

## **AGENDA**

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

**Thursday ~ May 14, 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 Vacant**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 23, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the May 7, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Consent Agenda

7. Subdivision Case 14-FP-045: Consider action on the Hazlewood Ph 4B Final Plat for 15.809 acres more or less; WCAD Parcel R031216; generally located 50 ft south of the intersection of Molly Ln. and Lyla Ln., Williamson County, Texas. Applicant/Agent: Dustin Goss on behalf of Continental Homes of Texas, L.P.
  
8. Subdivision Case 15-FP-006: Consider action on the Carneros Ranch, Section 3 Final Plat for 26.71 acres more or less; WCAD Parcels R523829, R032156, and R523830; generally located to the south east of the intersection of North Lakeline Blvd and Old 2243 W on the east side; Leander, Williamson County, Texas. Applicant/Agent: CSF Civil Group, LLC on behalf of CT Development, INC.

## Public Hearing

9. Zoning Case 15-Z-008: Hold a public hearing and consider action on the rezoning of 5.84 acres more or less, located at 10800 and 10804 East Crystal Falls Parkway, WCAD ID #R031214 and #R031215. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) and Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Williamson County, Texas. Applicant: David Singleton on behalf of Ron Barnett.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

10. 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 8th day of May, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



## Minutes

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

**Thursday ~ April 23, 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 Vacant**

1. Call to Order  
**Meeting called to order at 7:02 p.m.**
2. Roll Call  
**All Commissioners were present except Commissioner Sokol. Commissioner Sokol took his seat at 7:04 p.m.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 9, 2015  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Allen. Motion approved.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 16, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on April 16, 2015.**
5. Review meeting protocol  
**Vice Chair Stephenson referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak.**

**Public Hearing**

7. Subdivision Variance 15-VA-003: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property legally described as Lot 6 of the Kittie Hill Acres Subdivision (Tracts 5 & 6 Amended), located at 500 Winding Oak Trail; WCAD ID #R098022, Leander, Williamson County, Texas

**Applicant withdrew request.**

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

8. Zoning Case 15-Z-007: Hold a public hearing and consider action on the rezoning of 1.7 acres more or less of Lot 1, Block A of the Village Subdivision, located at 801 Apache Trail, WCAD ID #R487426. Currently, the property is zoned GC-3-C (General Commercial) the applicant is proposing to zone the property to MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Mike O'Dell.

- a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.**

- b) Applicant Presentation

**Josh Becker explained the purpose for the zoning request.**

- c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.**

**John Frimpter - Spoke against  
Bill Russell – Spoke against  
Kevin Black – Spoke against  
Laquita Turner – Spoke against  
Nona Whittington – Spoke against**

- d) Close Public Hearing

**Vice Chair Stephenson closed the public hearing.**

- e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Wixson moved to approve the requested MF-2-B (Multi-Family) district with staff recommendation and the following conditions:**

- 1. A six (6') foot masonry wall is required to be constructed on the east property line adjacent to the single-family development.**
- 2. Access to the site will be provided by the existing driveway, any other driveways will be for emergency access only.**
- 3. No parking modules, drive aisles, driveways, garages or similar facilities are permitted between the building(s) closest to the street(s) and the street frontage.**

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

9. Meeting Adjourned at 7:58 p.m.

---

Vice Chair Stephenson

ATTEST: \_\_\_\_\_  
Ellen Pizalate, P & Z Secretary



## EXECUTIVE SUMMARY

MAY 14, 2015

- 
- Agenda Subject:** Subdivision Case 14-FP-045: Consider action on the Hazlewood Ph 4B Final Plat for 15.809 acres more or less; WCAD Parcel R031216; generally located 50 ft south of the intersection of Molly Ln. and Lyla Ln., 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: Dustin Goss on behalf of Continental Homes of Texas, L.P.
- Financial Consideration:** None
- Recommendation:** This final plat includes 72 single-family lots, 1 drainage and water quality lot, and 1 park lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following 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:** Martin Siwek, AICP, GISP  
Planner

05/07/2015

# FINAL PLAT OF: HAZLEWOOD SUBDIVISION PHASE 4B LEANDER, TEXAS

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

**LEGEND**

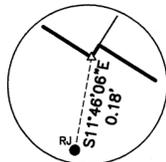
- 1/2" REBAR FOUND (OR AS NOTED)
- SC 1/2" REBAR WITH "STANLEYCONSULT" CAP FOUND
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- CAP 1/2" REBAR WITH "ILLEGIBLE" CAP FOUND
- RJ 1/2" REBAR WITH "RJ SURVEYING" CAP FOUND
- ⊗ COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ REMNANTS OF OLD BARB WIRE FENCE EMBEDDED IN 18" POST OAK
- ▲ CALCULATED POINT
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ▲ 60D NAIL IN CEDAR POST FOUND
- ⊙ CONTROL POINT/BENCHMARK LOCATION
- ⋯ 4' WIDE SIDEWALK LOCATION
- Ⓐ BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER LINE EASEMENT
- D.E. DRAINAGE EASEMENT
- D. & W.Q.L. DRAINAGE & WATER QUALITY LOT
- W.Q.E. WATER QUALITY EASEMENT
- ( ) RECORD INFORMATION
- { } RECORD INFORMATION FROM {2004095906}



**DETAIL L**  
NOT TO SCALE



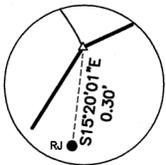
**DETAIL M**  
NOT TO SCALE



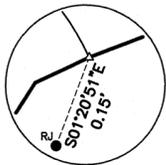
**DETAIL N**  
NOT TO SCALE



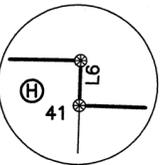
**DETAIL O**  
NOT TO SCALE



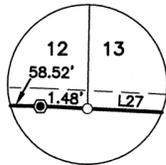
**DETAIL P**  
NOT TO SCALE



**DETAIL Q**  
NOT TO SCALE

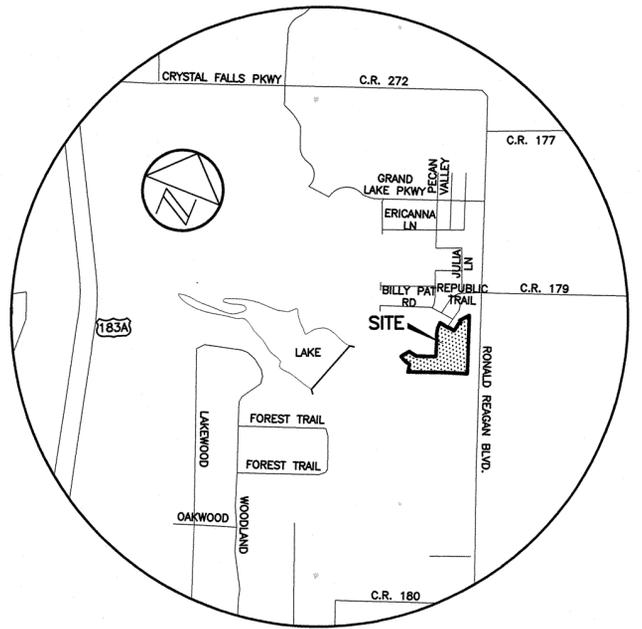


**DETAIL R**  
NOT TO SCALE

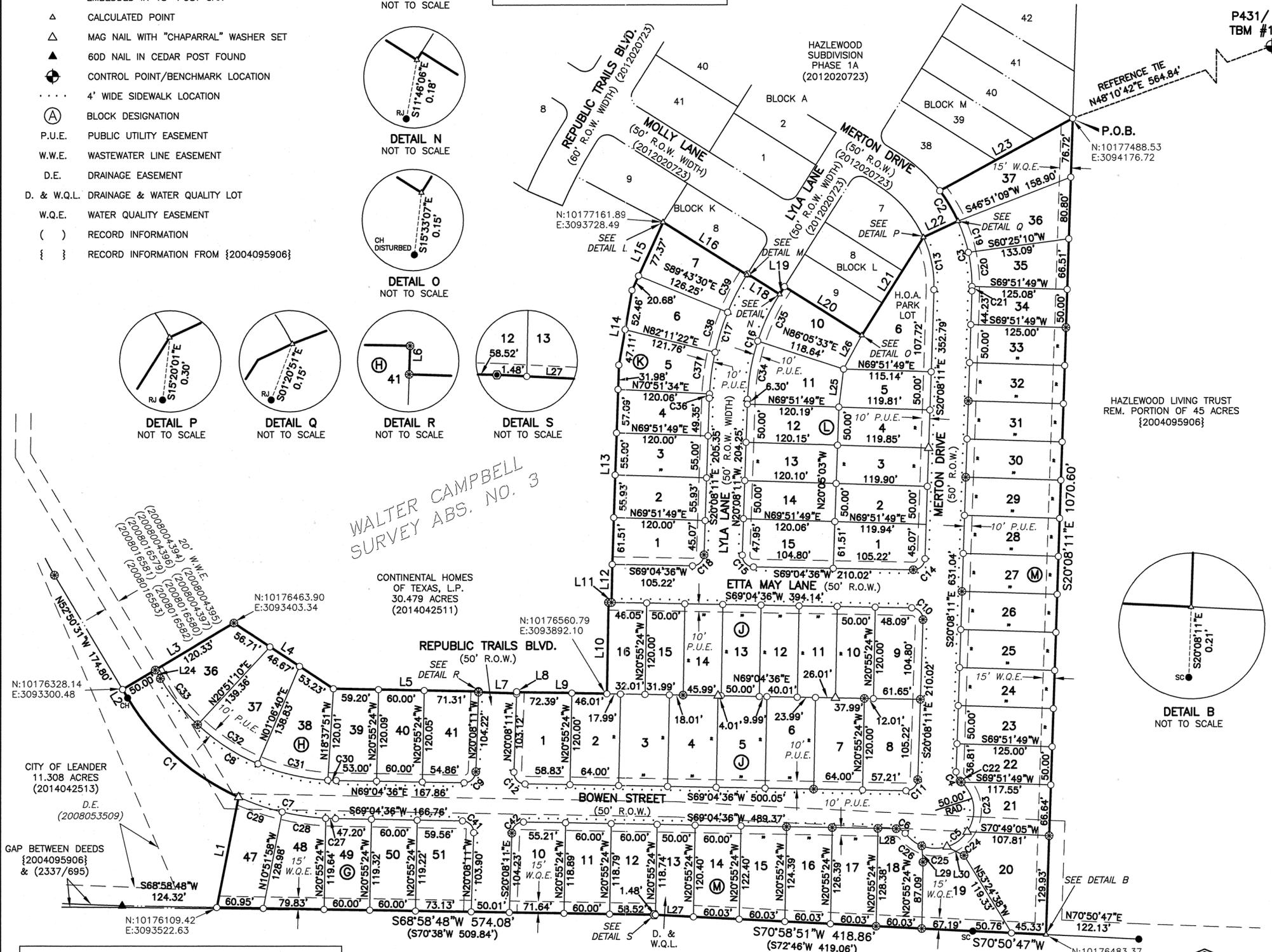


**DETAIL S**  
NOT TO SCALE

THIS IS A SURFACE DRAWING.  
CHAPARRAL CONTROL POINT "P431"  
4" ALUMINUM DISK SET IN CONCRETE  
TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10176568.72  
E 3094203.46  
SURFACE COORDINATES:  
N 10177865.18  
E 3094597.65  
COMBINED SCALE FACTOR = 0.99987262  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.00012739623  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0,0  
TEXAS CENTRAL ZONE 4203  
THETA ANGLE: 1'18"20"

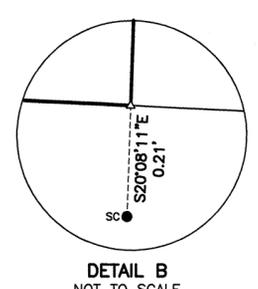


**LOCATION MAP**  
NOT TO SCALE



WALTER CAMPBELL  
SURVEY ABS. NO. 3

HAZLEWOOD LIVING TRUST  
REM. PORTION OF 45 ACRES  
{2004095906}



**DETAIL B**  
NOT TO SCALE

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400,  
AUSTIN, TX 78750  
ACREAGE: 15.809 ACRES  
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
NUMBER OF BLOCKS: 6  
NUMBER OF LOTS: 74  
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
BENCHMARK: "P431" (SEE SEPARATE INFO. BOX)  
**LOT SUMMARY**  
SINGLE FAMILY LOTS (72): 12.008 ACRES  
DRAINAGE & WATER QUALITY LOTS (1): 0.137 ACRES  
LOT 13, BLOCK M  
H.O.A. PARK LOTS (1): 0.263 ACRES  
LOT 6, BLOCK L  
**RIGHT-OF-WAY:** 3.401 ACRES  
**TOTAL:** 15.809 ACRES

LINEAR FEET OF NEW STREETS: 2,997 L.F.

