEWATER COLLECTION PLAN DATE: 1/8/2014 4:03:18 PM BY: CBAILEY

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
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Suite 140
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TBPE FIRM #2946

PROJECT NO. 1612-10667 DESIGNED BY: CJB
FILE NBRELIM WASTEWATER DRAWN BY: CJB
DATE: DEC., 2013 CHECKED BY: JH

NO.	BY	DATE	REVISION DESCRIPTION

CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

OVERALL WASTEWATER COLLECTION PLAN

NOTICE:
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STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1/8/14

SHEET 7 OF 9

PRELIMINARY EXISTING DRAINAGE PLAN
FOR
CATALINA RANCH

HEC Summary - Catalina Ranch								
Drainage Area	Q(100)	Volume (Ac-ft)	Q(25)	Volume (Ac-ft)	Q(10)	Volume (Ac-ft)	Q(2)	Volume (Ac-ft)
EXISTING: (WEST - 15.37 ac)	99.80	9.80	69.40	6.80	51.30	4.90	21.00	2.00
DEVELOPED: (WEST - 15.37 ac)	117.30	10.90	83.90	7.80	63.90	6.00	30.90	2.90
Detention Required		*1.10*		*1.00*		*1.10*		*0.90*
EXISTING: (EAST - 14.93 ac)	96.90	9.60	67.40	6.60	49.80	4.80	20.40	2.00
DEVELOPED: (EAST - 14.93 ac)	113.90	10.60	81.40	7.60	62.10	5.80	30.00	2.90
Detention Required		*1.00*		*1.00*		*1.00*		*0.90*

OFF-2 20.71 A.C.

OFF-1 1.85 A.C.

EX-1 15.37 A.C.

EX-2 14.93 A.C.

JOURNEY PARKWAY (R.O.W. VARIES)

JOURNEY PARKWAY (R.O.W. VARIES)

"JDS LAND SURVEYORS"

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- 950 CONTOUR LINE
- (A) BLOCK NUMBER
- 3 LOT NUMBER
- R.O.W. PUBLIC RIGHT OF WAY

DRAINAGE PLAN LEGEND

- DRAINAGE AREA LINES
- A1 2.95 A.C. DRAINAGE AREA LABELS
- A.C. ACRES

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
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FAX(512)454-9933
TBPE FIRM #2946

GRAY ENGINEERING

PROJECT NO. 1612-10667 DESIGNED BY: CJB
FILE M:\ELIM EX-DRAINAGE DRAWN BY: CJB
DATE: DEC., 2013 CHECKED BY: JH

NO.	BY	DATE	REVISION DESCRIPTION

CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

OVERALL EXISTING DRAINAGE PLAN

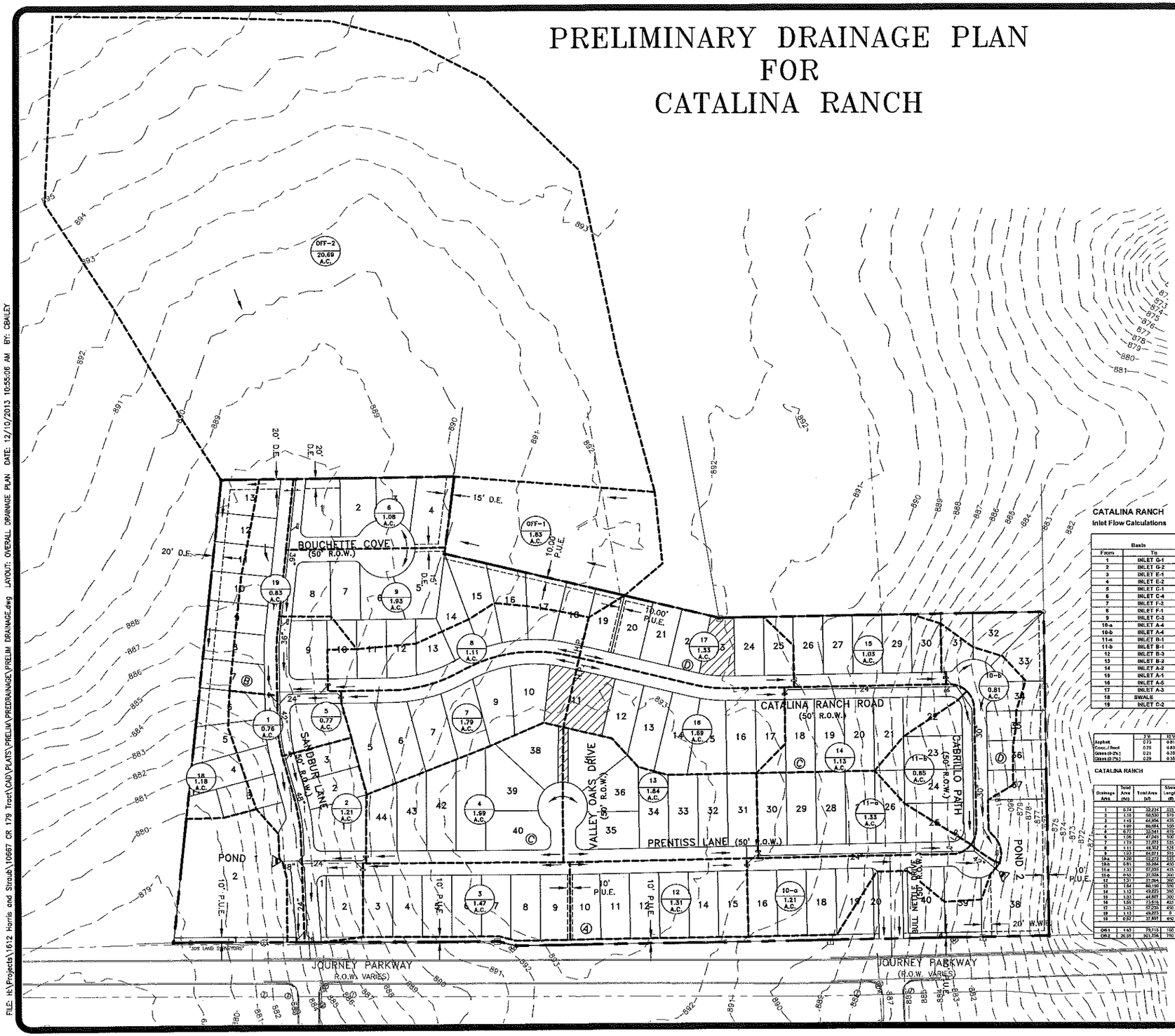
NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1/8/14

SHEET 8 OF 9

FILE: M:\Projects\1612 Harris and Straub\10667 CR 179 Tract\CAD\PLATS\PRELIM\PREDRAINAGE\PRELIM EX-DRAINAGE.dwg LAYOUT: OVERALL EXISTING DRAINAGE PLAN DATE: 1/8/2014 4:09:31 PM BY: CBAILEY

PRELIMINARY DRAINAGE PLAN
FOR
CATALINA RANCH



SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
980	CONTOUR LINE
A	BLOCK NUMBER
3	LOT NUMBER
R.O.W.	PUBLIC RIGHT OF WAY

DRAINAGE PLAN LEGEND

	DRAINAGE AREA LINES
A1 / 2.95 A.C.	DRAINAGE AREA LABELS
A.C.	ACRES

CATALINA RANCH
Inlet Flow Calculations

Basin		Area	T_c	2-year			25-year			100-year		
From	To	(Ac)	(min)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)
1	INLET G-1	0.74	7.46	0.60	5.12	1.90	0.61	9.04	4.09	0.69	11.36	5.81
2	INLET G-2	1.16	7.72	0.49	5.07	2.90	0.61	8.95	6.29	0.68	11.26	8.95
3	INLET E-1	1.49	11.62	0.61	4.35	3.20	0.62	7.74	7.16	0.70	9.87	10.30
4	INLET E-2	1.59	11.81	0.48	4.32	4.09	0.59	7.69	8.99	0.67	9.81	13.01
5	INLET C-1	0.77	11.42	0.63	4.38	1.80	0.65	7.79	3.90	0.73	9.93	5.59
6	INLET C-4	1.08	12.05	0.60	4.15	2.23	0.61	7.40	4.88	0.69	9.47	7.06
7	INLET F-2	1.79	11.86	0.47	4.31	3.61	0.58	7.67	7.97	0.66	9.79	11.53
8	INLET F-1	1.11	6.69	0.51	5.31	3.01	0.63	9.35	6.50	0.71	11.71	9.16
9	INLET C-3	1.93	11.89	0.49	4.31	4.06	0.60	7.66	8.90	0.68	9.78	12.84
10-a	INLET A-4	1.20	11.46	0.52	4.37	2.71	0.63	7.77	5.89	0.71	9.91	8.47
10-b	INLET A-4	0.81	6.54	0.54	5.34	2.33	0.66	9.42	5.00	0.74	11.78	7.03
11-a	INLET B-1	1.33	11.34	0.51	4.39	2.96	0.62	7.81	6.46	0.70	9.95	9.28
11-b	INLET B-1	0.85	6.22	0.59	5.46	2.74	0.66	9.67	5.44	0.74	11.95	8.47
12	INLET B-3	1.31	11.80	0.50	4.32	2.84	0.61	7.69	6.19	0.69	9.81	8.92
13	INLET B-2	1.84	12.05	0.48	4.28	3.75	0.59	7.62	8.26	0.67	9.74	11.94
14	INLET A-2	1.13	11.24	0.48	4.41	2.41	0.60	7.84	5.29	0.68	9.98	7.62
15	INLET A-1	1.03	11.24	0.51	4.41	2.35	0.63	7.84	5.07	0.71	9.98	7.29
16	INLET A-5	1.69	11.85	0.48	4.31	3.50	0.59	7.67	7.69	0.67	9.79	11.12
17	INLET A-3	1.35	11.80	0.54	4.32	3.08	0.65	7.69	6.67	0.73	9.81	9.56
18	SWALE	1.13	19.04	0.47	3.48	1.84	0.58	6.22	4.09	0.66	8.00	6.01
19	INLET C-2	0.87	5.15	0.52	5.43	2.44	0.63	9.57	5.26	0.71	11.95	7.40

	2 yr	10 yr	25 yr	100 yr
Asphalt	0.73	0.81	0.86	0.93
Conc. / Roof	0.75	0.83	0.88	0.97
Grass (0-2%)	0.21	0.28	0.36	0.44
Grass (2-7%)	0.29	0.35	0.29	0.45

