



## **AGENDA**

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

**Thursday ~ May 28, 2015 at 7:00 pm**

**Place 1 Vacant  
Place 2 Joel Wixson  
Place 3 Jason Anderson  
Place 4 Sid Sokol**

**Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Vacant**

1. Selection of Presiding Officer
2. Roll Call
3. Swearing in of the new Planning and Zoning Commissioners
4. Election of Chairman
  - A. Nomination for position of Chairman
  - B. Discussion of nominees
  - C. Election of Chairman
5. Election of Vice Chairman
  - A. Nomination for position of Vice Chairman
  - B. Discussion of nominees
  - C. Election of Vice Chairman

6. Approval of Minutes:  
Regular Planning & Zoning Meeting: May 14, 2015
7. Director's report to P & Z Commissioners on actions taken by the City Council at the May 21, 2015 meeting.
8. Citizen Communications - Three (3) minutes of time is allowed, per speaker

<b>Consent Agenda</b>
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9. Plat Vacate Case 14-PV-002: Consider action on the vacation of Lot 3, Block A of the Crystal Springs Short Form Final Plat for 23.706 acres more or less; document #2014003978; generally located approximately ¼ of a mile from the southeast corner of the intersection of 183A Toll Rd and E. Crystal Falls Pkwy, Leander, Williamson County Texas. Applicant: Pape-Dawson Engineering Inc. on behalf of BLD Crystal Springs, LLC.
10. Subdivision Case 14-FP-022: Consider action on the Crystal Springs Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcel numbers R031227, R432781, R051457, R432778, R031204, R031205, R031206; generally located 890 ft from the southeast corner of the intersection of Raider Way and E. Crystal Falls Pkwy., Williamson County, Texas. Applicant/Agent: Pape-Dawson Engineers, Inc. on behalf of BLD Crystal Springs, LLC & CWHS 272, LTD
11. Subdivision Case 14-FP-050: Consider action on the Crystal Falls Town Center, Phase 2 Final Plat for 16.399 acres more or less; TCAD Parcel 823336 and WCAD Parcel R484293; generally located to the southeast of the intersection of Christine Drive and Crystal Falls Parkway, Williamson and Travis Counties, Texas. Applicant/Agent: Jay Engineering on behalf of Lookout Partners, LP.
12. Subdivision Case 14-FP-039: Consider action on the Palmera Ridge Section 2 Final Plat for 10.30 acres more or less; WCAD Parcel R031617; generally located ¼ of a mile north of the west end of Airport Dr., Williamson County, Texas. Applicant/Agent: Randall Jones Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.
13. Subdivision Case 15-SFP-002: Consider action on the second replat of North Creek Commercial Park, Short Form Final Plat, for approximately 13.274 acres, more or less, Williamson County Property ID #R304545; generally located 216 feet from the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. on the west side of N. Bagdad Rd., Leander, Williamson County, TX. Applicant: Bruce Nakfoor.

**Public Hearing**

14. Special Use Case 15-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, generally located to the northwest of the intersection of West Broade Street and Longhorn Cavern Road within the Oak Creek Subdivision, Leander, Williamson County, Texas. Applicant: Pape-Dawson Engineers on behalf of Sentinel Cotter Leander, LLC.

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

15. Comprehensive Plan Amendment Case 15-CPA-004: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries, Leander, Williamson County, Texas. Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

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

16. Zoning Case 15-Z-004: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the north of Hero Way, west of Ronald Reagan Blvd and south of San Gabriel Pkwy; 197.55 acres more or less; WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607. The applicant is proposing an amendment to the Palmera Ridge PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc.