BOWEN STREET	1,105 L.F.
ETTA MAY LANE	435 L.F.
REPUBLIC TRAILS BLVD.	288 L.F.
LYLA LANE	404 L.F.
MERTON DRIVE	765 L.F.

**BENCHMARK INFORMATION:**  
TBM #1: 4" ALUMINUM DISK SET IN CONCRETE, IN THE  
MEDIAN BETWEEN NORTH AND SOUTH BOUND RONALD W.  
REAGAN BLVD., +/- 385' SOUTH OF THE INTERSECTION  
OF RONALD W. REAGAN BLVD. AND COUNTY ROAD 179.  
ELEVATION = 890.16'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

JOSEPH LAND &  
CATTLE COMPANY, LTD.  
35.0 ACRES  
(2337/695)



*Er* 4/21/2015

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
801-001  
DRAWING NO.:  
801-001-PL-4B  
PLOT DATE:  
04/21/15  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
JDB/JPA  
**SHEET**  
01 OF 03

# FINAL PLAT OF: HAZLEWOOD SUBDIVISION PHASE 4B LEANDER, TEXAS

15.809 ACRES  
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 15.809 ACRES OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 30.479 ACRE TRACT DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., DATED JUNE 3, 2014 AND RECORDED IN DOCUMENT NO. 2014042511 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A 35.330 ACRE TRACT DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P. DATED OCTOBER 6, 2011 AND RECORDED IN DOCUMENT NO. 2011068123 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 15.809 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the east line of said 35.330 acre tract, being the northeast corner of Lot 40, Block M, also being the southeast corner of Lot 41, Block M, both of Hazelwood Subdivision Phase 1A, a subdivision of record in Document No. 2012020723 of the Official Public Records of Williamson County, Texas and being also in the west line of the remainder portion of a 45 acre tract described in Document No. 2004095906 of the Official Public Records of Williamson County, Texas;

THENCE South 20°08'11" East, same being the east line of said 35.330 acre tract, being the east line of said 30.479 acre tract and also being the west line of said remainder portion of 45 acres, a distance of 1070.60 feet to a calculated point in the south line of said 45 acre tract, for the southeast corner of said 30.479 acre tract, being in the north line of a 35.0 acre tract described in a deed to Joseph Land and Cattle Company, Ltd., recorded in Volume 2337, Page 695 of the Deed Records of Williamson County, Texas, from which a 1/2" rebar with "StanleyConsult" cap found bears South 20°08'11" East, a distance of 0.21', and a 1/2" rebar found in the common line of said 45 acre tract and said 35.0 acre tract bears North 70°50'47" East, a distance of 122.13 feet;

THENCE with the south line of said 30.479 acre tract, same being the north line of said 35.0 acre tract, the following three (3) courses and distances:

1. South 70°50'47" West, a distance of 96.09 feet to a 1/2" rebar with "StanleyConsult" cap found;
2. South 70°58'51" West, a distance of 418.86 feet to the remnants of an old barb wire fence embedded in an 18" post oak tree;
3. South 68°58'48" West, a distance of 574.08 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of said 30.479 acre tract, being the southeast corner of an 11.308 acre tract described in Document No. 2014042513 of the Official Public Records of Williamson County, Texas, from which a 60D nail found in a cedar post in the south line of said 11.308 acre tract, bears South 68°58'48" West, a distance of 124.32 feet;

THENCE with the west line of said 30.479 acre tract, same being the east line of said 11.308 acre tract, the following three (3) courses and distances:

1. North 10°51'58" West, a distance of 147.70 feet to a Mag nail with "Chaparral" washer set;
2. With a curve to the right, having a radius of 325.04 feet, a delta angle of 34°57'41", an arc length of 198.34 feet, and a chord which bears North 70°19'21" West, a distance of 195.27 feet to a 1/2" rebar with "Chaparral" cap found;
3. North 52°50'31" West, a distance of 13.10 feet to a 1/2" rebar with "Chaparral" cap set, from which a cotton spindle with "Chaparral" washer set in the west line of said 30.479 acre tract, same being the east line of said 11.308 acre tract, bears North 52°50'31" West, a distance of 174.80 feet;

THENCE crossing said 30.479 acre tract, the following thirteen (13) courses and distances:

1. North 37°08'59" East, a distance of 170.33 feet to a cotton spindle with "Chaparral" washer set;
2. South 78°31'07" East, a distance of 156.60 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 69°06'50" East, a distance of 190.51 feet to a cotton spindle with "Chaparral" washer set;
4. South 20°08'11" East, a distance of 1.00 feet to a cotton spindle with "Chaparral" washer set;
5. North 69°51'49" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 20°08'11" West, a distance of 1.69 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 69°04'36" East, a distance of 118.40 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 20°55'24" West, a distance of 120.00 feet to a cotton spindle with "Chaparral" washer set;
9. North 69°04'36" East, a distance of 3.95 feet to a cotton spindle with "Chaparral" washer set;
10. North 20°55'24" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 20°08'09" West, a distance of 261.51 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 11°58'18" West, a distance of 99.57 feet to a 1/2" rebar with "Chaparral" cap set;
13. North 02°23'37" East, a distance of 98.04 feet to a calculated point in the north line of said 30.479 acre tract, being the southwest corner of Lot 8, Block K and also being the southeast corner of Lot 9, Block K, said Hazelwood Subdivision Phase 1A, from which a 1/2" rebar with cap found bears South 32°17'07" East, a distance of 0.37 feet;

THENCE with the north line of said 30.479 acre tract, same being the south line of said Hazelwood Subdivision Phase 1A, the following seven (7) courses and distances:

1. South 79°46'22" East, a distance of 130.00 feet to a calculated point, from which a 1/2" rebar found bears South 17°40'10" West, a distance of 0.56 feet;
2. With a curve to the right, having a radius of 325.00 feet, a delta angle of 0°14'40", an arc length of 1.39 feet, and a chord which bears North 10°06'18" East, a distance of 1.39 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 79°46'22" East, a distance of 50.00 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 11°46'06" East, a distance of 0.18 feet;
4. North 10°13'38" East, a distance of 11.93 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 79°46'22" East, a distance of 120.00 feet to a calculated point, from which a disturbed 1/2" rebar with "Chaparral" cap found bears South 15°33'07" East, a distance of 0.15 feet;
6. North 10°13'38" East, a distance of 151.98 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 15°20'01" East, a distance of 0.30 feet;
7. North 43°02'51" East, a distance of 50.00 feet to a calculated point for the northeast corner of Merton Drive (50' right-of-way), as shown on said Hazelwood Subdivision Phase 1A, from which a 1/2" rebar with "RJ Surveying" cap found bears South 1°20'51" East, a distance of 0.15 feet;

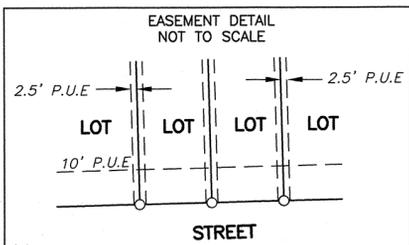
THENCE with the north right-of-way line of Merton Drive, crossing said 35.330 acre tract, with a curve to the left, having a radius of 205.00 feet, a delta angle of 13°00'34", an arc length of 46.55 feet, and a chord which bears North 52°57'59" West, a distance of 46.45 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 38, Block M, said Hazelwood Phase 1A;

THENCE North 39°39'24" East, with the south line of said Hazelwood Phase 1A, continuing across said 35.330 acre tract, a distance of 198.38 feet to the POINT OF BEGINNING, containing 15.809 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°51'58"W	147.70'
L2	N52°50'31"W	13.10'
L3	N37°08'59"E	170.33'
L4	S78°31'07"E	156.60'
L5	N69°06'50"E	190.51'
L6	S20°08'11"E	1.00'
L7	N69°51'49"E	50.00'
L8	N20°08'11"W	1.69'
L9	N69°04'36"E	118.40'
L10	N20°55'24"W	120.00'
L11	N69°04'36"E	3.95'
L12	N20°55'24"W	50.00'
L13	N20°08'09"W	261.51'
L14	N11°58'18"W	99.57'
L15	N02°23'37"E	98.04'
L16	S79°46'22"E	130.00'
L18	S79°46'22"E	50.00'
L19	N10°13'38"E	11.93'
L20	S79°46'22"E	120.00'
L21	N10°13'38"E	151.98'
L22	N43°02'51"E	50.00'
L23	N39°39'24"E	198.38'
L24	S52°50'31"E	13.11'
L25	N14°48'11"W	50.22'
L26	N06°21'50"E	50.27'
L27	S70°58'51"W	50.03'
L28	N69°04'36"E	24.15'
L29	N26°17'43"W	21.51'
L30	N85°01'30"W	25.28'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	325.04'	34°57'41"	198.34'	N70°19'21"W	195.27'
C2	205.00'	13°00'34"	46.55'	N52°57'59"W	46.45'
C3	205.00'	26°20'16"	94.23'	S33°17'34"E	93.41'
C4	15.00'	52°01'12"	13.62'	S46°08'47"E	13.16'
C5	50.00'	193°15'12"	168.65'	S24°28'13"W	99.33'
C6	15.00'	52°01'12"	13.62'	N84°54'48"W	13.16'
C7	325.04'	23°08'09"	131.25'	S80°28'42"W	130.36'
C8	275.04'	58°04'33"	278.78'	S81°57'43"E	267.00'
C9	15.00'	89°12'47"	23.36'	N24°28'13"E	21.07'
C10	15.00'	90°47'13"	23.77'	S65°31'47"E	21.36'
C11	15.00'	89°12'47"	23.36'	S24°28'13"W	21.07'
C12	15.00'	90°47'13"	23.77'	N65°31'47"W	21.36'
C13	155.00'	26°11'00"	70.83'	S33°12'41"E	70.22'
C14	15.00'	89°12'47"	23.36'	S24°28'13"W	21.07'
C15	15.00'	90°47'13"	23.77'	N65°31'47"W	21.36'
C16	275.00'	30°22'23"	145.78'	N04°57'33"W	144.08'
C17	325.00'	30°07'37"	170.89'	S05°04'51"E	168.93'
C18	15.00'	89°12'47"	23.36'	S24°28'13"W	21.07'
C19	205.00'	12°05'44"	43.28'	S40°24'50"E	43.20'
C20	205.00'	12°37'49"	45.19'	S28°03'03"E	45.10'
C21	205.00'	1°36'43"	5.77'	S20°55'47"E	5.77'
C22	50.00'	2°28'59"	2.17'	S70°54'54"E	2.17'
C23	50.00'	81°57'15"	71.52'	S28°41'46"E	65.58'
C24	50.00'	38°32'15"	33.63'	S31°32'59"W	33.00'
C25	50.00'	38°37'36"	33.71'	S70°07'54"W	33.07'
C26	50.00'	31°39'06"	27.62'	N74°43'45"W	27.27'
C27	325.04'	2°15'24"	12.80'	S70°02'19"W	12.80'
C28	325.04'	10°11'39"	57.83'	S76°15'51"W	57.76'
C29	325.04'	10°41'05"	60.62'	S86°42'14"W	60.53'
C30	275.04'	2°17'32"	11.00'	S70°08'47"W	11.00'
C31	275.04'	19°44'40"	94.78'	S81°09'53"W	94.31'
C32	275.04'	19°45'12"	94.82'	N79°05'11"W	94.35'
C33	275.04'	16°17'08"	78.18'	N61°04'01"W	77.91'
C34	275.00'	16°13'45"	77.89'	N12°01'52"W	77.63'
C35	275.00'	14°08'37"	67.88'	N03°09'19"E	67.71'
C36	325.00'	0°59'45"	5.65'	S19°38'47"E	5.65'
C37	325.00'	9°42'29"	55.07'	S14°17'40"E	55.00'
C38	325.00'	9°42'29"	55.07'	S04°35'11"E	55.00'
C39	325.00'	9°42'55"	55.11'	S05°07'31"W	55.04'
C40	325.00'	0°14'40"	1.39'	N10°06'18"E	1.39'
C41	15.00'	90°47'13"	23.77'	N65°31'47"W	21.36'
C42	15.00'	89°12'47"	23.36'	S24°28'12"W	21.07'