Avg. Impervious = 3,600 sf

CATALINA RANCH

Drainage Area	Total Area (Ac)	Total Area (sf)	STREET: Street Length (ft)	Area Street (sf)	Area Street (Ac)	Area Street (%)	IMPERVIOUS: Num Houses in Area	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	GRASS: Area Grass (sf)	Area Grass (Ac)	Area Grass (%)	Composite 2 Yr "C"	Composite 25 Yr "C"	Composite 100 Yr "C"
PROPOSED STORM SEWER SYSTEM CAPTURE AREAS																
1	0.74	32,234	525	7,875	0.18	24.4%	2.0	7,000	0.16	21.7%	17,359	0.40	53.9%	0.60	0.61	0.69
2	1.16	50,530	575	9,625	0.22	17.1%	4.0	14,000	0.32	27.7%	27,005	0.62	53.2%	0.49	0.61	0.68
3	1.49	64,904	475	8,375	0.19	12.9%	7.0	24,500	0.56	37.7%	32,029	0.74	49.4%	0.61	0.62	0.70
4	1.59	69,284	555	11,000	0.25	15.7%	7.0	24,500	0.56	35.3%	34,784	1.19	50.0%	0.48	0.60	0.67
5	0.77	33,541	475	8,500	0.20	26.3%	2.0	4,700	0.20	25.7%	19,291	0.33	43.6%	0.63	0.63	0.73
6	1.08	47,045	500	7,500	0.17	15.9%	4.0	14,000	0.22	29.9%	25,545	0.59	54.2%	0.60	0.61	0.69
7	1.79	77,972	725	7,875	0.18	10.1%	6.5	22,750	0.52	29.2%	47,347	1.09	60.7%	0.47	0.58	0.66
8	1.11	48,362	525	7,875	0.18	16.3%	4.5	15,750	0.36	33.6%	24,737	0.57	51.1%	0.63	0.63	0.73
9	1.93	84,071	775	8,525	0.20	10.2%	8.0	28,000	0.64	33.4%	47,546	1.09	56.6%	0.48	0.60	0.68
10-a	1.20	52,272	575	10,500	0.24	20.1%	4.0	13,750	0.32	26.1%	28,022	0.64	49.6%	0.63	0.63	0.73
10-b	0.81	35,284	400	9,000	0.21	25.5%	3.0	10,500	0.24	29.5%	15,784	0.36	44.7%	0.64	0.64	0.74
11-a	1.33	57,955	475	8,500	0.20	14.7%	6.5	19,250	0.44	33.2%	29,183	0.67	50.1%	0.61	0.62	0.70
11-b	0.85	37,026	300	4,500	0.10	12.2%	3.5	12,250	0.28	33.1%	20,276	0.47	54.6%	0.59	0.61	0.69
12	1.31	57,064	350	5,400	0.12	9.5%	6.0	21,000	0.48	36.9%	30,664	0.70	53.7%	0.56	0.61	0.69
13	1.84	80,190	550	8,250	0.19	10.3%	7.0	24,500	0.56	30.6%	47,440	1.09	59.1%	0.48	0.59	0.67
14	1.13	49,253	350	5,250	0.12	10.7%	4.5	15,750	0.36	32.0%	28,253	0.65	57.3%	0.48	0.60	0.68
15	1.03	44,907	300	4,500	0.10	10.0%	3.0	17,500	0.40	39.0%	22,907	0.52	51.0%	0.51	0.62	0.71
16	1.69	73,616	450	6,975	0.16	9.5%	7.0	24,500	0.56	33.3%	42,141	0.96	57.3%	0.44	0.58	0.67
17	1.35	57,935	450	6,750	0.15	11.7%	7.0	24,500	0.56	42.3%	26,685	0.61	46.1%	0.64	0.63	0.73
18	1.13	49,223	0	0	0.00	0.0%	5.5	19,250	0.44	39.1%	29,973	0.69	60.9%	0.67	0.66	0.76
19	0.87	37,897	400	6,750	0.15	17.8%	3.5	12,250	0.28	32.3%	18,897	0.43	49.9%	0.63	0.63	0.73
OFFSITE DRAINAGE CONVEYED WITHIN SUBDIVISION																
OS-1	1.63	70,715	150	2,250	0.05	7.5%	1.5	3,500	0.08	4.4%	63,965	1.20	92.0%	0.33	0.42	0.53
OS-2	20.69	901,256	750	11,250	0.26	1.2%	3.5	12,250	0.28	1.4%	877,756	20.15	97.4%	0.30	0.40	0.47

PROJECT NO. 1612-10667 DESIGNED BY: CJB
FILE NO. PRELIM DRAINAGE DRAWN BY: CJB
DATE: DEC. 2013 CHECKED BY: JH

GRAY ENGINEERING
8334 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

CATALINA RANCH
PHASE ONE
PRELIMINARY PLANS

OVERALL DRAINAGE PLAN

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED PROFESSIONAL ENGINEER
12/10/13

SHEET 9 OF 9

FILE: H:\Projects\1612 Harris and Straub\10667 CR 179 Tract\CAD\PLATS\PRELIM\PREDRAINAGE\PRELIM DRAINAGE.dwg LAYOUT: OVERALL DRAINAGE PLAN DATE: 12/10/2013 10:55:06 AM BY: CBAILEY

EXECUTIVE SUMMARY

FEBRUARY 13, 2014

Agenda Subject: Subdivision Case 13-FP-011: Hold a public hearing and consider action on the Villas at Vista Ridge Final Plat for 18.726 acres more or less; WCAD Parcels R031366 and R430360; generally located to the southwest of the intersection of Vista Ridge Drive and Bagdad Road; 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 that require approval of the Planning & Zoning Commission.

Origination: Applicant/Agent: Geoff Guerrero (c/o CBD, Inc) on behalf of Lennar Homes of Texas.

Financial Consideration: None

Recommendation: This final plat includes 95 single-family lots, 1 Drainage Pond Access & Public Utility Lot, 2 Landscape Lots, 2 Open Space/Park Lots, and 1 Drainage Easement Lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:

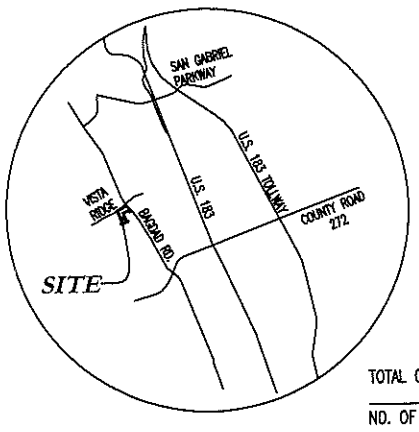
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

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

Attachments: 1. Final Plat

Prepared By: Martin Siwek, GISP
Planner 02/04/2014

THE VILLAS AT VISTA RIDGE FINAL PLAT



VICINITY MAP
N.T.S.

DATE: JANUARY 30, 2014

OWNER:
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
ATTN: FRED WYBORSKI
12301 RESEARCH BLVD.
BLDG. 1, STE. 300
AUSTIN, TX, 78759

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

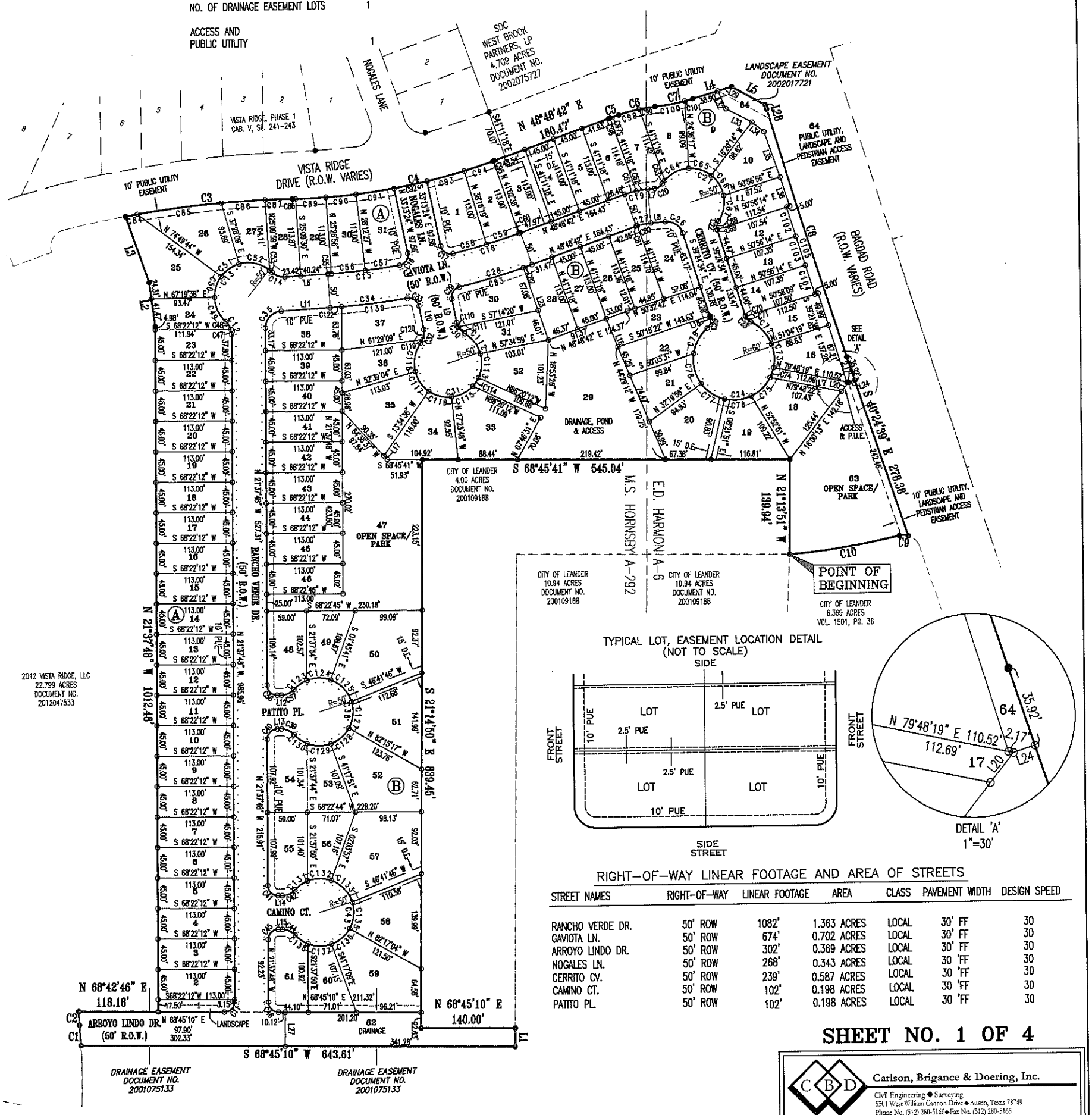
TOTAL ACREAGE: 18.726 ACRES
SURVEY: E.D. HARMON SURVEY, ABSTRACT NO. 6
M.S. HORNSBY SURVEY, ABSTRACT NO. 292
F.E.M.A. MAP NO. 48491C 0455E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS:	95
NO. OF SINGLE FAMILY LOTS:	88
NO. OF DRAINAGE, POND ACCESS AND PUBLIC UTILITY:	1
NO. OF LANDSCAPE LOTS:	2
NO. OF OPEN SPACE/PARK LOTS	2
NO. OF DRAINAGE EASEMENT LOTS	1
ACCESS AND PUBLIC UTILITY	1

LEGEND

o	IRON ROD SET
•	IRON ROD FOUND
■	CONCRETE MONUMENT FOUND
▼	60d NAIL FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.	WASTEWATER EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
POB	POINT OF BEGINNING
1	LOT NUMBER
(A)	BLOCK NUMBER
— — —	EASEMENT LINE
.....	4' SIDEWALK

SCALE: 1" = 100'



TYPICAL LOT, EASEMENT LOCATION DETAIL
(NOT TO SCALE)

DETAIL 'A'
1"=30'

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
RANCHO VERDE DR.	50' ROW	1082'	1.363 ACRES	LOCAL	30' FF	30
GAVIOTA LN.	50' ROW	674'	0.702 ACRES	LOCAL	30' FF	30
ARROYO LINDO DR.	50' ROW	302'	0.369 ACRES	LOCAL	30' FF	30
NOGALES LN.	50' ROW	268'	0.343 ACRES	LOCAL	30 'FF	30
CERRITO CV.	50' ROW	239'	0.587 ACRES	LOCAL	30 'FF	30
CAMINO CT.	50' ROW	102'	0.198 ACRES	LOCAL	30 'FF	30
PATITO PL.	50' ROW	102'	0.198 ACRES	LOCAL	30 'FF	30

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon Drive ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH:– J: 4549\SURVEY\PLAT.DWG