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

17. Meeting adjourned

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of May 22, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Assistant City Manger



## MINUTES

**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  
**Meeting called to order at 7:05 p.m.**
2. Roll Call  
**All Commissioners were present except Commissioner Wixson. Commissioner Wixson took his seat at 7:09**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 23, 2015  
**Motion made by Commissioner Wixson 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 May 7, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on May 7, 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.**

**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.

**Motion made by Commissioner Sokol to approve the consent agenda item seconded by Commissioner Anderson. Motion passed unanimously**

**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

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

b) Applicant Presentation

**David Singleton stated the purpose for his zoning request.**

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

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

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Wixson moved to approve with staff recommendation,  
Commissioner Allen seconded the motion. Motion passed unanimously.**

10. Meeting Adjourned at **7:48 pm**

\_\_\_\_\_  
Vice Chair Stephenson

ATTEST:

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



## EXECUTIVE SUMMARY

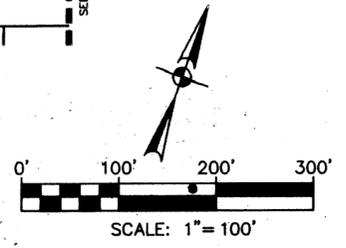
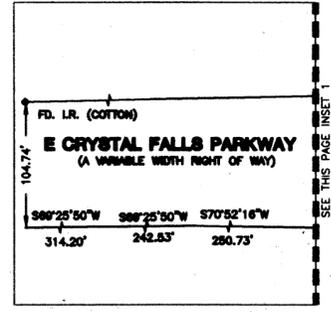
MAY 28, 2015

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- Agenda Subject:** Plat Vacate Case 14-PV-002: Consider action on the vacation of Lot 3, Block A of the Crystal Springs Short Form Final Plat for 23.706 acres more or less; document #2014003978; generally located approximately ¼ of a mile from the southeast corner of the intersection of 183A Toll Rd and E. Crystal Falls Pkwy, Leander, Williamson County Texas.
- Background:** Lot 3, Block A of the Crystal Springs Short Form Final Plat is proposed to be incorporated within the Crystal Springs Ph 1 Subdivision.
- Origination:** Applicant: Pape-Dawson Engineering Inc. on behalf of BLD Crystal Springs, LLC.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval this request.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the plat vacation.  
DENIAL: The Planning & Zoning Commission recommends denial of the plat vacation.
- Attachments:**
1. Crystal Springs Short Form Final Plat
  2. Crystal Springs Subdivision Vacation Instrument
- Prepared By:** Martin Siwek, AICP, GISP  
Planner
- 05/19/2015

