



AGENDA

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

Thursday ~ January 22, 2015 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: January 8, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 15, 2015 meeting and update on January 14, 2015 Comp Plan Steering Committee meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-FP-020: Consider action on the Pecan Creek, Phase 3 Final Plat for 20.03 acres more or less; WCAD Parcel R530466; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates Engineers on behalf Gehan Homes, Ltd.

8. Subdivision Case 14-FP-043: Consider action on the Fairways at Crystal Falls, Section 2, Phase 7 Final Plat for 24.386 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the west of the terminus of Long Bow Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC.

9. Subdivision Case 14-SFP-002: Consider action on the Westwood Commercial Short Form Final Plat for 4.72 acres more or less; WCAD Parcel R405787; generally located on the southeast corner of the intersection of Old 2243 W and Sunny Brook Dr; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero on behalf of Westwood Joint Venture.

10. Subdivision Case 14-SFP-003: Consider action on the Leander Heights, Section 2, Lot 2, Block A Short Form Final Plat for 2.75 acres more or less; WCAD Parcel R036437; generally located approximately 526 feet from the southwest corner of the intersection of Municipal Dr and S. West Dr; Leander, Williamson County, Texas. Applicant/Agent: James Barker on behalf of Arcaya Properties, L.L.C.

11. Subdivision Case 14-SFP-004: Consider action on the North Creek Commercial Park Short Form Final Plat for 15.08 acres more or less; WCAD Parcel R304545; generally located on the northwest corner of the intersection of Old 2243 W and N. Bagdad Rd; Leander, Williamson County, Texas. Applicant/Agent: Bruce Nakfoor on behalf of Firstmark Credit Union.

Regular Agenda

12. Discuss City Charter and Ethic's Ordinance.

- a) Staff Presentation
- b) Discussion

13. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 16 day of January, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Assistant City Manager



MINUTES

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

Thursday ~ January 8, 2015 at 7:00 pm

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

1. Call to Order
Meeting called to order at 7:02 p.m.
2. Roll Call
All Commissioners were present except Commissioner Wixson. Commissioner Wixson took his seat at 7:13 pm
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 23, 2014
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 1, 2015. No meeting took place January 1, 2015 because of the New Year Holiday. It was reschedule for January 29th, 2015.
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

7. Subdivision Case 13-SFP-007: Consider action on the HEB Leander Subdivision, Lot 1, Block A Short Form Final Plat for 53.4386 acres more or less; WCAD Parcels R448044 and R5051744; generally located to the northwest of the intersection of US 183 and Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of HEB Grocery Company, LP
8. Subdivision Case 14-FP-025: Consider action on the Greatwood Phase 1, Section 1 Final Plat for 54.140 acres more or less; WCAD Parcel Numbers R473817 and R365151; generally located approximately $\frac{3}{4}$ of a mile from the northwest corner of the intersection of CR 280 and CR 279, Williamson County, Texas. Applicant/Agent: Tim Haynie on behalf of Ewing Development CO. LLC.

Motion made by Commissioner Sokol to approve the consent agenda items, seconded by Vice Chairman Stephenson. Motion passed unanimously.

Public Hearing

9. Zoning Case 14-Z-032: Hold a public hearing and consider action on the rezoning of a parcel of land, for 2.53 acres more or less, located at 190 S Bagdad Road, WCAD Parcel R522925. Currently, the property is zoned SFU-2-B (Single Family Urban) the applicant is proposing to zone the property to HC-4-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Mike Elmore on behalf of MPE Realty.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and staff recommends denial of the requested HC-4-D (Heavy Commercial) district and approval of HC-3-C (Heavy Commercial) district with the modification of the subject property boundaries to only include the area to the north of the floodplain as shown in Attachment 6.

b) Applicant Presentation

Mike Elmore was present.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation of denial of the requested HC-4-D (Heavy Commercial) district and approval of HC-3-C (Heavy Commercial) district with the modification of the subject property boundaries to only include the area to the north of the floodplain as shown in Attachment 6, Commissioner Sokol seconded the motion. Motion passed unanimously.

10. Zoning Case 14-Z-033: Hold a public hearing and consider action on the rezoning of a parcel of land, for 5.06 acres more or less, located at 602 and 604 Horseshoe, WCAD Parcel R036456. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Homes) the applicant is proposing to zone the property to TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: David W. Coombs, P.E. on behalf of Akram Amani.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and staff recommends approval of the proposed TF-2-B (Two-Family) zoning district.

b) Applicant Presentation

David W. Coombs, P.E. was present.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to approve with staff recommendation of approval of the TF-2-B (Two-Family) zoning district, Commissioner Saenz seconded the motion. Motion passed unanimously.

Regular Agenda

11. Discussion regarding builder and developer feedback on the proposed ordinance revisions related to garage placement and tree preservation. Origin: P & Z and City Council

a) Staff Presentation

Tom Yantis, Assistant City Manager, discussed with the P & Z Commissioners the feedback from the builders and developers on the proposed ordinance revisions relating to garage placements and tree preservation.

b) Discussion

Discussion took place.

Harry Savio (HBA Greater Austin), Gerry Poe (KB Home), Amy Lynn Payne (Blake Magee Company), and Marshall Hines (Leander Resident) commented on the proposed changes to the garage placement and tree preservation ordinances.

12. Meeting Adjourned at 8:21

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

JANUARY 22, 2015

- Agenda Subject:** Subdivision Case 14-FP-020: Consider action on the Pecan Creek, Phase 3 Final Plat for 20.03 acres more or less; WCAD Parcel R530466; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; 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: Randall Jones & Associates Engineers on behalf Gehan Homes, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 55 single-family lots and 1 open space/drainage easements. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

01/12/2015

PECAN CREEK, PHASE 3

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

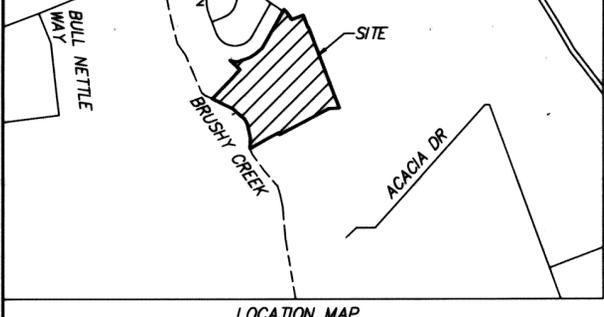
SCALE: 1"=100'



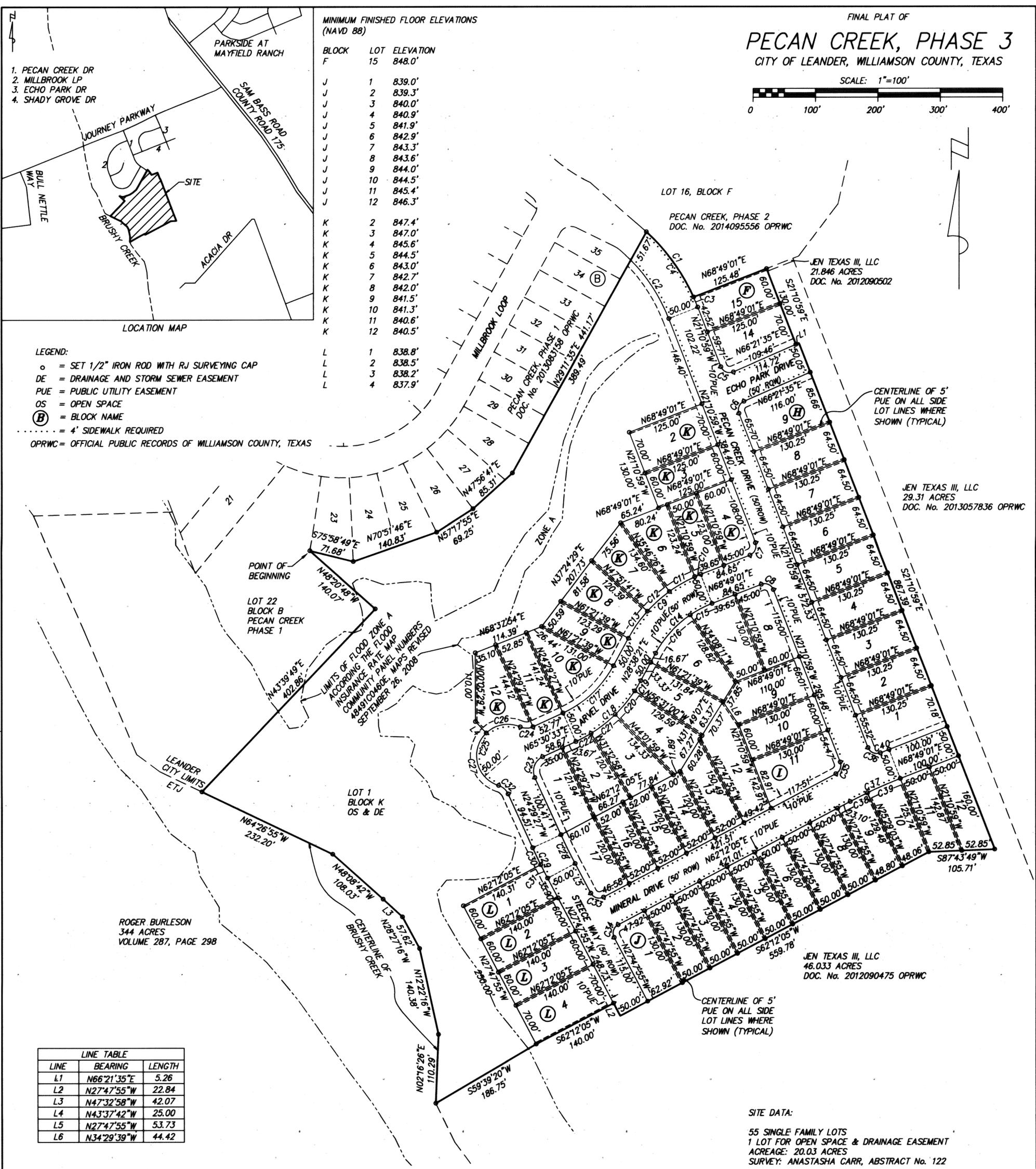
MINIMUM FINISHED FLOOR ELEVATIONS (NAVD 88)

BLOCK	LOT	ELEVATION
F	15	848.0'
J	1	839.0'
J	2	839.3'
J	3	840.0'
J	4	840.9'
J	5	841.9'
J	6	842.9'
J	7	843.3'
J	8	843.6'
J	9	844.0'
J	10	844.5'
J	11	845.4'
J	12	846.3'
K	2	847.4'
K	3	847.0'
K	4	845.6'
K	5	844.5'
K	6	843.0'
K	7	842.7'
K	8	842.0'
K	9	841.5'
K	10	841.3'
K	11	840.6'
K	12	840.5'
L	1	838.8'
L	2	838.5'
L	3	838.2'
L	4	837.9'

1. PECAN CREEK DR
2. MILLBROOK LP
3. ECHO PARK DR
4. SHADY GROVE DR



- LEGEND:
- o = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - DE = DRAINAGE AND STORM SEWER EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - OS = OPEN SPACE
 - (B) = BLOCK NAME
 - = 4" SIDEWALK REQUIRED
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LINE	BEARING	LENGTH
L1	N66°21'35"E	5.26
L2	N27°47'55"W	22.84
L3	N47°32'58"W	42.07
L4	N43°37'42"W	25.00
L5	N27°47'55"W	53.73
L6	N34°29'39"W	44.42

