



AGENDA

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

Tuesday ~ December 23, 2014 at 7:00 pm

**Place 1 Michelle Stephenson, Vice Chairman
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: December 11, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 18, 2014 City Council Meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

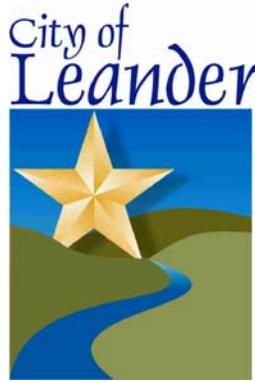
Consent Agenda

7. Subdivision Case 14-FP-005: Consider action on the Mason Ranch, Phase 2, Section 2A Final Plat for 10.886 acres more or less; WCAD Parcels R514373 and R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
8. Subdivision Case 14-FP-012: Consider action on the Mason Ranch, Phase 2, Section 2B Final Plat for 16.894 acres more or less; WCAD Parcel R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
9. Subdivision Case 14-FP-016: Consider action on the Mason Ranch, Phase 1, Section 2 Final Plat for 13.662 acres more or less; WCAD Parcel R514374; generally located to the northeast of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
10. Subdivision Case 14-FP-021: Consider action on the Cold Springs Section 7 Final Plat for 15.326 acres more or less; WCAD Parcel R492659 and R492658; generally located approximately 200 ft from the northwest corner of the intersection of Pecan Valley Dr and Grand Lake Pkwy; Leander, Williamson County, Texas. Applicant/Agent: CSF CivilGroup, LLC on behalf of Centex/Pulte Homes.
11. Subdivision Case 14-FP-027: Consider action on the Northside Meadow, Phase 3 Final Plat for 13.3934 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the north of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.

12. 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 19th day of December, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Minutes

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

Thursday ~ December 11, 2014 at 7:00 pm

**Place 1 Michelle Stephenson, Vice Chairman
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
Meeting called to order at 7:11 p.m.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: November 25, 2014
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 4, 2014.
Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their December 4 meeting on items that were recommended from the P & Z Commission.
5. Review meeting protocol
Chairman Seiler referred to the printed meeting protocol.

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

Consent Agenda

Commissioner Wixson Recused himself on case # 14-FP-003

7. Subdivision Case 14-FP-003: Consider action on the Borho Phase 3 Final Plat for 5.758 acres more or less; WCAD Parcel # R031532; generally located on the northeast corner of the intersection of Abilene Ln and Trinity Woods St., Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.
8. Subdivision Case 14-PP-013: Consider action on the Parkway Crossing Preliminary Plat for 27.623 acres more or less; WCAD Parcel #R497326; generally located 800 feet from the northeast corner of the intersection of Hwy 183A and E. Crystal Falls Pkwy; Williamson County, Texas. Applicant/Agent: Brian J. Parker on behalf of Crystal Falls LTD

Motion made by Commissioner Sokol to approve the consent agenda items, Seconded by Commissioner Allen. Motion passed unanimously. (Wixson recused)

Regular Agenda

9. Subdivision Case 14-TOD-PP-011: Consider action on the Hero Way Multi-Family Preliminary Plat for 9.674 acres more or less; WCAD Parcel R510024; generally located to the northeast of the intersection of Mel Mathis Avenue and Hero Way, Leander, Williamson County Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Jeff Musgrove (Transit Village Investments, LTD).

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with the approved warrants listed in the executive summary.

b) Applicant Presentation

Russell Kotara was present for questions.

c) Discussion

Some discussion took place.

d) Consider Action

Commissioner Wixson moved to approve with staff recommendation, Vice Chairman Stephenson seconded the motion. Motion passed unanimously.

Public Hearing

10. Zoning Case 14-Z-031: Hold a public hearing and consider action on the rezoning of a portion of a tract of land, for 5.88 acres more or less, generally located to the northwest of the intersection of South Bagdad Road and Marsala Circle, WCAD Parcel R430194. Currently, the property is zoned LO-2-B (Local Office) and MF-2-B (Multi-Family) and the applicant is proposing to zone the property LC-2-B (Local Commercial)

and MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Ken Liem on behalf of Emmet J. and Sally Hawkes.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and staff recommends approval of the proposed MF-2-B (Multi-Family) zoning district and denial of the proposed LC-2-B (Local Commercial) zoning district.

b) Applicant Presentation

Ken Liem and Eric Visser, P.C. were present for questions and answered Commissioners questions.

c) Open Public Hearing

Chairman Seiler opened the public hearing. Marshall Hines spoke against.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendation of approval of the MF-2-B (Multi-Family) zoning district and denial of the LC-2-B (Local Commercial) zoning district, Commissioner Allen seconded the motion. Motion passed 5 to 2 with Vice Chairman Stephenson and Commissioner Anderson opposing.

11. Consider and take action to select two P & Z members to serve on the Comprehensive Plan Update Steering Committee.

Commissioner Wixson and Commissioner Anderson will serve on the Comprehensive Plan Update Steering Committee.

12. Meeting Adjourned at **7:52 p.m.**

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



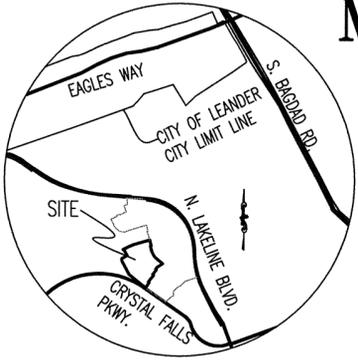
EXECUTIVE SUMMARY

DECEMBER 23, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-005: Consider action on the Mason Ranch, Phase 2, Section 2A Final Plat for 10.886 acres more or less; WCAD Parcels R514373 and R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
- Financial Consideration:** None
- Recommendation:** This final plat includes 43 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following 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:** Robin M. Griffin, AICP
Senior Planner

12/16/2014

MASON RANCH PHASE 2, SECTION 2A



VICINITY MAP
N.T.S.



SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- 1 LOT NUMBER
- (A) BLOCK DESIGNATION
- 4' SIDEWALK UNLESS OTHERWISE NOTED



TOTAL OF LOTS:	43
NO. OF SINGLE FAMILY LOTS:	43
NO. OF DRAINAGE AND WASTEWATER LOTS:	-
NO. OF LAKELINE BUFFER LOTS:	-
NO. OF RESIDENTIAL BUFFER LOTS:	-
NO. OF LANDSCAPE AND PEDESTRIAN ACCESS LOTS:	-

DATE: FEBRUARY 14, 2014

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

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

TOTAL ACREAGE: 10.886 ACRES
SURVEY: M. S. HORNSBY SURVEY,
ABSTRACT NO. 292

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
DUSTY BEND	50' ROW	487'	0.507 ACRES	LOCAL	30' FF	30
GRAFORD STREET	50' ROW	495'	0.544 ACRES	LOCAL	30' FF	30
HUMBLE LIVE DRIVE	50' ROW	856'	0.984 ACRES	LOCAL	30' FF	30

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

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: 4637\SURVEY\PLAT 2-2A.DWG

MASON RANCH PHASE 2, SECTION 2A

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	655.00'	48.20'	48.19'	N53°37'21"W	24.11
C2	275.00'	9.89'	9.89'	N28°15'01"W	4.95
C3	655.00'	119.86'	119.69'	N67°15'02"E	60.10
C4	1155.00'	76.89'	76.87'	N74°20'14"E	38.46
C5	1025.00'	16.77'	16.77'	S75°46'29"W	8.39
C6	20.00'	31.42'	28.28'	S74°16'51"E	20.00
C7	525.00'	107.88'	107.69'	S66°36'21"W	54.13
C8	1025.00'	50.33'	50.32'	S73°53'58"W	25.17
C9	975.00'	47.87'	47.87'	S73°53'58"W	23.94
C10	20.00'	31.42'	28.28'	S27°29'34"W	20.00
C11	275.00'	56.51'	56.41'	S23°23'39"E	28.36
C12	275.00'	106.71'	106.04'	S40°23'52"E	54.04
C13	325.00'	126.12'	125.33'	S40°23'52"E	63.86
C14	325.00'	66.79'	66.67'	S23°23'39"E	33.51
C15	20.00'	31.42'	28.28'	N62°30'26"W	20.00
C16	475.00'	97.61'	97.44'	S66°36'21"W	48.98
C17	20.00'	31.42'	28.28'	S15°43'09"W	20.00
C18	475.00'	184.32'	183.17'	S40°23'52"E	93.34
C19	475.00'	34.95'	34.94'	S53°37'21"E	17.48
C20	525.00'	38.63'	38.62'	S53°37'21"E	19.32
C21	525.00'	203.73'	202.45'	S40°23'52"E	103.16
C22	655.00'	12.02'	12.02'	S62°32'03"W	6.01
C23	655.00'	83.42'	83.36'	S66°42'30"W	41.77
C24	655.00'	24.42'	24.42'	S71°25'30"W	12.21
C27	525.00'	19.57'	19.57'	S71°25'30"W	9.79
C28	525.00'	66.86'	66.82'	S66°42'30"W	33.48
C29	525.00'	21.45'	21.45'	S61°53'22"W	10.73

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C30	475.00'	84.25'	84.14'	S65°48'00"W	42.23
C31	475.00'	13.36'	13.36'	S71°41'13"W	6.68
C32	275.00'	6.75'	6.75'	S18°12'37"E	3.37
C33	275.00'	49.76'	49.69'	S24°05'50"E	24.95
C34	275.00'	60.80'	60.68'	S35°36'55"E	30.53
C35	275.00'	45.91'	45.86'	S46°43'55"E	23.01
C36	325.00'	23.97'	23.96'	S49°24'07"E	11.99
C37	325.00'	55.78'	55.71'	S42°22'20"E	27.96
C38	325.00'	46.37'	46.33'	S33°22'05"E	23.22
C39	325.00'	7.59'	7.59'	S28°36'42"E	3.80
C40	325.00'	55.78'	55.71'	S23°01'31"E	27.96
C41	475.00'	82.18'	82.08'	S34°14'14"E	41.19
C42	475.00'	82.71'	82.61'	S44°10'56"E	41.46
C43	475.00'	19.43'	19.43'	S50°20'33"E	9.72
C44	475.00'	21.00'	21.00'	S52°46'51"E	10.50
C45	475.00'	13.95'	13.95'	S54°53'20"E	6.98
C47	525.00'	42.96'	42.94'	S49°10'14"E	21.49
C48	525.00'	57.30'	57.27'	S43°41'59"E	28.68
C49	525.00'	57.30'	57.27'	S37°26'46"E	28.68
C50	525.00'	46.17'	46.15'	S31°48'01"E	23.10
C51	345.00'	43.46'	43.43'	S32°53'24"E	21.76
C52	345.00'	78.43'	78.26'	S43°00'41"E	39.38
C53	345.00'	11.99'	11.99'	S50°31'09"E	5.99
C54	345.00'	59.69'	59.61'	S34°14'14"E	29.92
C55	345.00'	60.08'	60.00'	S44°10'56"E	30.11
C56	345.00'	14.11'	14.11'	S50°20'33"E	7.06
C57	325.00'	3.41'	3.41'	S17°48'27"E	1.70
C58	20.00'	29.33'	26.77'	N71°17'24"W	18.01

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.67'	N55°43'50"W
L2	40.03'	N00°41'43"E
L3	132.09'	N29°16'51"W
L4	68.10'	N61°28'43"E
L5	102.54'	N29°16'51"W
L6	72.14'	N62°46'50"E
L7	50.00'	S14°41'38"E
L8	68.77'	S17°32'37"E
L9	60.00'	S27°01'11"E
L10	60.00'	S32°39'14"E
L11	60.03'	S49°35'25"E
L12	50.00'	S38°29'08"W
L13	22.53'	S51°30'52"E
L14	24.40'	S51°30'52"E
L15	50.00'	S34°16'10"W
L16	23.48'	S55°43'50"E
L17	37.54'	S60°43'09"W
L18	37.54'	N60°43'09"E
L19	46.38'	N17°30'26"W
L20	61.95'	S29°16'51"E
L21	61.95'	N29°16'51"W
L22	46.38'	N17°30'26"W
L23	46.20'	S55°43'50"E
L24	46.20'	N55°43'50"W
L26	62.15'	N72°29'34"E
L27	64.28'	N19°07'09"W

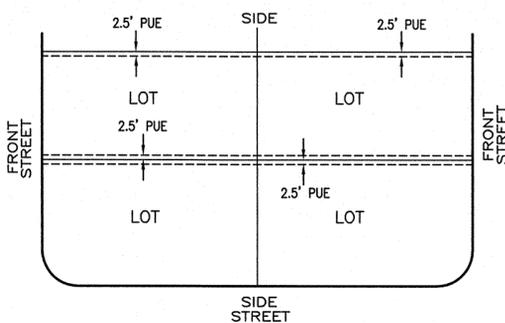
LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SQ. FT.
A	18	7,800
A	19	8,185
A	20	7,800
A	21	7,800
A	22	8,268
A	23	8,837
A	24	9,791
A	25	9,715
A	26	10,620
A	27	9,750
A	28	9,750
A	29	10,154
C	9	10,195
C	10	7,796
C	11	9,270
C	12	9,757
C	13	9,392
C	14	9,197
D	1	9,854
D	2	8,961
D	3	7,922
D	4	8,611

LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SQ. FT.
D	5	8,846
D	6	8,199
D	7	7,800
D	8	11,003
D	11	7,651
D	12	7,797
D	13	7,800
D	14	8,146
D	15	9,281
D	16	9,272
D	17	7,800
D	18	7,800
D	19	7,800
D	20	9,345
E	13	9,443
E	14	9,100
E	15	9,100
E	16	9,100
E	17	9,294
E	18	9,768
E	19	10,610

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



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: 4637\SURVEY\PLAT 2-2A.DWG

MASON RANCH PHASE 2, SECTION 2A

NOTES:

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
2. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
3. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF HUMBLE LIVE DRIVE, GRAFORD STREET AND DUSTY BEND. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
4. 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.
5. A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL TO AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
6. A TWO AND ONE-HALF FOOT (2.5') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL AND ADJACENT TO ALL SIDE LOT LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
7. CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER AND EITHER THE SUBDIVISION IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY OR FISCAL ARRANGEMENTS HAVE BEEN POSTED WITH THE CITY ENGINEER FOR THE COST OF SUCH IMPROVEMENTS.
8. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
9. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICABLE PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE CITY STANDARDS AND SPECIFICATIONS.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
11. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
12. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMED 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 REPLATING MAYBE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
17. 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-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER, TEXAS PUBLIC WORKS DEPARTMENT.
19. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF LEANDER SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
22. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS ARE TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
23. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
24. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
25. STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS IN MASON RANCH PHASE 1 SECTION 1.
26. SIDEWALKS AND ANY MEDIANS LOCATED WITHIN DEDICATED ROW WILL BE MAINTAINED BY THE POA/HOA.
27. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
28. THE MASON RANCH HOA HAS BEEN CREATED BY FILE NUMBER 801844404 WITH THE OFFICE OF THE SECRETARY OF STATE AND SHALL BE KNOWN AS THE MASON HILLS MASTER COMMUNITY.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE JR., 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:

CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON TITLE POLICY GF# 1209775, WITH AN EFFECTIVE DATE OF JULY 11, 2012, WHICH WAS PREPARED FOR THE MOST RECENT PURCHASE OF THE PROPERTY AND CONFIRMED BY THE CITY PLANNING LETTER ISSUED BY SAN ANTONIO TITLE COMPANY DATED DECEMBER 3, 2014.