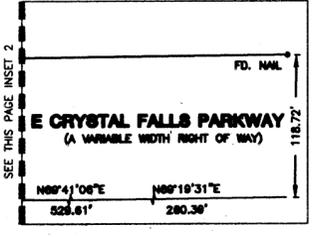


LOCATION MAP  
MAPSCO MAP GRID: 494HBM

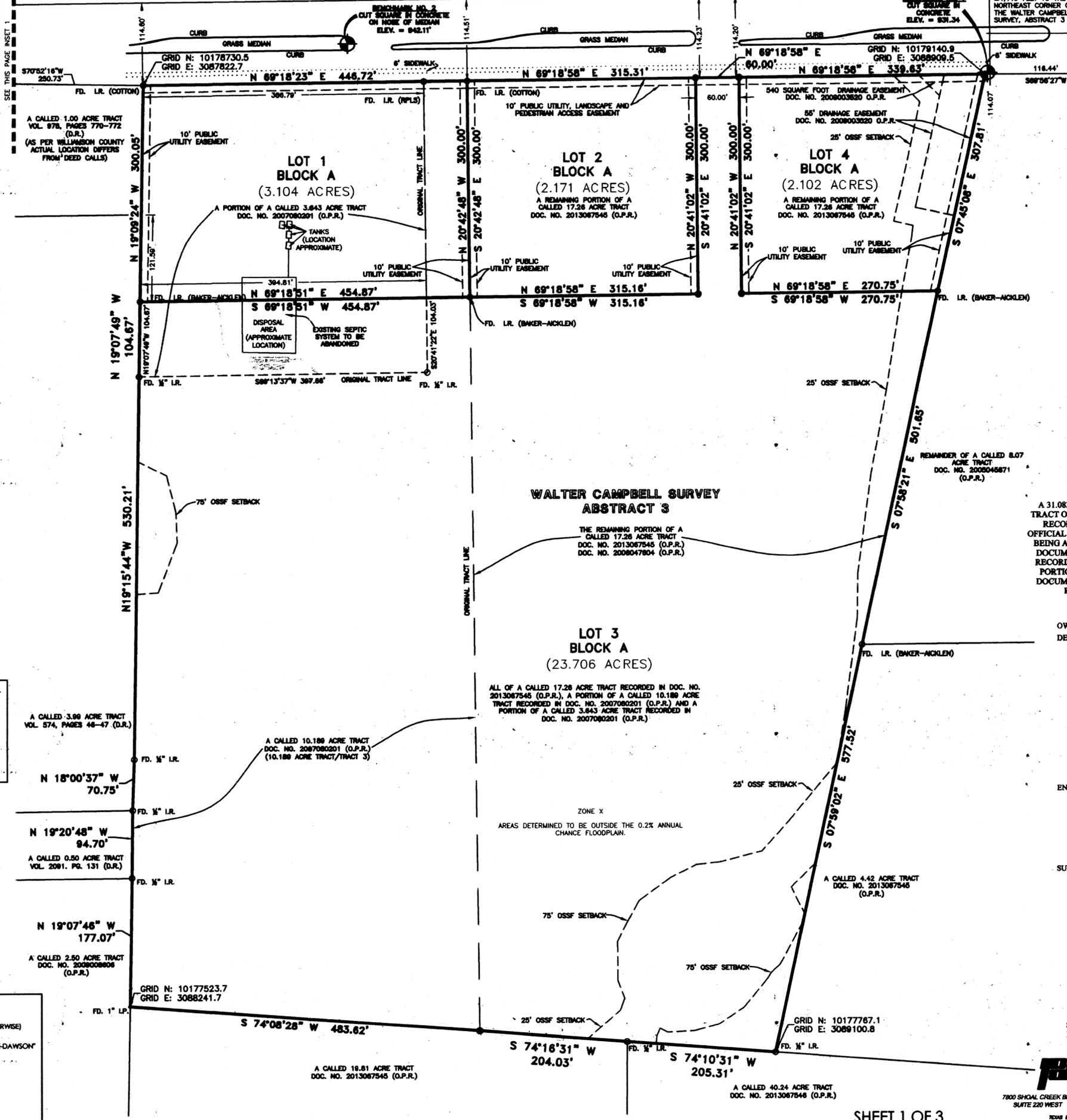
"INSET 1"



"INSET 2"



**E CRYSTAL FALLS PARKWAY**  
(COUNTY ROAD 272)  
(A VARIABLE WIDTH RIGHT OF WAY)



BEARINGS BASED ON North American Datum of 1983  
NAD 83 (NAD81) epoch 2010.00.  
TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED  
FOR THE CENTRAL ZONE  
COMBINED SCALE FACTOR:  
0.999990018  
BENCHMARK ELEVATION BASED ON NVD 88, GEDD 03

**LOT SUMMARY**  
TOTAL LOT 1, BLOCK A ACREAGE: 3.104  
TOTAL LOT 2, BLOCK A ACREAGE: 2.171  
TOTAL LOT 3, BLOCK A ACREAGE: 23.706  
TOTAL LOT 4, BLOCK A ACREAGE: 2.102  
TOTAL ACREAGE: 31.083  
TOTAL NUMBER OF COMMERCIAL LOTS: 4

**LEGEND**  
○ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
(SURVEYOR)  
● FOUND 1/2" IRON ROD WITH CAP  
● SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"  
⊗ FOUND TxDOT MONUMENTATION  
Ⓐ BLOCK LETTER  
W.E. WASTEWATER EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
R.O.W. RIGHT-OF-WAY  
- - - - - SIDEWALK LOCATION

**SHORT FORM FINAL PLAT  
OF  
CRYSTAL SPRINGS**  
A 31.083 ACRE, OR 1,353,990 SQUARE FEET MORE OR LESS,  
TRACT OF LAND BEING ALL OF A CALLED 3.643 ACRE TRACT  
RECORDED IN DOCUMENT NUMBER 2007080201 OF THE  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,  
BEING ALL OF A CALLED 10.189 ACRE TRACT RECORDED IN  
DOCUMENT NUMBER 2007080201 OF THE OFFICIAL PUBLIC  
RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A  
PORTION OF A CALLED 17.26 ACRE TRACT RECORDED IN  
DOCUMENT NUMBER 2013067545 OF THE OFFICIAL PUBLIC  
RECORDS OF WILLIAMSON COUNTY, TEXAS.