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	129.72	320.86	23°09'54"	S35°53'20"E	128.84
C2	112.62	272.01	23°43'23"	N33°02'40"W	111.82
C3	17.49	320.86	3°07'24"	N22°44'41"W	17.49
C4	147.22	320.86	26°17'18"	N34°19'38"W	145.93
C5	24.21	15.00	92°27'26"	N67°24'42"W	21.66
C6	22.92	15.00	87°32'34"	N22°35'18"E	20.75
C7	23.56	15.00	90°00'00"	N23°49'01"E	21.21
C8	23.56	15.00	90°00'00"	N66°10'59"W	21.21
C9	157.78	225.00	40°10'40"	N48°43'41"E	154.56
C10	10.35	225.00	2°38'12"	N67°29'55"E	10.35
C11	46.94	225.00	11°57'15"	N60°12'12"E	46.86
C12	47.47	225.00	12°05'16"	N48°10'57"E	47.38
C13	53.01	225.00	13°29'57"	N35°23'20"E	52.89
C14	122.72	175.00	40°10'40"	N48°43'41"E	120.22
C15	39.56	175.00	12°57'12"	N62°20'25"E	39.48
C16	83.15	175.00	27°13'28"	N42°15'05"E	82.37
C17	112.61	175.00	36°52'12"	N47°04'27"E	110.68
C18	144.79	225.00	36°52'12"	N47°04'27"E	142.30
C19	19.02	225.00	4°50'39"	N31°03'41"E	19.02
C20	49.02	225.00	12°29'01"	N39°43'31"E	48.93

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C21	49.02	225.00	12°29'01"	N52°12'32"E	48.93
C22	27.72	225.00	7°03'31"	N61°58'48"E	27.70
C23	39.27	25.00	90°00'00"	N20°30'33"E	35.36
C24	21.03	25.00	48°11'23"	N89°36'15"E	20.41
C25	162.65	50.00	186°22'46"	N20°30'33"E	99.85
C26	58.75	50.00	67°19'38"	N80°02'07"E	55.43
C27	103.89	50.00	119°03'08"	N13°09'16"W	86.19
C28	51.29	888.48	3°18'28"	N26°08'41"W	51.29
C29	54.18	938.48	3°18'28"	N26°08'41"W	54.17
C30	30.07	938.48	1°50'10"	N25°24'32"W	30.07
C31	24.11	938.48	1°28'18"	N27°03'46"W	24.11
C32	21.03	25.00	48°11'23"	N48°35'08"W	20.41
C33	23.56	15.00	90°00'00"	N72°47'55"W	21.21
C34	23.56	15.00	90°00'00"	N17°12'05"E	21.21
C35	21.83	15.00	83°23'04"	N20°30'33"E	19.95
C36	23.84	15.00	91°03'06"	N66°42'32"W	21.41
C37	88.45	766.05	6°36'56"	N65°30'33"E	88.40
C38	30.94	766.05	2°18'52"	N63°21'31"E	30.94
C39	57.51	766.05	4°18'04"	N66°39'59"E	57.49
C40	14.98	816.05	1°03'06"	N68°17'28"E	14.98

SITE DATA:

55 SINGLE FAMILY LOTS
 1 LOT FOR OPEN SPACE & DRAINAGE EASEMENT
 ACREAGE: 20.03 ACRES
 SURVEY: ANASTASHA CARR, ABSTRACT No. 122

NEW STREETS:

PECAN CREEK DRIVE: 927 L.F.
 ECHO PARK DRIVE: 156 L.F.
 MINERAL DRIVE: 653 L.F.
 STEECE WAY: 452 L.F.
 ARVEL DRIVE: 553 L.F.

TOTAL: 2741 L.F.

DEVELOPER/OWNER:
 JEN TEXAS III, LLC
 7405 COVEWOOD DRIVE,
 GARLAND, TX 75044
 (512) 330-9366 FAX (512) 330-9755

DATE: MAY 2, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

FINAL PLAT OF
PECAN CREEK, PHASE 3
 CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

20.03 Acres

THAT PART OF THE ANASTASHA CARR SURVEY, ABSTRACT No. 122 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 21.846 ACRE TRACT OF LAND CONVEYED TO JEN TEXAS III, LLC BY DEED RECORDED DOCUMENT No. 2012090502 AND THAT 46.033 ACRE TRACT OF LAND CONVEYED TO JEN TEXAS III, LLC BY DEED RECORDED IN DOCUMENT No. 2012090475 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set at the Southwesterly corner of Lot 23, Block B, Pecan Creek Phase 1 according to the Plat thereof recorded in Document No. 2013083158 of the Official Public Records of Williamson County, Texas.

THENCE along the Southeasterly line of said Pecan Creek Phase 1 Plat the following five courses;

1. S.75°58'49"E. a distance of 71.68 feet to a 1/2" iron rod set;
2. N.70°51'46"E. a distance of 140.83 feet to a 1/2" iron rod set;
3. N.57°17'55"E. a distance of 69.25 feet to a 1/2" iron rod set;
4. N.47°56'41"E. a distance of 85.31 feet to a 1/2" iron rod set;
5. N.29°11'35"E. a distance of 441.17 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;

THENCE, southeasterly along the arc of said curve, a distance of 129.72 feet (said curve having a radius of 320.86 feet, a central angle of 23°09'54" and a chord bearing S.35°53'20"E., 128.84 feet) to a 1/2" iron rod set;

THENCE N.68°49'01"E. a distance of 125.48 feet to a 1/2" iron rod set;

THENCE S.21°10'59"E. (at 4.35 feet pass the common line of said 21.846 Acre Tract and said 46.033 Acre Tract) in all, a distance of 130.00 feet to a 1/2" iron rod set;

THENCE, across said 46.033 Acre Tract the following eight courses;

1. N.66°21'35"E. a distance of 5.26 feet;
2. S.21°10'59"E. a distance of 867.39 feet to a 1/2" iron rod set;
3. S.87°43'49"W. a distance of 105.71 feet to a 1/2" iron rod set;
4. S.62°12'05"W. a distance of 559.78 feet to a 1/2" iron rod set;
5. N.27°47'55"W. a distance of 22.84 feet to a 1/2" iron rod set;
6. S.62°12'05"W. a distance of 140.00 feet to a 1/2" iron rod set;
7. S.59°39'20"W. a distance of 186.75 feet to the center of Brushy Creek, the West Line of said 46.033 Acre Tract and the East Line of that 344 Acre Tract of land conveyed to Roger Burleson by Deed Recorded in Volume 287, Page 298 of the Official Records of Williamson County, Texas;

THENCE along the center of Brushy Creek and the West Line of said 46.033 Acre Tract the following six courses;

1. N.02°16'26"E. a distance of 110.29 feet;
2. N.12°22'16"W. a distance of 140.38 feet;
3. N.28°27'16"W. a distance of 57.62 feet;
4. N.47°32'58"W. a distance of 42.07 feet;
5. N.48°08'42"W. a distance of 108.03 feet;
6. N.64°26'55"W. (at 103.24 feet pass the common line of said 46.033 Acre Tract and said 21.846 Acre Tract) in all, a distance of 232.20 feet to the South Corner of Lot 22, Block B, of Pecan Creek Phase 1;

THENCE along the Easterly Line of said Lot 22 the following two courses;

1. N.43°39'49"E. a distance of 402.86 feet to a 1/2" iron rod set;
2. N.48°20'48"W. a distance of 140.07 feet to a 1/2" iron rod set to the said Point of Beginning.

Containing 20.03 acres, more or less.

LOT AREA TABLE
 (SQUARE FEET)

F-14 9,032	J-1 8,131
F-15 7,503	J-2 6,500
	J-3 6,500
H-1 9,096	J-4 6,500
H-2 8,401	J-5 6,500
H-3 8,401	J-6 6,500
H-4 8,401	J-7 6,500
H-5 8,401	J-8 6,500
H-6 8,401	J-9 6,679
H-7 8,401	J-10 6,742
H-8 8,401	J-11 6,715
H-9 10,750	J-12 7,572
I-1 7,287	K-2 8,750
I-2 7,093	K-3 7,500
I-3 7,912	K-4 7,332
I-4 8,458	K-5 6,151
I-5 7,539	K-6 8,042
I-6 9,035	K-7 7,664
I-7 8,383	K-8 8,077
I-8 7,752	K-9 6,357
I-9 8,691	K-10 9,408
I-10 7,800	K-11 7,529
I-11 9,761	K-12 7,982
I-12 9,896	
I-13 7,033	L-1 8,402
I-14 6,240	L-2 8,400
I-15 6,240	L-3 8,400
I-16 6,240	L-4 9,800
I-17 7,316	

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT OF WAY AND TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL No. 48491C0460E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF PECAN CREEK DRIVE, ECHO PARK DRIVE, MINERAL DRIVE, STEEGE WAY AND ARVEL 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.
11. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
12. 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.
13. FOR LOTS LESS THAN 60 FEET WIDE AND ZONED SFC, SFL OF SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE 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.
14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOT: LOT 1, BLOCK K.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT No. 2013111429.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 1983.

DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

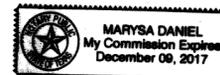
THAT JEN TEXAS III, LLC, AS THE OWNER OF THAT CERTAIN 21.846 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2012090502 AND THAT CERTAIN 46.033 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2012090475 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 20.03 ACRES AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT OF WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS PECAN CREEK PHASE 3.

J. Eicher
 JUSTIN EICHER, DIVISION PRESIDENT
 GEHAN HOMES, LTD
 3815 S. CAPITAL OF TEXAS HIGHWAY
 SUITE 215
 AUSTIN, TEXAS 78704

STATE OF TEXAS
 COUNTY OF WILLIAMSON Travis

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF December, 2014 BY Justin Eicher

Marysa Daniel
 NOTARY PUBLIC SIGNATURE



Marysa Daniel
 NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 12/9/17 SEAL

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48491C0460E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008. NO RESIDENTIAL LOT IS WITHIN THE 100 YEAR FLOOD PLAIN.

RB Jones 12/9/14

R. BRENT JONES, P. E.
 LICENSED PROFESSIONAL ENGINEER NO. 92671



STATE OF TEXAS
 COUNTY OF TRAVIS

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT No. 411763-RRK (GF No. 2014-04-3156) DATED MAY 12, 2014. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

John K. Weigand Dec 9, 2014
 J. KENNETH WEIGAND
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741



APPROVED THIS ___ DAY OF _____ 20___ A.D. AT THE 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.