LOT AREAS (LOT/ACRES/APPROX. SQ. FT.)			
<b>BLOCK H:</b>	8/0.200/8,693	6/0.183/7,976	26/0.143/6,250
	9/0.171/7,447	7/0.193/8,401	10/0.192/8,378
	10/0.138/6,000	11/0.164/7,130	27/0.143/6,250
	11/0.138/6,000	12/0.164/7,124	28/0.143/6,250
	12/0.138/6,000	13/0.137/5,979	29/0.143/6,250
	13/0.138/6,000	14/0.167/7,284	30/0.143/6,250
	14/0.138/6,000	15/0.170/7,404	31/0.143/6,250
	15/0.138/6,000	16/0.173/7,523	32/0.143/6,250
	16/0.138/6,000	17/0.175/7,643	33/0.143/6,250
	17/0.138/6,000	18/0.168/7,337	34/0.143/6,250
	18/0.138/6,000	19/0.203/8,857	35/0.164/7,122
	19/0.186/8,100	20/0.262/11,428	36/0.200/8,699
	20/0.176/7,680	21/0.157/6,853	37/0.234/10,172
	21/0.176/7,680	22/0.143/6,221	47/0.189/8,243
	22/0.154/6,712	23/0.143/6,250	48/0.194/8,446
	23/0.152/6,600	24/0.143/6,250	49/0.164/7,163
	24/0.154/6,725	25/0.143/6,250	50/0.164/7,156
	25/0.186/8,117	26/0.143/6,250	51/0.201/8,762



*EW*  
3/18/2015

**Professional Land Surveying, Inc.**  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 801-001
DRAWING NO.: 801-001-PL-4B
PLOT DATE: 03/18/15
PLOT SCALE: 1" = 100'
DRAWN BY: JDB/JPA
<b>SHEET</b> 02 OF 03

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF 30.479 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014042511 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING THE OWNER OF A REMAINING PORTION OF 35.330 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2011068123 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 15.809 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS HAZLEWOOD SUBDIVISION PHASE 4B

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 PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE 26 DAY OF MARCH, 2015 A.D.

*Richard N. Maier*  
BY: RICHARD N. MAIER, VICE PRESIDENT  
CONTINENTAL HOMES OF TEXAS, L.P.  
(A TEXAS LIMITED PARTNERSHIP)

BY:  
CHTEX OF TEXAS, INC.  
(A DELAWARE CORPORATION)  
ITS GENERAL PARTNER  
10700 PECAN PARK BLVD., SUITE 400,  
AUSTIN, TEXAS 78750

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 26 DAY OF MARCH, 2015, A.D.

*Stacy M. Laine*  
NOTARY PUBLIC, STATE OF TEXAS

*Stacy M. Laine* May 29, 2015  
PRINTED NAME MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION

I, ERIC J. DANNHEIM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD LISTED IN TITLE COMMITMENT OF 141-140201439-491, DATED 04/25/2014 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

BEARING BASIS IS GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).  
DATE OF SURVEY: 03/17/2015.

*Eric J. Dannheim* 3/18/2015

ERIC J. DANNHEIM, R.P.L.S. 6075  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
T.B.P.L.S. FIRM NO.10124500



ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR. P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

*James A. Huffcut, Jr.* 3-18-15  
JAMES A. HUFFCUT, JR., P.E. 55253

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



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.

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

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

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 OR WASTEWATER EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE AND WASTEWATER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY 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 #48491C0470E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF REPUBLIC TRAILS BOULEVARD, BOWEN STREET, ETTA MAY LANE, Lyla LANE, AND MERTON 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. 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: LOT 6, BLOCK L AND LOT 13, BLOCK M. A DRAINAGE AND WATER QUALITY EASEMENT ENCOMPASSING LOT 13, BLOCK M IS HEREBY DEDICATED TO THE CITY OF LEANDER.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER(S) 2012057032, 2012063130, 2012057227, AND 2012063131.
15. THE HOA IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, EXCEPT THOSE EASEMENTS ON LOTS 47-51, BLOCK G, LOTS 10-12, AND LOTS 14-37, BLOCK M, WHICH WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE, WASTEWATER, AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, EXCEPT THOSE EASEMENTS ON LOTS 47-51, BLOCK G, LOTS 10-12, AND LOTS 14-37, BLOCK M, WHICH WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
17. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.
18. PARKLAND TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK\_\_\_\_M., AND WAS DULY RECORDED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK\_\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

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

 <b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 801-001
	DRAWING NO.: 801-001-PL-4B
	PLOT DATE: 03/18/15
	PLOT SCALE: 1" = 100'
DRAWN BY: JDB/JPA	SHEET 03 OF 03



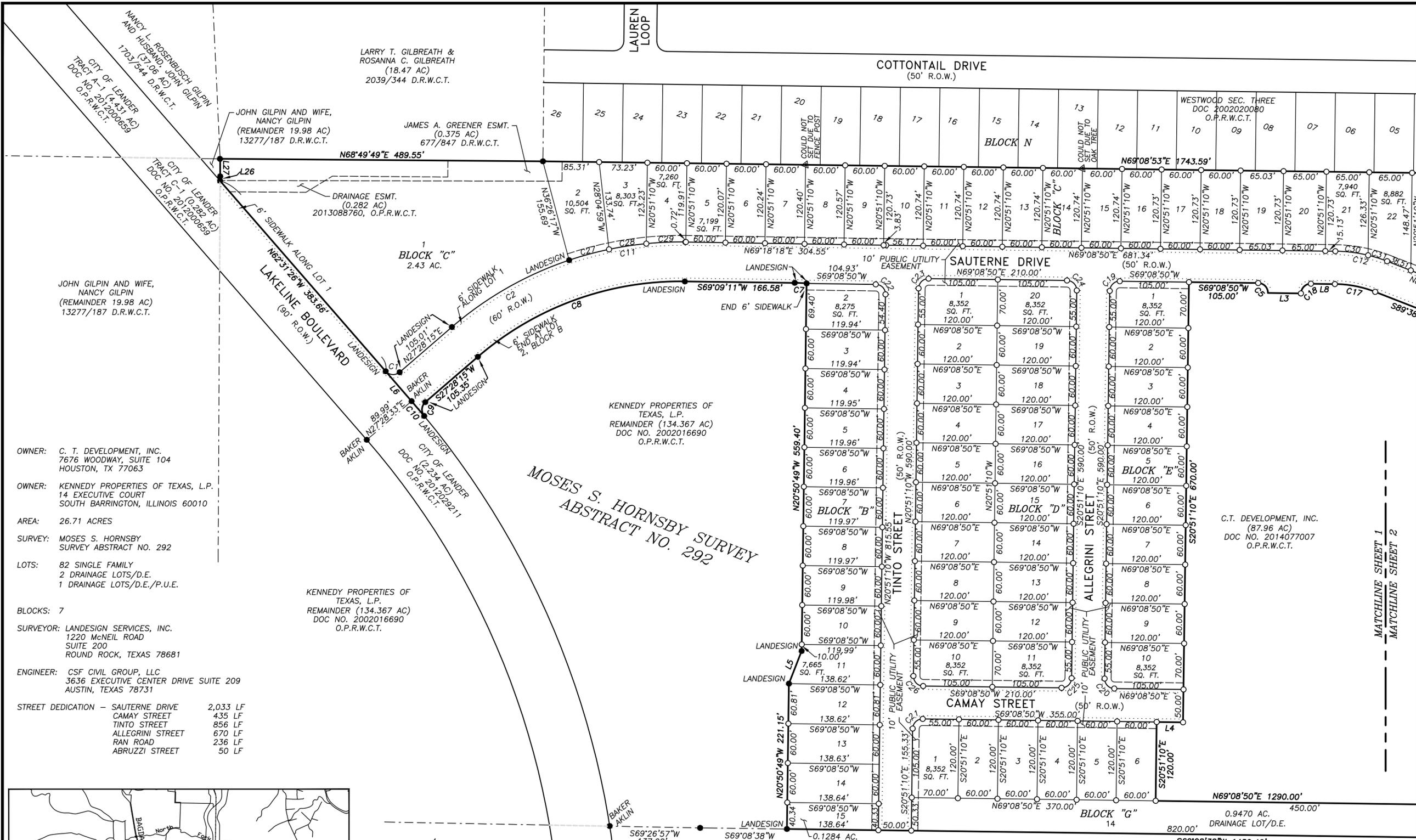
## EXECUTIVE SUMMARY

MAY 14, 2015

- Agenda Subject:** Subdivision Case 15-FP-006: Consider action on the Carneros Ranch, Section 3 Final Plat for 26.71 acres more or less; WCAD Parcels R523829, R032156, and R523830; generally located to the south east of the intersection of North Lakeline Blvd and Old 2243 W on the east side; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: CSF Civil Group, LLC on behalf of CT Development, INC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 82 single-family lots and 3 drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. TIA Fees in the amount of \$10,458 are submitted.
  2. Parkland Dedication & Recreation Improvements Fees are received and the associated escrow agreement is executed.
  3. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

05/07/2015

**FINAL PLAT**  
**CARNEROS RANCH**  
**SECTION THREE**



OWNER: C. T. DEVELOPMENT, INC.  
 7676 WOODWAY, SUITE 104  
 HOUSTON, TX 77063

OWNER: KENNEDY PROPERTIES OF TEXAS, L.P.  
 14 EXECUTIVE COURT  
 SOUTH BARRINGTON, ILLINOIS 60010

AREA: 26.71 ACRES

SURVEY: MOSES S. HORNSBY  
 SURVEY ABSTRACT NO. 292

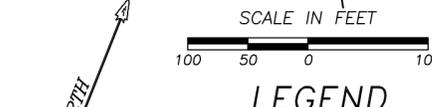
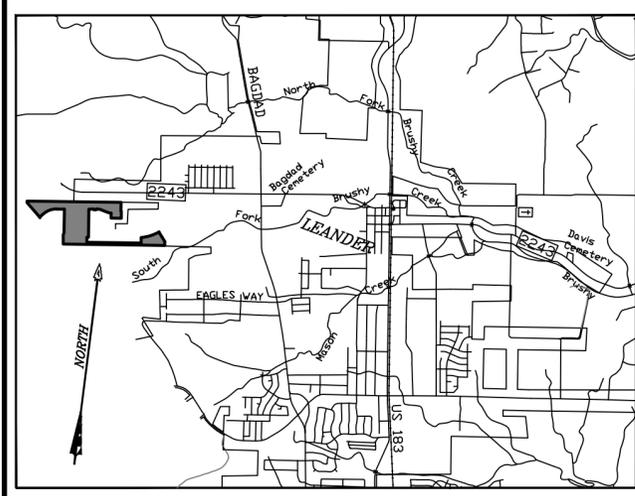
LOTS: 82 SINGLE FAMILY  
 2 DRAINAGE LOTS/D.E.  
 1 DRAINAGE LOTS/D.E./P.U.E.