THE VILLAS AT VISTA RIDGE FINAL PLAT

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	1030.00'	30.27'	30.27'	N25°34'10"W	15.14
C2	970.00'	19.87'	19.87'	N25°49'29"W	9.94
C3	1490.00'	248.41'	248.12'	N62°48'04"E	124.49
C4	935.00'	306.00'	304.64'	N58°13'21"E	154.38
C5	1018.00'	15.89'	15.89'	N48°55'59"E	7.94
C6	250.00'	55.51'	55.40'	N56°08'04"E	27.87
C7	310.00'	57.02'	56.94'	N57°10'36"E	28.59
C8	10458.95'	383.39'	383.37'	S39°17'02"E	191.72
C9	25.00'	13.37'	13.21'	S69°58'44"W	6.85
C10	1056.63'	164.42'	164.26'	S59°03'57"W	82.38
C11	15.00'	23.66'	21.28'	N23°33'41"E	15.10
C12	25.00'	21.03'	20.41'	N45°43'30"W	11.18
C13	50.00'	159.57'	99.97'	S21°36'21"W	2009.27
C14	25.00'	21.03'	20.41'	N88°56'11"E	11.18
C15	1048.00'	107.11'	107.06'	N61°54'49"E	53.60
C16	15.00'	24.14'	21.62'	N12°52'52"E	15.59
C17	15.00'	24.15'	21.62'	S79°20'17"E	15.60
C18	1048.00'	104.91'	104.87'	N51°40'46"E	52.50
C19	137.00'	35.38'	35.29'	S56°12'40"W	17.79
C20	15.00'	13.62'	13.16'	N57°36'01"E	7.32
C21	50.00'	157.97'	100.00'	N77°53'56"W	5614.59
C22	15.00'	13.62'	13.16'	S13°23'58"E	7.32
C23	15.00'	12.35'	12.00'	S62°59'15"E	6.55
C24	60.00'	308.30'	65.00'	N60°38'20"E	38.66
C25	15.00'	17.61'	16.61'	N05°46'59"W	9.98
C26	25.00'	33.59'	31.12'	N77°53'56"W	19.88
C27	87.00'	22.47'	22.41'	S56°12'40"W	11.30
C28	1098.00'	112.99'	112.94'	N51°45'35"E	56.54
C29	15.00'	23.02'	20.83'	S10°44'32"W	14.47
C30	25.00'	21.03'	20.41'	S57°19'06"E	11.18
C31	50.00'	241.19'	66.67'	N56°46'36"E	44.72
C32	25.00'	21.03'	20.41'	N09°07'42"W	11.18
C33	15.00'	23.03'	20.83'	N77°11'54"W	14.47
C34	1098.00'	115.26'	115.21'	N61°50'03"E	57.69
C35	25.00'	37.73'	34.25'	S21°36'21"W	23.51
C36	15.00'	23.56'	21.21'	S66°37'32"E	15.00
C37	25.00'	21.03'	20.41'	N44°17'03"E	11.18
C38	50.00'	241.19'	66.67'	N21°37'15"W	44.72
C39	25.00'	21.03'	20.41'	N87°31'34"W	11.18
C40	15.00'	23.56'	21.21'	S23°22'28"W	15.00
C41	15.00'	23.56'	21.21'	S66°37'32"E	15.00
C42	25.00'	21.03'	20.41'	N44°17'03"E	11.18
C43	50.00'	241.19'	66.67'	N21°37'15"W	44.72
C44	25.00'	21.03'	20.41'	N87°31'34"W	11.18
C45	15.00'	23.56'	21.21'	S23°22'28"W	15.00
C46	15.00'	23.46'	21.14'	S66°26'19"E	14.90
C47	25.00'	7.30'	7.28'	N29°59'47"W	3.68
C48	25.00'	13.73'	13.55'	N54°05'29"W	7.04
C49	50.00'	41.14'	39.99'	S46°14'47"E	21.82
C50	50.00'	33.02'	32.43'	S03°45'03"E	17.14
C51	50.00'	32.60'	32.03'	S33°51'04"W	16.90
C52	50.00'	48.59'	46.70'	S80°22'10"W	26.40
C53	50.00'	4.21'	4.21'	N69°22'49"W	2.11
C55	1048.00'	5.31'	5.31'	N64°41'47"E	2.66
C56	1048.00'	50.46'	50.46'	N63°10'19"E	25.23
C57	1048.00'	51.34'	51.33'	N60°23'21"E	25.68
C58	1048.00'	51.57'	51.56'	N53°08'15"E	25.79
C59	1048.00'	50.70'	50.70'	N50°20'31"E	25.35
C60	1048.00'	2.64'	2.64'	N48°53'02"E	1.32
C61	137.00'	17.88'	17.87'	S52°33'02"W	8.95
C62	137.00'	17.50'	17.49'	S59°57'00"W	8.76
C63	50.00'	6.43'	6.42'	S15°16'25"W	3.22
C64	50.00'	40.52'	39.42'	S42°10'34"W	21.45
C65	50.00'	35.73'	34.97'	S85°51'59"W	18.67
C66	50.00'	35.74'	34.99'	N53°11'03"W	18.67
C67	50.00'	39.55'	38.52'	N10°02'50"W	20.87
C68	15.00'	13.09'	12.68'	S12°23'28"E	6.99
C69	15.00'	0.53'	0.53'	S38°24'02"E	0.26
C70	15.00'	1.00'	1.00'	S41°18'37"E	0.50

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C71	15.00'	11.35'	11.08'	S64°53'19"E	5.96
C72	60.00'	45.37'	44.30'	N64°54'03"W	23.83
C73	60.00'	35.43'	34.92'	N26°19'11"W	18.25
C74	60.00'	15.19'	15.15'	N02°09'08"W	7.63
C75	60.00'	39.78'	39.06'	N24°05'35"E	20.65
C76	60.00'	40.27'	39.52'	N62°18'57"E	20.93
C77	60.00'	42.71'	41.82'	S78°03'42"E	22.31
C78	60.00'	46.87'	45.51'	S35°22'59"E	24.59
C79	60.00'	42.87'	41.97'	S07°22'21"W	22.40
C80	87.00'	20.50'	20.45'	S56°51'35"W	10.30
C81	87.00'	1.97'	1.97'	S49°27'36"W	0.99
C82	1098.00'	13.51'	13.51'	N49°09'51"E	6.75
C83	1098.00'	99.48'	99.45'	N52°06'44"E	49.77
C84	1490.00'	17.71'	17.71'	S56°21'56"W	8.86
C85	1490.00'	125.44'	125.40'	S61°07'04"W	62.76
C86	1490.00'	64.96'	64.96'	S64°48'43"W	32.49
C87	1490.00'	40.30'	40.30'	S66°48'09"W	20.15
C88	935.00'	4.73'	4.73'	N67°27'11"E	2.37
C89	935.00'	44.99'	44.99'	N65°55'47"E	22.50
C90	935.00'	45.02'	45.01'	N63°10'19"E	22.51
C91	935.00'	57.03'	57.02'	N60°02'42"E	28.53
C92	935.00'	50.01'	50.00'	N56°45'56"E	25.01
C93	935.00'	57.20'	57.19'	N53°28'50"E	28.61
C94	935.00'	45.23'	45.23'	N50°20'31"E	22.62
C95	935.00'	1.78'	1.78'	N48°54'05"E	0.89
C96	1018.00'	2.36'	2.36'	S48°33'09"W	1.18
C97	1018.00'	13.52'	13.52'	S48°59'59"W	6.76
C98	250.00'	31.71'	31.69'	S53°24'25"W	15.88
C99	250.00'	23.80'	23.79'	S59°46'05"W	11.91
C100	310.00'	44.74'	44.70'	N58°18'42"E	22.41
C101	310.00'	12.28'	12.28'	N53°02'33"E	6.14
C102	10473.95'	45.00'	45.00'	S39°09'28"E	22.50
C103	10473.95'	45.00'	45.00'	S39°24'14"E	22.50
C104	10473.95'	45.06'	45.06'	S39°39'01"E	22.53
C105	10473.95'	135.06'	135.06'	S39°24'15"E	67.53
C110	25.00'	7.24'	7.22'	S41°31'21"E	3.65
C111	25.00'	13.78'	13.61'	S85°37'02"E	7.07
C112	50.00'	38.46'	37.52'	N59°22'38"W	20.24
C113	50.00'	35.78'	35.02'	N16°50'21"W	18.70
C114	50.00'	15.23'	15.18'	N12°23'32"E	7.68
C115	50.00'	36.20'	35.41'	N41°51'43"E	18.93
C118	50.00'	35.76'	35.00'	N83°05'24"E	18.68
C117	50.00'	35.71'	34.96'	S55°57'48"E	18.65
C116	50.00'	44.04'	42.63'	S10°18'07"E	23.57
C119	25.00'	5.91'	5.90'	N08°11'18"E	2.97
C120	25.00'	15.11'	14.88'	N15°54'23"W	7.79
C122	1098.00'	17.17'	17.17'	N64°23'37"E	8.58
C123	50.00'	23.43'	23.21'	S33°36'43"W	11.93
C124	50.00'	35.96'	35.19'	S67°38'12"W	18.80
C125	50.00'	45.83'	44.24'	N85°30'18"W	24.66
C127	50.00'	41.01'	39.87'	N15°45'06"W	21.74
C128	50.00'	35.74'	34.99'	N28°13'26"E	18.67
C129	50.00'	35.78'	35.03'	N69°12'19"E	18.70
C130	50.00'	23.44'	23.23'	S76°51'42"E	11.94
C131	50.00'	23.47'	23.26'	S33°36'20"W	11.96
C132	50.00'	35.95'	35.18'	S67°41'19"W	18.79
C133	50.00'	45.82'	44.23'	N65°27'32"W	24.66
C135	50.00'	40.95'	39.81'	N15°44'43"W	21.70
C136	50.00'	35.78'	35.02'	N26°12'53"E	18.69
C137	50.00'	35.72'	34.97'	N69°10'56"E	18.66
C138	50.00'	23.49'	23.28'	S76°53'26"E	11.97
C139	1098.00'	98.09'	98.06'	N61°23'10"E	49.06

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.37	S21°23'50"E
L2	65.78	N25°10'54"W
L3	103.72	N41°00'33"W
L4	60.13	N51°54'12"E
L5	56.66	S83°08'29"E
L6	63.66	N64°50'30"E
L7	10.02	N83°39'37"E
L8	21.50	N83°36'37"E
L9	35.35	N33°13'24"W
L10	35.33	S33°13'24"E
L11	72.55	N64°50'30"E
L12	6.30	S68°22'45"W
L13	6.29	S68°22'45"W
L14	6.25	S68°22'45"W
L15	6.24	S68°22'45"W
L16	45.01	N43°44'08"W
L17	7.49	N64°38'37"W
L18	2.33	S39°24'34"E
L20	18.72	N16°00'13"E
L21	72.57	S83°08'29"E
L22	35.93	S40°24'39"E
L23	113.09	N40°29'00"W
L24	10.00	N49°35'21"E
L27	50.00	S21°13'59"E
L28	6.55	S38°19'17"E
L29	21.23	N51°54'12"E
L32	28.83	N45°31'23"W
L33	43.24	N84°20'52"W
L34	22.76	N72°50'51"W
L35	71.07	S40°51'16"E
L36	45.00	N39°52'48"W

LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SQ.FT
A	1	1,971
A	2	5,085
A	3	5,085
A	4	5,085
A	5	5,085
A	6	5,085
A	7	5,085
A	8	5,085
A	9	5,085
A	10	5,085
A	11	5,085
A	12	5,085
A	13	5,085
A	14	5,085
A	15	5,085
A	16	5,085
A	17	5,085
A	18	5,085
A	19	5,085
A	20	5,085
A	21	5,085
A	22	5,085
A	23	5,082
A	24	4,679
A	25	9,030
A	26	8,204
A	27	5,149
A	28	5,087
A	29	5,127
A	30	5,395
A	31	6,951

LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SQ.FT
B	1	6,974
B	2	5,420
B	3	5,703
B	4	5,085
B	5	5,085
B	6	5,012
B	7	5,272
B	8	5,412
B	9	7,461
B	10	5,906
B	11	4,424
B	12	4,834
B	13	4,830
B	14	4,830
B	15	4,900
B	16	5,658
B	17	1,646
B	18	8,038
B	19	7,036
B	20	8,199
B	21	5,565
B	22	5,511
B	23	6,610
B	24	6,378
B	25	5,124
B	26	5,087
B	27	5,085
B	28	5,162
B	29	29,176
B	30	7,135
B	31	4,956
B	32	6,797
B	33	10,115
B	34	7,150
B	35	8,661
B	36	5,988
B	37	7,415
B	38	6,683
B	39	5,085
B	40	5,085
B	41	5,085
B	42	5,085
B	43	5,085
B	44	5,085
B	45	5,085
B	46	5,086
B	47	31,559
B	48	6,923
B	49	5,410
B	50	13,462
B	51	9,566
B	52	11,129
B	53	5,283
B	54	6,850
B	55	6,853
B	56	5,296
B	57	13,201
B	58	9,282
B	59	11,053
B	60	5,264
B	61	6,766
B	62	13,893
B	63	28,352
B	64	7,359