ATTEST:
 J. JEFF SEILER, CHAIRMAN
 PLANNING AND ZONING COMMISSION
 CITY OF LEANDER, TEXAS
 ELLEN PIZALATE, SECRETARY
 PLANNING AND ZONING COMMISSION
 CITY OF LEANDER, TEXAS

STATE OF TEXAS
 COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____ A. D., AT ___ O'CLOCK ___ M. AND WAS DULY RECORDED ON THE ___ DAY OF _____ A. D., AT ___ O'CLOCK ___ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No. _____

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

NANCY E. RISTER, CLERK, COUNTY COURT
 OF WILLIAMSON COUNTY, TEXAS

BY: _____
 DEPUTY

DATE: MAY 2, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817



EXECUTIVE SUMMARY

JANUARY 22, 2015

-
- Agenda Subject:** Subdivision Case 14-FP-043: Consider action on the Fairways at Crystal Falls, Section 2, Phase 7 Final Plat for 24.386 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the west of the terminus of Long Bow Drive; Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 7 single-family lots and 3 greenbelt 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

01/12/2015

FINAL PLAT OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 7

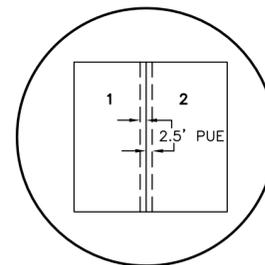
SUBMITTAL DATE: NOVEMBER 14, 2014
TOTAL AREA OF THIS PLAT: 24.386 ACRES
TOTAL NUMBER OF LOTS: 10
RESIDENTIAL: 7
NON-RESIDENTIAL: 3

OWNER AND DEVELOPER:
TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

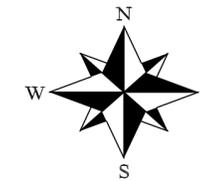
LINEAR FEET OF NEW STREETS
AMBUSH CANYON: 994'

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

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



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



SCALE: 1"=100'



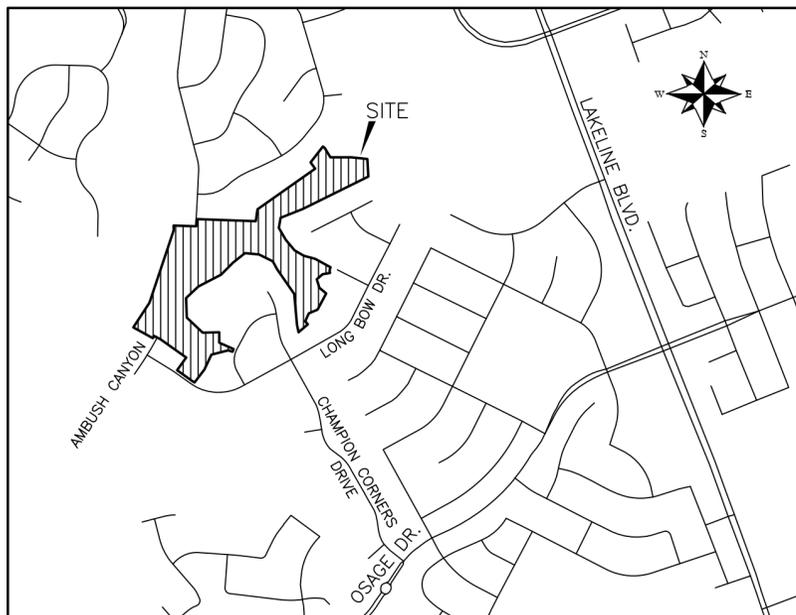
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	2°22'53"	1458.39'	60.61'	N03°37'20"E	60.61'	30.31'
C2	46°59'51"	60.00'	49.22'	S05°57'08"W	47.85'	26.09'
C3	6°05'18"	225.00'	23.91'	S20°59'16"W	23.90'	11.97'
C4	3°18'33"	375.00'	21.66'	S56°09'23"E	21.66'	10.83'
C5	0°25'41"	2970.00'	22.19'	N28°37'30"E	22.19'	11.10'
C6	3°59'14"	2970.00'	206.69'	N26°25'02"E	206.65'	103.39'
C7	3°59'14"	3030.00'	210.86'	N26°25'02"E	210.82'	105.47'
C8	21°02'48"	770.00'	282.85'	N13°54'01"E	281.26'	143.04'
C9	21°02'30"	830.00'	304.81'	N13°54'10"E	303.10'	154.14'
C10	2°25'19"	1488.39'	62.92'	N03°38'08"E	62.91'	31.46'
C11	1°37'45"	2970.00'	84.44'	N28°01'28"E	84.44'	42.23'
C12	1°57'17"	2970.00'	101.32'	N26°13'58"E	101.32'	50.67'
C13	0°49'54"	2970.00'	43.12'	N24°50'22"E	43.12'	21.56'
C14	6°18'53"	770.00'	84.86'	N21°15'59"E	84.82'	42.47'
C15	14°43'56"	770.00'	197.99'	N10°44'34"E	197.44'	99.54'

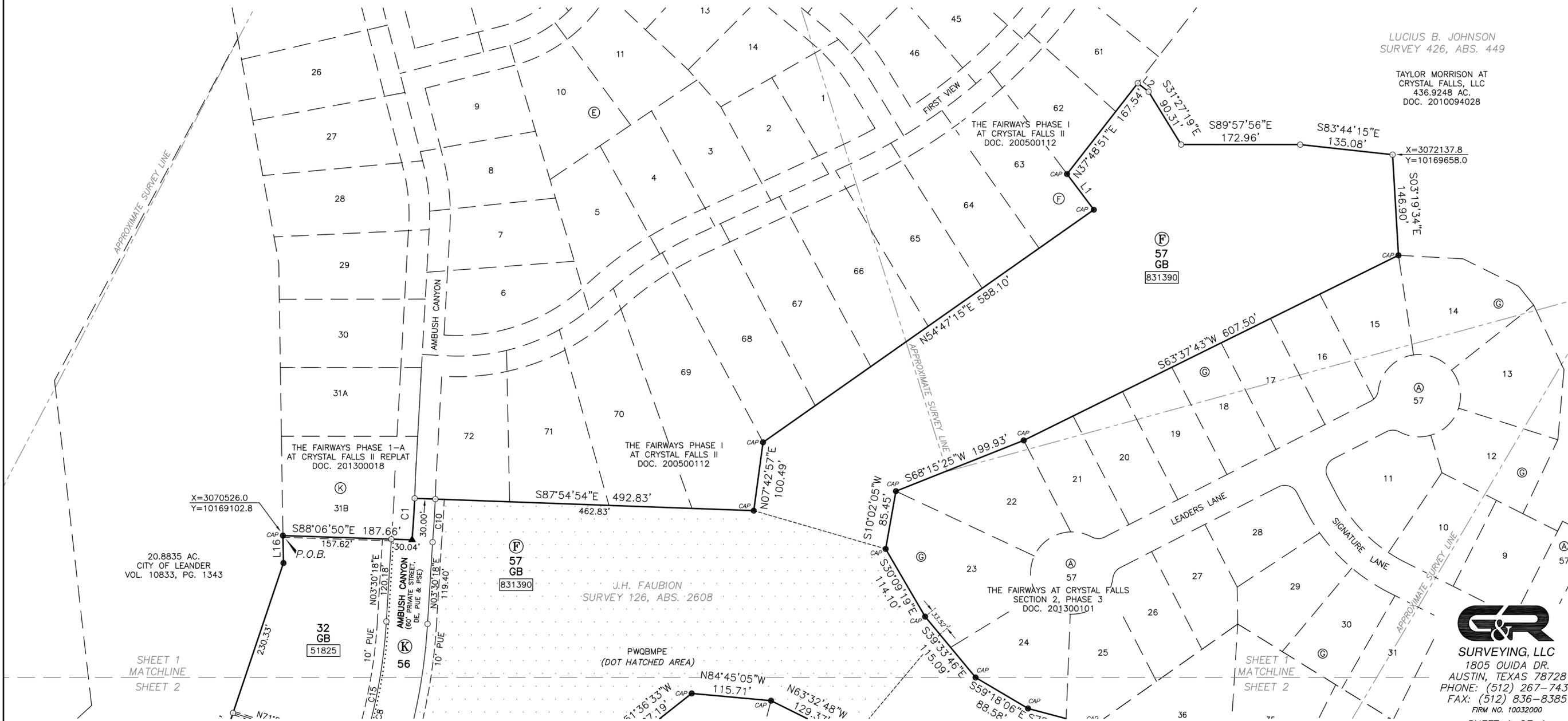
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N36°48'39"W	64.92'
L2	S52°11'09"E	20.00'
L3	S80°51'49"W	62.07'
L4	S49°19'02"W	64.98'
L5	S17°21'41"E	74.31'
L6	S49°54'43"E	73.43'
L7	S66°45'35"W	79.66'
L8	S24°06'42"W	73.25'
L9	S43°35'23"E	33.43'
L10	S49°36'14"W	102.66'
L11	N11°12'45"W	66.70'
L12	S00°01'22"E	87.30'
L13	S65°58'05"E	130.81'
L14	N72°03'22"W	37.79'
L15	N61°35'31"W	60.00'
L16	N01°07'10"W	39.97'

LEGEND:

- = 1/2" IRON ROD FOUND
- CAP ● = IRON ROD WITH CAP FOUND
- ▲ = PK NAIL FOUND
- = IRON ROD WITH G&R CAP SET
- Ⓟ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- PSE = PUBLIC SAFETY EASEMENT
- DE = DRAINAGE EASEMENT
- GB = GREENBELT
- PWQBMP = PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- = 4' SIDEWALK REQUIRED



LOCATION MAP
N.T.S.



LUCIUS B. JOHNSON
SURVEY 426, ABS. 449

TAYLOR MORRISON AT
CRYSTAL FALLS, LLC
436.9248 AC.
DOC. 2010094028

X=3070526.0
Y=10169102.8

X=3072137.8
Y=10169658.0

20.8835 AC.
CITY OF LEANDER
VOL. 10833, PG. 1343

J.H. FAUBION
SURVEY 126, ABS. 2608

THE FAIRWAYS AT CRYSTAL FALLS
SECTION 2, PHASE 3
DOC. 201300101

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

FINAL PLAT OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 7



20.8835 AC.
CITY OF LEANDER
VOL. 10833, PG. 1343

WEST CORNER OF
J.H. FAUBION SURVEY
BEARS E. 146°15'W 51.0'

X=3070190.3
Y=10168252.4

F
57
GB
831390

F
57
GB
831390

X=3071564.9
Y=10168211.7

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 2 OF 4

FINAL PLAT OF
THE FAIRWAYS AT CRYSTAL FALLS
SECTION 2, PHASE 7

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 24.386 ACRES OF LAND OUT OF THE C.C. CHAFIN SURVEY 78, ABS. 2276, THE J.H. FAUBION SURVEY 126, ABS. 2608 AND THE LUCIUS B. JOHNSON SURVEY 426, ABS. 449, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 436.9248 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 24.386 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 7", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

ADIB R. KHOURY, VICE PRESIDENT
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H AND 0115H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON THE WEST SIDE OF AMBUSH CANYON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 32, 39 AND 56, BLOCK K AND LOT 57, BLOCK F.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
21. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
22. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.
23. SEE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER DOCUMENT NO. 2013004162, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR HOA'S MAINTENANCE OBLIGATIONS ASSOCIATED WITH THE PRIVATE STREETS AND THE CITY OF LEANDER'S AUTHORITY TO RECOVER ANY ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
24. LOT 56, BLOCK "K" IS FOR PRIVATE ROADWAY, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES.
25. ALL PRIVATE STREETS AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE SAME PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
26. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003:
 - A) PRIVATE STREETS.
 - B) NO SIDEWALKS, DUE TO PRIVATE STREETS AND TERRAIN.
 - C) NO STREET LIGHTS, LIGHT POLLUTION FREE DEED RESTRICTIONS.
 - D) NO TREE SURVEY, DUE TO PRIVATE STREETS.
27. THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-33205, ISSUED NOVEMBER 19, 2014, HAVE BEEN SHOWN OR NOTED HEREON.