SURVEYED BY:

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

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NUMBER 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, MORE FULLY DESCRIBED AS OUT OF AND A PART OF THAT 317.045 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC., IN DOCUMENT NUMBER 2013078190, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID TRACT BEING 10.886 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" capped iron rod found for the southwestern corner of Lot 17, Block A, of Mason Ranch, Phase 2, Section 1, a subdivision recorded in Document No. 2014003615, (O.P.R.W.C.TX.), also being a northern line of Lot 92, Block A of said Mason Ranch, Phase 2, Section 1 for the southernmost corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Mason Ranch, Phase 2, Section 1, and the herein described tract, the following four (4) courses and distances, numbered 1 through 4,

1. N55°43'50"W, a distance of 69.67 feet to a capped iron rod found at a point of curvature to the right,
2. with said curve to the right having a radius of 655.50 feet, an arc length of 48.20 feet, and whose chord bears N53°37'21"W, a distance of 48.19 feet to a capped iron rod found,
3. N51°30'52"W, a distance of 326.46 feet to a capped iron rod found, and
4. N29°16'51"W, a distance of 327.56 feet to a capped iron rod found at the northmost point of said Lot 92, Block A, Mason Ranch Phase 2, Section 1,

THENCE, leaving the north property line of said Lot 92, Block "A", crossing through the remainder of said 317.045 acre tract, the following nine (9) courses and distances, numbered 1 through 9,

1. N00°41'43"E, a distance of 40.03 feet to a 1/2" capped iron rod set,
2. N60°43'09"E, a distance of 130.00 feet to a 1/2" capped iron rod set,
3. N29°16'51"W, a distance of 132.09 feet to a 1/2" capped iron rod set, at a point of curvature to the left,
4. with said curve to the left having a radius of 20.00 feet, an arc length of 29.33 feet, and whose chord bears N71°17'24"W, a distance of 26.77 feet to a 1/2" capped iron rod set,
5. N61°28'43"E, a distance of 68.10 feet to a 1/2" capped iron rod set,
6. N62°46'50"E, a distance of 72.14 feet to a 1/2" capped iron rod set at a point of curvature to the right,
7. with said curve to the right having a radius of 655.00 feet, an arc length of 119.86 feet, and whose chord bears N67°15'02"E, a distance of 119.69 feet to a 1/2" capped iron rod set,
8. N72°29'34"E, a distance of 259.50 feet to a 1/2" capped iron rod set at a point of curvature to the right, and
9. with said curve to the right having a radius of 1155.00 feet, an arc length of 76.89 feet, and whose chord bears N74°20'14"E, a distance of 76.87 feet to a capped iron rod found in the western boundary line of said Mason Ranch Phase 2, Section 1, also being the northernmost corner of the herein described tract,

THENCE, with the common boundary line of said Mason Ranch, Phase 2, Section 1, the following eight (8) courses and distances, numbered 1 through 8,

1. S13°45'23"E, a distance of 130.00 feet to a capped iron rod found at point of curvature to the left,
2. With said curve to the left having a radius of 1025.00 feet, an arc length of 16.77 feet, and whose chord bears S75°46'29"W, a distance of 16.77 feet to a capped iron rod found,
3. S14°41'38"E a distance of 50.00 feet to a capped iron rod found, and
4. S17°32'37"E, a distance of 68.77 feet to a capped iron rod found,
5. S27°01'11"E, a distance of 60.00 feet to a capped iron rod found,
6. S32°39'14"E, a distance of 60.00 feet to a capped iron rod found,
7. S49°35'25"E, a distance of 60.03 feet to a capped iron rod found, and
8. S51°30'52"E, a distance of 157.40 feet to a 1/2" capped iron rod set in the western boundary line of said Mason Ranch, Phase 2, Section 1, and the eastern line of the herein described tract,

THENCE, with the common boundary line of said Mason Ranch, Phase 2, Section 1, and the herein described tract, the following nine (9) courses and distances, numbered 1 through 9,

1. S54°47'48"W, a distance of 135.45 feet to a capped iron rod found,
2. S38°29'08"W, a distance of 50.00 feet to a capped iron rod found,
3. S51°30'52"E, a distance of 22.53 feet to a capped iron rod found,
4. S37°34'14"W, a distance of 130.02 feet to a capped iron rod found,
5. S51°30'52"E, a distance of 24.40 feet to a capped iron rod found,
6. S38°29'08"W, a distance of 125.32 feet to a capped iron rod found,
7. S34°16'10"W, a distance of 50.00 feet to a capped iron rod found,
8. S55°43'50"E, a distance of 23.48 feet to a capped iron rod found, and
9. S34°16'10"W, a distance of 130.00 feet to the **POINT OF BEGINNING** and containing 10.886 acres of land.

SHEET NO. 3 OF 4



PATH:- J: 4637\SURVEY\PLAT 2-2A.DWG

MASON RANCH PHASE 2, SECTION 2A

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT K B HOME LONE STAR, INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN 317.045 ACRES TRACT OF LAND, OUT OF AND A PART OF THE M.S. HORNSBY SURVEY, ABSTRACT 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013078190 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.886 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. TO BE KNOWN AS:

"MASON RANCH PHASE 2, SECTION 2A"

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

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

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ 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.

J. JEFF SEILER, 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

SHEET NO. 4 OF 4



PATH:- J: 4637\SURVEY\PLAT 2-2A.DWG



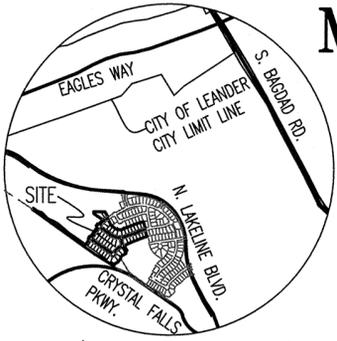
EXECUTIVE SUMMARY

DECEMBER 23, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-012: Consider action on the Mason Ranch, Phase 2, Section 2B Final Plat for 16.894 acres more or less; WCAD Parcel R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
- Financial Consideration:** None
- Recommendation:** This final plat includes 47 single-family lots and 1 residential buffer 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:** Robin M. Griffin, AICP
Senior Planner

12/09/2014

MASON RANCH PHASE 2, SECTION 2B



VICINITY MAP
N.T.S.

KB HOME LONE STAR INC.,
REMAINDER OF 317.045 ACRES
DOCUMENT NO. 2012073286

SCALE: 1" = 100'

M.S. HORNSBY SURVEY, ABS. 292

KB HOME LONE STAR INC.,
REMAINDER OF 317.045 ACRES
DOCUMENT NO. 2012073286

KB HOME LONE STAR INC.,
REMAINDER OF 317.045 ACRES
DOCUMENT NO. 2012073286

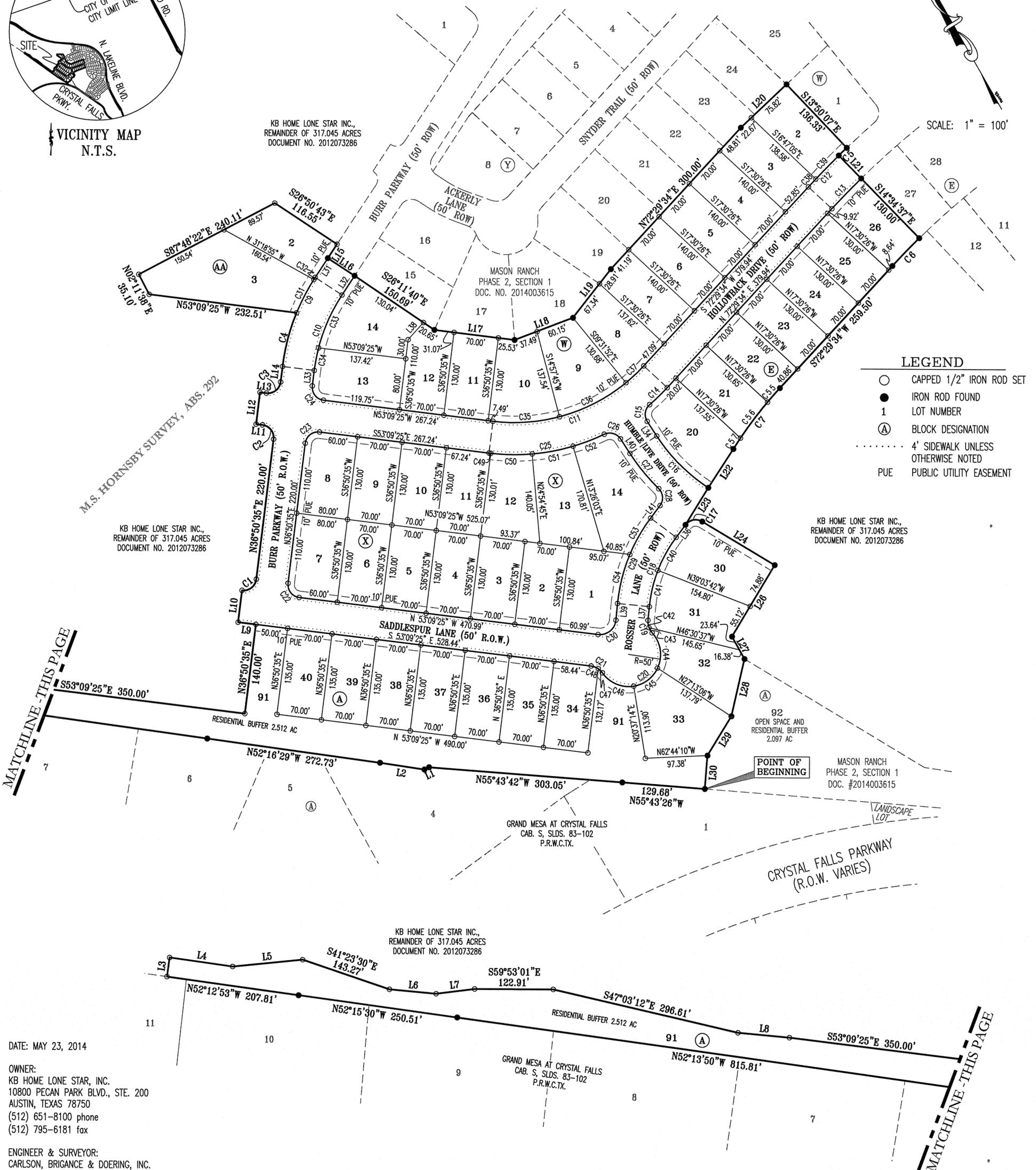
MASON RANCH
PHASE 2, SECTION 1
DOC. #2014003615

MATCHLINE - THIS PAGE

MATCHLINE - THIS PAGE

LEGEND

- CAPPED 1/2" IRON ROD SET
- IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- 4' SIDEWALK UNLESS OTHERWISE NOTED
- PUE PUBLIC UTILITY EASEMENT



DATE: MAY 23, 2014

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

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

TOTAL ACREAGE: 16.894 ACRES
SURVEY: M. S. HORNSBY SURVEY,
ABSTRACT NO. 292

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

TOTAL OF LOTS: 48
NO. OF SINGLE FAMILY LOTS: 47
NO. OF RESIDENTIAL BUFFER LOTS: 1

SHEET NO. 1 OF 4

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS						
STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
BURR PARKWAY	50' ROW	553'	0.648 ACRES	LOCAL	30' FF	30
HOLLOWBACK DRIVE	50' ROW	1099'	1.169 ACRES	LOCAL	30' FF	30
HUMBLE LIVE DRIVE	50' ROW	195'	0.328 ACRES	LOCAL	30' FF	30
ROSSER LANE	50' ROW	275'	0.206 ACRES	LOCAL	30' FF	30
SADDLESPUR LANE	50' ROW	612'	0.862 ACRES	LOCAL	30' FF	30

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

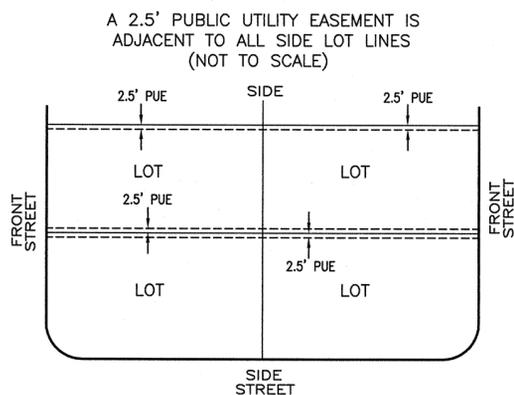
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH: - J: 4678\SURVEY\PLAT 2-2B.DWG