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NUMBER 292, AND THE ELIJAH D. HARMON SURVEY, ABSTRACT NUMBER 6, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 18.732 ACRE TRACT CONVEYED TO SDC WEST BROOK PARTNERS, LP, RECORDED IN DOCUMENT NUMBER 2002075727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 18.726 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the northwest corner of a 6.369 acre tract conveyed to the City of Leander, recorded in Volume 1501, Page 36, of the O.P.R.W.C.TX., and a southeast corner of a 4.00 acre tract conveyed to the City of Leander, in Document No. 2001090188, of the O.P.R.W.C.TX., and the northeast corner of a 10.940 acre tract conveyed to the City of Leander, in Document No. 2001090188, of the O.P.R.W.C.TX., and the **POINT OF BEGINNING** of herein described tract,

THENCE, with the common boundary line of said 4.00 acre tract, and the said 18.732 acre tract, the following four (4) courses and distances, numbered 1 through 4,

1. N21°13'51"W, a distance of 139.94 feet to a capped iron rod found at the northeast corner of said 4.00 acre tract,
2. S68°45'41"W, a distance of 545.04 feet to a capped ½" iron rod set at the northwest corner of said 4.00 acre tract,
3. S21°14'50"E, a distance of 839.45 feet to a capped ½" iron rod set at the southwest corner of said 4.00 acre tract, and
4. N68°45'10"E, a distance of 140.00 feet to a capped ½" iron rod set at the southeast corner of said 4.00 acre tract, and on the western boundary line of said 10.940 acre tract,

THENCE, with the common boundary line of said 10.940 acre tract, and the said 18.732 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°23'50"E, a distance of 27.37 feet to a capped ½" iron rod set for the southernmost southeast corner of the said 18.732 acre tract, and
2. S68°45'10"W, a distance of 643.61 feet to a capped ½" iron rod set at the point of curvature to the left, at the westernmost corner of said 10.940 acre tract, and on the eastern boundary line of a 22.799 acre tract conveyed to 2012 Vista Ridge LLC in Document No. 2012047533, of the O.P.R.W.C.TX., and the southwest corner of the said 18.732 acre tract,

THENCE, with the common boundary line of said 22.799 tract, and the said 18.732 acre tract, the following six (6) courses and distances, numbered 1 through 6,

1. with said curve to the left having a radius of 1,030.00 feet, an arc length of 30.27 feet and whose chord bears . N25°34'10"W, a distance of 30.27 feet to a capped ½" iron rod set at the point of curvature to the right,
2. with a curve to the right having a radius of 970.00 feet, an arc length of 19.87 feet and whose chord bears . N25°49'29"W, a distance of 19.87 feet to a capped ½" iron rod set,
3. N68°42'46"E, a distance of 118.18 feet to a capped iron rod found,
4. N21°37'48"W, a distance of 1,012.48 feet to a capped iron rod found,
5. N29°10'54"W, a distance of 65.78 feet to a capped iron rod found, and
6. N41°00'33"W, a distance of 103.72 feet to a capped iron rod found at the northeast corner of said 22.799 acre tract, and on the southeastern right-of-way of Vista Ridge Drive (R.O.W. varies) and the northwest corner of the said 18.732 acre tract,

THENCE, with the common boundary line of said right-of-way of Vista Ridge Drive, and the said 18.732 acre tract, the following eight (8) courses and distances, numbered 1 through 8,

1. with a curve to the right having a radius of 1,490.00 feet, an arc length of 248.41 feet and whose chord bears N62°48'04"E, a distance of 248.12 feet to a capped iron rod found for a point of curvature to the left,
2. with said curve to the left having a radius of 935.00 feet, an arc length of 306.00 feet and whose chord bears N58°13'21"E, a distance of 304.64 feet to a capped iron rod found,
3. N48°48'42"E, a distance of 180.47 feet to a capped iron rod found at a point of curvature to the right,
4. with a curve to the right having a radius of 1,018.00 feet, an arc length of 15.89 feet and whose chord bears N48°55'59"E, a distance of 15.89 feet to a capped iron rod found at a point of curvature to the right,
5. with a curve to the right having a radius of 250.00 feet, an arc length of 55.51 feet and whose chord bears N56°08'04"E, a distance of 55.40 feet to a capped ½" iron rod set at a point of curvature to the left,
6. with a curve to the left having a radius of 310.00 feet, an arc length of 57.02 feet and whose chord bears N57°10'36"E, a distance of 56.94 feet to a capped iron rod found,
7. N51°54'12"E, a distance of 60.13 feet to a capped ½" iron rod set,
8. S83°08'29"E, a distance of 56.66 feet to a capped ½" iron rod set, in the southwestern right-of-way line of South Bagdad Road (R.O.W. varies)

THENCE, with the common boundary line of said southwestern right-of-way line of South Bagdad Road and the said 18.732 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. S38°19'17"E, a distance of 6.55 feet to a capped ½" iron rod set at a point of curvature to the left,
2. with said curve to the left having a radius of 10,458.95 feet, an arc length of 383.39 feet and whose chord bears S39°17'02"E, a distance of 383.37 feet to a capped iron rod found, and
3. S40°24'39"E, a distance of 278.38 feet to a capped iron rod found at a point of curvature to the left, at the northeast corner of said 6.369 acre tract, and the easternmost corner of the said 18.732 acre tract,

THENCE, with the common boundary line of said 6.369 acre tract, and the said 18.732 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. with a curve to the left having a radius of 25.00 feet, an arc length of 13.37 feet and whose chord bears S69°58'44"W, a distance of 13.21 feet to a capped ½" iron rod set at a point of curvature to the right, and
2. with said curve to the right having a radius of 1,056.63 feet, an arc length of 164.42 feet and whose chord bears S59°03'57"W, a distance of 164.26 feet to the **POINT OF BEGINNING** and containing 18.726 acres.

SHEET NO. 2 OF 4

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon Drive ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH:– J: 4549\SURVEY\PLAT.DWG

THE VILLAS AT VISTA RIDGE FINAL PLAT

NOTES:

1.) A 10' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY.

2.) A 2.5' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG THE SIDEYARDS OF THE PROPOSED LOTS.

3.) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.

4.) IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES IN THE ZONING ORDINANCE OF THE CITY OF LEANDER.

5.) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE FOUR (4') FOOT MINIMUM.

6.) MINIMUM LOT SIZE MEETS ZONING REQUIREMENTS.

7.) NO LOTS SHALL BE SMALLER THAN FORTY FIVE (45') FEET IN WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

8.) NO DWELLING SHALL BE LESS THAN TWELVE HUNDRED (1,200) SQUARE FEET OF LIVING AREA.

9.) FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, SFL OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.

10.) FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT LOT 64, BLOCK B , TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

11.) DRIVEWAY ACCESS IS PROHIBITED TO VISTA RIDGE DRIVE AND BAGDAD ROAD.

12.)

STREETS	R.O.W.	PAVEMENT
ALL STREETS	50'	30'

13.) CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

14.) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

15.) ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.

16.) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

17.) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

18.) POA/HOA OR HOMEOWNERS MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS.

19.) AT THE TIME OF FINAL PLAT, THE APPLCANT WILL PROVIDE A TIA FEE IN LIEU PAYMENT TO THE CITY IN THE AMOUNT OF $126 PER RESIDENTIAL UNIT.

20.) ARROYO LINDO DR. TO BE EMERGENCY ACCESS ONLY. GATES WILL BE PROVIDED AT PEREGRINE WAY AND RANCHO VERDE DR. TO LIMIT ACCESS.

21.) 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.

22.) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.

23.) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

24.) THE VILLAS AT VISTA RIDGE HOA HAS BEEN CREATED BY DOCUMENT NUMBER _____ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND SHALL BE KNOWN AS THE VILLAS AT VISTA RIDGE.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C 0455E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

ENGINEERING BY:_____

TIMOTHY M. HOLLAND, P.E. NO. 94848 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, ROBERT J. GERTSON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE.

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON TITLE POLICY 1209775, WITH AN EFFECTIVE DATE OF AUGUST 28, 2012, WHICH WAS PREPARED FOR THE MOST RECENT PURCHASE OF THE PROPERTY.

SURVEYED BY:_____

ROBERT J. GERTSON, R.P.L.S. NO. 6367 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

STATE OF TEXAS
REGISTERED
ROBERT J. GERTSON
6367
PROFESSIONAL
LAND SURVEYOR

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon Drive ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH:- J: 4549\SURVEY\PLAT.DWG

THE VILLAS AT VISTA RIDGE FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH FRED WYBORSKI, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN 18.732 ACRES TRACT OF LAND, OUT OF AND A PART OF THE E.D. HARMON SURVEY, ABSTRACT NO. 6 AND THE M.S. HORNSBY SURVEY, ABSTRACT NO. 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013056853 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 18.726 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS:

"THE VILLAS AT VISTA RIDGE FINAL PLAT"

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.

_____
FRED WYBORSKI, VICE PRESIDENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
12301 RESEARCH BLVD.
BLDG. 1, STE. 300
AUSTIN, TX, 78759

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

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

_____
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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

_____
RONALD ABRUZZESE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. 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 THIS THE _____ DAY OF _____, 20__, A.D., AT _____ O'CLOCK __ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20__, A.D., AT _____ O'CLOCK __ M., IN THE PLAT RECORDS, OF SAID COURT IN

DOCUMENT NO. _____ .

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

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

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon Drive ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH:– J: 4549\SURVEY\PLAT.DWG

EXECUTIVE SUMMARY

FEBRUARY 13, 2014

Agenda Subject: Subdivision Case 13-FP-017: Hold a public hearing and consider action on the Cold Springs, Section 6 Final Plat for 11.810 acres more or less; WCAD Parcel R089488; generally located approximately 2,000 feet to the south of the intersection of Crystal Falls Parkway and Grand Lake Parkway, more specifically located to the south of the intersection of Shallow Springs Drive and Cactus Mound Drive; 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 that require approval of the Planning & Zoning Commission.

Origination: Applicant/Agent: CSF Civil Group (Christine Potts) on behalf of Pulte Homes of Texas.

Financial Consideration: None

Recommendation: This final plat includes 33 single-family lots and 1 water quality pond lot. 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 final plat for the subject property.