BLOCKS: 7

SURVEYOR: LANDESIGN SERVICES, INC.  
 1220 McNEIL ROAD  
 SUITE 200  
 ROUND ROCK, TEXAS 78681

ENGINEER: CSF CIVIL GROUP, LLC  
 3636 EXECUTIVE CENTER DRIVE SUITE 209  
 AUSTIN, TEXAS 78731

STREET DEDICATION - SAUTERNE DRIVE	2,033 LF
CAMAY STREET	435 LF
TINTO STREET	856 LF
ALLEGRIINI STREET	670 LF
RAN ROAD	236 LF
ABRUZZI STREET	50 LF

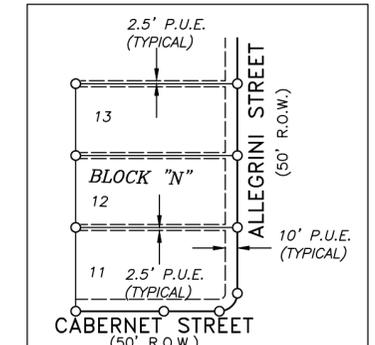


● 1/2" IRON REBAR W/CAP MARKED "TERRA FIRMA" FOUND (unless noted)  
 ○ 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET (unless noted)  
 ▲ NAIL FOUND  
 ▲ CALCULATED POINT  
 B.L. BUILDING LINE  
 D.E. DRAINAGE EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT  
 ..... SIDEWALK 4' WIDE UNLESS OTHERWISE NOTED  
 D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
 R.P.R.W.C.T. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

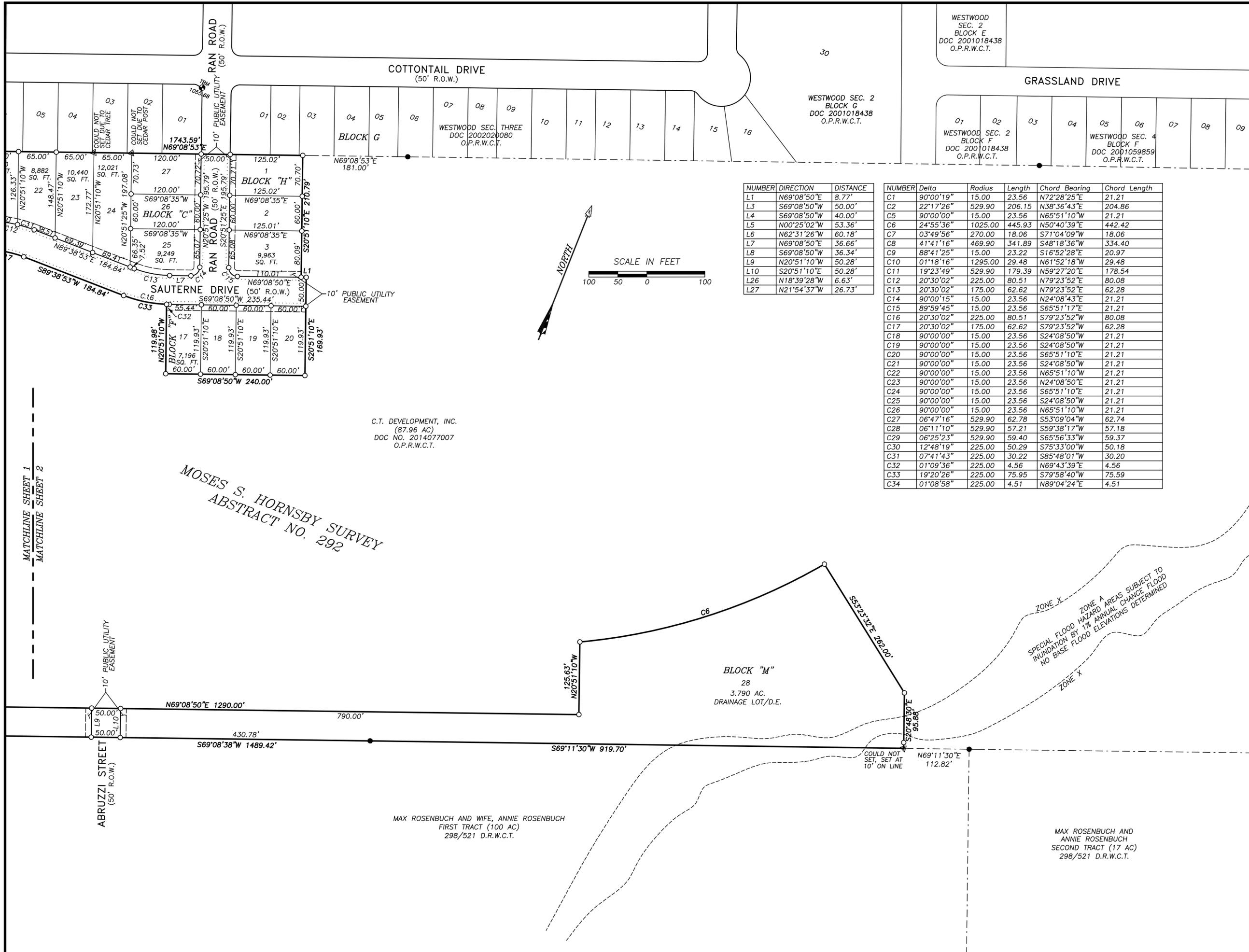
BENCHMARK: "SQUARE CUT" ON THE BACK OF CURB AT THE SOUTHWEST INTERSECTION OF RAN ROAD AND COTTONTAIL DRIVE. ELEV: 1055.68'

BEARINGS BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD 83

COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, OF 1983 CENTRAL ZONE, DERIVED BY GPS RTK, DISTANCES SHOWN HEREON ARE SURFACE, SCALE FACTOR 0.99986 TO GET THE GRID DIVIDE BY SCALE FACTOR OF 0.99986

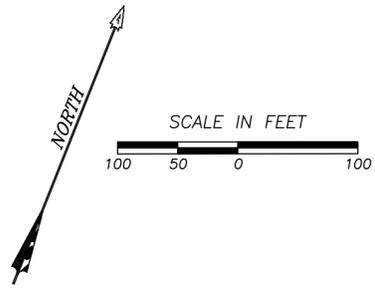


MATCHLINE SHEET 1  
 MATCHLINE SHEET 2



NUMBER	DIRECTION	DISTANCE
L1	N69°08'50"E	8.77'
L3	S69°08'50"W	50.00'
L4	S69°08'50"W	40.00'
L5	N00°25'02"W	53.36'
L6	N62°31'26"W	60.18'
L7	N69°08'50"E	36.66'
L8	S69°08'50"W	36.34'
L9	N20°51'10"W	50.28'
L10	S20°51'10"E	50.28'
L26	N18°39'28"W	6.63'
L27	N21°54'37"W	26.73'

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C1	90°00'19"	15.00	23.56	N72°28'25"E	21.21
C2	22°17'26"	529.90	206.15	N38°36'43"E	204.86
C5	90°00'00"	15.00	23.56	N65°51'10"W	21.21
C6	24°55'36"	1025.00	445.93	N50°40'39"E	442.42
C7	03°49'56"	270.00	18.06	S71°04'09"W	18.06
C8	41°41'16"	469.90	341.89	S48°18'36"W	334.40
C9	88°41'25"	15.00	23.22	S16°52'28"E	20.97
C10	01°18'16"	1295.00	29.48	N61°52'18"W	29.48
C11	19°23'49"	529.90	179.39	N59°27'20"E	178.54
C12	20°30'02"	225.00	80.51	N79°23'52"E	80.08
C13	20°30'02"	175.00	62.62	N79°23'52"E	62.28
C14	90°00'15"	15.00	23.56	N24°08'43"E	21.21
C15	89°59'45"	15.00	23.56	S65°51'17"E	21.21
C16	20°30'02"	225.00	80.51	S79°23'52"W	80.08
C17	20°30'02"	175.00	62.62	S79°23'52"W	62.28
C18	90°00'00"	15.00	23.56	S24°08'50"W	21.21
C19	90°00'00"	15.00	23.56	S24°08'50"W	21.21
C20	90°00'00"	15.00	23.56	S65°51'10"E	21.21
C21	90°00'00"	15.00	23.56	S24°08'50"W	21.21
C22	90°00'00"	15.00	23.56	N65°51'10"W	21.21
C23	90°00'00"	15.00	23.56	N24°08'50"E	21.21
C24	90°00'00"	15.00	23.56	S65°51'10"E	21.21
C25	90°00'00"	15.00	23.56	S24°08'50"W	21.21
C26	90°00'00"	15.00	23.56	N65°51'10"W	21.21
C27	06°47'16"	529.90	62.78	S53°09'04"W	62.74
C28	06°11'10"	529.90	57.21	S59°38'17"W	57.18
C29	06°25'23"	529.90	59.40	S65°56'33"W	59.37
C30	12°48'19"	225.00	50.29	S75°33'00"W	50.18
C31	07°41'43"	225.00	30.22	S85°48'01"W	30.20
C32	01°09'36"	225.00	4.56	N69°43'39"E	4.56
C33	19°20'26"	225.00	75.95	S79°58'40"W	75.59
C34	01°08'58"	225.00	4.51	N89°04'24"E	4.51



**LANDESIGN SERVICES, INC.**  
512-288-7901  
1220 MCGONNELL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

**FINAL PLAT  
CARNEROS RANCH  
SECTION THREE**

PROJECT NAME:	CARNEROS
JOB NUMBER:	191-12-3
DATE:	04/02/2015
DRAWING FILE PATH:	L:\CFS CIVIL\CARNEROS_1\DWGS\
FIELDNOTE FILE PATH:	L:\CFS CIVIL\CARNEROS_1\NOTES\CARNEROS_3.DOC
PREPARED BY:	JB
CHECKED BY:	JB
SCALE:	1" = 100'
FIELDBOOKS:	