MASON RANCH PHASE 2, SECTION 2B

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.11'	N85°24'46"W
L2	70.23'	N51°40'40"W
L3	30.00'	N37°47'07"E
L4	99.50'	S52°12'53"E
L5	110.03'	S65°46'54"E
L6	73.28'	S54°53'52"E
L7	60.74'	S67°11'48"E
L8	80.78'	S54°50'56"E
L9	27.94'	N53°09'25"W
L10	50.00'	N36°50'35"E
L11	10.00'	N53°09'25"W
L12	50.00'	N36°50'35"E
L13	10.00'	S53°09'25"E
L14	24.33'	N36°50'35"E
L15	25.92'	S63°09'17"W
L16	50.00'	S26°50'43"E
L17	126.60'	S53°09'25"E
L18	97.64'	S80°52'58"E
L19	96.25'	N67°46'10"E
L20	98.49'	N76°23'09"E
L21	50.00'	S14°34'37"E
L22	72.14'	S62°46'50"W
L23	68.10'	S61°28'43"W
L24	132.09'	S29°16'51"E
L26	130.00'	S60°43'09"W
L27	40.03'	S00°41'43"W
L28	91.62'	S42°44'18"W
L29	71.73'	S61°13'38"W
L30	52.10'	S34°16'34"W
L31	35.81'	S63°09'17"W
L32	35.81'	N63°09'17"E
L33	24.33'	N36°50'35"E
L34	27.19'	N03°15'45"W
L36	24.35'	S66°42'03"W
L37	21.48'	S35°22'50"W
L38	35.83'	S71°47'38"W
L39	26.08'	S35°22'50"W
L40	27.19'	N03°15'45"W
L41	24.47'	N66°42'03"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	20.00'	31.42'	28.28'	N81°50'35"E	20.00
C2	20.00'	31.42'	28.28'	N08°09'25"W	20.00
C3	20.00'	31.42'	28.28'	N81°50'35"E	20.00
C4	325.00'	86.70'	86.44'	S44°29'06"W	43.61
C5	1335.00'	17.28'	17.28'	S75°47'38"W	8.64
C6	1155.00'	60.35'	60.34'	S73°55'37"W	30.18
C7	655.00'	119.86'	119.69'	S67°15'02"W	60.10
C9	325.00'	62.55'	62.46'	S57°38'27"W	31.37
C10	275.00'	126.29'	125.18'	S49°59'56"W	64.28
C11	275.00'	260.86'	251.19'	S80°19'56"E	141.18
C12	1335.00'	68.27'	68.27'	S73°57'29"W	34.14
C13	1285.00'	65.72'	65.71'	S73°57'29"W	32.86
C14	325.00'	38.29'	38.27'	N75°52'04"E	19.17
C15	20.00'	28.80'	26.38'	S37°59'25"W	17.54
C16	275.00'	114.99'	114.15'	S15°14'27"E	58.35
C17	20.00'	29.33'	26.77'	S71°17'24"E	18.01
C18	215.00'	117.53'	116.07'	S51°02'26"W	60.27
C19	25.00'	21.03'	20.41'	S11°17'08"W	11.18
C20	50.00'	163.92'	99.77'	N81°06'42"E	729.51
C21	25.00'	21.03'	20.41'	N29°03'44"W	11.18
C22	20.00'	31.42'	28.28'	S08°09'25"E	20.00
C23	20.00'	31.42'	28.28'	S81°50'35"W	20.00
C24	20.00'	31.42'	28.28'	S08°09'25"E	20.00
C25	325.00'	184.98'	182.49'	S69°27'45"E	95.07
C26	20.00'	28.80'	26.38'	N44°30'54"W	17.54
C27	325.00'	71.14'	71.00'	S09°32'00"E	35.71
C28	20.00'	28.80'	26.38'	N25°26'54"E	17.54
C29	265.00'	144.86'	143.06'	S51°02'26"W	74.29
C30	25.00'	39.91'	35.80'	N81°06'42"E	25.65
C31	325.00'	58.49'	58.41'	S57°16'59"W	29.33
C32	325.00'	4.06'	4.06'	S62°47'49"W	2.03
C33	275.00'	90.52'	90.11'	S53°43'31"W	45.67
C34	275.00'	35.77'	35.75'	S40°34'10"W	17.91
C35	275.00'	105.02'	104.38'	S64°05'50"E	53.16
C36	275.00'	117.56'	116.67'	S87°17'03"E	59.69
C37	275.00'	38.28'	38.25'	N76°28'51"E	19.17
C38	1335.00'	16.83'	16.83'	S72°51'15"W	8.42
C39	1335.00'	51.44'	51.44'	S74°19'09"W	25.72
C40	215.00'	59.26'	59.07'	S58°48'17"W	29.82
C41	215.00'	58.27'	58.09'	S43°08'41"W	29.31
C42	25.00'	11.62'	11.51'	S22°04'11"W	5.91
C43	25.00'	9.41'	9.36'	S02°01'30"E	4.76
C44	50.00'	59.16'	55.77'	N21°05'15"E	33.59
C45	50.00'	48.55'	46.67'	N82°48'08"E	26.38
C46	50.00'	56.21'	53.30'	S37°10'24"E	31.49
C47	25.00'	9.01'	8.96'	N15°17'28"W	4.55
C48	25.00'	12.02'	11.90'	N39°23'10"W	6.13
C49	325.00'	2.76'	2.76'	S53°24'02"E	1.38
C50	325.00'	64.91'	64.80'	S59°21'57"E	32.56
C51	325.00'	65.11'	65.00'	S70°49'36"E	32.66
C52	325.00'	52.20'	52.14'	S81°10'00"E	26.15
C53	265.00'	65.68'	65.51'	S59°36'03"W	33.01
C54	265.00'	79.18'	78.89'	S43°56'27"W	39.89
C55	655.00'	29.15'	29.15'	S71°13'04"W	14.58
C56	655.00'	70.37'	70.34'	S66°51'54"W	35.22
C57	655.00'	20.33'	20.33'	S62°53'52"W	10.17



LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SQ. FT.
A	30	13,490
A	31	10,421
A	32	10,797
A	33	15,141
A	34	9,440
A	35	9,450
A	36	9,450
A	37	9,450
A	38	9,450
A	39	9,450
A	40	9,450
A	91	109,423
E	20	13,100
E	21	9,343
E	22	9,106
E	23	9,100
E	24	9,100
E	25	9,100
E	26	9,401
W	2	9,907
W	3	9,862
W	4	9,800
W	5	9,800
W	6	9,800

LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SQ. FT.
W	7	9,766
W	8	10,238
W	9	12,052
W	10	11,542
W	11	9,100
W	12	9,077
W	13	11,066
W	14	12,356
X	1	11,209
X	2	9,100
X	3	9,100
X	4	9,100
X	5	9,100
X	6	9,100
X	7	10,314
X	8	10,314
X	9	9,100
X	10	9,100
X	11	9,100
X	12	10,515
X	13	12,362
X	14	15,666
AA	2	9,828
AA	3	20,585

SHEET NO. 2 OF 4

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

MASON RANCH PHASE 2, SECTION 2B

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NUMBER 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, MORE FULLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN REMAINDER OF A 317.045 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC., IN DOCUMENT NUMBER 2012073286, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 16.894 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" capped iron rod found at the westernmost corner of Lot 92, Block A, of Mason Ranch Phase 2, Section 1, a subdivision recorded in Document Number 2014003615 (O.P.R.W.C.TX.), also being in the northern boundary line of Grand Mesa at Crystal Falls, a subdivision recorded in Cabinet S, Slides 83-102 of the Plat Records of Williamson County, Texas (P.R.W.C.TX.), for the southernmost corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, leaving said Mason Ranch Phase 2, Section 1 and with the common boundary line of said remainder of a 317.045 acre tract and said Grand Mesa at Crystal Falls, the following eight (8) courses and distances, numbered 1 through 8,

1. N55°43'26"W, for a distance of 129.68 feet to a capped iron rod found,
2. N55°43'42"W, for a distance of 303.05 feet to a capped iron rod found,
3. N85°24'46"W, for a distance of 8.11 feet to a capped iron rod found,
4. N51°40'40"W, for a distance of 70.23 feet to a capped iron rod found,
5. N52°16'29"W, for a distance of 272.73 feet to a capped iron rod found,
6. N52°13'50"W, for a distance of 815.81 feet to a capped iron rod found,
7. N52°15'30"W, for a distance of 250.51 feet to a capped iron rod found, and
8. N52°12'53"W, for a distance of 207.81 feet to a ½" capped iron rod set, in the northern lot line of Lot 11, Block A, of said Grand Mesa at Crystal Falls,

THENCE, leaving the common boundary line of said Grand Mesa at Crystal Falls and said remainder of a 317.045 acre tract and crossing said remainder of a 317.045 acre tract the following twenty-six (26) courses and distances, numbered 1 through 26,

1. N37°47'07"E, for a distance of 30.00 feet to a ½" capped iron rod set,
2. S52°12'53"E, for a distance of 99.50 feet to a ½" capped iron rod set,
3. S65°46'54"E, for a distance of 110.03 feet to a ½" capped iron rod set,
4. S41°23'30"E, for a distance of 143.27 feet to a ½" capped iron rod set,
5. S54°53'52"E, for a distance of 73.28 feet to a ½" capped iron rod set,
6. S67°11'48"E, for a distance of 60.74 feet to a ½" capped iron rod set,
7. S59°53'01"E, for a distance of 122.91 feet to a ½" capped iron rod set,
8. S47°03'12"E, for a distance of 296.61 feet to a ½" capped iron rod set,
9. S54°50'56"E, for a distance of 80.78 feet to a ½" capped iron rod set,
10. S53°09'25"E, for a distance of 350.00 feet to a ½" capped iron rod set,
11. N36°50'35"E, for a distance of 140.00 feet to a ½" capped iron rod set,
12. N53°09'25"W, for a distance of 27.94 feet to a ½" capped iron rod set,
13. N36°50'35"E, for a distance of 50.00 feet to a ½" capped iron rod set at a point of curvature to the left,
14. With said curve to the left having a radius of 20.00 feet, an arc length of 31.42 feet, and whose chord bears N81°50'35"E, for a distance of 28.28 feet to a ½" capped iron rod set,
15. N36°50'35"E, for a distance of 220.00 feet to a ½" capped iron rod set at a point of curvature to the left,
16. With said curve to the left having a radius of 20.00 feet, an arc length of 31.42 feet, and whose chord bears N08°09'25"W, for a distance of 28.28 feet to a ½" capped iron rod set,
17. N53°09'25"W, for a distance of 10.00 feet to a ½" capped iron rod set,
18. N36°50'35"E, for a distance of 50.00 feet to a ½" capped iron rod set,
19. S53°09'25"E, for a distance of 10.00 feet to a ½" capped iron rod set at a point of curvature to the left,
20. With said curve to the left having a radius of 20.00 feet, an arc length of 31.42, and whose chord bears N81°50'35"E, for a distance of 28.28 feet to a ½" capped iron rod set,
21. N36°50'35"E, for a distance of 24.33 feet to a ½" capped iron rod set at point of curvature to the right,
22. With said curve to the right having a radius of 325.00 feet, an arc length of 86.70 feet, and whose chord bears N44°29'06"E, for a distance of 86.44 feet to a ½" capped iron rod set,
23. N53°09'25"W, for a distance of 232.51 to a ½" capped iron rod set,
24. N02°11'38"E, for a distance of 35.10 feet to a ½" capped iron rod set,
25. S87°48'22"E, for a distance of 240.11 feet to a ½" capped iron rod set, and
26. S26°50'43"E, for a distance of 116.55 feet to a ½" capped iron rod set in a northwestern boundary line of said Mason Ranch, Phase 2, Section 1, said rod also being in the northern right-of-way line of Burr Parkway (50' right-of-way),

THENCE, with the common boundary line of said remainder of a 317.045 acre tract, said Mason Ranch Phase 2, Section 1, and the right-of-way line of said Burr Parkway, the following two (2) courses and distances, numbered 1 and 2,

1. S63°09'17"W, for a distance of 25.92 feet to a ½" capped iron rod found for the westernmost corner of said Mason Ranch, Phase 2, Section 1, and
2. S26°50'43"E, for a distance of 50.00 feet to a ½" capped iron rod found, in the southern right-of-way line of said Burr Parkway,

THENCE, leaving the right-of-way line of said Burr Parkway, and with the common boundary line of said remainder of a 317.045 acre tract, and said Mason Ranch Phase 2, Section 1, the following ten (10) courses and distances, numbered 1 through 10,

1. S26°11'40"E, for a distance of 150.69 feet to a ½" capped iron rod found,
2. S53°09'25"E, for a distance of 126.60 feet to a ½" capped iron rod found,
3. S80°52'58"E, for a distance of 97.64 feet to a ½" capped iron rod found,
4. N67°46'10"E, for a distance of 96.25 feet to a ½" capped iron rod found,
5. N72°29'34"E, for a distance of 300.00 feet to a ½" capped iron rod found,
6. N76°23'09"E, for a distance of 98.49 feet to a ½" capped iron rod found,
7. S13°50'07"E, for a distance of 136.33 feet to a ½" capped iron rod found at a point of curvature to the left, at a western corner of said Mason Ranch Phase 2, Section 1, also being in the northern right-of-way line of Hollowback Drive (50' R.O.W.),
8. With said curve to the left having a radius of 1335.00 feet, an arc length of 17.28, and whose chord bears S75°47'38"W, for a distance of 17.28 feet to a capped ½" iron rod found,
9. S14°34'37"E, for a distance of 50.00 feet to a ½" capped iron rod found in the southern right-of-way line of said Hollowback Drive, and
10. S14°34'37"E, for a distance of 130.00 feet to a ½" capped iron rod found at a point of curvature to the left, at the southwestern corner of Lot 27, Block E, of said Mason Ranch Phase 2, Section 1, for the easternmost corner of the herein described tract,

THENCE, leaving the boundary line of said Mason Ranch Phase 2, Section 1, and crossing said remainder of a 317.045 acre tract, the following nine (9) courses and distances, numbered 1 through 9,

1. With said curve to the left having a radius of 1155.00, an arc length of 60.35 feet, and whose chord bears S73°55'37"W, for a distance of 60.34 feet to a ½" capped iron rod found,
2. S72°29'34"W, for a distance of 259.50 feet to a ½" capped iron rod found at a point of curvature to the left,
3. With said curve to the left having a radius of 655.00 feet, an arc length of 119.86 feet, and whose chord bears S67°15'02"W, for a distance of 119.69 feet to a ½" capped iron rod found,
4. S62°46'50"W, for a distance of 72.14 feet to a ½" capped iron rod found,
5. S61°28'43"W, for a distance of 68.10 feet to a ½" capped iron rod found at a point of curvature to the left,
6. With said curve to the left having a radius of 20.00 feet, an arc length of 29.33 feet, and whose chord bears S71°17'24"E, for a distance of 26.77 feet to a ½" capped iron rod found,
7. S29°16'51"E, for a distance of 132.09 feet to a ½" capped iron rod found, for a southeastern corner of the herein described tract,
8. S60°43'09"W, for a distance of 130.00 feet to a ½" capped iron rod found, and
9. S00°41'43"W, for a distance of 40.03 feet to a ½" capped iron rod found at the northeastern corner of Lot 92, Block A, of said Mason Ranch Phase 2, Section 1, for a southeastern corner of the herein described tract,

THENCE, with the common boundary line of said Mason Ranch, Phase 2, Section 1, and said remainder of a 317.045 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. S42°44'18"W, for a distance of 91.62 feet to a ½" capped iron rod found,
2. S61°13'38"W, for a distance of 71.73 feet to a ½" capped iron rod found, and
3. S34°16'34"W, for a distance of 52.10 feet to the **POINT OF BEGINNING** and containing 16.894 acres of land.