Attachments: 1. Final Plat

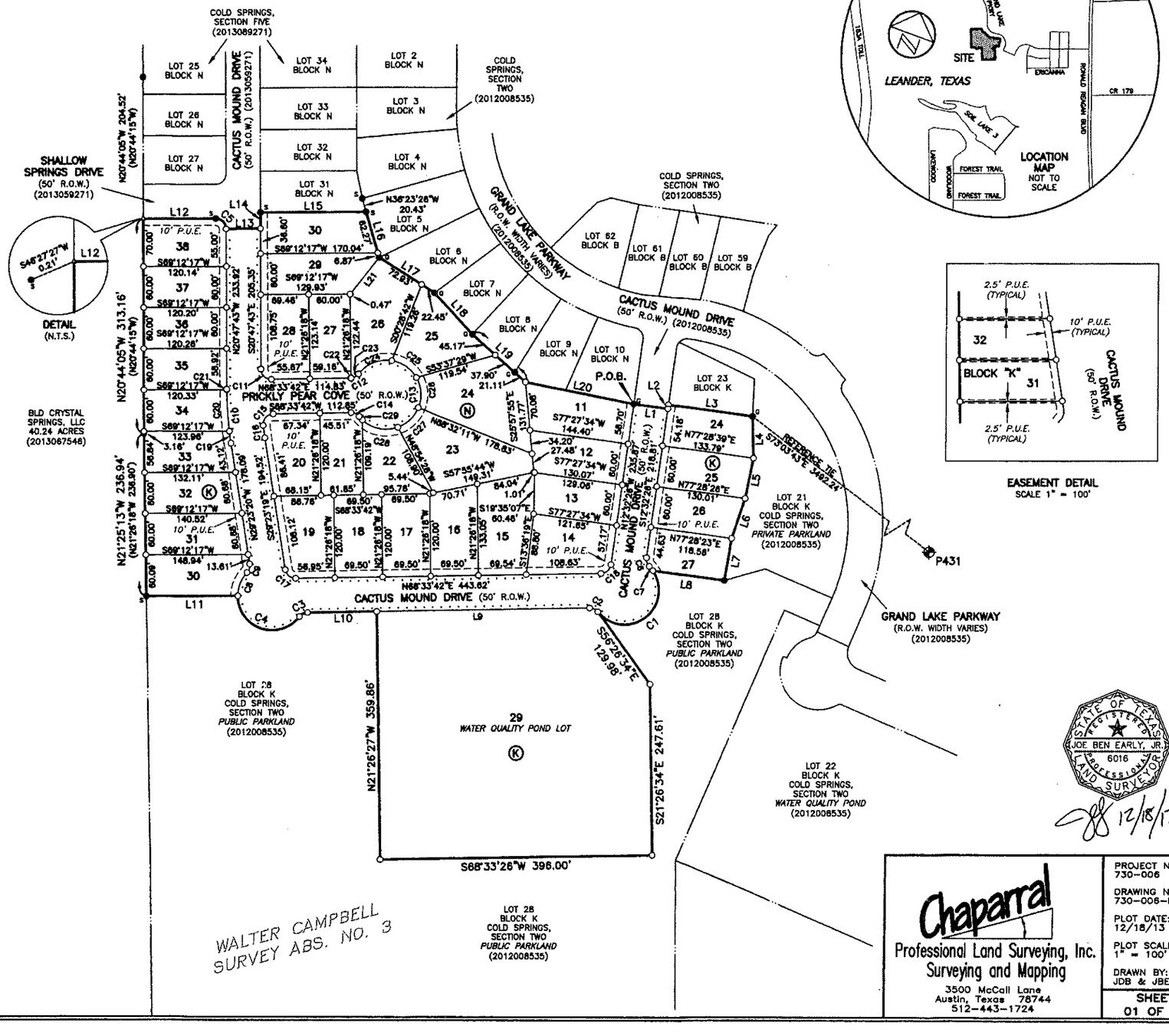
Prepared By: Martin Siwek, GISP
Planner 02/04/2014

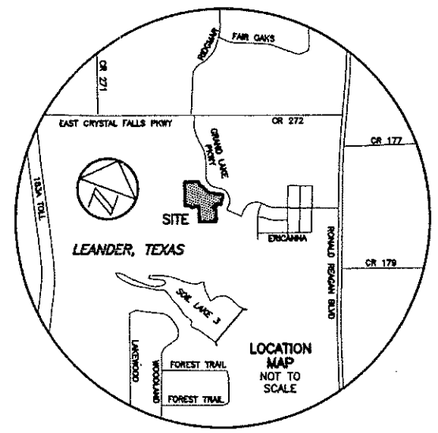
FINAL PLAT OF:
COLD SPRINGS, SECTION SIX
LEANDER, TEXAS

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100





EASEMENT DETAIL
SCALE 1" = 100'

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ●ˢ 1/2" REBAR WITH "STANLEY CONSULTANTS, INC." CAP FOUND
- ●ᴳ 1/2" REBAR WITH "G&R" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
- △ CALCULATED POINT
- ◈ CONTROL POINT LOCATION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION
- · · · · PROPOSED 4' WIDE SIDEWALK LOCATION (UNLESS NOTED OTHERWISE)
- Ⓚ BLOCK DESIGNATION

OWNER/DEVELOPER:
CENTEX HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP
BY: BRENT BAKER, VICE-PRESIDENT OF LAND
1501 SUN CITY BLVD.
GEORGETOWN, TEXAS 78633

ACREAGE: 11.810 ACRES

SURVEY: WALTER CAMPBELL SURVEY, ABSTRACT NO. 3

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 34

DATE OF SURVEY: 8/22/13

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER: CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466

LOT SUMMARY

SINGLE FAMILY LOTS (33):	6.657 ACRES
WATER QUALITY POND LOT (1)	3.170 ACRES
RIGHT-OF-WAY:	1.983 ACRES
TOTAL:	11.810 ACRES

LINEAR FEET OF NEW STREETS: 1527 L.F.
CACTUS MOUND DRIVE – 1321 L.F.
PRICKLY PEAR COVE – 206 L.F.

STATE OF TEXAS REGISTERED JOE BEN EARLY, JR. 6016 PROFESSIONAL LAND SURVEYOR

12/18/13

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 730-006
DRAWING NO.: 730-006-PL6
PLOT DATE: 12/18/13
PLOT SCALE: 1" = 100'
DRAWN BY: JDB & JBE

SHEET 01 OF 03

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 11.810 ACRES IN THE WALTER CAMPBELL SURVEY, ABS. NO. 3, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 87.606 ACRE TRACT CONVEYED TO CENTEX HOMES IN A SPECIAL WARRANTY DEED DATED JULY 2, 2007 AND RECORDED IN DOCUMENT NO. 2007055823 AND BEING A PORTION OF A 32.15 ACRE TRACT CONVEYED TO CENTEX HOMES IN A SPECIAL WARRANTY DEED DATED JULY 2, 2007 AND RECORDED IN DOCUMENT NO. 2007057335, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.810 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "G&R" cap found at the southwest termination of Cactus Mound Drive (50' right-of-way width) as shown on Cold Springs, Section Two, a subdivision of record in Document No. 2012008535 of the Official Public Records of Williamson County, Texas;

THENCE North 77°28'46" East with the south termination of Cactus Mound Drive and crossing the said 87.606 acre tract and the said 32.15 acre tract, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the southeast termination of Cactus Mound Drive;

THENCE North 12°31'14" West with the east right-of-way line of Cactus Mound Drive and crossing the said 32.15 acre tract, a distance of 5.81 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of Lot 23, Block K, of said Cold Springs, Section Two;

THENCE North 77°28'46" East with the south line of said Lot 23 and crossing the said 32.15 acre tract, a distance of 123.78 feet to a 1/2" rebar with "G&R" cap found for the southeast corner of said Lot 23, being an angle point in the west line of Lot 21, Block K, of said Cold Springs, Section Two;

THENCE with the west line of said Lot 21 and crossing the said 32.15 acre tract, the following four (4) courses and distances:

1. South 22°00'42" East, a distance of 60.82 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 08°56'23" East, a distance of 60.11 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 01°43'50" East, a distance of 61.08 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 10°56'04" East, a distance of 62.01 feet to a 1/2" rebar found for the southwest corner of said Lot 21, being an angle point in the north line of Lot 28, Block K, of said Cold Springs, Section Two;

THENCE with the perimeter of said Lot 28 and crossing the said 87.606 acre tract and the said 32.15 acre tract, the following ten (10) courses and distances:

1. South 77°27'18" West, a distance of 105.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 50.00 feet, a delta angle of 175°42'44", an arc length of 153.34 feet, and a chord which bears South 32°40'17" West, a distance of 99.93 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 56°26'34" East, a distance of 129.98 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 21°26'34" East, a distance of 247.61 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 68°33'26" West, a distance of 396.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 21°26'27" West, a distance of 359.86 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 68°33'07" West, a distance of 100.56 feet to a 1/2" rebar with "Chaparral" cap set;
8. With a curve to the left, having a radius of 15.00 feet, a delta angle of 52°02'16", an arc length of 13.62 feet, and a chord which bears South 42°32'50" West, a distance of 13.16 feet to a 1/2" rebar with "Chaparral" cap set;
9. With a curve to the right, having a radius of 50.00 feet, a delta angle of 143°03'10", an arc length of 124.85 feet, and a chord which bears South 88°05'06" West, a distance of 94.86 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 69°12'01" West, a distance of 132.76 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found in the west line of the said 87.606 acre tract, being in the east line of a 40.24 acre tract described in Document No. 2013067546 of the Official Public Records of Williamson County, Texas;

THENCE with the west line of the said 87.606 acre tract and the east line of the said 40.24 acre tract, the following two (2) courses and distances:

1. North 21°25'13" West, a distance of 236.94 feet to a 1/2" rebar found;
2. North 20°44'05" West, a distance of 313.16 feet to a calculated point for the southwest termination of Shallow Springs Drive (50' right-of-way width) as shown on Cold Springs, Section 5, a subdivision of record in Document No. 2013069271 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "Stanley Consultants, Inc." cap found, bears South 46°27'27" West, a distance of 0.21 feet and a 1/2" rebar found in the west line of Lot 25, Block N, of said Cold Springs, Section 5, being in the east line of the said 40.24 acre tract, bears North 20°44'05" West, a distance of 204.52 feet;

THENCE crossing the said 87.606 acre tract and with the south right-of-way line of Shallow Springs Drive, the following two (2) courses and distances:

1. North 69°12'17" East, a distance of 105.06 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet, and a chord which bears South 65°47'43" East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Cactus Mound Drive (50' right-of-way width) as shown on said Cold Springs, Section 5;

THENCE North 69°12'17" East crossing the said 87.606 acre tract and with the south termination of Cactus Mound Drive, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the southeast termination of Cactus Mound Drive;

THENCE North 20°47'43" West crossing the said 87.606 acre tract and with the east right-of-way line of Cactus Mound Drive, a distance of 23.40 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found for the southwest corner of Lot 31, Block N, of said Cold Springs, Section 5;

THENCE North 69°12'50" East crossing the said 87.606 acre tract and with the south line of said Lot 31, a distance of 153.30 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found for the southeast corner of said Lot 31, being in the southwest line of Lot 5, Block N, of said Cold Springs, Section Two, from which a 1/2" rebar with "Stanley Consultants, Inc." cap found in the northeast line of said Lot 31, being the westernmost corner of said Lot 5, being also the southernmost corner of Lot 4, Block N, of said Cold Springs, Section Two, bears North 36°23'26" West, a distance of 20.43 feet;

THENCE with the southwest and south lines of Lots 5-10, Block N, of said Cold Springs, Section Two, the following five (5) courses and distances:

1. South 36°23'26" East, a distance of 59.14 feet to a 1/2" rebar with "G&R" cap found;
2. South 77°42'29" East, a distance of 95.38 feet to a 1/2" rebar with "G&R" cap found;
3. South 62°42'50" East, a distance of 82.11 feet to a 1/2" rebar with "G&R" cap found;
4. South 68°38'23" East, a distance of 104.18 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 80°49'46" East, a distance of 160.94 feet to the POINT OF BEGINNING, containing 11.810 acres of land, more or less.