PHILLIP L. McLAUGHLIN, 01-06-15
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAPS (FIRM) PANEL NOS. 48453C 0095H AND 0115H, DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY



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

SHEET 3 OF 4

FINAL PLAT OF
THE FAIRWAYS AT CRYSTAL FALLS
SECTION 2, PHASE 7

DESCRIPTION OF 24.386 ACRES OF LAND OUT OF THE C.C. CHAFIN SURVEY 78, ABS. 2276, THE J.H. FAUBION SURVEY 126, ABS. 2608 AND THE LUCIUS B. JOHNSON SURVEY 426, ABS. 449, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 436.9248 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.386 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE EASTERLY LINE OF A 20.8835 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO THE CITY OF LEANDER IN VOLUME 10833, PAGE 1343, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AT THE SOUTHWESTERLY CORNER OF THE FAIRWAYS PHASE 1-A AT CRYSTAL FALLS II REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300018, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID THE FAIRWAYS PHASE 1-A AT CRYSTAL FALLS II REPLAT THE FOLLOWING TWO (2) COURSES:

1. S88°06'50"E, A DISTANCE OF 187.66 FEET TO A PK NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1458.39 FEET, AN ARC LENGTH OF 60.61 FEET AND A CHORD WHICH BEARS N03°37'20"E, A DISTANCE OF 60.61 FEET TO AN IRON ROD WITH G & R CAP SET IN THE SOUTHERLY LINE OF THE FAIRWAYS PHASE 1 AT CRYSTAL FALLS II, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200500112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE SOUTHWESTERLY CORNER OF LOT 72, BLOCK F;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE SOUTHERLY OR SOUTHEASTERLY LINE OF SAID THE FAIRWAYS PHASE 1 AT CRYSTAL FALLS II THE FOLLOWING FIVE (5) COURSES:

1. S87°54'54"E, A DISTANCE OF 492.83 FEET TO AN IRON ROD WITH CAP FOUND;
2. N07°42'57"E, A DISTANCE OF 100.49 FEET TO AN IRON ROD WITH CAP FOUND;
3. N54°47'15"E, A DISTANCE OF 588.10 FEET TO AN IRON ROD WITH CAP FOUND;
4. N36°48'39"W, A DISTANCE OF 64.92 FEET TO AN IRON ROD WITH CAP FOUND;
5. N37°48'51"E, A DISTANCE OF 167.54 FEET TO AN IRON ROD WITH G & R CAP SET AT THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE SOUTHERLY OR SOUTHEASTERLY LINE OF SAID THE FAIRWAYS PHASE 1 AT CRYSTAL FALLS II, AND CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. S52°11'09"E, A DISTANCE OF 20.00 FEET TO AN IRON ROD WITH G & R CAP SET;
2. S31°27'19"E, A DISTANCE OF 90.31 FEET TO AN IRON ROD WITH G & R CAP SET;
3. S89°57'56"E, A DISTANCE OF 172.96 FEET TO AN IRON ROD WITH G & R CAP SET;
4. S83°44'15"E, A DISTANCE OF 135.08 FEET TO AN IRON ROD WITH G & R CAP SET;
5. S03°19'34"E, A DISTANCE OF 146.90 FEET TO AN IRON ROD WITH G & R CAP SET IN THE NORTHERLY LINE OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300101, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE COMMON NORTHERLY CORNER OF LOTS 14 AND 15, BLOCK G;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE NORTHERLY AND WESTERLY LINES OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 3 THE FOLLOWING SEVEN (7) COURSES:

1. S63°37'43"W, A DISTANCE OF 607.50 FEET TO AN IRON ROD WITH G & R CAP SET;
2. S68°15'25"W, A DISTANCE OF 199.93 FEET TO AN IRON ROD WITH G & R CAP SET;
3. S10°02'05"W, A DISTANCE OF 85.45 FEET TO AN IRON ROD WITH G & R CAP SET;
4. S30°09'19"E, A DISTANCE OF 114.10 FEET TO AN IRON ROD WITH G & R CAP SET;
5. S39°33'46"E, A DISTANCE OF 115.09 FEET TO AN IRON ROD WITH G & R CAP SET;
6. S59°18'06"E, A DISTANCE OF 88.58 FEET TO AN IRON ROD WITH G & R CAP SET;
7. S75°01'57"E, A DISTANCE OF 98.49 FEET TO AN IRON ROD WITH G & R CAP SET IN THE WESTERLY LINE OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201100028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE COMMON CORNER OF LOTS 25 AND 36, BLOCK G;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE WESTERLY LINE OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 1 THE FOLLOWING ELEVEN (11) COURSES:

1. S61°06'19"E, A DISTANCE OF 147.03 FEET TO AN IRON ROD WITH G & R CAP SET IN THE CURVING WESTERLY LINE OF TRADITIONS COURT (60' CUL-DE-SAC) OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 49.22 FEET AND A CHORD WHICH BEARS S05°57'08"W, A DISTANCE OF 47.85 FEET TO AN IRON ROD WITH G & R CAP SET;
3. S80°51'49"W, A DISTANCE OF 62.07 FEET TO AN IRON ROD WITH G & R CAP SET;
4. S49°19'02"W, A DISTANCE OF 64.98 FEET TO AN IRON ROD WITH G & R CAP SET;
5. S17°21'41"E, A DISTANCE OF 74.31 FEET TO AN IRON ROD WITH G & R CAP SET;
6. S49°54'43"E, A DISTANCE OF 73.43 FEET TO AN IRON ROD WITH G & R CAP SET;
7. S27°54'57"W, A DISTANCE OF 153.32 FEET TO AN IRON ROD WITH G & R CAP SET;
8. S66°45'35"W, A DISTANCE OF 79.66 FEET TO AN IRON ROD WITH G & R CAP SET;
9. S24°06'42"W, A DISTANCE OF 73.25 FEET TO AN IRON ROD WITH G & R CAP SET;
10. S43°35'23"E, A DISTANCE OF 33.43 FEET TO AN IRON ROD WITH G & R CAP SET;
11. S49°36'14"W, A DISTANCE OF 102.66 FEET TO AN IRON ROD WITH G & R CAP SET IN THE EASTERLY LINE OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 2 AMENDED, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE COMMON CORNER OF LOTS 45, 47 AND 48, BLOCK G;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE EASTERLY LINE OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 2 AMENDED THE FOLLOWING THREE (3) COURSES:

1. N11°12'45"W, A DISTANCE OF 66.70 FEET TO AN IRON ROD WITH G & R CAP SET;
2. N04°59'58"W, A DISTANCE OF 255.81 FEET TO AN IRON ROD WITH G & R CAP SET;
3. N34°44'36"W, PASSING THE COMMON EASTERLY CORNER OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 2 AMENDED AND THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400157, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 252.13 FEET TO AN IRON ROD WITH G & R CAP SET IN THE EASTERLY LINE OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6A, AT THE COMMON CORNER OF LOTS 54 AND 55, BLOCK G;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6A THE FOLLOWING TEN (10) COURSES:

1. N28°18'54"W, A DISTANCE OF 74.19 FEET TO AN IRON ROD WITH G & R CAP SET;
2. N63°32'48"W, A DISTANCE OF 129.37 FEET TO AN IRON ROD WITH G & R CAP SET;
3. N84°45'05"W, A DISTANCE OF 115.71 FEET TO AN IRON ROD WITH G & R CAP SET;
4. S51°36'33"W, A DISTANCE OF 127.19 FEET TO AN IRON ROD WITH G & R CAP SET;
5. S44°27'23"W, A DISTANCE OF 141.91 FEET TO AN IRON ROD WITH G & R CAP SET;
6. S62°24'35"W, A DISTANCE OF 212.35 FEET TO AN IRON ROD WITH G & R CAP SET;
7. S46°53'18"W, A DISTANCE OF 141.12 FEET TO AN IRON ROD WITH G & R CAP SET;
8. S02°15'43"E, A DISTANCE OF 163.58 FEET TO AN IRON ROD WITH G & R CAP SET;
9. S46°23'01"E, A DISTANCE OF 182.44 FEET TO AN IRON ROD WITH G & R CAP SET;
10. N88°20'35"E, A DISTANCE OF 137.41 FEET TO AN IRON ROD WITH G & R CAP SET IN THE WESTERLY LINE OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 2 AMENDED, AT THE COMMON CORNER OF LOTS 67, 79 AND 80, BLOCK G;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE WESTERLY LINE OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 2 AMENDED THE FOLLOWING SIX (6) COURSES:

1. S00°01'22"E, A DISTANCE OF 87.30 FEET TO AN IRON ROD WITH G & R CAP SET;
2. S65°58'05"E, A DISTANCE OF 130.81 FEET TO AN IRON ROD WITH G & R CAP SET IN THE CURVING WESTERLY LINE OF PEORIA DRIVE (50' R.O.W.) OF A CURVE TO THE LEFT;
3. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 23.91 FEET AND A CHORD WHICH BEARS S20°59'16"W, A DISTANCE OF 23.90 FEET TO AN IRON ROD WITH G & R CAP SET;
4. N72°03'22"W, A DISTANCE OF 37.79 FEET TO AN IRON ROD WITH G & R CAP SET;
5. S75°45'09"W, A DISTANCE OF 144.36 FEET TO AN IRON ROD WITH G & R CAP SET;
6. S24°59'23"W, A DISTANCE OF 137.48 FEET TO AN IRON ROD WITH G & R CAP SET IN THE NORTHERLY LINE OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400228, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE COMMON WESTERLY CORNER OF LOTS 82 AND 86, BLOCK G;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE NORTHERLY LINE OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6B THE FOLLOWING EIGHT (8) COURSES:

1. S37°31'42"W, A DISTANCE OF 136.22 FEET TO AN IRON ROD WITH G & R CAP SET IN THE CURVING NORTHERLY LINE OF LONG BOW DRIVE (50' R.O.W.) OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 21.66 FEET AND A CHORD WHICH BEARS N56°09'23"W, A DISTANCE OF 21.66 FEET TO AN IRON ROD WITH G & R CAP SET AT THE END OF SAID CURVE;
3. N54°30'07"W, A DISTANCE OF 155.14 FEET TO AN IRON ROD WITH G & R CAP SET;
4. N35°29'53"E, A DISTANCE OF 130.00 FEET TO AN IRON ROD WITH G & R CAP SET;
5. N54°30'08"W, A DISTANCE OF 263.21 FEET TO AN IRON ROD WITH G & R CAP SET;
6. N61°35'31"W, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G & R CAP SET IN THE CURVING WESTERLY LINE OF AMBUSH CANYON (60' R.O.W.) OF A CURVE TO THE RIGHT;
7. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2970.00 FEET, AN ARC LENGTH OF 22.19 FEET AND A CHORD WHICH BEARS S28°37'30"W, A DISTANCE OF 22.19 FEET TO AN IRON ROD WITH G & R CAP SET;
8. N61°06'21"W, A DISTANCE OF 185.62 FEET TO AN IRON ROD WITH G & R CAP SET IN THE EASTERLY LINE OF SAID 20.8835 ACRE TRACT AT THE NORTHWESTERLY CORNER OF SAID THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6B, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERLY LINE OF SAID 20.8835 ACRE TRACT, SAME BEING A WESTERLY LINE OF SAID 436.9248 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

1. N33°00'11"E, A DISTANCE OF 246.18 FEET TO AN IRON ROD WITH CAP FOUND;
2. N18°31'21"E, A DISTANCE OF 636.91 FEET TO A 1/2" IRON ROD FOUND;
3. N01°07'10"W, A DISTANCE OF 39.97 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 24.386 ACRES OF LAND, MORE OR LESS.