# FINAL PLAT OF: CARNEROS RANCH, SECTION THREE LEANDER, TEXAS

## METES AND BOUNDS DESCRIPTION

BEING 26.71 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS AND BEING A PART OF A 87.96 ACRE TRACT DESCRIBED IN DEED TO C. T. DEVELOPMENT, INC., RECORDED IN DOCUMENT NUMBER 2014077007 AND BEING PART OF A CALLED 134.367 ACRE TRACT DESCRIBED IN DEED TO KENNEDY PROPERTIES OF TEXAS, L.P. RECORDED IN DOCUMENT NO. 2002016690, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE OF LAKELINE BOULEVARD (90' R.O.W.) DESCRIBED AS A 2.234 ACRE TRACT IN DEED TO THE CITY OF LEANDER RECORDED IN DOCUMENT NO. 2012029211 OF THE O.P.R.W.C.T., THE WEST LINE OF SAID 87.96 ACRE TRACT AND IN THE WEST LINE OF SAID 134.367 ACRE TRACT;

THENCE NORTH 62°31'26" WEST WITH THE WEST LINE OF SAID 134.367 ACRE TRACT AND THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID LAKELINE BOULEVARD A DISTANCE OF 383.66 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "BAKER AKLIN" IN THE WEST LINE OF SAID 134.367 ACRE TRACT AND IN THE EAST LINE OF A CALLED 19.98 ACRE TRACT RECORDED IN VOLUME 13277, PAGE 187 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE WITH THE WEST LINE OF SAID 134.367 ACRE TRACT AND THE EAST LINE OF SAID 19.98 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. NORTH 18°39'28" WEST A DISTANCE OF 6.63 FEET TO A 1/2" IRON ROD FOUND;
2. NORTH 21°54'37" WEST A DISTANCE OF 26.73 FEET TO A 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 134.367 ACRE TRACT, THE NORTHEAST CORNER OF SAID 19.98 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 37.06 ACRES RECORDED IN VOLUME 1703, PAGE 544 OF THE D.R.W.C.T. AND THE SOUTHWEST CORNER OF A CALLED 18.47 ACRE TRACT RECORDED IN VOLUME 2039, PAGE 344 OF THE D.R.W.C.T.

THENCE NORTH 68°49'49" EAST WITH THE NORTH LINE OF SAID 134.367 ACRE TRACT AND THE SOUTH LINE OF SAID 18.47 ACRE TRACT A DISTANCE OF 489.55 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 18.47 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 26, BLOCK N, WESTWOOD SECTION THREE A SUBDIVISION OF RECORD IN DOCUMENT NO. 2002020080 OF THE O.P.R.W.C.T.

THENCE NORTH 69°08'53" EAST WITH THE NORTH LINE OF SAID 87.96 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK N, WESTWOOD SECTION THREE A DISTANCE OF 1743.59 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET IN THE SOUTH LINE OF LOT 3, BLOCK G, WESTWOOD SECTION THREE;

THENCE CROSSING THROUGH SAID 87.96 ACRE TRACT THE FOLLOWING TWENTY-ONE (21) COURSES:

1. SOUTH 20°51'10" EAST A DISTANCE OF 210.79 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  2. NORTH 69°08'50" EAST A DISTANCE OF 8.77 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  3. SOUTH 20°51'10" EAST A DISTANCE OF 169.93 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  4. SOUTH 69°08'50" WEST A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  5. NORTH 20°51'10" WEST A DISTANCE OF 119.98 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  6. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 19°20'26", A LENGTH OF 75.95 FEET AND A CHORD WHICH BEARS SOUTH 79°58'40" WEST A DISTANCE OF 75.59 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" SET;
  7. SOUTH 89°38'53" WEST A DISTANCE OF 184.84 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  8. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 20°30'02", A LENGTH OF 62.62 FEET AND A CHORD WHICH BEARS SOUTH 79°23'52" WEST A DISTANCE OF 62.28 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" SET;
  9. SOUTH 69°08'50" WEST A DISTANCE OF 36.34 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  10. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°00'00", A LENGTH OF 23.56 FEET AND A CHORD WHICH BEARS SOUTH 24°08'50" WEST A DISTANCE OF 21.21 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" SET;
  11. SOUTH 69°08'50" WEST A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  12. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°00'00", A LENGTH OF 23.56 FEET AND A CHORD WHICH BEARS NORTH 65°51'10" WEST A DISTANCE OF 21.21 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" SET;
  13. SOUTH 69°08'50" WEST A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  14. SOUTH 20°51'10" EAST A DISTANCE OF 670.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  15. SOUTH 69°08'50" WEST A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  16. SOUTH 20°51'10" EAST A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  17. NORTH 69°08'50" EAST A DISTANCE OF 1290.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  18. NORTH 20°51'10" WEST A DISTANCE OF 125.63 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  19. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, A DELTA ANGLE OF 24°55'36", A LENGTH OF 445.93 FEET AND A CHORD WHICH BEARS NORTH 50°40'39" EAST A DISTANCE OF 442.42 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" SET;
  20. SOUTH 53°23'32" EAST A DISTANCE OF 262.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
  21. SOUTH 20°48'30" EAST AT A DISTANCE OF 85.88 FEET PASSING A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET AND CONTINUING IN ALL A DISTANCE OF 95.88 FEET TO A CALCULATED POINT IN THE SOUTH LINE OF SAID 87.96 ACRE TRACT AND IN THE NORTH LINE OF A CALLED A CALLED 100 ACRE TRACT DESCRIBED AS FIRST TRACT IN DEED RECORDED IN VOLUME 298, PAGE 521 OF THE D.R.W.C.T.;
- THENCE ALONG THE SOUTH LINE OF SAID 87.96 ACRE TRACT AND THE NORTH LINE OF SAID FIRST TRACT THE FOLLOWING TWO (2) COURSES:
1. SOUTH 69°11'30" WEST A DISTANCE OF 919.70 FEET TO A 1/2" IRON ROD FOUND;
  2. SOUTH 69°08'38" WEST A DISTANCE OF 1489.42 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND AT THE SOUTHWEST CORNER OF SAID 87.96 ACRE TRACT AND THE SOUTHEAST CORNER OF A REMAINDER OF A CALLED 134.367 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2002016690 OF THE O.P.R.W.C.T.;

## METES AND BOUNDS DESCRIPTION (cont.)

THENCE WITH THE WEST LINE OF SAID 87.96 ACRE TRACT AND THE EAST LINE OF THE REMAINDER OF SAID 134.367 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

1. NORTH 20°50'49" WEST A DISTANCE OF 221.15 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;
2. NORTH 00°25'02" WEST A DISTANCE OF 53.36 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;
3. NORTH 20°50'49" WEST A DISTANCE OF 559.40 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;

THENCE WITH THE WEST LINE OF SAID 87.96 ACRE TRACT AND THE NORTH LINE OF THE REMAINDER OF SAID 134.367 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 03°49'56", A LENGTH OF 18.06 FEET AND A CHORD WHICH BEARS SOUTH 71°04'09" WEST A DISTANCE OF 18.06 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" FOUND;
2. SOUTH 69°09'11" WEST A DISTANCE OF 166.58 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;
3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 469.90 FEET, A DELTA ANGLE OF 41°41'16", A LENGTH OF 341.89 FEET AND A CHORD WHICH BEARS SOUTH 48°18'36" WEST A DISTANCE OF 334.40 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" FOUND;
4. SOUTH 27°28'15" WEST A DISTANCE OF 105.35 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;
5. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 88°41'25", A LENGTH OF 23.22 FEET AND A CHORD WHICH BEARS SOUTH 16°52'28" EAST A DISTANCE OF 20.97 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID LAKELINE BOULEVARD;

THENCE WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID LAKELINE BOULEVARD AND THE WEST LINE OF SAID 87.96 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1295.00 FEET, A DELTA ANGLE OF 01°18'16", A LENGTH OF 29.48 FEET AND A CHORD WHICH BEARS NORTH 61°52'18" WEST A DISTANCE OF 29.48 FEET TO A REBAR WITH PLASTIC CAP MARKED "BAKER AKLIN";
2. NORTH 62°31'26" WEST A DISTANCE OF 60.18 FEET TO THE POINT OF BEGINNING.

LANDESIGN SERVICES, INC.

512-238-7901  
1220 MCGUIRE ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800



FINAL PLAT  
CARNEROS RANCH  
SECTION THREE

PROJECT NAME: CARNEROS  
JOB NUMBER: 191-12-3  
DATE: 04/02/2015 SCALE: 1"=100'  
DRAWING FILE PATH: L:\CFS CIVIL\CARNEROS\_\DWGS\  
FIELDNOTE FILE PATH: L:\CFS CIVIL\CARNEROS\_\NOTES\CARNEROS 3.DOC  
RPLS: JB TECH: HAS PARTYCHIEF: AG  
CHECKED BY: JB FIELDBOOKS:

DRAWING NAME  
CARNEROS 3

SHEET  
3 of 4

# FINAL PLAT OF: CARNEROS RANCH, SECTION THREE LEANDER, TEXAS

THE STATE OF TEXAS {}  
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THE PRESENTS:

THAT C.T. DEVELOPMENT, INC. A TEXAS CORPORATION, BEING OWNERS OF 87.96 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014077007 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT KENNEDY PROPERTIES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, BEING OWNERS OF 2.43 ACRES BEING PART OF THE REMAINDER OF A CALLED 134.367 ACRE TRACT RECORDED IN DOCUMENT NO. 2002016890 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE 26.71 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

### CARNEROS RANCH, SECTION THREE

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

WITNESS MY HAND THIS THE 16 DAY OF April, 2015 A.D.

*[Signature]*  
C.T. DEVELOPMENT, INC.  
6500 R. T. COOK  
7678 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063

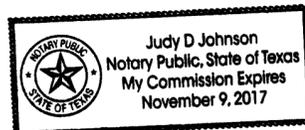
*[Signature]*  
KENNEDY PROPERTIES OF TEXAS, L.P.  
WWWK INC. IT'S GENERAL PARTNER  
STEPHANIE ST. JOHN, TREASURER  
14 EXECUTIVE COURT  
SOUTH BARRINGTON, ILLINOIS 60010

THE STATE OF TEXAS {}  
THE COUNTY OF WILLIAMSON {}

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 16 DAY OF April, 2015 A.D.

*[Signature]*  
JUDY D. JOHNSON  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME  
11-9-2017  
MY COMMISSION EXPIRES



THE STATE OF ILLINOIS {}  
THE COUNTY OF COOK {}

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 16 DAY OF APRIL, 2015 A.D.

*[Signature]*  
REBECCA J. HOWELL  
NOTARY PUBLIC, STATE OF ILLINOIS  
PRINTED NAME  
6/26/2015  
MY COMMISSION EXPIRES



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

*[Signature]*  
NICK FURMAN  
VICE PRESIDENT  
INTERNATIONAL BANK OF COMMERCE  
500 WEST FIFTH STREET, STE. 100  
AUSTIN, TX 78701

THE STATE OF TEXAS {}  
THE COUNTY OF TRAVIS {}

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 27th DAY OF April, 2015 A.D.

*[Signature]*  
ERIN R. WELCH  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME  
08-12-2018  
MY COMMISSION EXPIRES



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

PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

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

THE STATE OF TEXAS {}  
THE COUNTY OF WILLIAMSON {}

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE OFFICIAL 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.