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

12/18/13

FINAL PLAT OF:
COLD SPRINGS, SECTION SIX
LEANDER, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°28'46"E	50.00'
L2	N12°31'14"W	5.81'
L3	N77°28'46"E	123.78'
L4	S22°00'42"E	60.82'
L5	S08°56'23"E	60.11'
L6	S01°43'50"E	61.08'
L7	S10°56'04"E	62.01'
L8	S77°27'18"W	105.00'
L9	S68°33'07"W	309.54'
L10	S68°33'07"W	100.56'
L11	S69°12'01"W	132.76'
L12	N69°12'17"E	105.06'
L13	N69°12'17"E	50.00'
L14	N20°47'43"W	23.40'
L15	N69°12'50"E	153.30'
L16	S36°23'26"E	59.14'
L17	S77°42'29"E	95.38'
L18	S62°42'50"E	82.11'
L19	S68°38'23"E	104.18'
L20	N80°49'46"E	160.94'
L21	S17°22'09"W	67.89'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	50.00'	175°42'44"	153.34'	S32°40'17"W	99.93'
C2	15.00'	52°22'07"	13.71'	N85°25'53"W	13.24'
C3	15.00'	52°02'16"	13.62'	S42°32'50"W	13.16'
C4	50.00'	143°03'10"	124.85'	S88°05'06"W	94.86'
C5	15.00'	90°00'00"	23.56'	S65°47'43"E	21.21'
C6	15.00'	52°04'01"	13.63'	S38°34'26"E	13.17'
C7	50.00'	9°25'22"	8.22'	S59°53'46"E	8.21'
C8	50.00'	42°55'58"	37.47'	N01°06'05"E	36.60'
C9	15.00'	52°26'35"	13.73'	N03°39'22"W	13.26'
C10	525.00'	8°35'37"	78.74'	N25°05'32"W	78.67'
C11	15.00'	90°38'35"	23.73'	S66°07'01"E	21.33'
C12	15.00'	52°01'12"	13.62'	N42°33'06"E	13.16'
C13	50.00'	284°02'25"	247.87'	S21°26'18"E	61.54'
C14	15.00'	52°01'12"	13.62'	N85°25'42"W	13.16'
C15	15.00'	95°46'25"	25.07'	S20°40'29"W	22.25'
C16	475.00'	2°10'37"	18.05'	S28°18'02"E	18.05'
C17	15.00'	82°02'58"	21.48'	S70°24'49"E	19.69'
C18	15.00'	81°06'08"	21.23'	N28°00'38"E	19.50'
C19	525.00'	1°54'45"	17.52'	S28°25'58"E	17.52'
C20	525.00'	6°33'48"	60.14'	S24°11'42"E	60.11'
C21	525.00'	0°07'05"	1.08'	S20°51'16"E	1.08'
C22	15.00'	3°13'13"	0.84'	N66°57'06"E	0.84'
C23	15.00'	48°48'00"	12.78'	N40°56'29"E	12.39'
C24	50.00'	62°07'00"	54.21'	N47°35'59"E	51.59'
C25	50.00'	50°58'30"	44.48'	S75°51'16"E	43.03'
C26	50.00'	51°49'50"	45.23'	S24°27'06"E	43.70'
C27	50.00'	48°27'28"	42.29'	S25°41'32"W	41.04'
C28	50.00'	62°54'13"	54.89'	S81°22'23"W	52.18'
C29	50.00'	7°45'25"	6.77'	N63°17'48"W	6.76'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P431".

4" ALUMINUM DISK SET IN CONCRETE

TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10176568.72
E 3094203.46

SURFACE COORDINATES:
N 10177865.18
E 3094597.65

COMBINED SCALE FACTOR = 0.99987262
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00012739823
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1°18'20"

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 730-006
DRAWING NO.: 730-006-PL6
PLOT DATE: 12/18/13
PLOT SCALE: 1" = 100'
DRAWN BY: JDB & JBE

FINAL PLAT OF:
COLD SPRINGS, SECTION SIX
LEANDER, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT CENTEX HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH PULTE NEVADA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY BRENT BAKER, VICE-PRESIDENT OF LAND, AND BEING OWNERS OF 87.606 ACRES AND 32.15 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, SAID 87.606 ACRES HAVING BEEN CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2007055823 AND SAID 32.15 ACRES HAVING BEEN CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2007057335, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 11.810 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

COLD SPRINGS, SECTION SIX

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

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

CENTEX HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP
BY: BRENT BAKER, VICE-PRESIDENT OF LAND
PULTE NEVADA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1501 SUN CITY BLVD.
GEORGETOWN, TEXAS 78633

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENT BAKER, 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 22nd DAY OF January, 2014 AD.

NOTARY PUBLIC, STATE OF TEXAS

Tina Cox
PRINTED NAME

1-1-2017
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., 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 WILLIAMSON COUNTY, TEXAS, AND THAT NO EASEMENTS OF RECORD LISTED IN NOTHING FURTHER CERTIFICATE FILE NUMBER CS201303010 AFFECT THIS SUBDIVISION.

12/18/13

JOE BEN EARLY, JR., R.P.L.S. 6016

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, CHRISTINE A. POTTS, 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. 48491C0480E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

Christine A Potts
CHRISTINE A. POTTS, P.E.

ENGINEERING BY:
CSF CIVIL GROUP, LLC
3838 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466
TBPE FIRM REGISTRATION NO. 12377

STATE OF TEXAS
CHRISTINE A. POTTS
99351
LICENSED
PROFESSIONAL ENGINEER
4/21/14

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

RON ABRUZZESE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

GENERAL NOTES:

1) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AS SHOWN.

2) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.

3) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 50% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100 FEET OR 50% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.

4) CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

5) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

6) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO MAINTAIN PRE-DEVELOPMENT PEAK RATES AND/OR REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.

7) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENT.

8) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

9) THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) EDWARDS AQUIFER RULES.

10) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.

12) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

13) DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES.

14) PARKLAND REQUIREMENTS ARE PROVIDED IN ACCORDANCE WITH THE "DEVELOPMENT AGREEMENT FOR THE COLD SPRINGS SUBDIVISIONS", EFFECTIVE FEBRUARY 27, 2007.

15) ALL LANDSCAPE LOTS WITHIN THE SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

16) COMPLIANCE WITH ANY PROVISIONS OF THE CITY OF LEANDER ZONING ORDINANCE AFFECTING THIS SUBDIVISION IS REQUIRED.

17) FOR LOTS LESS THAN SIXTY (60) FEET WIDE AND ZONED SFC, SFL OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE (5) FEET IN FRONT OF DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN (7) FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.

18) A TWO AND ONE HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE SIDE LOT LINES OF ALL RESIDENTIAL LOTS.

19) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS) SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS ABUTTING A RESIDENTIAL LOT SHALL BE BUILT BY THE HOMEBUILDER.

20) HOA IS RESPONSIBLE TO MOW AND MAINTAIN FENCES ALONG THE RIGHTS-OF-WAY AND SUBDIVISION BOUNDARIES, LANDSCAPED LOTS AND EASEMENTS, AND TEMPORARY AND PERMANENT CHANNELS CONSTRUCTED AS PART OF SECTION 3. FENCES ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

21) ALL SITE UTILITY LINES MUST BE UNDERGROUND.

22) THIS SUBDIVISION IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLD SPRINGS", AS RECORDED IN DOCUMENT NO. 2008031388 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS.

BENCHMARK INFORMATION:

SQUARE IN TOP OF CONCRETE WALL APPROX. 29' SOUTH OF LOT 18, BLOCK K, COLD SPRINGS SECTION ONE (2008012705). SQUARE IS APPROX. 80' SOUTHWEST OF THE COMMON SOUTHERN CORNER OF LOTS 17 & 18, BLOCK K, COLD SPRINGS SECTION ONE. SQUARE IS APPROX. 71' SOUTHEAST FROM THE COMMON SOUTHERN CORNER OF LOTS 18 & 20, BLOCK K, COLD SPRINGS SECTION ONE.

ELEVATION = 908.04'
VERTICAL DATUM: NAVD 88 (GEOID 09)

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE ____DAY OF _____ 20____, A.D., AT _____O'CLOCK ___.M., AND

DULY RECORDED THIS THE _____ DAY OF _____ 20____, A.D., AT _____O'CLOCK ___.M., IN

THE OFFICIAL RECORDS, OF SAID COURT IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

_____
BY: DEPUTY

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 730-006
DRAWING NO.: 730-006-PL6
PLOT DATE: 12/18/13
PLOT SCALE: 1" = 100'
DRAWN BY: JDB & JBE
SHEET 03 OF 03

EXECUTIVE SUMMARY

FEBRUARY 13, 2014

Agenda Subject: Zoning Case 13-Z-025: Hold a public hearing and consider action on the rezoning of a tract of land located on the northwest corner of Osage Drive and Lakeline Blvd; 0.94 acres more or less out of the AW0896–Morris, J Survey; WCAD Parcels #R484296. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas.

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

Origination: Applicant: Samuel Kiger, P.E. on behalf of Lookout Development Group LP.

Financial Consideration: None

Recommendation: See Planning Analysis.

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

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

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

Prepared By: Robin M. Griffin, AICP
Senior Planner

01/23/2014

PLANNING ANALYSIS

ZONING CASE 13-Z-025
HIGHLANDS PUD

GENERAL INFORMATION

Owner: Lookout Development Group LP.

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

Proposed Zoning: PUD (Planned Unit Development)

Size and Location: The property is located on the northwest corner of Osage Drive and Lakeline Blvd and is approximately 0.94 acres in size.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Winkley Elementary School
EAST	LC-2-B	Undeveloped Land Zoned for Local Commercial
SOUTH	SFU-2-B	Established Single-Family Homes (Highlands Neighborhood)
WEST	SFU-2-B	Established Single-Family Homes (Highlands Neighborhood)

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits local office use. In addition, the PUD will prohibit uses, limit hours of operation, determine access and parking locations, increase the landscaping requirements, and establish the architectural standards. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

LO – LOCAL OFFICE:

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

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

SITE COMPONENT:

TYPE 1:

Features: Accessory buildings greater of 5% of primary building or 120 sq. ft.; 150% of standard landscaping; pedestrian scale signage and lighting; scale of buildings limited; mansion style multi-family; at least eighty-five percent (85%) of multi-family units are required to have at least one enclosed garage parking space; alley access to SFL and SFT; accessory dwellings for SFT and SFE.

Intent:

(1) The Type 1 site component is intended to be utilized typically for non-residential or multi-family developments that have frontage on a local residential street or residential collector street and are bounded by single-family development on at least one side. This component is also intended to be utilized for single-family and two-family residential lots backing up to or siding to a major thoroughfare.

(2) This component ensures that development will not have site intensive uses or large buildings and will ensure that development is designed to a form and scale that is compatible with residential neighborhoods.

ARCHITECTURAL COMPONENT:

TYPE A:

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

Intent:

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.

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

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Establish high standards for development.

ANALYSIS:

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a small professional office or a medical office at this location. The base zoning district for the PUD is LO-1-A (Local Office). The Local Office use component allows for small scale, limited impact office uses located adjacent to residential neighborhoods. This component is intended to provide a land use transition from more intense commercial districts or arterial streets to residential development.

In addition, the Type 1 site component is intended for projects adjacent to residential and ensures that development will not have site intensive uses or large buildings. The form and scale must be designed so that it is compatible with a residential neighborhood. This site component requires a minimum of 150% of the standard landscape requirements for area and plant materials and that the detention/water quality ponds use earthen berms. The Type 1 site component prohibits the following uses:

- Outdoor Display and Storage
- Outdoor Entertainment Venues
- Outdoor Fuel Sales
- Overhead Commercial Doors
- Drive-Through Lanes

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

In addition, the applicant is proposing the following additional restrictions:

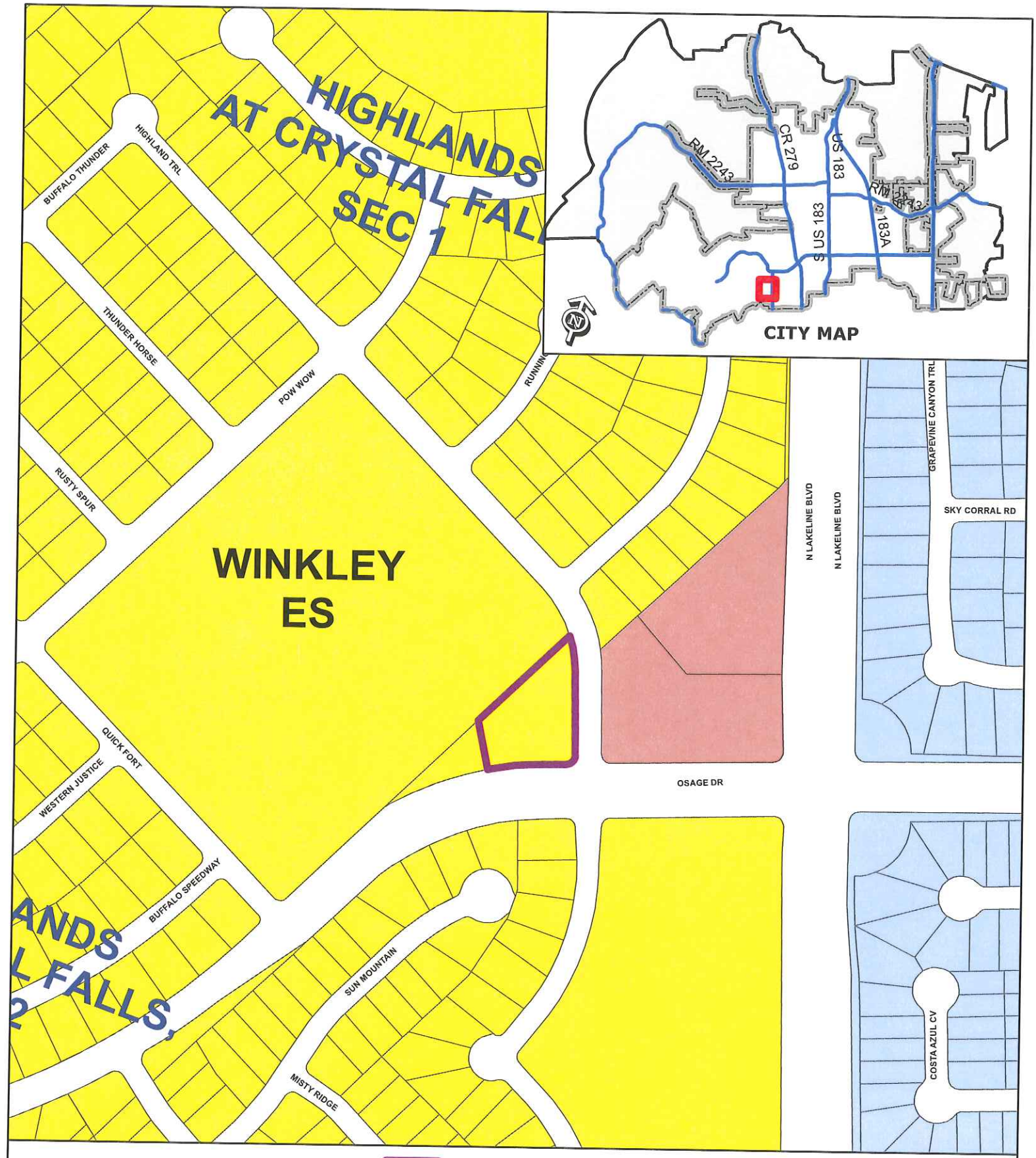
- Business hours shall be no earlier than 8:00 a.m. and no later than 6:00 p.m.
- Access to the parking lot will not be allowed from Highland Trail, but will be allowed through a joint driveway from the mail kiosk site. The parking will be located behind the structure.
- The architecture of the building shall be complementary to the single-family neighborhood and the structure shall have a pitched roof.
- The landscaping and landscape area shall be increased by 50% of the current requirements.

The following uses shall be prohibited:

- Bar, nightclub or private club;
- Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range;
- Sexually oriented businesses
- Vehicle and major equipment sales, rental or leasing, repair, body shop
- Animal hospital, veterinarian, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery, as long as the crematory stack is located at least two hundred feet (200') from a restaurant, or associated parking, or a residential zoning district (unless such district is utilized for non-residential uses). Any commercial enterprise which includes an outdoor animal yard or any other commercial un-soundproofed animal area containing five or more animals is required to be at least two hundred feet (200') from any residential district (unless such district is utilized for non-residential uses) and is required to be combined with a Type 3, 4 or 5 site component.
- (For lots or tracts three or more acres in size) ranches, dairy farms, stables, riding academies and roping arenas; including the feeding, raising and breeding of agricultural livestock and exotic hoof stock
- Any uses permitted in the LI (Light Industrial) use component
- Bingo Parlor
- Pawn Shop
- Tattoo and/or Body Piercing Parlor
- RV, trailer, commercial motor vehicle and boat outdoor storage
- Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals

STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD. The LO use component is intended to provide a land use transition from more intense commercial districts or arterial streets to residential development. In addition, the proposed Type 1 site component restricts the size of the buildings and ensures that development is designed to a form and scale that is compatible with residential neighborhoods. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.


HIGHLANDS AT CRYSTAL FALLS SEC 1
BUFFALO THUNDER
HIGHLAND TRL
THUNDER HORSE
POW WOW
RUSTY SPUR
WINKLEY ES
QUICK FORT
WESTERN JUSTICE
BUFFALO SPEEDWAY
SUN MOUNTAIN
MISTY RIDGE
OSAGE DR
N LAKELINE BLVD
N LAKELINE BLVD
GRAPEVINE CANYON TRL
SKY CORRAL RD
COSTA AZUL CV
RM 2243
CR 279
US 183
S US 183
RM 1431
183A
CITY MAP
ZONING CASE 13-Z-025
Attachment #2
Current Zoning Map
Highland Trails PUD
N
Subject Property
City Limits
Future Annexation Per DA
Involuntary Annexation
Voluntary Annexation
SFR
SFE
SFS
SFU
SFC
SFL
SFT
SFU/MH
TF
MF
LO
LC
GC
LI
HI
PUD
0
200
Feet

ZONING CASE 13-Z-025 Attachment #3

Aerial Exhibit - Approximate Boundaries
Highland Trails PUD

CONCEPTUAL

PREPARED BY:
SEC PLANNING, LLC

LOOKOUT GROUP

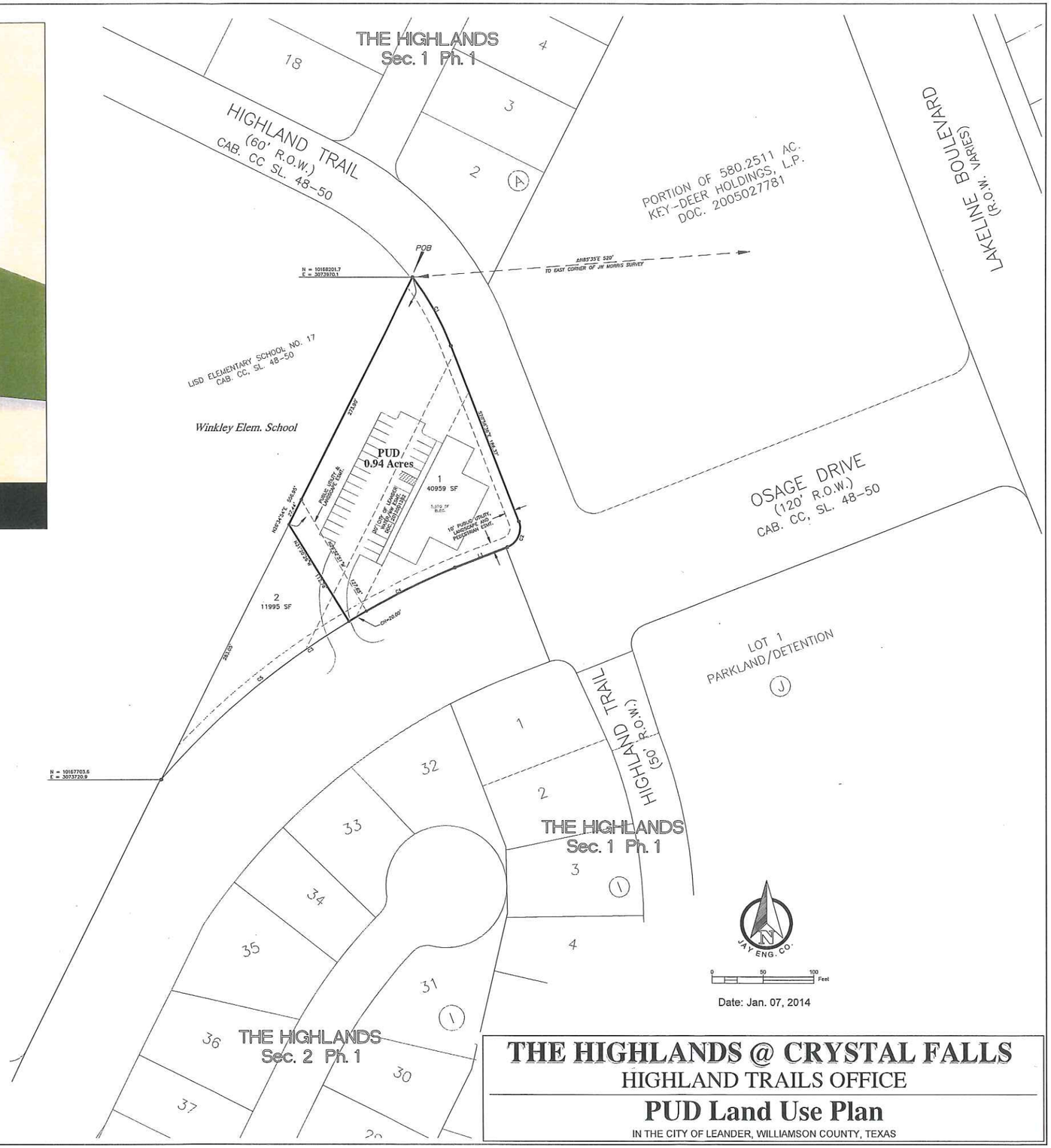
Notes:

1. Layout is Conceptual.
2. Business hours shall be no earlier than 8am and no later than 6pm.
   Lighting shall be shielded to ensure no light spillage on surrounding property.
3. No Parcel shall be used for any of the following uses, directly or indirectly:

   - Bar, nightclub or private club;
   - Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting r ange;
   - Sexually oriented businesses;
   - Vehicle and major equipment sales, rental or leasing, repair, body shop;
   - Animal hospital, veterinarian, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery, as long as the crematory stack is located at least two hundred feet (200') from a restaurant, or associated parking, or a residential zoning district (unless such district is utilized for non-residential uses). Any commercial enterprise which includes an out door animal yard or any other commercial un-soundproofed animal area containing five or more animals is required to be at least two hundred feet (200') from any residential district (unless such district is utilized for non-residential uses) and is required to be combined with a Type 3, 4 or 5 site component;
   - (For lots or tracts three or more acres in size) ranches, dairy farms, stables, riding academies and roping arenas; including the feeding, raising and breeding of agricultural livestock and exotic hoof stock;
   - Any uses permitted in the LI (Light Industrial) use component;
   - Bingo Parlor;
   - Pawn Shop;
   - Tattoo and/or Body Piercing Parlor;
   - RV, trailer, commercial motor vehicle and boat outdoor storage;
   - Transportation related facilities including commercial parkin g lots, passenger terminals, taxi cab stations and mass transit terminals

4. No access to the parking lot will be allowed from Highland Trail. Access to the parking lot will be allowed only from Osage Drive through a joint driveway from the mail kiosk site.
5. Parking will be located behind the structure.
6. The architecture of the building shall be complementary to the single-family neighborhood and the structure shall have a pitched roof.
7. The landscaping and the landscape area shall be increased by 50% of the current requirement.
8. The base zoning district for this PUD shall be LO-1-A. PUD will comply with all architectural, landscape and elevation requirements for City of Leander Zoning Ordinance LO-1-A.

CRYSTAL FALLS II™
The Natural Alternative To Subdivisions



Date: Jan. 07, 2014

THE HIGHLANDS @ CRYSTAL FALLS

HIGHLAND TRAILS OFFICE

PUD Land Use Plan

IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

C:\Projects\Lookout Group\Highland Trails Office #105_157-1095-20\Plan Variations\4_Pud_Plan_01-07-14.dwg

ATTACHMENT 5

THE LOOKOUT GROUP

2370 Rice Blvd., Suite 200
Houston, Texas 77005
Tel: 713.524.5263
Fax: 713.524.2807
mycrystalfalls.com

November 8, 2013

Ms. Robin Griffin
Senior Planner, City of Leander
104 North Brushy Street
PO Box 319
Leander, Texas 78646-0319
Fax (512) 528-2729

Re: Letter of Intent for PUD -Highlands at Crystal Falls

Dear Ms. Griffin:

I respectfully request for the City of Leander to consider the attached PUD application located at the intersection of Osage Drive and Highland Trail. The .94 acre tract described in this package is proposed to change from SFU-2-B to a PUD with a base zoning district of LO-1-A. The PUD will impose additional restrictions on the property than the base zoning district of LO-1-A. We will not seek any variances or relief from any of the ordinance requirements laid out in LO-1-A. While the property is currently zoned Single Family, the tract does not fit in the community as a home site. The .94 acre tract does lend itself to become a neighborhood service to serve the residents of the community such as: a small professional office or medical office.