NOTES:

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
2. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
3. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BURR PARKWAY, HOLLOWBACK DRIVE, HUMBLE LIVE DRIVE, ROSSER LANE, AND SADDLESPUR LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
4. 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.
5. A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL TO AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
6. A TWO AND ONE-HALF FOOT (2.5') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL AND ADJACENT TO ALL SIDE LOT LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
7. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
8. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICABLE PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE CITY STANDARDS AND SPECIFICATIONS.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
10. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
11. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMED 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 MAYBE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
14. 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.
15. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER, TEXAS PUBLIC WORKS DEPARTMENT.
16. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS IN MASON RANCH PHASE 1 SECTION 1.
20. LOT 91, BLOCK A IS AN OPEN SPACE AND RESIDENTIAL BUFFER LOT AND SHALL BE OWNED AND MAINTAINED BY THE POA/HOA.
21. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
22. THE MASON RANCH HOA HAS BEEN CREATED BY FILE NUMBER 801844404 WITH THE OFFICE OF THE SECRETARY OF STATE AND SHALL BE KNOWN AS THE MASON HILLS MASTER COMMUNITY.

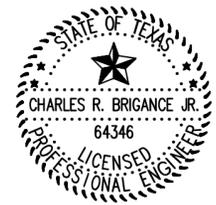
STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE JR., 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:

CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON TITLE POLICY GF# 1209775, WITH AN EFFECTIVE DATE OF JULY 11, 2012, WHICH WAS PREPARED FOR THE MOST RECENT PURCHASE OF THE PROPERTY AND CONFIRMED BY THE CITY PLANNING LETTER ISSUED BY SAN ANTONIO TITLE COMPANY DATED DECEMBER 3, 2014.

SURVEYED BY:

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



SHEET NO. 3 OF 4

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

PATH:- J: 4678\SURVEY\PLAT 2-2B.DWG

MASON RANCH PHASE 2, SECTION 2B

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT K B HOME LONE STAR, INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN REMAINDER OF 317.045 ACRES TRACT OF LAND, OUT OF AND A PART OF THE M.S. HORNSBY SURVEY, ABSTRACT 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012073286 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 16.894 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. TO BE KNOWN AS:

"MASON RANCH PHASE 2, SECTION 2B"

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

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

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ 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.

J. JEFF SEILER, 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

SHEET NO. 4 OF 4

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

PATH:- J: 4637\SURVEY\PLAT 2-2B.DWG



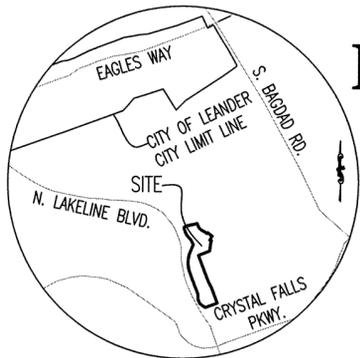
EXECUTIVE SUMMARY

DECEMBER 23, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-016: Consider action on the Mason Ranch, Phase 1, Section 2 Final Plat for 13.662 acres more or less; WCAD Parcel R514374; generally located to the northeast of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
- Financial Consideration:** None
- Recommendation:** This final plat includes 62 single-family lots and 1 drainage/open space lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following 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:** Robin M. Griffin, AICP
Senior Planner

12/09/2014

MASON RANCH PHASE 1, SECTION 2



VICINITY MAP
N.T.S.



SCALE: 1" = 100'

LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- L.S.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- O.S. OPEN SPACE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- 4' SIDEWALK (UNLESS OTHERWISE NOTED)
- IRF IRON ROD FOUND
- * RAILROAD SPIKE FOUND
- - - - - APPROXIMATE LOCATION OF SURVEY LINE

DATE: MAY 19, 2014

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

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

TOTAL ACREAGE: 13.662 ACRES
SURVEY: M. S. HORNSBY SURVEY,
ABSTRACT NO. 292 AND S.J. DOVER SURVEY,
ABSTRACT NO. 168

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

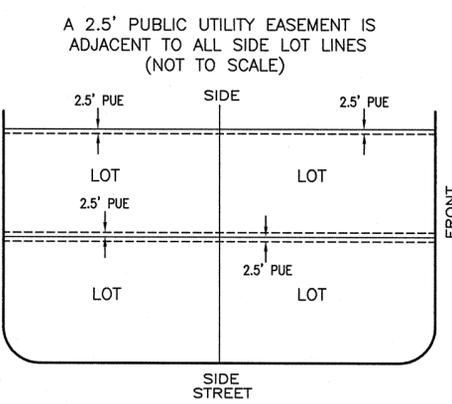
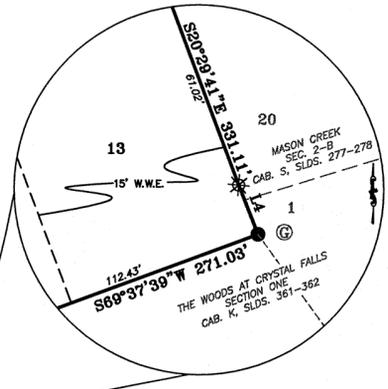
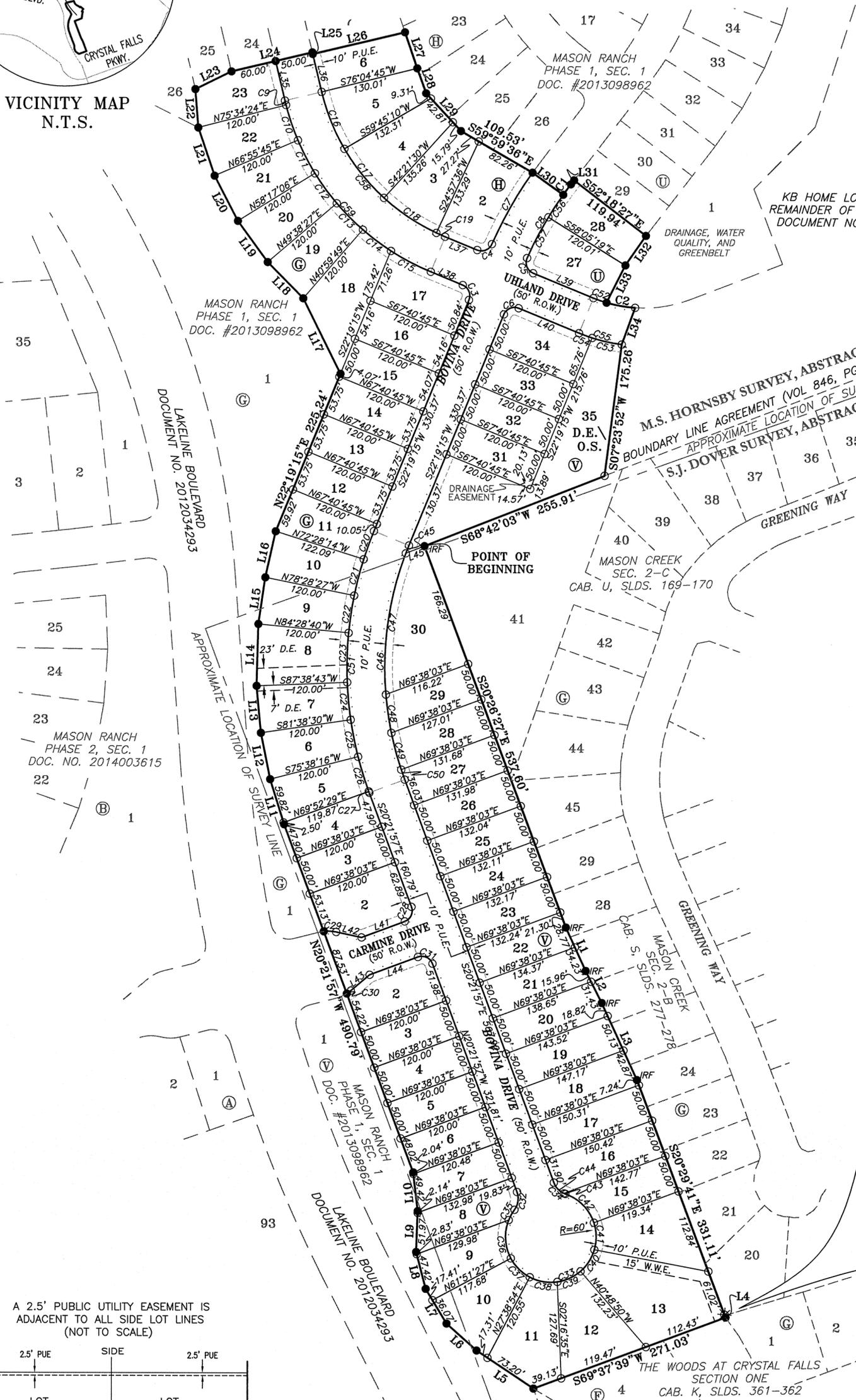
TOTAL OF LOTS: 63
NO. OF SINGLE FAMILY LOTS: 62
NO. OF DRAINAGE AND OPEN SPACE LOTS: 1

SHEET NO. 1 OF 4

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

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

PATH:- J: 4638\SURVEY\PLAT MASON RANCH PH 1-2.DWG



MASON RANCH PHASE 1 SECTION 2

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOSES S. HORNSBY SURVEY NUMBER 292, AND THE S.J. DOVER SURVEY NUMBER 168, SITUATED IN WILLIAMSON COUNTY, TEXAS, MORE FULLY DESCRIBED AS OUT OF AND A PART OF THAT REMAINDER OF A 317.045 ACRE TRACT OF LAND CONVEYED TO KB HOME ONE STAR INC., IN DOCUMENT NUMBER 2013078190, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID TRACT BEING 13.662 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found for the northernmost northwestern corner of Lot 41, Block G, of Mason Creek, Section 2-C, a subdivision recorded in Cabinet U, Slides 169-170, of the Plat Records of Williamson County, Texas (P.R.W.C.TX.), also being an eastern corner of said remainder of a 317.045 acre tract, and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Mason Creek, Section 2-C, said remainder of a 317.045 acre tract, and the western boundary line of Mason Creek, Section 2-B, a subdivision recorded in Cabinet S, Slides 277-278, (P.R.W.C.TX.), the following six (6) courses and distances, numbered 1 through 6,

1. S20°26'27"E, for a distance of 537.60 feet to an iron rod found,
2. S24°33'39"E, for a distance of 63.00 feet to an iron rod found,
3. S26°45'29"E, for a distance of 47.39 feet to an iron rod found,
4. S24°32'20"E, for a distance of 111.82 feet to an iron rod found,
5. S20°29'41"E, for a distance of 331.11 feet to a railroad spike found, from which a ½" capped iron rod found bears N16°36'25"E, for a distance of 0.29 feet, and
6. S21°23'59"E, for a distance of 4.00 feet to a ½" capped iron rod found for the southwestern corner of said Mason Creek, Section 2-B and the northwestern corner of Lot 1, Block G, of The Woods at Crystal Falls, Section One, a subdivision recorded in Cabinet K, Slides 361-362, (P.R.W.C.TX.) and the southernmost southeastern corner of the herein described tract,

THENCE, with the common boundary line of said The Woods At Crystal Falls Section One, and said remainder of a 317.045 acre tract, S69°37'39"W, for a distance of 271.03 feet to a ½" capped iron rod found in the eastern line of Mason Ranch Phase 1, Section 1, a subdivision recorded in Document Number 2013098962, (O.P.R.W.C.TX.), at the northernmost corner of Lot 3, Block F, of said The Woods at Crystal Falls Section One, and also being the northwestern corner of Lot 4, Block F, of said The Woods at Crystal Falls Section One, for the southernmost corner of the herein described tract,

THENCE, with the common boundary line of said Mason Ranch Phase 1, Section 1, and said remainder of 317.045 acre tract, the following thirty-five (35) courses and distances, numbered 1 through 35,