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

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

#### ENGINEER'S CERTIFICATION:

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

PORTIONS OF THIS TRACT ARE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP 48491C0455 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

JAMES M. COOK, P.E. 4-28-15

ENGINEERING BY:  
CSF CIVIL GROUP, LLC  
3636 EXECUTIVE CENTER DRIVE, SUITE 209  
AUSTIN, TEXAS 78731  
(512) 614-4466  
THE FIRM REGISTRATION NO. 12377



#### LAND SURVEYOR'S STATEMENT

I, DAVID R. HARTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL APPLICABLE EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS INDICATED IN COMMITMENT FOR TITLE G.F. NO. 01346-2469, DATED OCTOBER 9, 2013 AND G.F. NO. 201400141, DATED JANUARY 22, 2014.

*[Signature]* 4/28/15  
DAVID R. HARTMAN, R.P.L.S. NO. 5264  
DATE

LANDESIGN SERVICES, INC.  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800  
(512) 238-7901



#### 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, LANDSCAPE 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 MY 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 SUCCESSORS AND ASSIGNS.
- 7) IN ADDITION TO THE EASEMENT SHOWN HERON, 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) PORTIONS OF THIS TRACT ARE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP 48491C0455 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS
- 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 BOTH SIDES OF CAMAY STREET, ABRUZZI STREET, ALLEGRI STREET, RAN ROAD, SAUTERNE DRIVE, TINTO STREET, AND THE SUBDIVISION SIDE OF LAKELINE BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS ABUTTING A RESIDENTIAL LOT SHALL BE BUILT BY THE HOMEOWNER.
- 11) ALL SITE UTILITY LINES MUST BE 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) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 15 BLOCK B, LOT 14 BLOCK G, AND LOT 28 BLOCK M.
- 14) THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015023276.
- 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) PARKLAND REQUIREMENTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE "PARKLAND DEVELOPMENT PLAN FOR THE CARNEROS RANCH".

FINAL PLAT  
CARNEROS RANCH  
SECTION THREE

LANDESIGN SERVICES, INC.  
512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800



PROJECT NAME: CARNEROS	JOB NUMBER: 191-12-3	SCALE: 1" = 100'
DATE: 04/02/2015	DRAWING FILE PATH: L:\CFS CIVIL\CARNEROS_1\DWG\	
	FIELDNOTE FILE PATH: L:\CFS CIVIL\CARNEROS_1\FNOTES\CARNEROS 3.DOC	
	RPLS: JB	TECH: HAS
		PARTYCHIEF: AG
CHECKED BY: JB   FIELDBOOKS		

DRAWING NAME  
CARNEROS 3

SHEET  
4 of 4



## EXECUTIVE SUMMARY

MAY 14, 2015

---

**Agenda Subject:** Zoning Case 15-Z-008: Hold a public hearing and consider action on the rezoning of 5.84 acres more or less, located at 10800 and 10804 East Crystal Falls Parkway, WCAD ID #R031214 and #R031215. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) and Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Williamson County, Texas.

**Background:** This request is the first step in the zoning process.

**Origination:** Applicant: David Singleton on behalf of Ron Barnett.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

**Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to realign a portion of San Gabriel Pkwy.

DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to realign a portion of San Gabriel Pkwy.

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Location Map
4. Proposed Zoning Map
5. Aerial Map
6. Letter of Intent

**Prepared By:** Robin M. Griffin, AICP  
Senior Planner

05/06/2015



## PLANNING ANALYSIS

ZONING CASE 15-Z-008  
10804 E Crystal Falls Pkwy

### GENERAL INFORMATION

**Owner:** Ron Barnett

**Current Zoning:** Interim SFR-1-B (Single-Family Rural)  
Interim SFS-2-B (Single-Family Suburban)

**Proposed Zoning:** LO-2-B (Local Office)

**Size and Location:** The property is located at 10804 E Crystal Falls Pkwy and is 5.84 acres in size more or less.

**Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFS-2-B	Wylie Middle School
EAST	LC-1-B SFC-2-B	Developed Commercial Use (Good Earth Day School) Proposed Crystal Springs Residential Subdivision
SOUTH	Interim SFR-1-B	Developed Single Family Home
WEST	GC-2-A	Undeveloped Commercially Zoned Property

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

**USE COMPONENTS:****LO – LOCAL OFFICE:**

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

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

**SITE COMPONENT:****TYPE 2:**

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

*Intent:*

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

**ARCHITECTURAL COMPONENTS:****TYPE B:**

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

*Intent:*

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

## COMPREHENSIVE PLAN STATEMENTS:

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

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander's budget and overall tax base.

## ANALYSIS:

The applicant is requesting to rezone the property from SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to LO-2-B (Local Office) in order to develop an office use at this location. The property to the north is currently developed as the Wylie Middle School. The property to the west is zoned for GC-2-A (General Commercial) uses, but is not developed. There is an established single-family home located to the south and the proposed Crystal Springs residential neighborhood located to the east.

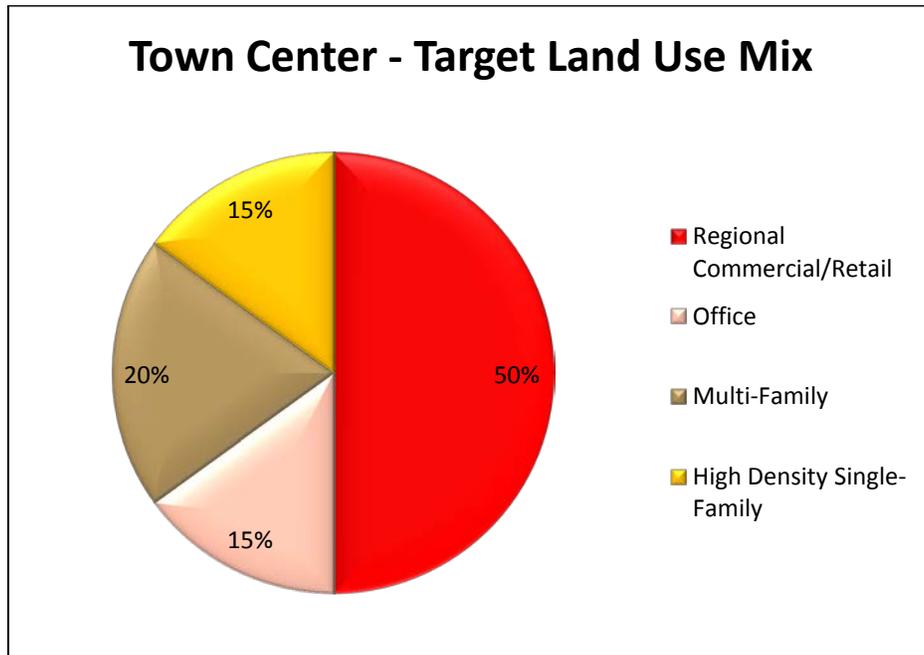
The Local Office use component allows for the development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. In addition, access should be provided by a collector or higher classification street. This project will have access from East Crystal Falls Parkway, an arterial street. The intent of this use component is to provide for land use transitions from local or general commercial or from arterial streets to residential development.

The Type 2 site component prohibits outdoor storage and display, outdoor entertainment, outdoor fuel sales, and overhead commercial doors. The intent of this site component is to be paired with non-residential use components for properties located adjacent to a residential district and to provide an orderly transition of development intensity.

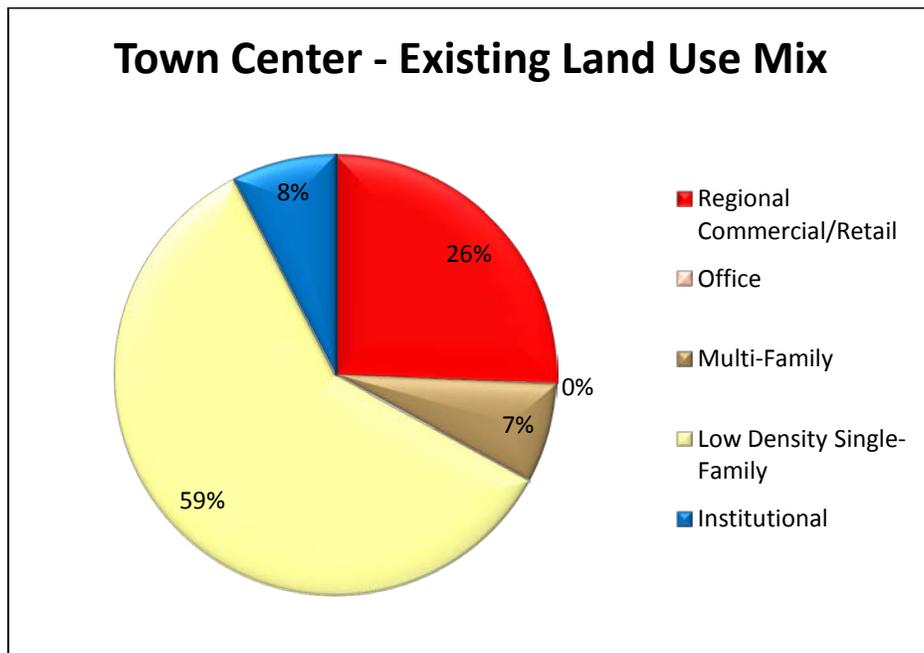
This property is located within a Town Center Node as identified by the Future Land Use Map. This node is intended to be located at the intersections of major arterials within the community. These nodes are approximately one mile in diameter and incorporate approximately 500 acres. These areas are intended for large scale commercial, retail and office uses that require locations with direct access to major arterials and that serve both the community and a larger trade area outside the city limits. These areas are also intended for high density multi-family and single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

All nodes designated by the Future Land Use Plan seek to have the most intense development closest to the center of the node, and to have reduction in intensity of development as it moves

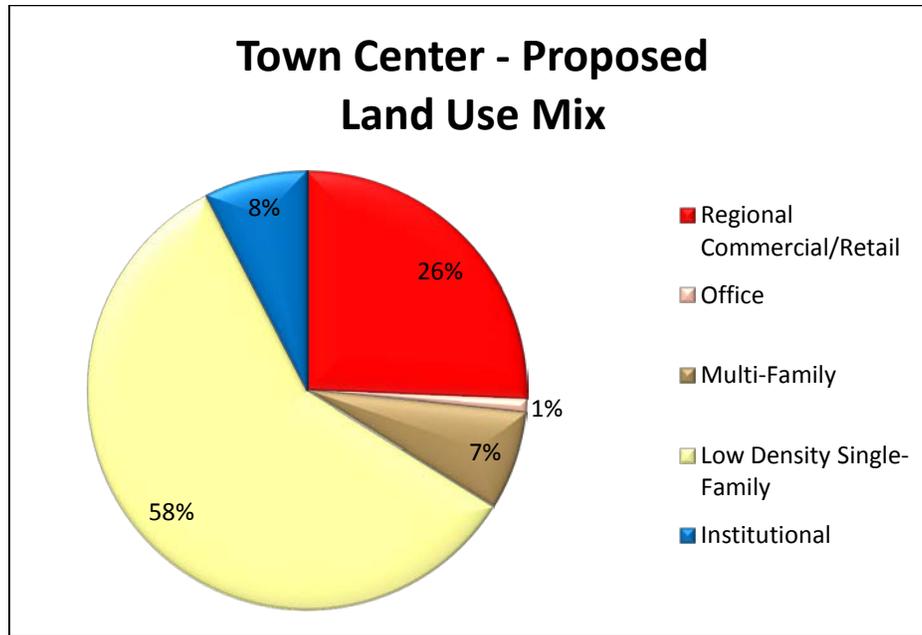
out from the center of those nodes. The graph below shows the target mix of land uses within the Town Center Node.