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 4 OF 4



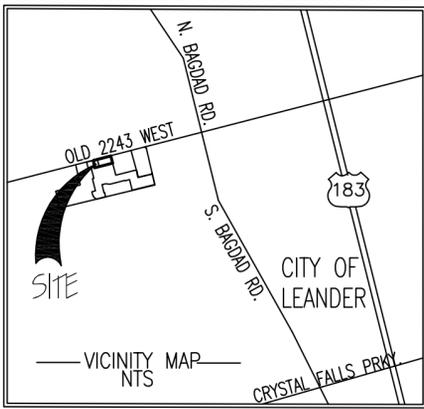
EXECUTIVE SUMMARY

JANUARY 22, 2015

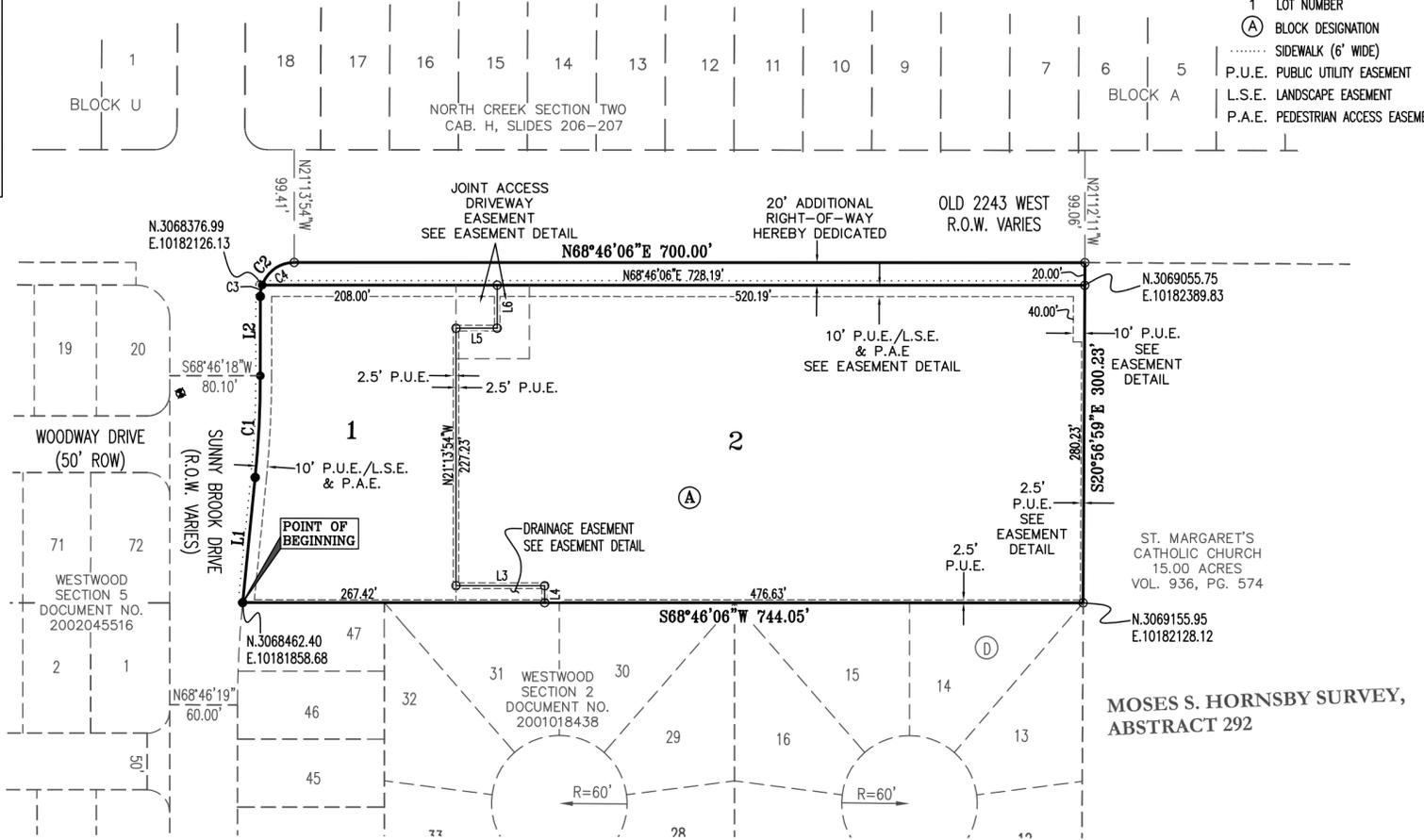
-
- Agenda Subject:** Subdivision Case 14-SFP-002: Consider action on the Westwood Commercial Short Form Final Plat for 5.05 acres more or less; WCAD Parcel R405787; generally located on the southeast corner of the intersection of Old 2243 W and Sunny Brook Dr; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Geoff Guerrero on behalf of Westwood Joint Venture
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner

01/15/2015

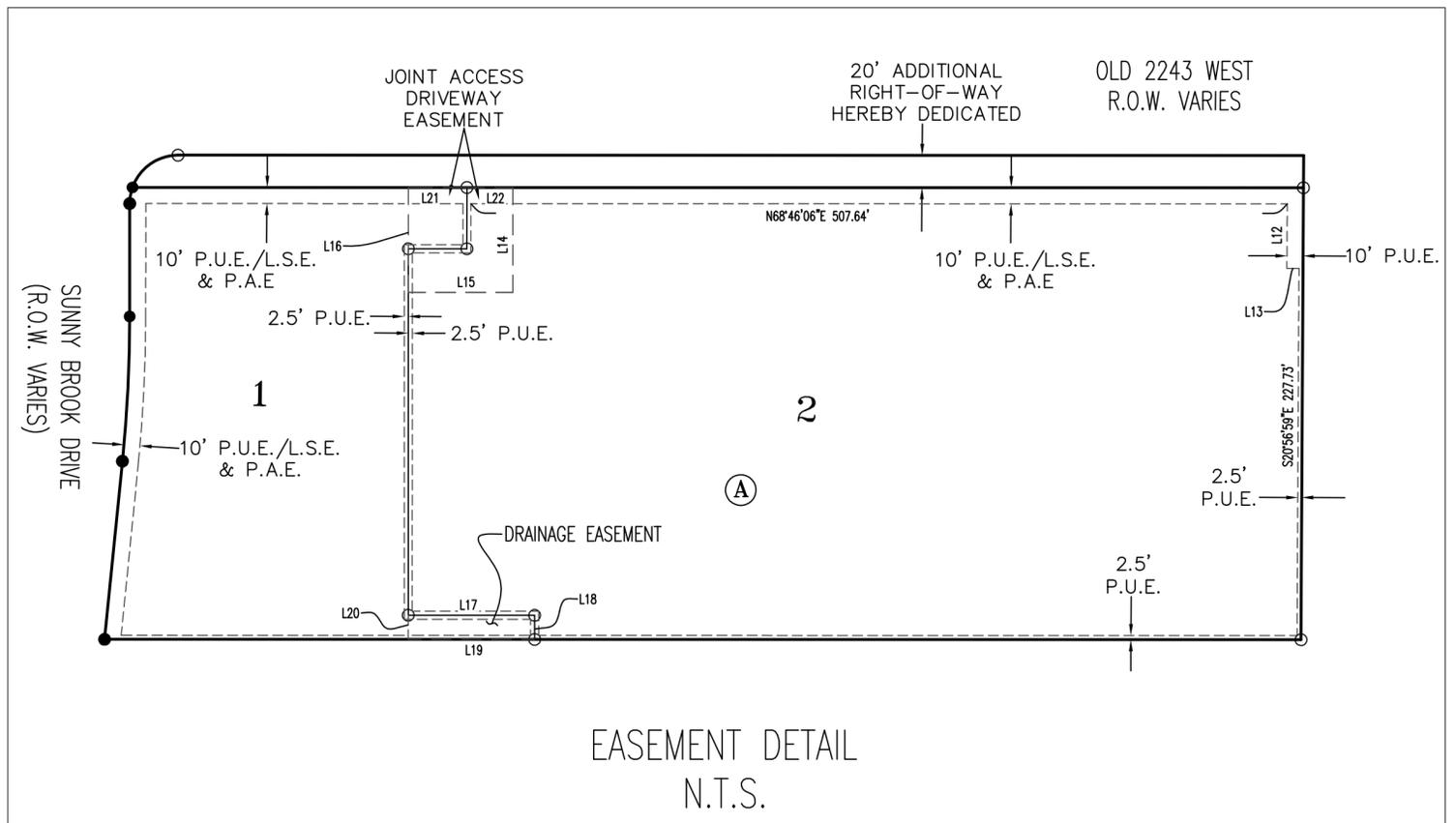
FINAL PLAT OF WESTWOOD COMMERCIAL



LEGEND	
	BENCHMARK
	1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
	B.L. BUILDING LINE
	1 LOT NUMBER
	(A) BLOCK DESIGNATION
 SIDEWALK (6' WIDE)
	P.U.E. PUBLIC UTILITY EASEMENT
	L.S.E. LANDSCAPE EASEMENT
	P.A.E. PEDESTRIAN ACCESS EASEMENT



Line Table		
Line #	Length	Direction
L1	111.00	N15°31'16"W
L2	70.00	N21°13'54"W
L3	78.61	N68°46'06"E
L4	15.00	S21°13'54"E
L5	36.43	N68°46'06"E
L6	38.00	N21°13'54"W
L12	40.00	S20°56'59"E
L13	7.50	N68°46'06"E
L14	65.00	N21°13'54"W
L15	65.00	N68°46'06"E
L16	65.00	N21°13'54"W
L17	78.61	N68°46'06"E
L18	15.00	S21°13'54"E
L19	78.61	S68°46'06"W
L20	15.00	S21°13'54"E
L21	36.43	N68°46'06"E
L22	28.57	N68°46'06"E



BENCHMARK: TRIANGLE CUT ON TOP OF CURB AT WESTERN RIGHT-OF-WAY LINE OF SUNNY BROOK DRIVE AT INTERSECTION OF SUNNY BROOK DRIVE AND WOODWAY DRIVE
ELEVATION: 1050.48'

DATE: DECEMBER 5, 2014

WESTWOOD JOINT VENTURES
705 COUNTRY CLUB ROAD
GEORGETOWN, TEXAS 78628
PHONE: (512) 280-5160 EXT. 135
FAX: (512) 280-5165

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

TOTAL ACREAGE: 5.050 ACRES
SURVEY: MOSES S. HORNSBY SURVEY, ABSTRACT 292
F.E.M.A. MAP NO. 48491C 0435E
TRAVIS COUNTY, TEXAS DATED: SEPTEMBER 26, 2008