1. N56°16'30"W, for a distance of 90.51 feet to a ½" capped iron rod found,
2. N48°12'07"W, for a distance of 53.47 feet to a ½" capped iron rod found,
3. N31°07'05"W, for a distance of 53.47 feet to a ½" capped iron rod found,
4. N14°33'03"W, for a distance of 50.26 feet to a ½" capped iron rod found,
5. N02°07'10"E, for a distance of 54.11 feet to a ½" capped iron rod found,
6. N06°41'46"W, for a distance of 51.46 feet to a ½" capped iron rod found,
7. N20°21'57"W, for a distance of 490.79 feet to a ½" capped iron rod found,
8. N17°21'51"W, for a distance of 62.32 feet to a ½" capped iron rod found,
9. N11°21'37"W, for a distance of 62.32 feet to a ½" capped iron rod found,
10. N05°21'24"W, for a distance of 62.32 feet to a ½" capped iron rod found,
11. N01°35'01"E, for a distance of 81.73 feet to a ½" capped iron rod found,
12. N08°31'26"E, for a distance of 62.32 feet to a ½" capped iron rod found,
13. N12°36'58"E, for a distance of 62.46 feet to a ½" capped iron rod found,
14. N22°19'15"E, for a distance of 225.24 feet to a ½" capped iron rod found,
15. N26°18'40"W, for a distance of 111.11 feet to a ½" capped iron rod found,
16. N44°40'52"W, for a distance of 67.07 feet to a ½" capped iron rod found,
17. N36°02'13"W, for a distance of 67.07 feet to a ½" capped iron rod found,
18. N27°23'35"W, for a distance of 67.07 feet to a ½" capped iron rod found,
19. N18°44'56"W, for a distance of 67.07 feet to a ½" capped iron rod found,
20. N04°22'54"W, for a distance of 58.86 feet to a ½" capped iron rod found,
21. N63°52'44"E, for a distance of 53.32 feet to a ½" capped iron rod found,
22. N76°39'32"E, for a distance of 110.00 feet to a ½" capped iron rod found,
23. S13°20'28"E, for a distance of 2.28 feet to a ½" capped iron rod found,
24. N76°39'32"E, for a distance of 125.18 feet to a ½" capped iron rod found,
25. S18°50'47"E, for a distance of 50.23 feet to a ½" capped iron rod found,
26. S19°44'54"E, for a distance of 34.93 feet to a ½" capped iron rod found,
27. S42°50'29"E, for a distance of 67.90 feet to a ½" capped iron rod found,
28. S59°59'36"E, for a distance of 109.53 feet to a ½" capped iron rod found,
29. S54°22'04"E, for a distance of 50.00 feet to a ½" capped iron rod found at a point of curvature to the right,
30. with said curve to the right having a radius of 475.00 feet, an arc length of 17.08 feet, and whose chord bears N36°39'45"E, for a distance of 17.08 feet to a ½" capped iron rod found,
31. N37°41'33"E, for a distance of 6.87 feet to a ½" capped iron rod found,
32. S52°18'27"E, for a distance of 119.94 feet to a ½" capped iron rod found,
33. S34°49'07"W, for a distance of 47.45 feet to a ½" capped iron rod found,
34. S26°46'59"W, for a distance of 55.16 feet to a ½" capped iron rod found at a point of curvature to the left, and
35. with said curve to the left having a radius of 175.00 feet, an arc length of 38.39 feet, and whose chord bears S80°00'35"E, for a distance of 38.32 feet to a ½" capped iron rod set, in a southern boundary line of said Mason Ranch Phase 1, Section 1, also being in a northern boundary line of said remainder of 317.045 acre tract,

THENCE, leaving said common boundary line, and crossing said remainder of a 317.045 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S20°00'42"W, for a distance of 51.61 feet to a ½" capped iron rod set, and
2. S07°23'52"W, for a distance of 175.26 feet to a ½" capped iron rod set in the northern line of said Lot 41, Block G, of Mason Creek Section 2-C, being in the eastern line of said remainder of 317.045 tract, also being an eastern corner of the herein described tract,

THENCE, with the common boundary line of said Lot 41, Block G of Mason Creek Section 2-C, and said remainder of 317.045 acre tract, S68°42'03"W, for a distance of 255.91 feet to the **POINT OF BEGINNING**, and containing 13.662 acres of land.

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.00	S24°33'39"E
L2	47.39	S26°45'29"E
L3	111.82	S24°32'20"E
L4	4.00	S21°23'59"E
L5	90.51	N56°16'30"W
L6	53.47	N48°12'07"W
L7	53.47	N31°07'05"W
L8	50.26	N14°33'03"W
L9	54.11	N02°07'10"E
L10	51.46	N06°41'46"W
L11	62.32	N17°21'51"W
L12	62.32	N11°21'37"W
L13	62.32	N05°21'24"W
L14	81.73	N01°35'01"E
L15	62.32	N08°31'26"E
L16	62.46	N12°36'58"E
L17	111.11	N26°18'40"W
L18	67.07	N44°40'52"W
L19	67.07	N36°02'13"W
L20	67.07	N27°23'35"W
L21	67.07	N18°44'56"W
L22	50.86	N04°22'54"W
L23	53.32	N63°52'44"E
L24	110.00	N76°39'32"E
L25	2.28	S13°20'28"E
L26	125.18	N76°39'32"E
L27	50.23	S18°50'47"E
L28	34.93	S19°44'54"E
L29	67.90	S42°50'29"E
L30	50.00	S54°22'04"E
L31	6.87	N37°41'33"E
L32	47.45	S34°49'07"W
L33	55.16	S26°46'59"W
L34	51.61	S20°00'42"W
L35	53.60	S13°20'28"E
L36	51.32	S13°20'28"E
L37	46.06	S67°40'45"E
L38	45.89	S67°40'45"E
L39	86.27	N67°40'45"W
L40	86.47	S67°40'45"E
L41	60.97	S69°38'03"W
L42	34.31	N77°58'43"W
L43	32.54	S49°55'29"W
L44	68.12	S69°38'03"W
L45	26.44	N68°42'03"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	475.00'	17.08'	17.08'	S36°39'45"W	8.54
C2	175.00'	38.39'	38.32'	S80°00'35"E	19.27
C3	15.00'	23.56'	21.21'	N22°40'45"W	15.00
C4	15.00'	23.19'	20.95'	N68°02'03"E	14.63
C5	15.00'	24.00'	21.52'	S21°50'31"E	15.44
C6	15.00'	23.56'	21.21'	S67°19'15"W	15.00
C7	525.00'	108.90'	108.71'	S29°41'23"W	54.65
C8	475.00'	96.47'	96.31'	S29°48'49"W	48.40
C9	325.00'	6.16'	6.16'	S13°53'02"E	3.08
C10	325.00'	49.03'	48.99'	S18°44'56"E	24.56
C11	325.00'	49.03'	48.99'	S27°23'35"E	24.56
C12	325.00'	49.03'	48.99'	S36°02'13"E	24.56
C13	325.00'	49.03'	48.99'	S44°40'52"E	24.56
C14	325.00'	46.50'	46.46'	S53°06'06"E	23.29
C15	325.00'	59.44'	59.36'	S62°26'22"E	29.80
C16	275.00'	81.14'	80.85'	S21°47'39"E	40.87
C17	275.00'	83.49'	83.17'	S38°56'40"E	42.07
C18	275.00'	83.51'	83.19'	S56°20'27"E	42.08
C19	275.00'	12.67'	12.67'	S66°21'35"E	6.33
C20	475.00'	39.72'	39.71'	S19°55'31"W	19.87
C21	475.00'	49.77'	49.75'	S14°31'40"W	24.91
C22	475.00'	49.77'	49.75'	S08°31'26"W	24.91
C23	475.00'	65.30'	65.25'	S01°35'01"W	32.70
C24	475.00'	49.77'	49.75'	S05°21'24"E	24.91
C25	475.00'	49.77'	49.75'	S11°21'37"E	24.91
C26	475.00'	47.78'	47.76'	S17°14'37"E	23.91
C27	475.00'	1.99'	1.99'	S20°14'44"E	1.00
C28	15.00'	23.56'	21.21'	N24°38'03"E	15.00
C29	50.00'	16.43'	16.36'	N87°23'30"W	8.29
C30	50.00'	6.50'	6.49'	N53°38'52"E	3.25
C31	15.00'	23.56'	21.21'	N65°21'57"W	15.00
C32	25.00'	24.85'	23.84'	N08°06'46"E	13.56

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C33	60.00'	301.40'	70.69'	N72°40'57"E	43.74
C34	25.00'	22.19'	21.47'	S45°47'46"E	11.89
C35	60.00'	15.54'	15.50'	S29°10'18"W	7.81
C36	60.00'	52.25'	50.61'	S03°11'43"E	27.91
C37	60.00'	35.82'	35.29'	S45°14'49"E	18.46
C38	60.00'	37.70'	37.08'	S80°21'06"E	19.50
C39	60.00'	34.18'	33.72'	N65°19'44"E	17.57
C40	60.00'	34.10'	33.64'	N32°43'42"E	17.52
C41	60.00'	36.37'	35.82'	N00°55'12"W	18.76
C42	60.00'	55.44'	53.49'	N44°45'23"W	29.88
C43	25.00'	1.95'	1.95'	S68°59'45"E	0.97
C44	25.00'	20.25'	19.70'	S43°33'56"E	10.71
C45	425.00'	11.17'	11.17'	S21°34'04"W	5.59
C46	425.00'	316.64'	309.36'	S00°58'39"W	166.07
C47	425.00'	190.08'	188.50'	S08°00'08"W	96.65
C48	425.00'	51.17'	51.14'	S08°15'33"E	25.62
C49	425.00'	50.24'	50.21'	S15°05'42"E	25.15
C50	425.00'	13.98'	13.98'	S19°25'26"E	6.99
C51	475.00'	353.89'	345.76'	S00°58'39"W	185.61
C52	175.00'	18.47'	18.46'	S70°42'07"E	9.24
C53	225.00'	40.05'	40.00'	S77°30'09"E	20.08
C54	225.00'	18.55'	18.54'	S70°02'27"E	9.28
C55	225.00'	58.60'	58.44'	S75°08'26"E	29.47
C56	475.00'	35.64'	35.63'	S33°28'57"W	17.83
C57	475.00'	60.83'	60.79'	S27°39'51"W	30.46
C58	275.00'	260.80'	251.14'	S40°30'36"E	141.14
C59	325.00'	308.22'	296.80'	S40°30'36"E	166.81

SHEET NO. 2 OF 4

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

MASON RANCH PHASE 1 SECTION 2

NOTES:

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
2. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
3. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BOVINA DRIVE, UHLAND DRIVE, AND CARMINE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
4. 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.
5. A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL TO AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES WITHIN THE SINGLE FAMILY SUBDIVISION BOUNDARIES OF THIS SUBDIVISION.
6. A TWO AND ONE-HALF FOOT (2.5') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL AND ADJACENT TO ALL SIDE LOT LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
7. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
9. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
10. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
11. 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. 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.
13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER, TEXAS PUBLIC WORKS DEPARTMENT.
14. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
15. POA/HOA OR HOMEOWNERS MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS. LOT 35 BLOCK V IS A DRAINAGE EASEMENT AND OPEN SPACE LOT, AND WILL BE MAINTAINED BY THE POA/HOA.
16. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
17. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
18. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
19. THE MASON RANCH HOA HAS BEEN CREATED BY FILE NUMBER 801844404 WITH THE OFFICE OF THE SECRETARY OF STATE AND SHALL BE KNOWN AS THE MASON HILLS MASTER COMMUNITY.
20. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

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 0465E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE JR., 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: _____ DATE _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON TITLE POLICY GF# 1209775, WITH AN EFFECTIVE DATE OF JULY 11, 2012, WHICH WAS PREPARED FOR THE MOST RECENT PURCHASE OF THE PROPERTY AND CONFIRMED BY THE CITY PLANNING LETTER ISSUED BY SAN ANTONIO TITLE COMPANY DATED DECEMBER 3, 2014.

SURVEYED BY: _____ DATE _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



SHEET NO. 3 OF 4



MASON RANCH PHASE 1 SECTION 2

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT K B HOME LONE STAR, INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN REMAINDER OF 317.045 ACRE TRACT OF LAND, OUT OF AND A PART OF THE M.S. HORNSBY SURVEY, ABSTRACT 292, AND THE S.J. DOVER SURVEY, ABSTRACT NO. 168, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013078190 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 13.662 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:

"MASON RANCH PHASE 1 SECTION 2"

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.

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

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ 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.

J. JEFF SEILER, 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

SHEET NO. 4 OF 4





EXECUTIVE SUMMARY

DECEMBER 23, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-021: Consider action on the Cold Springs Section 7 Final Plat for 15.326 acres more or less; WCAD Parcel R492659 and R492658; generally located approximately 200 ft from the northwest corner of the intersection of Pecan Valley Dr and Grand Lake Pkwy; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: CSF CivilGroup, LLC on behalf of Centex/Pulte Homes.
- Financial Consideration:** None
- Recommendation:** This final plat includes 53 single-family lots and 1 drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following 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, AICP, GISP
Planner

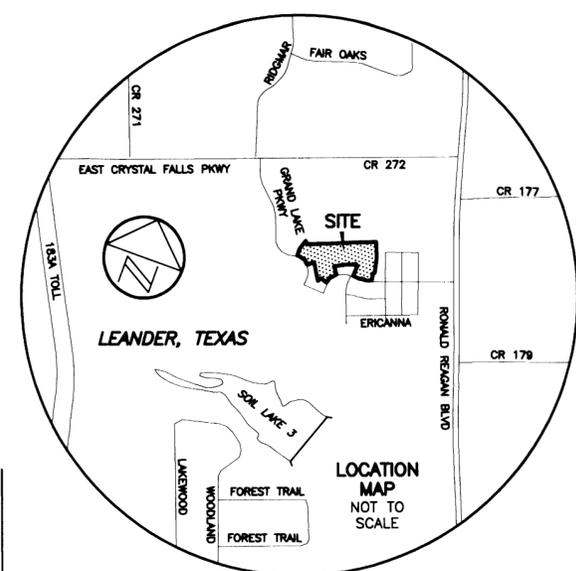
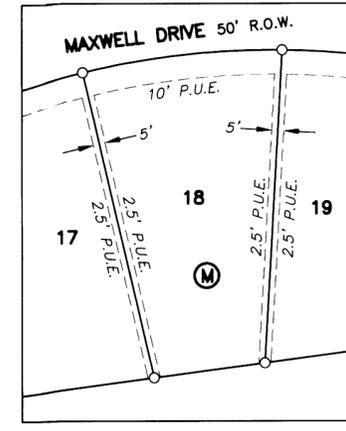
12/16/2014