**OWNERS/  
DEVELOPERS:** BLD CRYSTAL SPRINGS, LLC  
JAMES DORNEY, PRESIDENT  
8601 RANCH ROAD 2222  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78730  
(512) 732-2825  
  
CWHS 272, LTD.  
c/o McALLISTER & ASSOCIATES  
201 BARTON SPRINGS ROAD  
AUSTIN, TEXAS 78704  
(512) 467-4056  
  
**ENGINEER:** PAPE-DAWSON ENGINEERS INC.  
7800 SHOAL CREEK BLVD.  
SUITE 200 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
TPBE, FIRM REGISTRATION #470  
  
**SURVEYOR:** PAPE-DAWSON ENGINEERS INC.  
7800 SHOAL CREEK BLVD.  
SUITE 200 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
TBPLS, FIRM REGISTRATION #100288-01

SUBMITTED: SEPTEMBER 30, 2013  
REVISED: JANUARY 04, 2013  
**PAPE-DAWSON  
ENGINEERS**  
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711  
FAX: 512.458.8887  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

### SHORT FORM FINAL PLAT OF CRYSTAL SPRINGS

A 31.083 ACRE, OR 1,353,990 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF A CALLED 3.643 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007080201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 10.189 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007080201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 17.26 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2013067545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

#### FIELD NOTES FOR

A 31.083 acre, or 1,353,990 square feet more or less, tract of land being all of a called 3.643 acre tract recorded in Document Number 2007080201 of the Official Public Records of Williamson County, Texas, being all of a called 10.189 acre tract recorded in Document Number 2007080201 of the Official Public Records of Williamson County, Texas, and being a portion of a called 17.26 acre tract recorded in Document Number 2013067545 of the Official Public Records of Williamson County, Texas, situate in the Walter Campbell Survey, Abstract 3, in the City of Leander, Williamson County, Texas. Said 31.083 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