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	89.93	902.24	N18°22'35"W	89.89	45.00	5°42'39"
C2	47.13	30.00	N23°46'06"E	42.43	30.01	90°00'35"
C3	10.20	30.00	S11°29'54"E	10.15	5.15	19°28'34"
C4	36.93	30.00	S33°30'23"W	34.64	21.22	70°32'01"

TOTAL OF LOTS:	2	5.050 AC
R.O.W. DEDICATION:		0.330 AC
NO. OF COMMERCIAL LOTS:	2	
LOT 1		1.20 AC
LOT 2		3.52 AC
NO. OF BLOCKS	1	

SHEET NO. 1 OF 2

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:\3674\SURVEY\PLAT.DWG

FINAL PLAT OF WESTWOOD COMMERCIAL

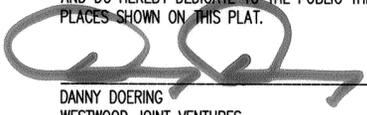
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT WESTWOOD JOINT VENTURE., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN GEORGETOWN, TEXAS, ACTING HEREIN BY AND THROUGH CARL DOERING AND BEING OWNERS OF THAT CERTAIN REMAINDER OF 134.673 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. 1999003060 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.050 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:

"WESTWOOD COMMERCIAL"

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

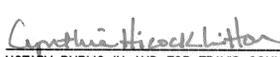

DANNY DOERING
WESTWOOD JOINT VENTURES
705 COUNTRY CLUB ROAD
GEORGETOWN, TEXAS 78628

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANNY DOERING, 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 7th DAY OF January, 2015, 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

General Plat Notes:

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
3. A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
6. All easements on private property shall be maintained by the property owner or his or her assigns.
7. In addition to the easement shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
8. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # 48491C-0435E for Williamson Co., effective September 9, 2008.
9. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be required as listed in the current zoning ordinance.
10. Sidewalks shall be installed on the subdivision side of Sunny Brooke Drive and Old 2243 West. 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 site plan for each lot is constructed.
11. All utility lines must be located underground.
12. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.
13. At the time of site development permit, unless a new traffic impact analysis (TIA) for the development as proposed in the concept plan indicates that average daily trips are estimated below 2,000, the applicant will provide a payment to the City in lieu of a TIA.

FIELD NOTES

BEING THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A REMAINDER OF A 134.673 ACRE TRACT CONVEYED TO WESTWOOD JOINT VENTURE, IN DOCUMENT NUMBER 9903060, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.050 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the northwestern corner of Lot 47, Block D, Westwood Section 2, a subdivision recorded in Document No. 2001018438, Official Records of Williamson County, Texas, also being an angle corner of said remainder of 134.673 acre tract, and also being in the eastern right-of-way line of SunnyBrook Drive, (R.O.W. varies), for the southwestern corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common boundary line of said remainder of 134.673 acre tract and said eastern right of way line of said SunnyBrook Drive, the following four (4) courses and distances, numbered 1 through 4,

1. N15°31'16"W, a distance of 111.00 feet to a 1/2" iron rod found, at a point of curvature to the left,
2. with said curve to the left having a radius of 902.24 feet, an arc length of 89.93 feet and whose chord bears N18°22'35"W, a distance of 89.89 feet to a 1/2" iron rod found,
3. N21°13'54"W, a distance of 70.00 feet to a capped 1/2" iron rod found, at a point of curvature to the right, and
4. with said curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and whose chord bears N23°46'06"E, a distance of 42.43 feet to a capped 1/2" iron rod set, in the southern right-of-way line of F.M. 2243 (R.O.W. varies), also being in the northern line of said remainder of 134.673 acre tract,

THENCE, with the common boundary line of said remainder of 134.673 acre tract, and said F.M. 2243 right-of-way, N68°46'06"E, for a distance of 700.00 feet to a capped 1/2" iron rod set, for the northwestern corner of said remainder of 134.673 acre tract, also being the northeastern corner of a 15.00 acre tract conveyed to St. Margaret's Catholic Church in Volume 936, Page 574, Deed Records of Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 134.673 acre tract, and said 15.00 acre tract, S20°56'59"E, for a distance of 300.23 feet to a capped 1/2" iron rod set, in the western line of said 15.00 acre tract, also being a southeastern corner of said remainder of 134.673 acre tract and also being the northeastern corner of Lot 14, Block D, and the northernmost corner of Lot 13, Block D, of said Westwood Section 2,

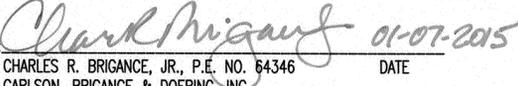
THENCE, with the common boundary line of said remainder of 134.673 acre tract and said Westwood Section 2, S68°46'06"W, a distance of 744.05 feet to the **POINT OF BEGINNING** and containing 5.050 acres of land.

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. THIS PLAT IS IN COMPLIANCE WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE AND GENERAL ENGINEERING PRACTICES FOR THE STATE OF TEXAS.

ENGINEERING BY:


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



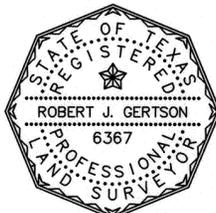
STATE OF TEXAS:

COUNTY OF TRAVIS:

I, ROBERT J. GERTSON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE. TITLE COMMITMENT GF#140069597, JULY 28, 2014

SURVEYED BY:


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



SHEET NO. 2 OF 2



PATH-J: \3674\SURVEY\PLAT.DWG



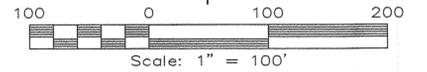
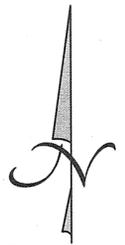
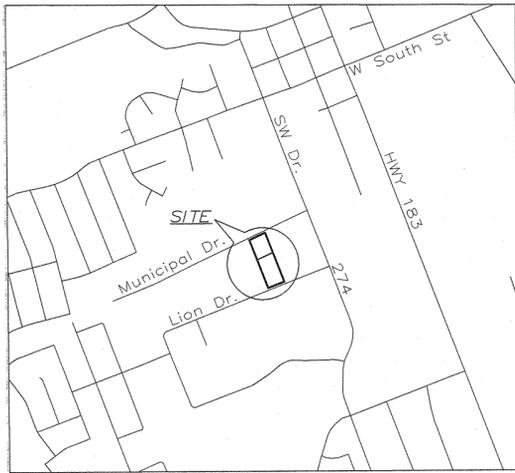
EXECUTIVE SUMMARY

JANUARY 22, 2015

-
- Agenda Subject:** Subdivision Case 14-SFP-003: Consider action on the Leander Heights, Section 2, Lot 2, Block A Short Form Final Plat for 2.75 acres more or less; WCAD Parcel R036437; generally located approximately 526 feet from the southwest corner of the intersection of Municipal Dr and S. West Dr; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: James Barker on behalf of Arcaya Properties, L.L.C.
- Financial Consideration:** None
- Recommendation:** This final plat includes 1 commercial lot and 1 multi-family lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner
- 1/12/2015

LEANDER HEIGHTS, SECTION TWO, LOT 2, BLOCK A, REPLAT

2.75 ACRES IN THE ELIJAH D. HARMON SURVEY
ABSTRACT No. 6, WILLIAMSON COUNTY, TEXAS.



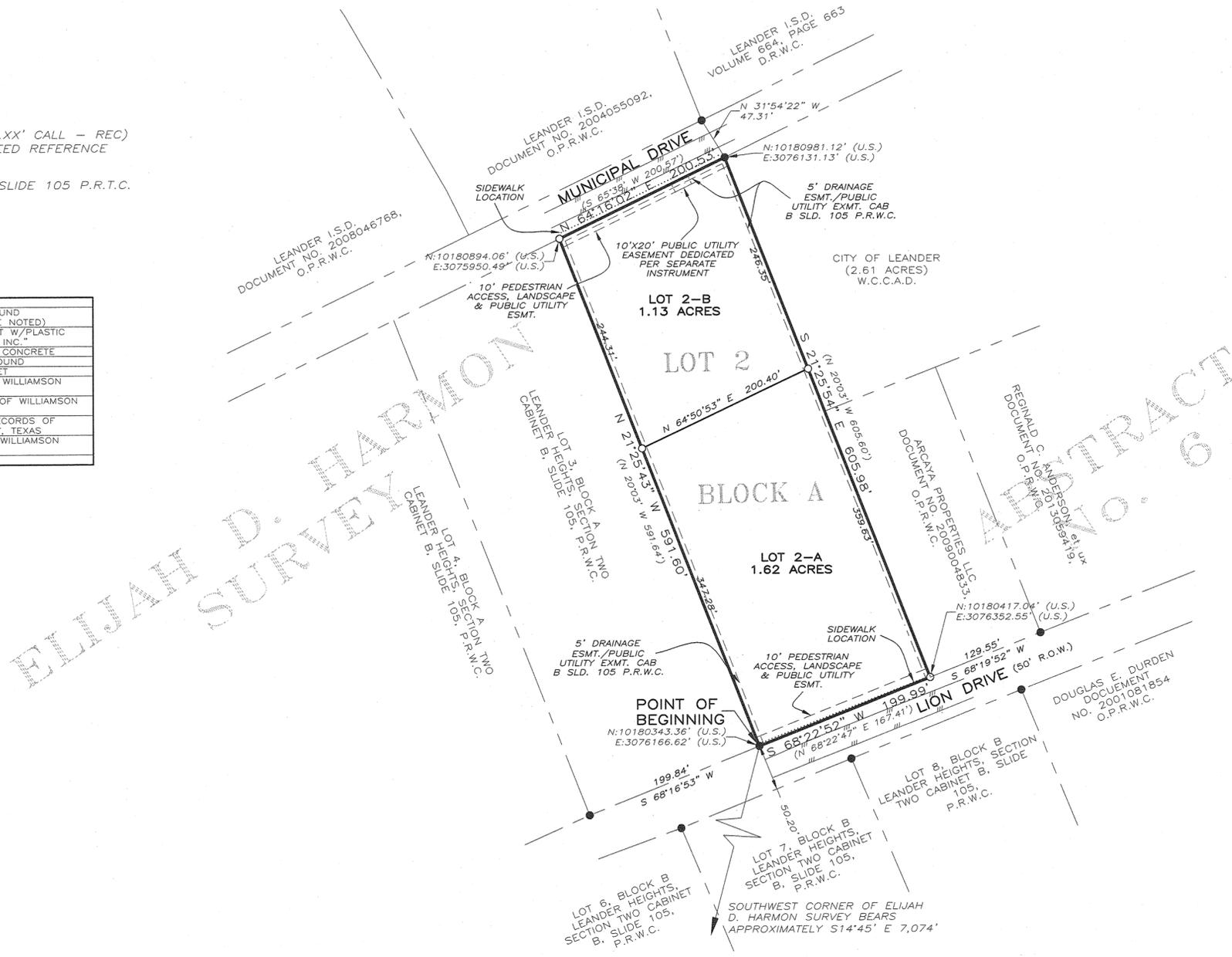
BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