The current land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land use is low density residential with a limited amount of office and multi-family. The current land use mix is shown in the graph below.



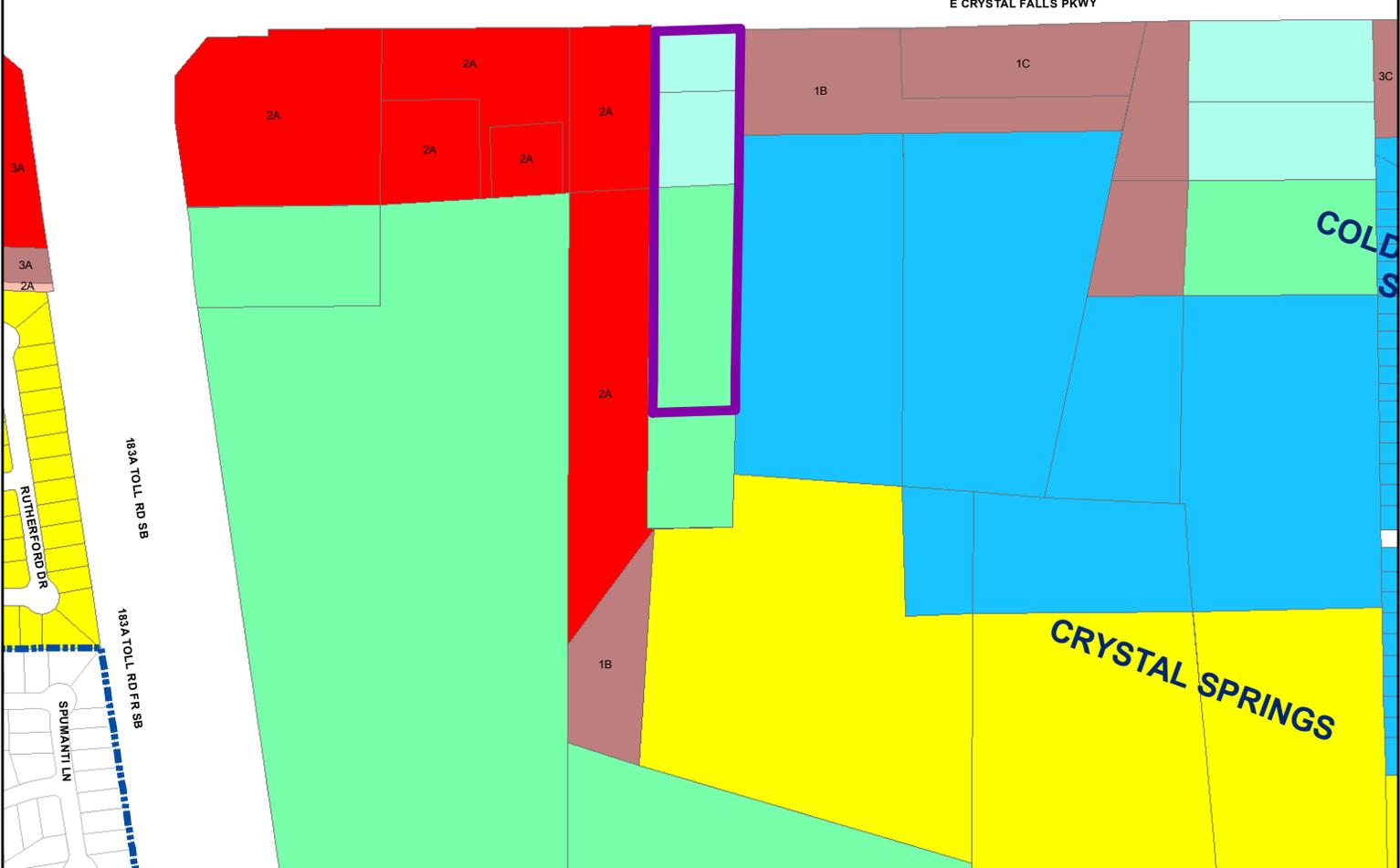
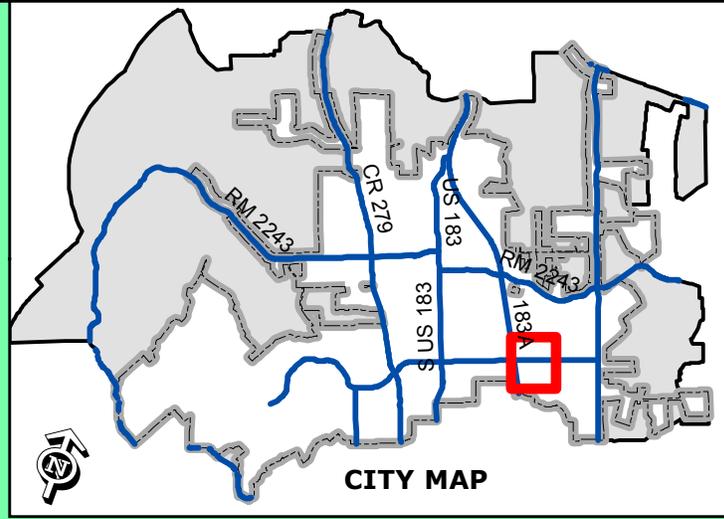
The proposed zoning change brings the land use mix closer to compliance with the Comprehensive Plan regarding the percentage of office uses. The proposed land use mix is shown in the graph below.



**STAFF RECOMMENDATION:**

Staff recommends approval of the requested zoning change. The requested LO-2-B (Local Office) district will help bring the land use mix closer to compliance with the Town Center Node land use mix. Additionally, the location of the requested LO-2-B district adjacent to the proposed and existing residential is consistent with the intent of the future land use plan goals and the intent statements of the Composite Zoning Ordinance. This proposed zoning change will serve as a buffer between the more intense development and the single-family neighborhoods. This request is in compliance with the Comprehensive Plan and the intent statements of the Composite Zoning Ordinance.

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



# ZONING CASE 15-Z-008

## Attachment #2

Current Zoning Map  
10804 Crystal Falls Pkwy

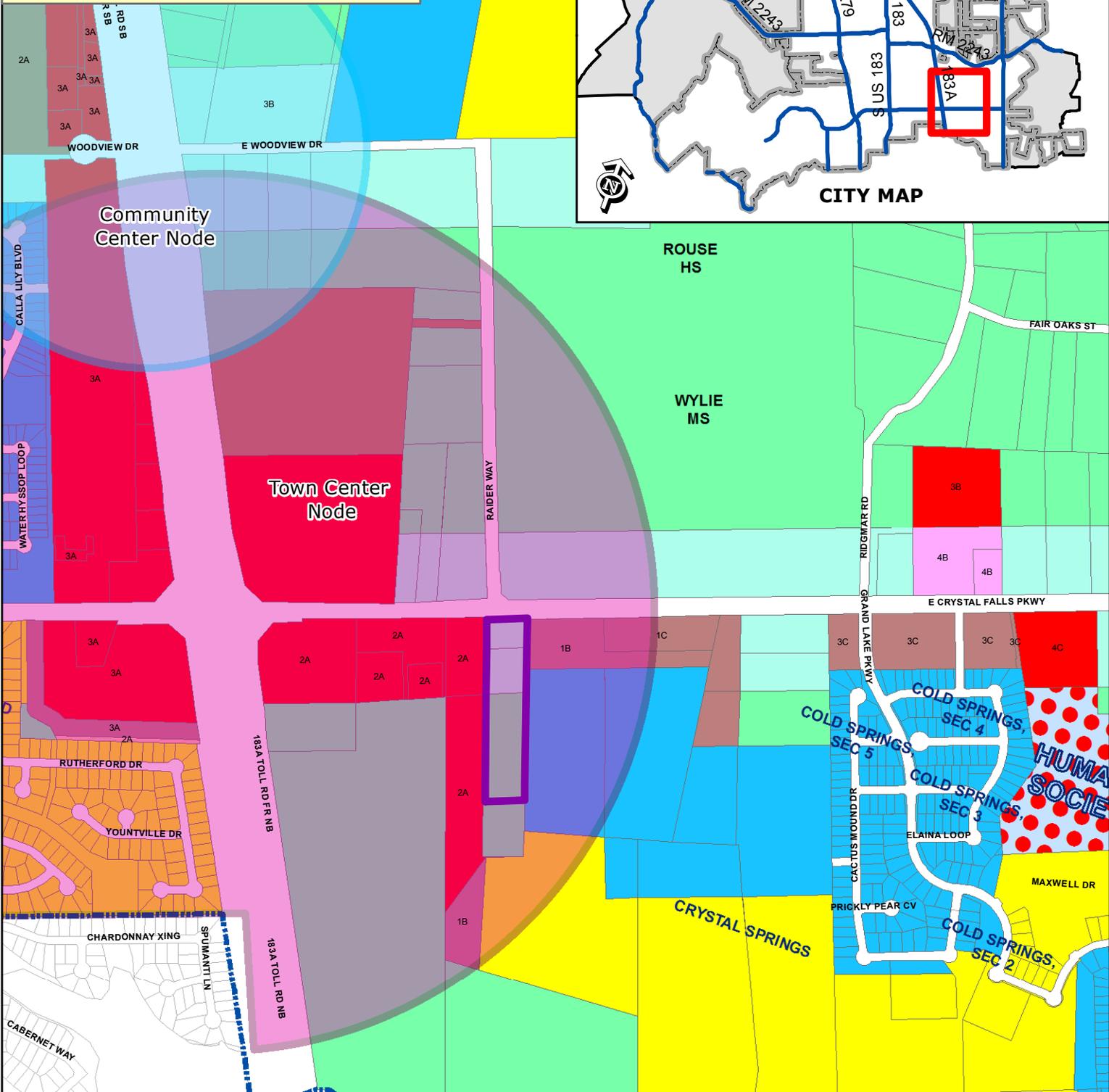
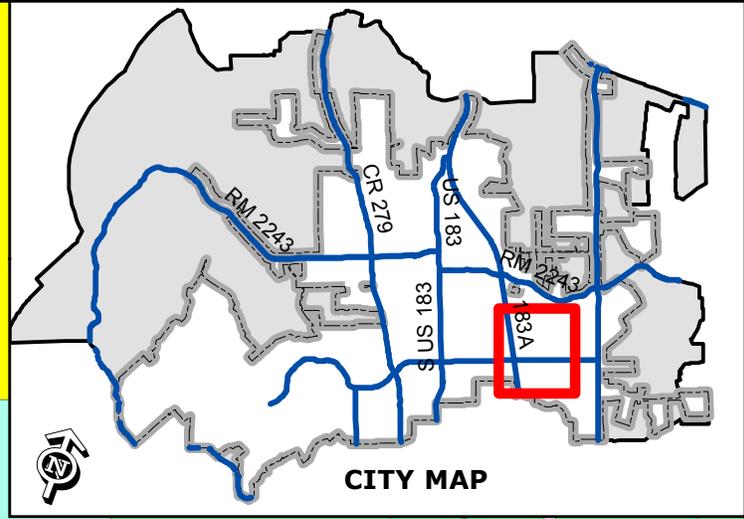