- BEGINNING:** At a found 1/2" iron rod with cap marked "Cotton", the northeast corner of a called 1.00 acre tract recorded in Volume 978, Pages 770-772 of the Deed Records of Williamson County, Texas, the northwest corner of said called 3.643 acre tract and a point in the south right of way line of E Crystal Falls Parkway (County Road 272), a variable width right of way;
- THENCE:** N 69°18'23" E, along and with the south right of way line of said E Crystal Falls Parkway (County Road 272) and the north line of said called 3.643 acre tract, at a distance of 386.79 feet passing a found 1/2" iron rod with orange cap marked "RPLS", the northeast corner of said called 3.643 acre tract, continuing along and with the south right of way line of said E Crystal Falls Parkway and the north line of the remaining portion of a called 17.26 acre tract for a total distance of 446.72 feet to a found 1/2" iron rod with cap marked "Cotton", a point in the north line of the remaining portion of said called 17.26 acre tract and a point in the south right of way line of said E Crystal Falls Parkway (County Road 272);
- THENCE:** N 69°18'58" E, along and with the south right of way line of said E Crystal Falls Parkway and the north line of the remaining portion of said called 17.26 acre tract, a distance of 714.94 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", the northeast corner of the remaining portion of a called 17.26 acre tract, the northwest corner of the remaining portion of a called 8.07 acre tract recorded in Document Number 2007080201 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of said E Crystal Falls Parkway (County Road 272);
- THENCE:** S 07°45'08" E, departing the south right of way line of said E Crystal Falls Parkway, along and with the east line of the remaining portion of a called 17.26 acre tract and the west line of the remaining portion of said called 8.07 acre tract, a distance of 307.81 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", the northeast corner of the said remaining portion of said called 17.26 acre tract and a point in the west line of said called 8.07 acre tract;
- THENCE:** S 07°58'21" E, along and with the east line of the remaining portion of said called 17.26 acre tract and the west line of the remaining portion of said called 8.07 acre tract, a distance of 501.65 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in the east line of the remaining portion of said called 17.26 acre tract, a point in the west line of the remaining portion of said called 8.07 acre tract and the northwest corner of the a called 4.42 acre tract recorded in Document No. 2013067545 of the Official Public Records of Williamson County, Texas;
- THENCE:** S 07°59'02" E, along and with the east line of the remaining portion of said called 17.26 acre tract and the west line of said called 4.42 acre tract, a distance of 577.52 feet to a found 1/2" iron rod, the southeast corner of the remaining portion of said called 17.26 acre tract, the southwest corner of said called 4.42 acre tract and a point in the north line of a called 40.24 acre tract recorded in Document No. 2013067546 of the Official Public Records of Williamson County, Texas;
- THENCE:** S 74°10'31" W, along and with the south line of the remaining portion of said called 17.26 acre tract and the north line of said called 40.24 acre tract, a distance of 205.31 feet to a found 1/2" iron rod, a point in the south line of the remaining portion of said called 17.26 acre tract, the northwest corner of said called 40.24 acre tract and the northeast corner of a called 19.81 acre tract recorded in Document No. 2013067545 of the Official Public Records of Williamson County, Texas;
- THENCE:** S 74°16'31" W, along and with the south line of the remaining portion of said called 17.26 acre tract and the north line of said called 19.81 acre tract, a distance of 204.03 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the southwest corner of the remaining portion of the remaining portion of said called 17.26 acre tract, the southeast corner of the aforementioned called 10.189 acre tract and a point in the north line of said called 19.81 acre tract;
- THENCE:** S 74°08'28" W, along and with the south line of said called 10.189 acre tract and the north line of said called 19.81 acre tract, a distance of 483.62 feet to a found 1" iron pipe, the southwest corner of said called 10.189 acre tract, the northwest corner of said called 19.81 acre tract and a point in the east line of a called 2.50 acre tract recorded in Document No. 2009008606 of the Official Public Records of Williamson County, Texas;
- THENCE:** N 19°07'46" W, along and with the west line of said called 10.189 acre tract and the east line of said called 2.50 acre tract, a distance of 177.07 feet to a found 1/2" iron rod, a point in the west line of said called 10.189 acre tract, the northeast corner of said called 2.50 acre tract and the southeast corner of a called 0.50 acre tract recorded in Volume 2091, Page 131 of the Deed Records of Williamson County, Texas;
- THENCE:** N 19°20'48" W, along and with the west line of said called 10.189 acre tract and the east line of said called 0.50 acre tract, a distance of 94.70 feet to a found 1/2" iron rod, a point in the west line of said called 10.189 acre tract, the northwest corner of said called 0.50 acre tract and the southwest corner of a called 3.99 acre tract recorded in Volume 574, Pages 46-47 of the Deed Records of Williamson County, Texas;
- THENCE:** N 18°00'37" W, along and with said called 10.189 acre tract and the east line of said called 3.99 acre tract, a distance of 70.75 feet to a found 1/2" iron rod, a point in the west line of said called 10.189 acre tract and a point in the east line of said called 3.99 acre tract;
- THENCE:** N 19°15'44" W, along and with said called 10.189 acre tract and the east line of said called 3.99 acre tract, a distance of 530.21 feet to a found 1/2" iron rod, the northwest corner of said called 10.189 acre tract, the southwest corner of the aforementioned called 3.643 acre tract and a point in the east line of said called 3.99 acre tract;
- THENCE:** N 19°07'49" W, along and with the west line of said called 3.643 acre tract and a point in the east line of said called 3.99 acre tract, a distance of 104.67 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in the west line of said called 3.643 acre tract and a point in the east line of said called 3.99 acre tract;
- THENCE:** N 19°09'24" W, along and with the east line of said called 3.643 acre tract and the west line of said called 3.99 acre tract, at a distance of 121.59 feet passing the northeast corner of said called 3.99 acre tract and the southeast corner of a the aforementioned called 1.00 acre tract for a total distance of 300.05 feet to a POINT OF BEGINNING and containing 31.083 acres in the City of Leander, Williamson County, Texas. Said tract being described in accordance with a plat prepared under Job No. 50802-01 by Pape-Dawson Engineers, Inc.

#### NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER, TEXAS, OR UNTIL SERVED BY AN ONSITE SEWAGE FACILITY AND WATER WELL.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 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.
- ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO LOT IN THIS SUBDIVISION IN ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0455E AND 48491C0465E EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC ANALYSIS FOR THE DEVELOPMENT AS PROPOSED IN THE SHORT FORM PLAT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN THE AMOUNT OF \$126 PER PEAK HOUR TRIP PROJECTED TO BE GENERATED BY THE DEVELOPMENT.
- WATER SERVICE FOR LOTS 1, 2 AND 4, BLOCK A WILL BE PROVIDED BY THE CITY OF LEANDER. LOT 3 WILL REQUIRE AN ON-SITE WELL.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- A 10' PUBLIC UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT ALONG E. CRYSTAL FALLS PARKWAY.
- ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS.
- EXISTING 6-FOOT SIDEWALK IS AS SHOWN AT TIME OF PLATTING.



7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.450.8867

SHORT FORM FINAL PLAT OF CRYSTAL SPRINGS

A 31.083 ACRE, OR 1,353,990 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF A CALLED 3.643 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007080201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 10.189 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007080201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 17.26 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2013067545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

THAT CWHS 272, LTD, BEING OWNER OF A CALLED 10.189 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007080201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE OWNER OF A CALLED 3.643 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007080201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DO HEREBY SUBDIVIDE A CALLED 3.643 ACRE AND A CALLED 10.189 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS CRYSTAL SPRINGS AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

WITNESS MY HAND THIS THE 12 DAY OF December 2013, AD.

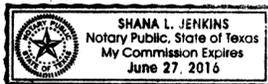
BY: [Signature] CWHS 272, LTD, c/o McALLISTER & ASSOCIATES 201 BARTON SPRINGS ROAD AUSTIN, TEXAS 78704 (512) 467-4056

STATE OF TEXAS COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John H. Greenwood KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF December, 2013.

[Signature] SHARON L. JENKINS NOTARY PUBLIC, STATE OF TEXAS



[Signature] Sharon L. Jenkins PRINTED NAME

June 27, 2016 MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF

BY SIGNING THE PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OR TRUST, VENDORS 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 THIS PLAT.

LIENHOLDER: SNB BANK OF AUSTIN P.O. BOX 1988 STILLWATER, OK 74076

[Signature] TIM GILLESPIE, DIVISION PRESIDENT TGILLESPIE@BANKSNB.COM 3900 N. CAPITAL OF TX HWY. #100 AUSTIN, TX 78746

STATE OF TEXAS COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF DECEMBER, 2013.

[Signature] Suzanne Marie Garza NOTARY PUBLIC, STATE OF TEXAS



[Signature] Suzanne Marie Garza PRINTED NAME

MY COMMISSION EXPIRES

KNOW ALL MEN BY THESE PRESENTS:

THAT BLD CRYSTAL SPRINGS, LLC, BEING THE OWNER OF A REMAINING PORTION OF A CALLED 17.26 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2013067545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE A CALLED 17.26 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS CRYSTAL SPRINGS AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

WITNESS MY HAND THIS THE 9th DAY OF December 2013, AD.

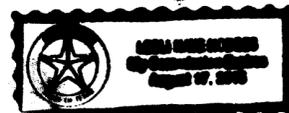
BY: [Signature] JAMES DORNEY, PRESIDENT BLD CRYSTAL SPRINGS, LLC. 4601 RANCH ROAD 2222 BUILDING 1, SUITE 150 AUSTIN, TEXAS 78730 (512) 732-2825

STATE OF TEXAS COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF December 2013.

[Signature] NOTARY PUBLIC, STATE OF TEXAS



[Signature] Lesli Kaye Hodges PRINTED NAME

MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF TARRANT

BY SIGNING THE PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OR TRUST, VENDORS 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 THIS PLAT.