NOTE:

RECORD CALLS:
(X XX'XX'XX" X XXX.XX' CALL - REC)
BEARING/DISTANCE/DEED REFERENCE

DEED REFERENCE:
REC - CABINET B, SLIDE 105 P.R.T.C.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
⊗	5/8" IRON ROD IN CONCRETE
⊛	COTTON SPINDLE FOUND
⊙	COTTON SPINDLE SET
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
-----	6ft WIDE SIDEWALK



PERIMETER FIELD NOTES

Being 2.75 out of the Elijah D. Harmon Survey, Abstract No. 6 in Williamson County, Texas, also being all of Lot 2, Block A, Leander Heights Section Two, a Subdivision in Williamson County, Texas as recorded in Cabinet B, Slide 105, Plat Records, Williamson County, Texas and further described by the metes and bounds as follows:

BEGINNING: at a 1/2 inch iron pin found in the north line of Lion Drive, a 50 foot right of way as shown on said plat of Leander Heights Section Two, for the southeast corner of Lot 3, Block A of said Leander Heights Section Two plat, being the southwest corner of said Lot 2 and this tract, from which for reference a 1/2 inch iron pin found for the southwest corner of said Lot 3 bears S 68°16'53" W 199.84 feet;

THENCE: N 21°25'43" W 591.60 feet to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set in the south line of Municipal Drive for the northeast corner of said Lot 3 and the northwest corner of said Lot 2 and this tract;

THENCE: N 64°16'02" E to a 1/2 inch iron pin found in the south line of said Municipal Drive, for the northwest corner of a 2.61 acre tract of land to the City of Leander as identified on the Williamson County Central Appraisal District's website (www.wcod.org), for the northeast corner of said Lot 2 and this tract;

THENCE: S 21°25'54" E at approximately 297 feet pass the northwest corner of that tract described in a General Warranty Deed to Arcaya Properties, LLC recorded as Document No. 2009004833, Official Public Records, Williamson County, Texas, continuing in all 605.98 feet to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set in the north line of said Lion Drive for the southwest corner of said Arcaya Properties tract, being the southeast corner of said Lot 2 and this tract, from which for reference a 1/2 inch iron pin found for the southeast corner of said Arcaya Properties tract bears N 68°19'52" E 129.55 feet;

THENCE: S 68°22'52" W 199.99 feet to the POINT OF BEGINNING.

NOTE:

PROPERTY IS SUBJECT TO RESTRICTIONS IN: VOL. 524, PG. 312, DOC. #2006047032, AND CAB. B, SLD. 105. SUBJECT TO A BLANKET EASEMENT IN: VOL. 522, PG. 436, AND DOC. #2009015282.

LEANDER HEIGHTS SECTION TWO LOT 2, BLOCK A, REPLAT

OWNERS: ARCAYA PROPERTIES, LLC
3937 UPPER PASSAGE LANE
ROUND ROCK TX 78681
(512) 801-5232

ACREAGE: 2.75 Acres
SURVEY: ELIJAH D. HARMON SURVEY

NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: None
SUBMISSION DATE: October 8, 2014
RESUBMISSION DATE: November 13, 2014
RESUBMISSION DATE: December 10, 2014
RESUBMISSION DATE: January 9, 2015
SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Ste 903
Georgetown, Texas 78628
512-930-1600 - phone
512-930-9389 - fax

SHEET

1 OF 2

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-land.com

TBPLS FIRM NO. 10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

LEANDER HEIGHTS, SECTION TWO, LOT 2, BLOCK A, REPLAT

2.75 ACRES IN THE ELIJAH D. HARMON SURVEY
ABSTRACT No. 6, WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

That I, Daxc Arcaya, Co-Manager, of Arcaya Properties, LLC, a Texas Limited Liability Company, owner of that certain tract of land shown hereon and described in a Warranty Deed with Vendor's Lien recorded as Document No. 2008071393 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicate all additional ROW, street, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **LEANDER HEIGHTS SECTION TWO, LOT 2 BLOCK A, REPLAT.**

I understand that it is my responsibility as Manager, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Daxc Arcaya, Manager
Arcaya Properties, LLC
3937 Upper Passage Lane
Round Rock, Tx 78681

Before me, the undersigned authority, on this the _____ day of _____, 20____, personally appeared Donna Ross, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

OWNER'S CERTIFICATION:

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

That I, Jennifer Arcaya, Co-Manager, of Arcaya Properties, LLC, a Texas Limited Liability Company, owner of that certain tract of land shown hereon and described in a Warranty Deed with Vendor's Lien recorded as Document No. 2008071393 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to dedicate all additional ROW, street, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **LEANDER HEIGHTS SECTION TWO, LOT 2 BLOCK A, REPLAT.**

I understand that it is my responsibility as Manager, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Jennifer Arcaya, Manager
Arcaya Properties, LLC
3937 Upper Passage Lane
Round Rock, Tx 78681

Before me, the undersigned authority, on this the _____ day of _____, 20____, personally appeared Donna Ross, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

LIEN HOLDER:

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

That I, _____, for Texas Savings Bank, s.s.b., the lien holder of that certain tract of land shown hereon and described in a Deed of Trust recorded as Document No. 2011010413 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **LEANDER HEIGHTS SECTION TWO, LOT 2 BLOCK A, REPLAT.**

P.O. Box 830
Snyder, Texas 79550

Before me, the undersigned authority, on this the _____ day of _____, 20____, personally appeared _____, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the legal representative or the lien holder of the property described hereon.

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

GENERAL NOTES:

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
3. A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
4. No buildings fences, landscaping or other structures are permitted within the drainage easements shown, except as approved by the City of Leander Public Works Department.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
6. All easements on private property shall be maintained by the property owner or his/her assigns.
7. In addition to the easements shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-ways and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
8. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map panel #48491C 0455 E for Williamson County, Effective Sept. 28, 2014.
9. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be required as listed in the current zoning ordinance.
10. Sidewalks shall be installed on the subdivision side of Municipal Drive. A sidewalk already exists on the subdivision side of Lion 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.
11. All utility lines must be located underground.
12. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.
13. At the time of site development permit, unless a new traffic impact analysis (TIA) for the development as proposed in the concept plan indicates that average daily trips are estimated below 2,000, the applicant will provide a payment to the City in lieu of a TIA.

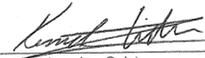
SURVEYOR'S CERTIFICATION:

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

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, that all easements known to this surveyor, and disclosed in an Abstractor's Certificate performed December 9, 2014 by Georgetown Title Company, with a file number of AC140049, are shown and/or noted on this survey, that this plat conforms to the City of Leander's Subdivision Ordinance, and that the corner monument shown thereon were properly placed under my supervision in accordance with the City of Leander Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this 8 day of January, 2015.


Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of 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.

J. Jeff Seiler, Chairman
Planning and Zoning Commission
City of Leander, Texas

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

COUNTY CLERK'S APPROVAL:

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ___ day of _____, 20____, A.D., at _____ o'clock, ____M., and duly recorded this the day of _____, 20____, A.D., at _____ o'clock, ____M., in the Official Public Records of said County in Instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas the date last shown above written.

Nancy Rister, Clerk County Court of Williamson County, Texas

By: _____, Deputy

SHEET

2 OF 2

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

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EXECUTIVE SUMMARY

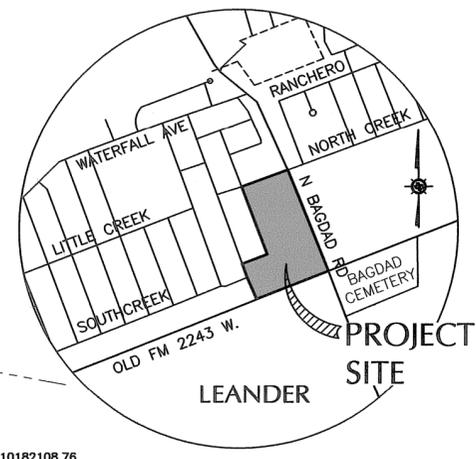
JANUARY 22, 2015

-
- Agenda Subject:** Subdivision Case 14-SFP-004: Consider action on the North Creek Commercial Park Short Form Final Plat for 15.08 acres more or less; WCAD Parcel R304545; generally located on the northwest corner of the intersection of Old 2243 W and N. Bagdad Rd; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Bruce Nakfoor on behalf of Firstmark Credit Union.
- Financial Consideration:** None
- Recommendation:** This final plat includes 3 commercial lots and 1 multi-family lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner

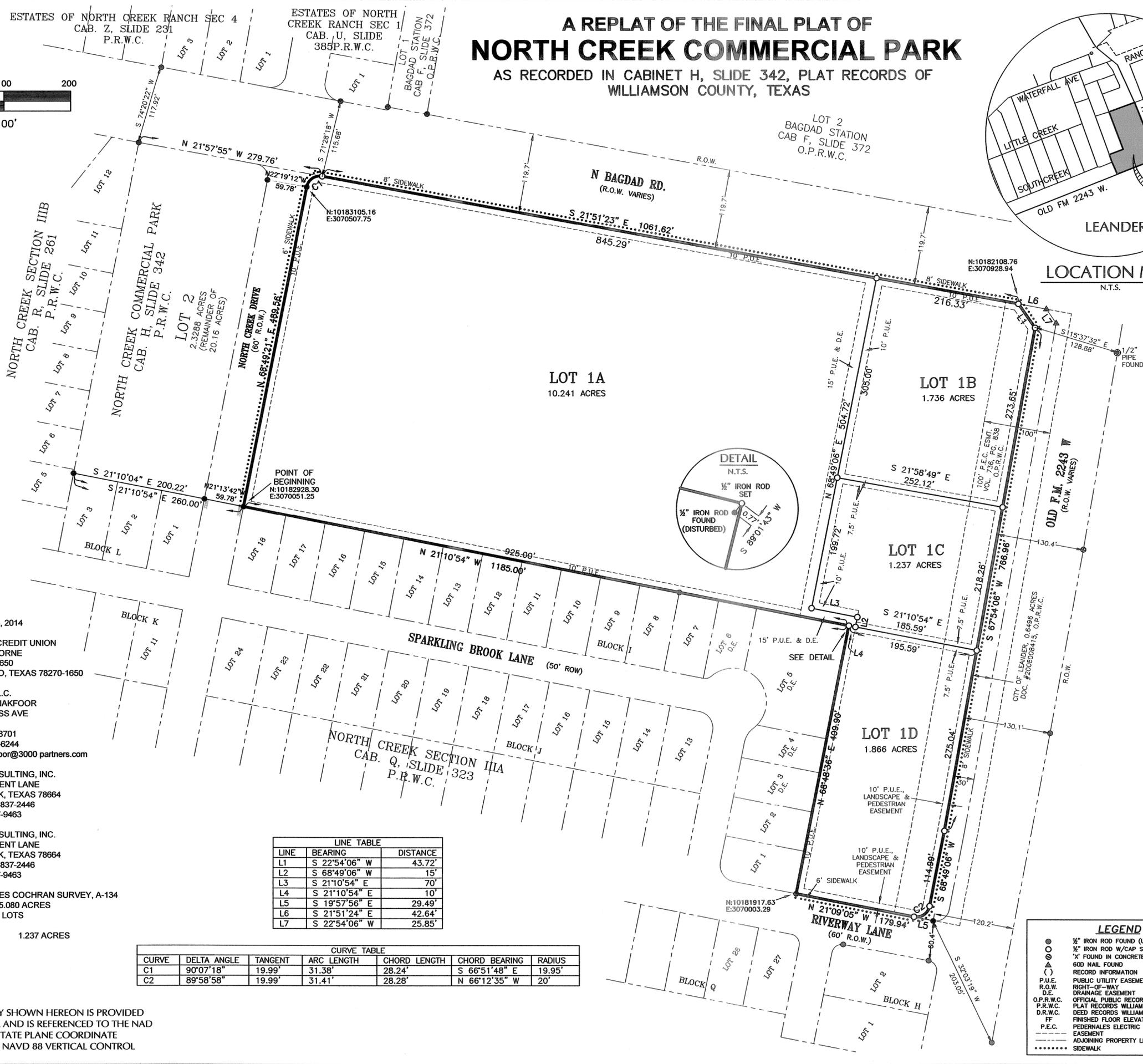
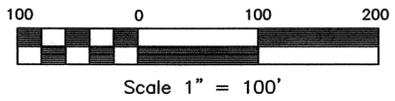
1/12/2015

A REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK

AS RECORDED IN CABINET H, SLIDE 342, PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS



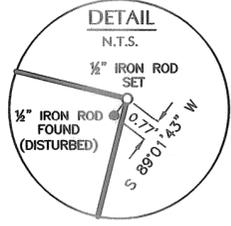
HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1000 Rockwood
Round Rock, Texas 78664-3276
PH: 512-837-2446 Fax: 512-837-9463
TYPE FORM # F-002411, TBPLS FORM # 100250-00



- DATE: OCTOBER 25, 2014
1. OWNER: FIRSTMARK CREDIT UNION
c/o GREG THORNE
P.O. BOX 701650
SAN ANTONIO, TEXAS 78270-1650
 2. DEVELOPER: MACNAK, L.L.C.
C/O BRUCE NAKFOOR
111 CONGRESS AVE
SUITE #3000
AUSTIN, TX 78701
PH: (512)-656-6244
EMAIL: bnakfoor@3000partners.com
 3. SURVEYOR: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
FAX: 512-837-9463
 4. ENGINEER: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
FAX: 512-837-9463
 5. SURVEY: CHARLES COCHRAN SURVEY, A-134
 6. TOTAL ACRES: 15.080 ACRES
 7. NUMBER OF LOTS: 4 LOTS
 8. NUMBER OF BLOCKS: 1
 9. AREA OF SMALLEST LOT: 1.237 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 22°54'06" W	43.72'
L2	S 68°49'06" W	15'
L3	S 21°10'54" E	70'
L4	S 21°10'54" E	10'
L5	S 19°57'56" E	29.49'
L6	S 21°51'24" E	42.64'
L7	S 22°54'06" W	25.85'

CURVE TABLE						
CURVE	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS
C1	90°07'18"	19.99'	31.38'	28.24'	S 66°51'48" E	19.95'
C2	89°58'58"	19.99'	31.41'	28.28'	N 66°12'35" W	20'



LEGEND	
○	1/2" IRON ROD FOUND (UNLESS STATED)
⊙	1/2" IRON ROD W/CAP SET (UNLESS STATED)
⊗	X FOUND IN CONCRETE
●	60D NAIL FOUND
()	RECORD INFORMATION
— P.U.E.	PUBLIC UTILITY EASEMENT
— R.O.W.	RIGHT-OF-WAY
— D.E.	DRAINAGE EASEMENT
— O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
— P.R.W.C.	PLAT RECORDS WILLIAMSON COUNTY
— D.R.W.C.	DEED RECORDS WILLIAMSON COUNTY
— FF	FINISHED FLOOR ELEVATION (STRUCTURES)
— P.E.C.	PEDERNALES ELECTRIC COOPERATIVE
—	EASEMENT
—	ADJOINING PROPERTY LINE
—	SIDEWALK

NOTE:
BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY LCRA GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

DATE	REV. BY	DESCRIPTION

DRAWN BY: KS CHECKED BY: BJA
SCALE: 1"=100'

A REPLAT OF THE FINAL PLAT OF
NORTH CREEK COMMERCIAL PARK

E:\Projects\651 Bruce Nakfoor\651-14-05 NORTH CREEK COMMERCIAL PARK.DWG 651-14-05 BaseMap.dwg Jan 12, 15 11:39 am

A REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK

AS RECORDED IN CABINET H, SLIDE 342, PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION FOR A 15.080 ACRE TRACT OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND SAME TRACT OF LAND BEING A PORTION OF THAT CERTAIN 20.16 ACRE TRACT OF LAND KNOWN AS NORTH CREEK COMMERCIAL PARK AND RECORDED IN CABINET H, SLIDE 342, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.); SAID 15.080 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY OF NORTH CREEK DRIVE, BEING THE NORTHEAST CORNER OF LOT 18 OF NORTH CREEK SECTION IIIA, A SUBDIVISION RECORDED IN CABINET Q, SLIDE 323, P.R.W.C., AND ALSO BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED 15.080 ACRE TRACT AND THE POINT OF BEGINNING, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2 OF SAID NORTH CREEK COMMERCIAL PARK BEARS, N 21°10'54" W, A DISTANCE OF 260.00 FEET;

THENCE, ALONG SAID RIGHT-OF-WAY OF NORTH CREEK DRIVE, AND BEING THE NORTH LINE OF HEREIN DESCRIBED 15.080 ACRE TRACT, N 68°49'21" W, A DISTANCE OF 489.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE HAVING A RADIUS OF 19.95 FEET, AN ARC LENGTH OF 31.38 FEET, AND A CHORD BEARING OF S 66°51'48" E, A DISTANCE OF 28.24 FEET TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE IN THE WEST RIGHT-OF-WAY OF COUNTY ROAD 279 (BAGDAD ROAD), AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED 15.080 ACRE TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 279, BEING THE EAST LINE OF HEREIN DESCRIBED 15.080 ACRE TRACT, S 21°51'23" E, A DISTANCE OF 1061.62 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED 15.080 ACRE TRACT, AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 0.6496 ACRE TRACT CONVEYED TO THE CITY OF LEANDER IN DOCUMENT NUMBER 2008008415, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, LEAVING THE RIGHT-OF-WAY OF SAID COUNTY ROAD 279, ALONG THE NORTH LINE OF SAID 0.6496 ACRE TRACT, AND BEING THE SOUTH LINE OF HEREIN DESCRIBED 15.080 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 1. S 22°54'06" W, A DISTANCE OF 43.72 FEET TO A 1/2 INCH IRON ROD SET;
 2. S 67°54'06" W, A DISTANCE OF 766.96 FEET TO A 1/2 INCH IRON ROD SET;
 3. S 68°49'06" W, A DISTANCE OF 114.99 FEET TO A 1/2 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, AND A CHORD BEARING OF N 66°12'35" W, A DISTANCE OF 28.28 FEET TO A 1/2 INCH IRON ROD SET AT THE END OF SAID CURVE IN THE EAST RIGHT-OF-WAY OF RIVERWAY LANE, AND BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED 15.080 ACRE TRACT;

THENCE, ALONG SAID RIGHT-OF-WAY AND WEST LINE OF HEREIN DESCRIBED 15.080 ACRE TRACT, N 21°09'05" W, A DISTANCE OF 179.94 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT IN HEREIN DESCRIBED 15.080 ACRE TRACT, AND SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID NORTH CREEK SECTION IIIA SUBDIVISION;

THENCE, LEAVING THE RIGHT-OF-WAY OF SAID RIVERWAY LANE, N 68°48'36" E, A DISTANCE OF 409.90 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR ANGLE POINT IN HEREIN DESCRIBED 15.080 ACRE TRACT, AND SAID POINT BEING THE SOUTHWEST CORNER OF LOT 5 OF SAID NORTH CREEK SECTION IIIA SUBDIVISION;

THENCE, ALONG THE WEST LINE OF HEREIN DESCRIBED 15.080 ACRE TRACT, BEING THE EAST LINE OF SAID NORTH CREEK SECTION IIIA SUBDIVISION, N 21°10'54" W, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 259.06 FEET, FOR A TOTAL DISTANCE OF 925.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.080 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION

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

FIRSTMARK CREDIT UNION, BEING THE OWNER OF A 15.080 ACRE TRACT OF LAND IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, AS CONVEYED BY DOCUMENT NUMBER 2012081399 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO RECORDED IN CABINET H, SLIDE 342 IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 15.080 ACRES TO BE KNOWN AS "A REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK" AND JOIN, APPROVE AND CONSENT TO DEDICATING ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

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

 FIRSTMARK CREDIT UNION, OWNER

C/O GREG THORNE
 P.O. BOX 701650
 SAN ANTONIO, TEXAS 78270-1650

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME
 MY COMMISSION EXPIRES _____

GENERAL NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0455 E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
7. 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.
8. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
9. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
10. PUBLIC UTILITY EASEMENTS ARE DEDICATED ALONG ALL LOTS, FRONT PROPERTY LINE EASEMENTS DEDICATED AS PUBLIC UTILITY, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENTS.
11. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.

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

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF LEANDER SUBDIVISION ORDINANCE, THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ACCORDING TO TITLE POLICY GF NO. 201402433 DATED SEPTEMBER 26, 2014, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.


 TIMOTHY HAYNIE, REGISTERED PROFESSIONAL LAND SURVEYOR DATE 1-9-15
 No. 2380 - STATE OF TEXAS
 HAYNIE CONSULTING INC.
 1010 PROVIDENT LANE
 ROUND ROCK, TEXAS, 78664
 TBPLS FIRM #100250-00



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

I, TIMOTHY E. HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY ADHERENCE TO ALL APPLICABLE ENGINEERING PRACTICES IN THE STATE OF TEXAS.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE IN WILLIAMSON COUNTY AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS.


 TIMOTHY E. HAYNIE
 LICENSED PROFESSIONAL ENGINEER
 No. 36982 - STATE OF TEXAS
 HAYNIE CONSULTING INC.
 1010 PROVIDENT LANE
 ROUND ROCK, TEXAS, 78664
 TBPE FIRM #F0022411



CITY OF LEANDER CERTIFICATION

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

ATTEST:
 J. JEFF SEILER, CHAIRMAN
 PLANNING AND ZONING COMMISSION
 CITY OF LEANDER, TEXAS
 ELLEN PIZALATE, SECRETARY
 PLANNING AND ZONING COMMISSION
 CITY OF LEANDER, TEXAS

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

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

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

HAYNIE CONSULTING, INC.
 Civil, Engineering and Land Surveys
 1010 Provident Lane
 Round Rock, Texas 78664-3276
 PH: 512-837-2446 Fax: 512-837-9463
 TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

DATE	REV. BY	DESCRIPTION

A REPLAT OF THE FINAL PLAT OF
NORTH CREEK COMMERCIAL PARK

E:\Projects\651 Bruce Nakfor\651-14-05 18 acres Bagdad & 2243\651-14-05 NORTH CREEK COMMERCIAL PARK.DWG\651-14-05 BaseMap.dwg Jan 09 15 8:32 am