- Subject Property
- City Limits

	SFR		SFT		GC
	SFE		SFU/MH		HC
	SFS		TF		HI
	SFU		MF		PUD
	SFC		LO		
	SFL		LC		



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



# ZONING CASE 15-Z-008

## Attachment #3

Location Map  
10804 Crystal Falls Pkwy

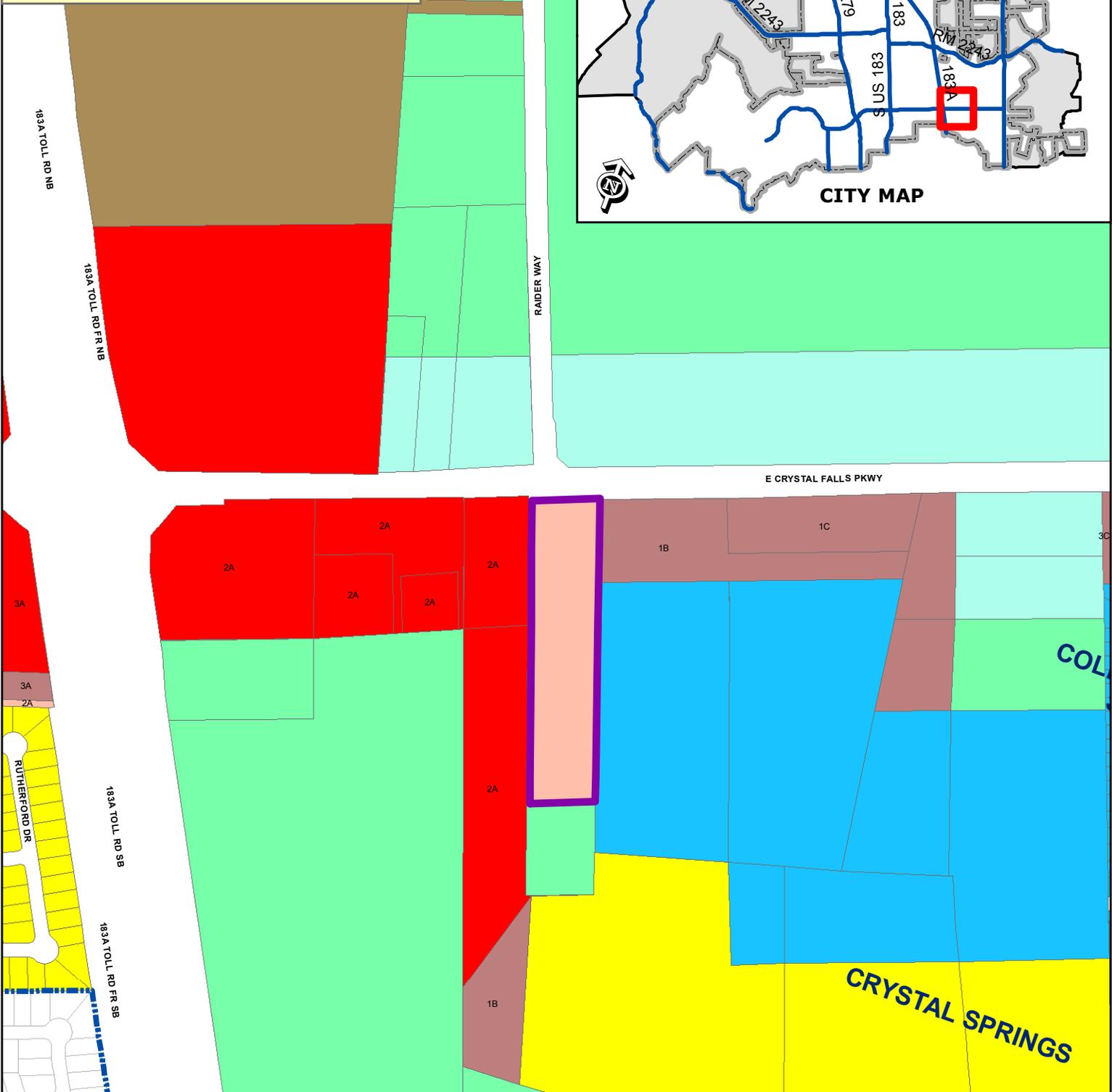
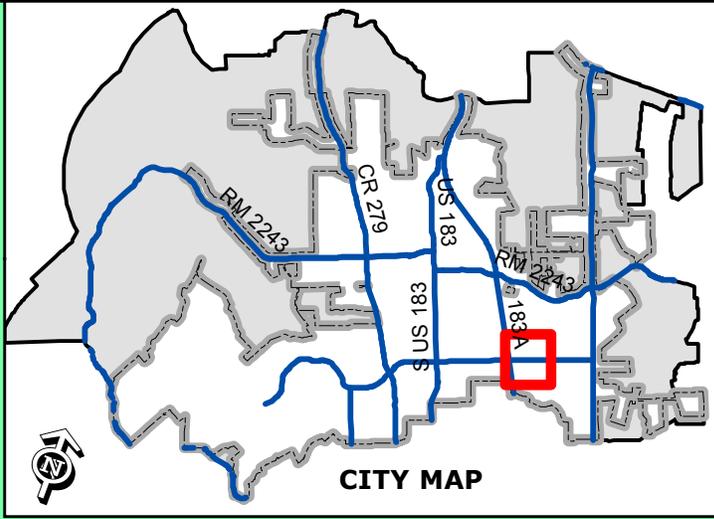


-  Subject Property
-  City Limits

- |   |  |   |
|---|--|---|
|  SFR |  SFT    |  GC  |
|  SFE |  SFU/MH |  HC  |
|  SFS |  TF     |  HI  |
|  SFU |  MF     |  PUD |
|  SFC |  LO     |   |
|  SFL |  LC     |   |

0 200  
Feet

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



**ZONING CASE 15-Z-008**

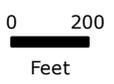
**Attachment #4**

Proposed Zoning  
10804 Crystal Falls Pkwy

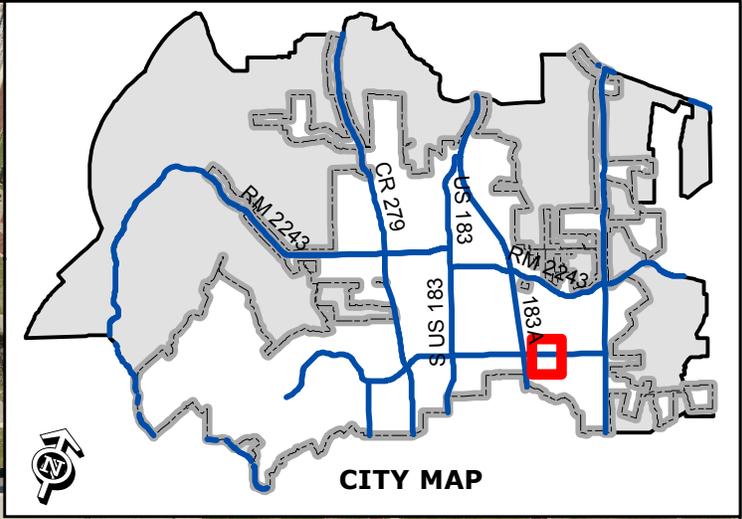
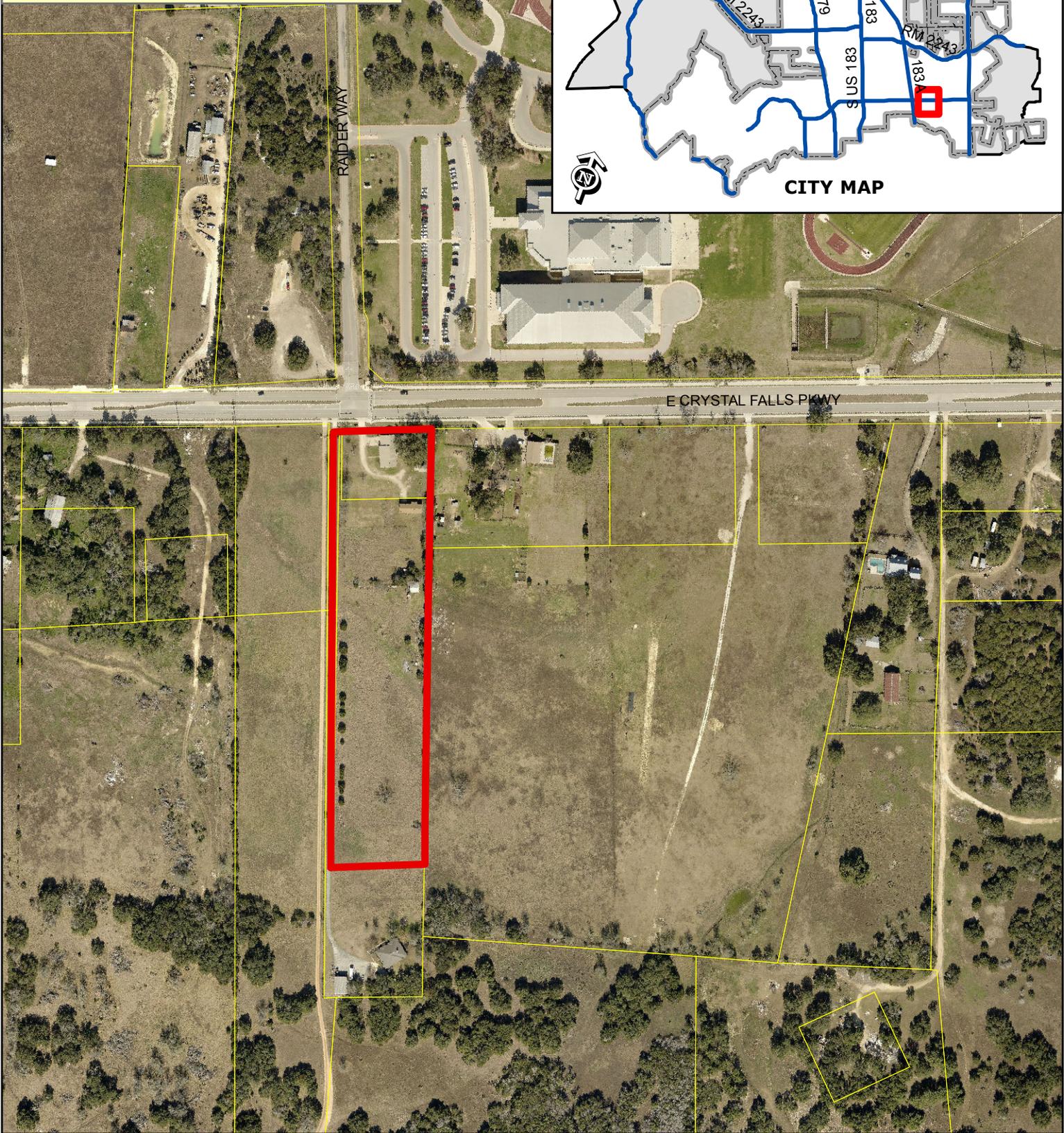


- Subject Property
- City Limits

	SFR		SFT		GC
	SFE		SFU/MH		HC
	SFS		TF		HI
	SFU		MF		PUD
	SFC		LO		
	SFL		LC		



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



CITY MAP

### ZONING CASE 15-Z-008 Attachment #5

Aerial Exhibit - Approximate Boundaries  
10804 Crystal Falls Pkwy



-  Subject Property
-  City Limits