We submit this PUD for the City to review; however, we do not want to initiate the public hearing process until 2014. As part of the ongoing discussions with a group of residents we had a request and have agreed to postpone any of the Planning and Zoning or City Council meetings until after the Holidays. We do wish to work through any City Staff comments ahead of the public hearings in 2014.

You can reach me at (512)260-2066 or mike@mycrystalfalls.com if you have any questions.

Regards,

Michael Siefert, P.E.
Vice President of Construction
The Lookout Development Group, Inc.

EXECUTIVE SUMMARY

FEBRUARY 13, 2014

Agenda Subject: Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

Background: The Planning & Zoning Commission requested that the Planning Department bring forward an amendment to Article II, Section 24, (f) (3) (iii) to remove the option to post fiscal for improvements. Currently, the ordinance allows for developers to post fiscal for the remaining improvements in a subdivision in order to record the final plat. This provision allows for the developer to receive and address plat, sell lots, and build model homes.

(3) A final plat shall not be approved if:

(iii) Written acceptance of all improvements required by this Ordinance by the City Engineer or, in lieu of acceptance, assurance of completion of said improvements pursuant to this Ordinance, has not been received by the City.

Article II, Section 28 of the Subdivision Ordinance identifies the types of fiscal assurance that are allowed and the procedure for providing the fiscal assurance. If Section 24 is amended, Section 28 would also be required to be amended.

Origination: City of Leander Planning & Zoning Commission

Financial Consideration: None

Recommendation:

Attachments: 1. Excerpt from Subdivision Ordinance Section 28

Prepared By: Robin M. Griffin, AICP
Senior Planner 01/28/2014

SECTION 28. ASSURANCES FOR COMPLETION OF IMPROVEMENTS

(a) **Purpose.** The provisions of this Ordinance, as set forth in this Section, are designed and intended to insure that, for all subdivisions of land within the jurisdiction of the City, all improvements as required herein are installed in a timely manner in order that:

(1) The City can provide for the orderly and economical extension of public facilities and services.

(2) All purchasers of property within the subdivision shall have a usable, buildable parcel of land.

(3) All required improvements are constructed in accordance with the City Standard Details and Specifications.

(b) **General Policy.** Prior to approval of a Final Plat by the Commission the applicant shall:

(1) Construct all improvements as required by this Ordinance, and provide a surety instrument guaranteeing their Maintenance as required herein; or

(2) Provide a surety instrument guaranteeing construction and maintenance of all improvements required by this Ordinance, and as provided for herein.

(c) **Completion of Improvements.** Prior to the signing of the approved Final Plat by the Chairman of the Commission and Mayor of the City of Leander, the developer shall:

(1) Complete all improvements required by this Ordinance in accordance with the approved Construction Plans and subject to the approval of the City Engineer and acceptance by the City, except as otherwise provided for in this Ordinance.

(2) Construct all sidewalks as shown on the approved Construction Plans and according to the City Standard Details and Specifications and the Composite Zoning Ordinance; including sidewalks not abutting a residential, commercial or industrial lot; 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. Such sidewalks include, but are not limited to, sidewalks along street frontages of lots proposed for schools, park lots where no park improvements are proposed, detention lots, drainage lots, landscape lots, or similar lots; prior to subdivision acceptance. All other sidewalks shall be constructed and approved for each lot prior to issuance of a certificate of occupancy.

(d) **Alternative to Completing Improvements.** The City may waive the requirement that the developer complete all improvements required by this Ordinance prior to the approval of the approved Final Plat, contingent upon securing from the developer a guarantee (fiscal surety), as provided for by this Section, for completion of all required improvements, including the City's cost for collecting the guaranteed funds and administering the completion of improvements, in the event the developer defaults. Such guarantee shall take one (1) of the following forms:

(1) Performance Bond. The developer shall post a performance bond with the City, as set forth herein, in an amount equal to one hundred ten percent (110%) of the estimated construction costs for all remaining required improvements, using the standard City form.

(2) Escrow Account. The developer shall deposit cash, or other instrument readily convertible into cash at face value, either with the City, or in escrow with a bank or

savings and loan institution. The use of any instrument other than cash shall be subject to the approval of the City. The amount of the deposit shall equal one hundred ten percent (110%) of the estimated construction costs for all remaining required improvements. In the case of any escrow account, the developer shall file with the City an agreement between the financial institution and the developer guaranteeing the following:

(i) That the funds of said escrow account shall be held in trust until released by the City and may not be used or pledged by the developer as security in any other matter during that period.

(ii) That in the case of a failure on the part of the developer to complete said improvements, the financial institution shall immediately make the funds in said account available to the City for use in the completion of those improvements.

Such escrow account agreement shall be prepared using the standard City form.

(3) Letter of Credit. The developer shall provide a letter of credit from a bank or other reputable institution or individual. This letter shall be submitted to the City and shall certify the following:

(i) That the creditor does guarantee funds equal to one hundred ten percent (110%) of the estimated construction costs for all remaining required improvements.

(ii) That, in the case of failure on the part of the developer to complete the specified improvements within the required time period, the creditor shall pay to the City immediately, and without further action, such funds as are necessary to finance the completion of those improvements, up to the limit of credit stated in the letter.

(iii) That this letter of credit may not be withdrawn, or reduced in amount, until approved by the City according to provisions of this Ordinance.

Such Letter of Credit shall be prepared using the standard City form.

(4) Cost Estimates. A licensed professional engineer licensed to practice in the State of Texas shall furnish estimates of the costs of all required improvements to the City Engineer who shall review the estimates in order to determine the adequacy of the guarantee instrument for insuring the construction of the required facilities.

(5) Surety Acceptance. The bank, financial institution, insurer, person or entity providing any letter of credit, bond or holding any escrow account, pursuant to this Ordinance, shall meet or exceed the minimum requirements established by City ordinance and shall be subject to approval by the City as provided in the ordinances of the City.

(6) Sufficiency. Such surety shall comply with all statutory requirements and shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution as set forth in this Ordinance. All such surety instruments shall be both a payment and performance guarantee.

(7) If the project is located in the extraterritorial jurisdiction of the City, and is subject to the bonding requirements of the County for the construction of roadways, then that amount of money shall be reduced from the amount required to be posted with the City, provided that the instrument is transferable from the County to the City upon annexation.

(e) **Time Limit for Completing Improvements.** The period within which required improvements must be completed shall be incorporated in the surety instrument and shall

not in any event, without prior approval of the City, exceed one (1) year from date of Final Plat approval.

(1) The Commission may, upon application of the developer and upon proof of hardship, recommend to the Council extension of the completion date set forth in such bond or other instrument for a maximum period of one (1) additional year. Such hardship may include delays imposed due to City projects. An application for extension shall be accompanied by an updated estimate of construction costs prepared by a licensed professional engineer, licensed to practice in the State of Texas. A surety instrument for guaranteeing completion of remaining required improvements must be filed in an amount equal to one hundred ten percent (110%) of the updated estimate of construction costs as approved by the City Engineer.

(2) The Council may at any time during the period of such surety instrument accept a substitution of principal sureties upon recommendation of the Commission.

(f) **Failure to Complete Improvements.** Approval of Final Plats shall be deemed to have expired in subdivisions for which no assurances for completion have been posted or the improvements have not been completed within one (1) year of Final Plat approval, unless otherwise approved by the City. In those cases where a surety instrument has been required and improvements have not been completed within the terms of said surety instrument, the City may declare the developer and/or surety to be in default and require that all the improvements be installed.

(g) **Inspection and Acceptance of Improvements.** The City Engineer shall inspect all required improvements, to insure compliance with City requirements and the approved Construction Plans.

(1) When all required improvements have been satisfactorily completed, the City Engineer shall either

(i) accept, in writing, the improvements as having been satisfactorily completed, or

(ii) issue a punch list to the developer denoting items remaining to be completed.

(2) The City Engineer shall have ten (10) working days to complete this inspection upon notification by the developer.

(3) The City Engineer shall issue the report within ten (10) working days of the date of inspection.

(4) The City shall not accept dedications of required improvements, nor release or reduce a performance bond or other assurance, until such time it is determined that:

(i) All improvements have been satisfactorily completed.

(ii) Three (3) copies of record drawings have been submitted to and approved by the City Engineer, along with a statement prepared by a licensed professional engineer that all improvements have been installed and constructed in accordance with the submitted record drawings.

(iii) Copies of all inspection reports, shop drawings and certified test results of construction materials have been submitted to and approved by the City Engineer.

(iv) Digital files containing computed generated drawings of all public improvements shown on the Construction Plans, and all lot lines shown on the Final Plat, have been submitted to the City Engineer to update City record drawings.

(v) Three (3) copies of Maintenance bonds meeting the requirements of this Ordinance have been provided.

(vi) An affidavit of all bills paid and a release of liens have been provided.

(vii) Any and all other requirements identified in the Final Plat process have been satisfied.

(viii) Digital file containing computer generated drawings of all public improvements shown on the Construction Plans, and all lot lines shown on the Final Plat, have been submitted to the City Engineer to update City record drawings.

(h) **Reduction or Release of Improvement Surety Instrument.**

(1) A surety instrument may be reduced with the approval of the City Engineer, and the Treasurer/Director of Finance, upon actual construction of required improvements by a ratio that the improvement bears to the total public improvements required for the subdivision, as determined by the City Engineer.

(2) Before the City shall reduce said surety instrument, the developer shall provide a new surety instrument in an amount equal to one hundred ten percent (110%) of the estimated cost of the remaining required improvements, and such new surety instrument shall comply with this Ordinance.

(3) The substitution of a new surety instrument shall in no way change or modify the terms and conditions of the performance surety instrument or the obligation of the developer as specified in the performance surety instrument.

(4) In no event shall a surety instrument be reduced below ten percent (10%) of the principal amount of the original estimated total costs of improvements for which surety was given, prior to completion of all required improvements.

(5) The City shall not release a surety instrument unless and until all the conditions of this Ordinance have been met.

(i) **Maintenance Bond Required.**

(1) Before the release or partial release of any surety instrument guaranteeing the construction of required subdivision improvements, or the approval of the Final Plat where subdivision improvements were accepted prior to the approval , the developer shall furnish the City Engineer with a Maintenance bond or other surety to assure the quality of materials, workmanship, and maintenance of all required improvements including the City's costs for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements.

(2) The Maintenance bond or other surety instrument:

(i) Shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution.

(ii) Shall clearly state both the developer and the City as joint obligees.

(iii) Shall cover all facilities requested for City acceptance, including water, wastewater, street and drainage improvements.

(iv) Shall be in an amount equal to 10% of the cost of improvements for the first two calendar years. A statement of construction value or final pay estimate shall be provided to the City Engineer to support said warranty and Maintenance bond amounts.

(v) Shall require the Surety to notify the City at least fifteen (15) days prior to the

end of the first full calendar year, and the lapse of Maintenance coverage at the end of the second full calendar year.

(3) In an instance where a Maintenance bond or other surety instrument has been posted and a defect or failure of any required improvement occurs within the period of coverage, the City may declare said bond or surety instrument to be in default and require that the improvements be repaired or replaced.

(4) Whenever a defect or failure of any required improvement occurs within the period of coverage and less than one (1) full year of coverage remains, the City shall require that a new Maintenance bond or surety instrument be posted for a period of one (1) full calendar year sufficient to cover the corrected defect or failure.

SECTIONS 29. THROUGH 39. RESERVED