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



WALTER CAMPBELL
SURVEY ABS. NO. 3

WILLIAMSON COUNTY
HUMANE SOCIETY
27.380 ACRES
(199963739)



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "BSCI" CAP FOUND
 - 1/2" REBAR WITH "G&R" CAP FOUND
 - 1/2" REBAR WITH "LENZ & ASSOCIATES" CAP FOUND
 - 1/2" REBAR WITH "STANLEY CONSULTANTS, INC." CAP FOUND
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - ⊗ X IN CONC. FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊕ CONTROL POINT LOCATION
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - ⋯ PROPOSED 4' WIDE SIDEWALK LOCATION (UNLESS NOTED OTHERWISE)
 - (B) BLOCK DESIGNATION
 - () RECORD INFORMATION

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

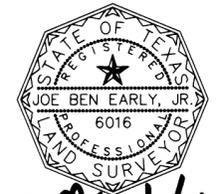
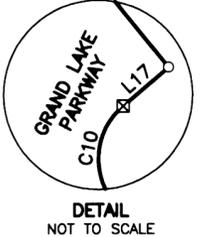
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10176568.72
E 3094203.46

SURFACE COORDINATES:
N 10177865.18
E 3094597.65

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

INVERSE SCALE FACTOR = 1.00012739623
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1°18'20"



12/9/14

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-PL7
PLOT DATE: 12/9/14
PLOT SCALE: 1" = 100'
DRAWN BY: JBE

SHEET
01 OF 04

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

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD)
C1	445.00'	8°39'30"	67.25'	S74°13'24"W	67.18'	(S74°12'08"W 67.21')
C2	15.00'	95°35'53"	25.03'	N53°51'13"W	22.22'	(N53°47'54"W 22.18')
C3	15.00'	94°58'49"	24.87'	S41°33'28"W	22.11'	(S41°32'21"W 22.18')
C4	445.00'	5°23'00"	41.81'	N88°04'02"W	41.79'	(N88°06'04"W 41.79')
C5	350.00'	15°41'53"	95.89'	S41°36'01"W	95.59'	(S41°37'14"W 95.66')
C6	15.00'	83°42'12"	21.91'	S75°31'35"W	20.02'	(S75°37'15"W 20.02')
C7	15.00'	83°42'14"	21.91'	S20°43'06"E	20.02'	(N20°40'15"W 20.02')
C8	350.00'	9°17'21"	56.74'	S16°30'34"W	56.68'	(S16°32'42"W 56.59')
C9	325.00'	9°55'37"	56.31'	N50°25'08"W	56.24'	(N50°25'28"W 56.18')
C10	15.00'	85°32'00"	22.39'	N12°16'25"W	20.37'	(N12°33'30"W 20.39')
C11	15.00'	80°42'31"	21.13'	S70°37'49"W	19.43'	(S70°44'47"W 19.48')
C12	330.00'	20°14'05"	116.54'	N78°58'12"W	115.94'	(N78°52'47"W 115.81')
C13	390.00'	51°02'57"	347.48'	N55°47'27"E	336.10'	
C14	275.00'	26°54'13"	129.13'	N67°51'49"E	127.95'	
C15	325.00'	13°52'33"	78.71'	N61°20'59"E	78.52'	
C16	15.00'	52°01'12"	13.62'	N42°16'39"E	13.16'	
C17	50.00'	195°37'26"	170.71'	S65°55'14"E	99.07'	
C18	15.00'	52°01'12"	13.62'	S05°52'53"W	13.16'	
C19	275.00'	13°59'55"	67.19'	S13°07'46"E	67.02'	
C20	225.00'	13°59'55"	54.97'	N13°07'46"W	54.84'	
C21	15.00'	91°35'01"	23.98'	N65°55'14"W	21.50'	
C22	275.00'	13°52'33"	66.60'	S61°20'59"W	66.44'	
C23	325.00'	26°54'13"	152.61'	S67°51'49"W	151.21'	
C24	15.00'	90°00'00"	23.56'	S36°18'55"W	21.21'	
C25	325.00'	31°04'16"	176.25'	S24°13'13"E	174.09'	
C26	155.00'	22°46'09"	61.60'	S51°08'26"E	61.19'	
C27	205.00'	22°46'09"	81.47'	N51°08'26"W	80.93'	
C28	375.00'	31°04'16"	203.36'	N24°13'13"W	200.88'	
C29	15.00'	90°00'00"	23.56'	N53°41'05"W	21.21'	
C30	340.00'	51°02'57"	302.93'	S55°47'27"W	293.01'	
C31	390.00'	19°01'22"	129.48'	S39°46'39"W	128.89'	
C32	390.00'	9°06'43"	62.02'	S53°50'42"W	61.96'	
C33	390.00'	8°51'49"	60.33'	S62°49'58"W	60.27'	
C34	390.00'	8°50'20"	60.17'	S71°41'03"W	60.11'	
C35	390.00'	5°12'42"	35.48'	S78°42'34"W	35.46'	
C36	275.00'	3°45'28"	18.04'	N79°26'11"E	18.03'	
C37	275.00'	12°32'35"	60.20'	N71°17'10"E	60.08'	
C38	275.00'	10°36'10"	50.89'	N59°42'47"E	50.82'	
C39	325.00'	1°28'55"	8.41'	S55°09'10"W	8.41'	
C40	325.00'	10°40'26"	60.55'	S61°13'50"W	60.46'	
C41	325.00'	1°43'12"	9.76'	S67°25'39"W	9.76'	
C42	50.00'	26°07'50"	22.80'	S29°19'58"W	22.61'	
C43	50.00'	54°07'52"	47.24'	S69°27'49"W	45.50'	
C44	50.00'	47°03'39"	41.07'	N59°56'25"W	39.92'	
C45	50.00'	68°18'04"	59.60'	N02°15'33"W	56.14'	
C46	15.00'	11°21'17"	2.97'	S26°12'50"W	2.97'	
C47	15.00'	40°39'55"	10.65'	S00°12'14"W	10.42'	
C48	275.00'	1°36'36"	7.73'	N19°19'25"W	7.73'	
C49	275.00'	11°33'20"	55.46'	N12°44'27"W	55.37'	
C50	275.00'	0°49'59"	4.00'	N06°32'48"W	4.00'	
C51	275.00'	9°08'30"	43.88'	S63°43'00"W	43.83'	
C52	275.00'	4°44'03"	22.72'	S56°46'44"W	22.72'	
C53	325.00'	6°42'21"	38.04'	N57°45'53"E	38.02'	
C54	325.00'	10°36'43"	60.19'	N66°25'25"E	60.11'	
C55	325.00'	9°35'09"	54.37'	N76°31'21"E	54.31'	
C56	325.00'	12°01'58"	68.25'	S14°42'04"E	68.13'	
C57	325.00'	15°17'06"	86.70'	S28°21'35"E	86.44'	
C58	325.00'	3°45'13"	21.29'	S37°52'45"E	21.29'	
C59	155.00'	9°35'15"	25.94'	S44°32'59"E	25.91'	
C60	155.00'	13°10'54"	35.66'	S55°56'03"E	35.58'	
C61	205.00'	17°39'20"	63.17'	S53°41'50"E	62.92'	
C62	205.00'	5°06'49"	18.30'	S42°18'46"E	18.29'	
C63	375.00'	0°27'31"	3.00'	S39°31'35"E	3.00'	
C64	375.00'	8°02'14"	52.60'	S35°16'43"E	52.56'	
C65	375.00'	8°36'09"	56.30'	S26°57'31"E	56.25'	
C66	375.00'	9°33'53"	62.60'	S17°52'30"E	62.53'	
C67	375.00'	4°24'29"	28.85'	S10°53'19"E	28.84'	
C68	340.00'	11°05'32"	65.82'	S75°46'09"W	65.72'	
C69	340.00'	14°07'14"	83.79'	S63°09'47"W	83.58'	
C70	340.00'	12°36'28"	74.82'	S49°47'56"W	74.67'	
C71	340.00'	13°13'43"	78.50'	S36°52'50"W	78.33'	

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S69°49'17"W	49.59'	(S69°52'17"W 49.62')
L2	S83°50'02"W	50.00'	(S83°52'13"W 50.00')
L3	N85°28'00"W	102.81'	(N85°24'36"W 102.75')
L4	N04°36'00"E	190.37'	(N04°35'24"E 190.36')
L5	N61°22'08"W	46.40'	(N61°25'21"W 46.31')
L6	S51°10'38"W	48.98'	(S51°16'24"W 48.95')
L7	S73°37'10"W	97.96'	(N73°38'53"E 97.92')
L8	S62°37'08"W	241.87'	(S62°37'15"W 241.93')
L9	S36°49'31"E	154.03'	(S36°49'24"E 154.04')
L10	S27°30'09"W	50.00'	(S27°28'30"W 50.00')
L11	N69°27'58"W	120.07'	(N69°30'13"W 120.01')
L12	S30°03'20"W	77.77'	(S30°05'01"W 77.75')
L13	N33°42'00"W	97.89'	(N33°42'39"W 97.84')
L14	N30°46'05"W	217.05'	(S30°46'29"E 217.07')
L15	N64°10'50"W	29.38'	(N64°06'54"W 29.39')
L16	S44°31'52"W	117.26'	(S44°32'03"W 117.10')
L17	N28°37'13"E	1.65'	(N30°15'58"E 1.70')
L18	N59°41'14"W	50.00'	(N59°44'02"W 50.00')
L19	N05°33'58"W	57.00'	(N05°35'28"W 56.96')
L20	N01°20'52"E	60.27'	(N01°20'11"E 60.04')
L21	N17°47'50"E	19.25'	(N17°20'59"E 19.39')
L22	N17°20'59"E	164.52'	
L23	S25°19'39"E	59.84'	(S25°19'00"E)
L24	N68°07'33"E	190.81'	(N68°08'22"E 190.76')
L25	N67°48'07"E	740.93'	(N67°48'29"E 740.93')
L26	N68°04'33"E	216.32'	(N68°04'46"E 216.27')
L27	N68°29'02"E	84.91'	(N68°28'49"E)
L28	S21°41'29"E	288.13'	(S21°41'28"E 288.11')
L29	S13°11'38"E	260.96'	(S13°12'09"E 260.96')
L30	S69°30'50"W	28.63'	(S69°52'17"W 28.59')
L31	S09°34'51"E	131.90'	(S09°33'54"E 132.11')
L32	N30°24'36"E	37.03'	
L33	N54°24'42"E	125.22'	
L34	N20°07'43"W	42.50'	
L35	N20°07'43"W	52.61'	
L36	N54°24'42"E	125.22'	
L37	N81°18'55"E	49.47'	
L38	N08°41'05"W	68.59'	
L39	N39°45'21"W	34.23'	
L40	N62°59'08"W	27.15'	
L41	N62°59'10"W	27.12'	
L42	N39°45'21"W	34.23'	
L43	N08°41'05"W	68.59'	
L44	N81°18'55"E	1.33'	
L45	N30°24'36"E	37.07'	
L46	S69°52'17"W	123.35'	
L47	S28°53'19"W	47.55'	
L48	S30°03'20"W	93.03'	

OWNER/DEVELOPER:
 CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
 BY: STEPHEN ASHLOCK, DIRECTOR OF LAND DEVELOPMENT
 1501 SUN CITY BLVD.
 GEORGETOWN, TEXAS 78633

ACREAGE: 15.326 ACRES

SURVEY: WALTER CAMPBELL SURVEY, ABSTRACT NO. 3

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 54

DATE OF SURVEY: 10/2/14

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.

ENGINEER: CSF CIVIL GROUP, LLC

LOT SUMMARY

SINGLE FAMILY LOTS (53): 10.974 ACRES

DRAINAGE LOT (1) 1.962 ACRES

RIGHT-OF-WAY: 2.390 ACRES

TOTAL: 15.326 ACRES

LINEAR FEET OF NEW STREETS: 2,046 L.F.

MAXWELL DRIVE - 1,615 L.F.

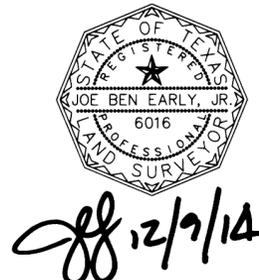
LITTLE GEORGE DRIVE - 431 L.F.

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)



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-PL7

PLOT DATE:
 12/9/14

PLOT SCALE:
 1" = 100'

DRAWN BY:
 JBE

SHEET
 02 OF 04

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

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 15.326 ACRES (APPROXIMATELY 667,624 SQ. FT.) 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 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A 32.15 ACRE TRACT AND A 47.00 ACRE TRACT, BOTH CONVEYED TO CENTEX HOMES IN A SPECIAL WARRANTY DEED DATED JULY 2, 2007 AND RECORDED IN DOCUMENT NO. 2007057335 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 15.326 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the said 47.00 acre tract, being a point in the north right-of-way line of Grand Lake Parkway (50' right-of-way width) as shown on Cold Springs, Section One, a subdivision of record in Cabinet EE, Slides 155-158 of the Official Public Records of Williamson County, Texas, being the southwest corner of Lot 31, Block B of said Cold Springs, Section One;

THENCE crossing the said 47.00 acre tract with the north right-of-way line of Grand Lake Parkway the following seven (7) courses and distances:

1. South 69°49'17" West, a distance of 49.59 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
2. With a curve to the right, having a radius of 445.00 feet, a delta angle of 08°39'30", an arc length of 67.25 feet, and a chord which bears South 74°13'24" West, a distance of 67.18 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
3. With a curve to the right, having a radius of 15.00 feet, a delta angle of 95°35'53", an arc length of 25.03 feet, and a chord which bears North 53°51'13" West, a distance of 22.22 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
4. South 83°50'02" West, a distance of 50.00 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
5. With a curve to the right, having a radius of 15.00 feet, a delta angle of 94°58'49", an arc length of 24.87 feet, and a chord which bears South 41°33'28" West, a distance of 22.11 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
6. With a curve to the right, having a radius of 445.00 feet, a delta angle of 05°23'00", an arc length of 41.81 feet, and a chord which bears North 88°04'02" West, a distance of 41.79 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
7. North 85°28'00" West, a distance of 102.81 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being the southeast corner of Lot 5, Block L of said Cold Springs, Section One;

THENCE leaving the north right-of-way line of Grand Lake Parkway, continuing over and across the said 47.00 acre tract and crossing the said 32.15 acre tract, with the perimeter of Block L of said Cold Springs, Section One, the following six (6) courses and distances:

1. North 04°36'00" East, a distance of 190.37 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being the northeast corner of Lot 5, Block L of said Cold Springs, Section One;
2. North 61°22'08" West, a distance of 46.40 feet to a 1/2" rebar found, being the northernmost corner of Lot 5, Block L of said Cold Springs, Section One;
3. South 51°10'38" West, a distance of 48.98 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being the northwest corner of Lot 5, Block L of said Cold Springs, Section One;
4. South 73°37'10" West, a distance of 97.96 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being an angle point in the north line of Lot 7, Block L of said Cold Springs, Section One ;
5. South 62°37'08" West, a distance of 241.87 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found for the northwest corner of Lot 9, Block L of said Cold Springs, Section One;
6. South 36°49'31" East, a distance of 154.03 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Grand Lake Parkway;

THENCE continuing over and across the said 32.15 acre tract with the north right-of-way line of Grand Lake Parkway, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 350.00 feet, a delta angle of 15°41'53", an arc length of 95.89 feet, and a chord which bears South 41°36'01" West, a distance of 95.59 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 83°42'12", an arc length of 21.91 feet, and a chord which bears South 75°31'35" West, a distance of 20.02 feet to a 1/2" rebar found;
3. South 27°30'09" West, a distance of 50.00 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
4. With a curve to the right, having a radius of 15.00 feet, a delta angle of 83°42'14", an arc length of 21.91 feet, and a chord which bears South 20°43'06" East, a distance of 20.02 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found;
5. With a curve to the left, having a radius of 350.00 feet, a delta angle of 09°17'21", an arc length of 56.74 feet, and a chord which bears South 16°30'34" West, a distance of 56.68 feet to a 1/2" rebar with "BSCI" cap found, being the easternmost corner of Lot 6, Block M of said Cold Springs, Section One;

THENCE leaving the north right-of-way line of Grand Lake Parkway, continuing over and across the said 32.15 acre tract, with the perimeter lines of said Lot 6, the following two courses and distances:

1. North 69°27'58" West, a distance of 120.07 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found for the northernmost corner of said Lot 6;
2. South 30°03'20" West, a distance of 77.77 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found for the easternmost corner of said Lot 6, being also an angle point in the northeast line of Lot 12, Block M of Cold Springs, Section Two, a subdivision of record in Document No. 2012008535 of the Official Public Records of Williamson County, Texas;

THENCE continuing over and across the said 32.15 acre tract with the perimeter of Block M of said Cold Springs, Section Two, the following four (4) courses and distances:

1. North 33°42'00" West, a distance of 97.89 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being an angle point in the northeast line of Lot 13, Block M of said Cold Springs, Section Two;
2. North 30°46'05" West, a distance of 217.05 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being an angle point in the north line of Lot 15, Block M of said Cold Springs, Section Two;
3. North 64°10'50" West, a distance of 29.38 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being an angle point in the north line of Lot 15, Block M of said Cold Springs, Section Two;
4. South 44°31'52" West, a distance of 117.26 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Grand Lake Parkway (right-of-way width varies) as shown on said Cold Springs, Section Two, being the westernmost corner of said Lot 15, Block M of said Cold Springs, Section Two;

THENCE continuing over and across the said 32.15 acre tract with the east right-of-way line of Grand Lake Parkway, the following six (6) courses and distances:

1. With a curve to the left, having a radius of 325.00 feet, a delta angle of 09°55'37", an arc length of 56.31 feet, and a chord which bears North 50°25'08" West, a distance of 56.24 feet to a 1/2" rebar with "G & R" cap found;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 85°32'00", an arc length of 22.39 feet, and a chord which bears North 12°16'25" West, a distance of 20.37 feet to an "X" found chiseled in concrete;
3. North 28°37'13" East, a distance of 1.65 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 59°41'14" West, a distance of 50.00 feet to a 1/2" rebar with "G & R" cap found;
5. With a curve to the right, having a radius of 15.00 feet, a delta angle of 80°42'31", an arc length of 21.13 feet, and a chord which bears South 70°37'49" West, a distance of 19.43 feet to a 1/2" rebar with "G & R" cap found;
6. With a curve to the left, having a radius of 330.00 feet, a delta angle of 20°14'05", an arc length of 116.54 feet, and a chord which bears North 78°58'12" West, a distance of 115.94 feet to a 1/2" rebar with "Lenz & Associates" cap found, being the southeast corner of Lot 59, Block B of said Cold Springs Section Two;

THENCE continuing over and across the said 32.15 acre tract with the east line of said Lot 59, the following three (3) courses and distances:

1. North 05°33'58" West, a distance of 57.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 01°20'52" East, a distance of 60.27 feet to a 1/2" rebar found;
3. North 17°47'50" East, a distance of 19.25 feet to a 1/2" rebar with "G & R" cap found, being the northeast corner of said Lot 59, also being the southeast corner of Lot 68, Block B of Cold Springs, Section Three, a subdivision of record in Document No. 2012021835 of the Official Public Records of Williamson County, Texas;

THENCE North 17°20'59" East, continuing over and across the said 32.15 acre tract and crossing the said 87.606 acre tract, with the southeast line of said Lot 68 and Lot 69, Block B of said Cold Springs, Section Three, a distance of 164.52 feet to a 1/2" rebar with "Chaparral" cap set, being the easternmost corner of said Lot 69, the southeast corner of Lot 70, Block B of said Cold Springs, Section Three and also being in the east line of the said 87.606 acre tract and in the west line of a 27.380 acre tract described in Document No. 199963739 of the Official Public Records of Williamson County, Texas;

THENCE South 25°19'39" East, with the east line of the said 87.606 acre tract and the west line of the said 27.380 acre tract, a distance of 59.84 feet to a 5/8" rebar found, being a common corner of the said 87.606 acre and the said 27.380 acre tract, also being an angle point in the north line of the said 32.15 acre tract;

THENCE with the north lines of the said 32.15 acre tract and the said 47.00 acre tract and the south line of the said 27.380 acre tract, the following two (2) courses and distances:

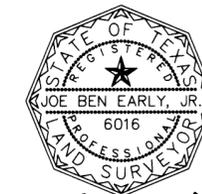
1. North 68°07'33" East, a distance of 190.81 feet to a 1/2" rebar found;
2. North 67°48'07" East, a distance of 740.93 feet to a 1/2" rebar found, being the southeast corner of the said 27.380 acre tract, also being the southwest corner of an 11.939 acre tract described in Document No. 2009011918 of the Official Public Records of Williamson County, Texas;

THENCE with the north line of the said 47.00 acre tract and the south line of the 11.939 acre tract, the following two (2) courses and distances:

1. North 68°04'33" East, a distance of 216.32 feet to a 1/2" rebar found;
2. North 68°29'02" East, a distance of 84.91 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being the northwest corner Lot 58, Block B of said Cold Springs, Section One;

THENCE crossing the said 47.00 acre tract with the perimeter of said Cold Springs, Section One the following four (4) courses and distances:

1. South 21°41'29" East, a distance of 288.13 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being an angle point in the west line of Lot 24, Block B of said Cold Springs, Section One;
2. South 13°11'38" East, a distance of 260.96 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being the southwest corner of Lot 28, Block B of said Cold Springs, Section One, being also an angle point in the north line of Lot 31, Block B of said Cold Springs, Section One;
3. South 69°30'50" West, a distance of 28.63 feet to a 1/2" rebar with "Stanley Consultants, Inc." cap found, being the northwest corner of said Lot 31;
4. South 09°34'51" East, a distance of 131.90 feet to the POINT OF BEGINNING, containing 15.326 acres of land, more or less.



JBE 12/9/14

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-PL7

PLOT DATE:
12/9/14

PLOT SCALE:
1" = 100'

DRAWN BY:
JBE

SHEET
03 OF 04

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, ACTING HEREIN BY AND THROUGH STEPHEN ASHLOCK, DIRECTOR OF LAND DEVELOPMENT, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AS THE MANAGING GENERAL PARTNER OF CENTEX, AND BEING OWNER OF 87.606 ACRES, 47.00 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 47.00 ACRES AND 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 15.326 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

COLD SPRINGS, SECTION SEVEN

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

WITNESS MY HAND THIS THE 9th DAY OF December, 2014 A.D.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: STEPHEN ASHLOCK, DIRECTOR OF LAND DEVELOPMENT
CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AS THE
MANAGING GENERAL PARTNER OF CENTEX.
9401 AMBERGLEN BLVD., BUILDING I, SUITE 150
AUSTIN, TX 78729

STATE OF TEXAS
COUNTY OF WILLIAMSON

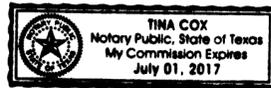
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 9th DAY OF December, 2014 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

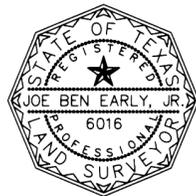


SURVEYOR'S CERTIFICATION

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 CS20140069A DATED FEBRUARY 26, 2014 AFFECT THIS SUBDIVISION.

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

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. 48491C0460E, 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
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466
TBPE FIRM REGISTRATION NO. 12377



GENERAL NOTES:

- 1) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND ONE HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE SIDE LOT LINES OF ALL RESIDENTIAL LOTS.
- 2) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- 3) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.
- 4) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 5) 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.
- 6) 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.
- 7) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.
- 8) PARKLAND REQUIREMENTS ARE PROVIDED IN ACCORDANCE WITH THE "DEVELOPMENT AGREEMENT FOR THE COLD SPRINGS SUBDIVISIONS", EFFECTIVE FEBRUARY 27, 2007.
- 9) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOT: LOT 58, BLOCK B.
- 10) 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 HOMEOWNER.
- 11) THE HOA IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 12) THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 13) ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 14) THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2008031389.
- 15) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLD SPRINGS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2008031388.
- 16) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0460E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
- 17) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 18) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 19) A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

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.

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

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

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF 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

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724</p>	PROJECT NO.: 730-006
	DRAWING NO.: 730-006-PL7
	PLOT DATE: 12/9/14
	PLOT SCALE: 1" = 100'
DRAWN BY: JBE	SHEET 04 OF 04



EXECUTIVE SUMMARY

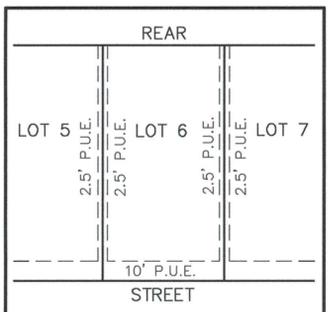
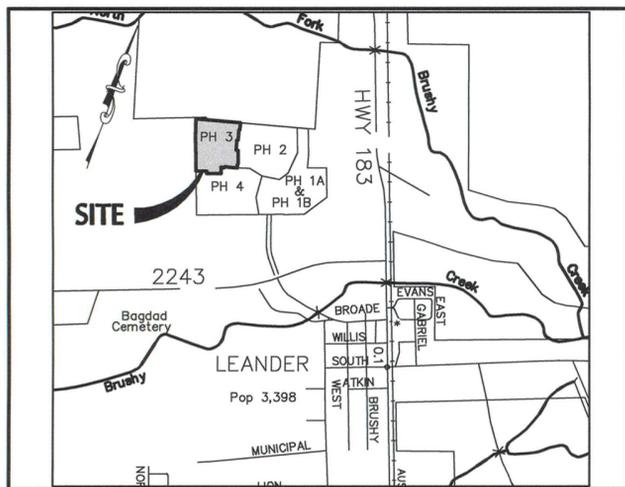
DECEMBER 23, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-027: Consider action on the Northside Meadow, Phase 3 Final Plat for 13.3934 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the north of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
- Financial Consideration:** None
- Recommendation:** This final plat includes 60 single-family lots and 1 park 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:** Robin M. Griffin, AICP
Senior Planner

12/12/2014

VICINITY MAP

SCALE: 1" = 2000'



TYPICAL SIDE LOT LINE P.U.E. DETAIL NOT TO SCALE

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
 ADDRESS: 10700 PECAN PARK BLVD., 4TH FLOOR
 AUSTIN, TEXAS 78750
 PHONE #(512)-533-1467

ACREAGE: 13.3934

SURVEY: CHARLES COCHRAN LEAGUE
 SURVEY ABSTRACT NO. 134

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 61

DATE OF SURVEY: 04-03-2012

SURVEYOR: DOUCET & ASSOCIATES

ENGINEER: DOUCET & ASSOCIATES

LOT SUMMARY:

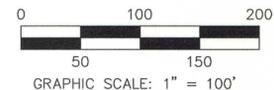
SINGLE FAMILY LOTS (60): 9.5673 ACRES

PARK LOTS (1); LOT 6, BLOCK "H": 1.0975 ACRES

RIGHT-OF-WAY: 2.7286 ACRES

TOTAL: 13.3934 ACRES

FINAL PLAT OF:
 NORTHSIDE MEADOW, PHASE 3
 LEANDER TEXAS



LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- - - CRUSHED GRANITE TRAIL
- 4' OR 6' WIDE SIDEWALK LOCATION
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊗ TXDOT TYPE II BRASS DISC FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS

FLOODPLAIN NOTE:

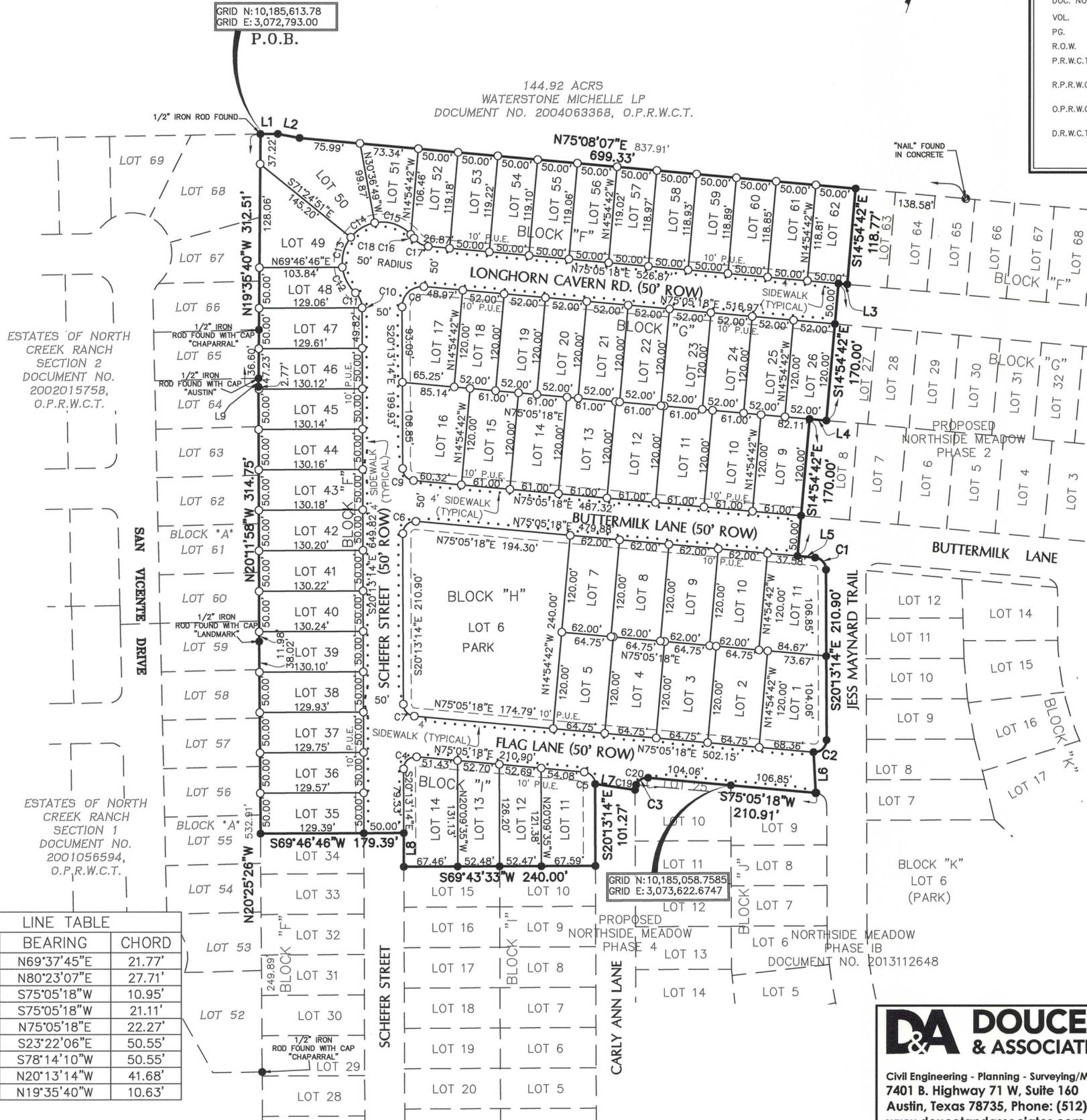
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0455E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LINEAR FEET OF NEW STREETS: 2,340' L.F.

- LONGHORN CAVERN ROAD — 572' L.F.
- SCHEFER STREET — 706' L.F.
- FLAG LANE — 539' L.F.
- BUTTERMILK LANE — 524' L.F.

CHARLES COCHRAN LEAGUE,
 ABSTRACT NO. 134



ESTATES OF NORTH CREEK RANCH SECTION 2 DOCUMENT NO. 2002015758, O.P.R.W.C.T.

ESTATES OF NORTH CREEK RANCH SECTION 1 DOCUMENT NO. 2001056594, O.P.R.W.C.T.

NO.	BEARING	CHORD
L1	N69°37'45"E	21.77'
L2	N80°23'07"E	27.71'
L3	S75°05'18"W	10.95'
L4	S75°05'18"W	21.11'
L5	N75°05'18"E	22.27'
L6	S23°22'06"E	50.55'
L7	S78°14'10"W	50.55'
L8	N20°13'14"W	41.68'
L9	N19°35'40"W	10.63'

GRID N: 10,185,058.7585
 GRID E: 3,073,622.6747



Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Survey Firm Registration Number: 10105800

Date:	09/16/2014
Scale:	1"=100'
Drawn by:	ESH
Reviewer:	SSX
Project:	1208-007
Sheet:	1 OF 2
Field Book:	368
Party Chief:	MORA
Survey Date:	04/03/2012

FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 3 LEANDER TEXAS

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.17'	15.00'	84°41'28"	S62°33'58"E	20.21'
C2	24.95'	15.00'	95°18'32"	S27°26'02"W	22.17'
C3	25.00'	14.91'	96°04'19"	S27°26'02"W	22.17'
C4	24.95'	15.00'	95°18'32"	N27°26'02"E	22.17'
C5	22.17'	15.00'	84°41'28"	S62°33'58"E	20.21'
C6	24.95'	15.00'	95°18'32"	N27°26'02"E	22.17'
C7	22.17'	15.00'	84°41'28"	N62°33'58"W	20.21'
C8	41.59'	25.00'	95°18'32"	N27°26'02"E	36.95'
C9	22.17'	15.00'	84°41'28"	N62°33'58"W	20.21'
C10	0.18'	25.00'	0°25'12"	S20°25'49"E	0.18'
C11	20.84'	25.00'	47°46'11"	S44°31'31"E	20.25'
C12	36.32'	50.00'	41°37'01"	S47°36'06"E	35.52'
C13	39.60'	50.00'	45°22'45"	S04°06'13"E	38.57'
C14	35.61'	50.00'	40°48'02"	S38°59'10"W	34.86'
C15	49.45'	50.00'	56°39'43"	S87°43'03"W	47.46'
C16	3.31'	50.00'	07°13'47"	N60°20'12"W	6.30'
C17	21.03'	25.00'	48°11'23"	N80°49'00"W	20.41'
C18	167.28'	50.00'	191°41'18"	S27°26'02"W	99.48'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138565676.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 5/8" IRON ROD WITH "DOUCET CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON 04-03-2012, STATIC DATA PROCESSED BY O.P.U.S.

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL ME BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF 69.3222 ACRES IN CHARLES COCHRAN LEAGUE ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013016235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 13.3934 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

NORTHSIDE MEADOW PHASE 3

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

CONTINENTAL HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: CENTEX OF TEXAS, INC.
A DELAWARE CORPORATION
ITS GENERAL PARTNER

BY: _____
RICHARD N. MAIER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____ DATE _____

SURVEYOR'S CERTIFICATION:

I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAW 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 ALL EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENT OF 201200403, DATED APRIL 03, 2012 AND THE NOTHING FURTHER CERTIFICATE, DATED FEBRUARY 21, 2013 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

Sydney Smith Xinos 10/7/14
DATE

SYDNEY SMITH XINOS, R.P.L.S.
TEXAS REGISTRATION NO. 5361
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600



ENGINEER'S CERTIFICATION:

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

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0455E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

Jennifer I. Dermanci 10/7/14
DATE

JENNIFER I. DERMANCI, P.E.
REGISTERED PROFESSIONAL ENGINEER, NO. 109825
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600



LEGAL DESCRIPTION:

DESCRIPTION OF A TRACT OF LAND CONTAINING 13.3934 ACRES BEING OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. PER DEED RECORDED AS DOCUMENT NO. 2013016235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); SAID 13.394 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138565676):

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHERLY COMMON CORNER OF SAID CONTINENTAL HOMES TRACT AND OF LOT 68 OF THE ESTATES OF NORTH CREEK RANCH SECTION TWO PER PLAT RECORDED AS DOCUMENT NO. 2002015758, O.P.R.W.C.T., SAID POINT BEING ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WATERSTONE MICHELLE, LP PER DEED RECORDED AS INSTRUMENT NO. 2004063368, O.P.R.W.C.T., FOR THE MOST WESTERLY CORNER AND THE POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID WATERSTONE MICHELLE, LP TRACT AND THE NORTHERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N89°37'45"E, A DISTANCE OF 21.77 FEET TO A SET 1/2-INCH IRON ROD WITH "DOUCET" CAP;
- 2) N80°23'07"E, A DISTANCE OF 27.71 FEET TO A SET 1/2-INCH IRON ROD WITH "DOUCET" CAP;
- 3) N75°08'07"E, A DISTANCE OF 699.33 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE NORTHWEST CORNER OF LOT 63, OF THE FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 2;

THENCE, OVER AND ACROSS SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE PERIMETER BOUNDARY OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 2, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S14°54'42"E, A DISTANCE OF 118.77 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
2. S75°05'18"W, A DISTANCE OF 10.95 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
3. S14°54'42"E, A DISTANCE OF 170.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
4. S75°05'18"W, A DISTANCE OF 21.11 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
5. S14°54'42"E, A DISTANCE OF 170.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
6. N75°05'18"E, A DISTANCE OF 22.27 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE BEGINNING OF A 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
7. SOUTHEASTERLY LONG THE ARC OF SAID 15.00 FOOT RADIUS CURVE A DISTANCE OF 22.17 FEET THROUGH A CENTRAL ANGLE OF 84°41'28"; AND CHORD BEARING S62°33'58"E AND DISTANCE OF 20.21 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
8. S20°13'14"E, A DISTANCE OF 210.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT A COMMON CORNER OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 2 AND OF THE FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 1B PER PLAT THEREOF RECORDED AS DOCUMENT NO. 2013112648 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT BEING AT THE BEGINNING OF A 15.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE, OVER AND ACROSS SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE PERIMETER BOUNDARY OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 1B, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTHERLY ALONG THE ARC OF LAST SAID 15.00 FOOT RADIUS CURVE A DISTANCE OF 24.95 FEET THROUGH A CENTRAL ANGLE OF 95°18'32"; AND CHORD BEARING OF S27°26'02"W AND DISTANCE OF 22.17 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
2. S23°22'06"E, A DISTANCE OF 50.55 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
3. S75°05'18"W, A DISTANCE OF 106.85 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE NORTHERLY COMMON CORNER OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 1B AND OF THE FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 4;

THENCE, OVER AND ACROSS SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE PERIMETER BOUNDARY OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 4, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S75°05'18"W, A DISTANCE OF 104.06 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE BEGINNING OF A 14.91 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
2. SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID 14.91 FOOT RADIUS CURVE A DISTANCE OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 96°04'19"; AND CHORD BEARING OF S27°26'02"W AND DISTANCE OF 22.17 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
3. S78°14'10"W, A DISTANCE OF 50.55 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
4. S20°13'14"E, A DISTANCE OF 101.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
5. S69°43'33"W, A DISTANCE OF 240.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
6. N20°13'14"W, A DISTANCE OF 41.68 FEET TO A FOUND 1/2-INCH IRON ROD WITH "DOUCET" CAP;
7. S69°46'46"W, A DISTANCE OF 179.39 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE MOST WESTERLY CORNER OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 4, SAID POINT BEING ON THE EASTERLY BOUNDARY OF LOT 55, BLOCK A OF THE ESTATES OF NORTH CREEK RANCH SECTION ONE, PER PLAT RECORDED IN CABINET U, SLIDES 385-388 AS INSTRUMENT NO. 2001056594, O.P.R.W.C.T.;

THENCE, ALONG SAID COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION ONE AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT, N20°25'28"W, A DISTANCE OF 238.02 FEET TO A 1/2-INCH IRON ROD WITH "LANDMARK" CAP FOUND AT AN ANGLE POINT IN THE COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION ONE AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT;

LEGAL DESCRIPTION CONTINUED:

THENCE, CONTINUING ALONG SAID COMMON LINE OF THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION ONE AND THEN THE ESTATES OF NORTH CREEK RANCH SECTION TWO PER PLAT RECORDED IN CABINET V, SLIDES 293-295 AS INSTRUMENT NO. 2002015758, O.P.R.W.C.T., N20°11'58"W, A DISTANCE OF 314.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT AN ANGLE POINT IN THE COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT;

THENCE, CONTINUING ALONG SAID COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT, N19°35'40"W, PASSING AT A DISTANCE OF 10.63 FEET A 1/2-INCH IRON ROD WITH "AUSTIN ENGINEERING" TAG FOUND AT THE NORTHEAST CORNER OF LOT 64, BLOCK A OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO, AND PASSING AT AN ADDITIONAL DISTANCE OF 59.97 FEET A 1/2-INCH IRON ROD WITH "CHAPARRAL" CAP FOUND AT THE NORTHEAST CORNER OF LOT 65, BLOCK A OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO, FOR A TOTAL DISTANCE OF 312.51 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER.
4. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE 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.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN ALL LANDSCAPE PARKS, AMENITY, DRAINAGE, AND DETENTION LOTS.
8. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND 2.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
9. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
10. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS 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. SIDEWALKS ALONG WEST BROAD STREET ARE REQUIRED TO BE 6' WIDE ON WEST SIDE.
12. 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.
13. NORTHSIDE MEADOW IS LOCATED IN THE BRUSHY CREEK WATERSHED.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN FENCES ALONG RIGHTS-OF-WAY.
15. HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 6, BLOCK "H"
16. NORTHSIDE MEADOW PROPERTY OWNERS ASSOCIATION, INC. WAS ESTABLISHED UNDER FILE NUMBER: 801749998.
17. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING ARTERIAL STREET.
18. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
19. HOA IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
20. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

GENERAL NOTES CONTINUED:

21. ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS.
22. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
23. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
24. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA S SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C 0455E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.

STATE OF TEXAS
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2014 A.D. AT _____ O'CLOCK _____, AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 2014 A.D. AT _____ O'CLOCK _____, PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

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

<p>DOUCET & ASSOCIATES</p> <p>Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com Survey Firm Registration Number: 10105800</p>	Date: 09/16/2014
	Scale: 1"=100'
	Drawn by: ESH
	Reviewer: SSX
	Project: 1208-007
	Sheet: 2 OF 2
	Field Book: 368
	Party Chief: MORA
	Survey Date: 04/03/2012