LIENHOLDER: UNITTED DEVELOPMENT FUNDING IV 1301 MUNICIPAL WAY, STE 200 GRAPEVINE, TX 76057

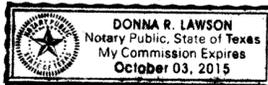
[Signature] DAVID HANSON CHIEF OPERATING OFFICER

STATE OF TEXAS COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF December, 2013.

[Signature] DONNA R. LAWSON NOTARY PUBLIC, STATE OF TEXAS



[Signature] Donna R. Lawson PRINTED NAME

October 3, 2015 MY COMMISSION EXPIRES

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM AND RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT

[Signature] Deborah L. Marlow, R.S. DEBORAH L. MARLOW, RS, OS0029596

11/6/2014 DATE

ASSITANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

STATE OF TEXAS COUNTY OF TRAVIS

I, JAMES A HUFFCUT JR., 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 AND WILLIAMSON COUNTY, TEXAS. THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

[Signature] JAMES A HUFFCUT JR. REGISTERED PROFESSIONAL ENGINEER NO. 55253 STATE OF TEXAS



PAPE-DAWSON ENGINEERS 7800 SHOAL CREEK BLVD. SUITE 200 WEST AUSTIN, TEXAS 78757 (512) 454-8711 JHUFFCUT@PAPE-DAWSON.COM

STATE OF TEXAS COUNTY OF TRAVIS

I, G.E. BUCHANAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT EXISTING EASEMENTS OF RECORD AND EASEMENTS THAT HAVE BEEN NOTED ON TITLE COMMITMENT UNDER SCHEDULE B, OF NUMBER 130668137B ISSUED ON JULY 12, 2013 BY STEWART TITLE GUARANTY COMPANY, OF WHICH I AM AWARE, HAVE BEEN SHOWN OR NOTED HEREON AND THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE. SURVEYED SEPTEMBER 24, 2013.

[Signature] G.E. BUCHANAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999 STATE OF TEXAS



PAPE-DAWSON ENGINEERS 7800 SHOAL CREEK BLVD. SUITE 200 WEST AUSTIN, TEXAS 78757 (512) 454-8711 BBUCHANAN@PAPE-DAWSON.COM

STATE OF TEXAS CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

APPROVED THIS THE 26th DAY OF Nov., 2013 A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORDS BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

[Signature] ELLEN PIZALATE, SECRETARY PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS

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 21st DAY OF JANUARY, 2014 A.D. AT 9:24 O'CLOCK A.M., AND WAS DULY RECORDED ON THIS THE 21st DAY OF JANUARY, 2014 A.D. AT 9:41 O'CLOCK A.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 2014003978 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: [Signature] NANCY E. RISTER WILLIAM WERTHALE, DEPUTY CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS



7800 SHOAL CREEK BLVD SUITE 200 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.454.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100389-00

**PARTIAL VACATION OF CRYSTAL SPRINGS**

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

WHEREAS, BLD CRYSTAL SPRINGS, LLC company (“Proprietor”), is the owner of all real property known as Crystal Springs, Lot 3, Block A (the “Property”), which is a part of the Crystal Springs Subdivision located in Williamson County, Texas, and within the corporate city limits of the City of Leander, Texas (“City”), the plat of which is recorded in Document No. 2014003978 Official Public Records of Williamson County, Texas, (the “Plat”); and

WHEREAS, Proprietor now wishes to partially vacate the Plat in accordance with the procedures set forth in Section 212.013, Texas Local Government Code.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Proprietor does hereby declare that, subject to the approval of the City’s Planning & Zoning Commission, the portion of the Plat for the Property only is vacated. The Plat shall remain in full force and effect as to all other lots in the Crystal Springs Subdivision.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 20\_\_.

PROPRIETOR:

BLD CRYSTAL SPRINGS, LLC  
a Texas limited liability company

By: \_\_\_\_\_  
James Dorney, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 20\_\_, by James Dorney, President of BLD CRYSTAL SPRINGS, LLC, a Texas limited liability company, on behalf of said Texas limited liability company.

SEAL

\_\_\_\_\_  
Notary Public – State of Texas



**APPROVAL OF PARTIAL PLAT VACATION OF CRYSTAL SPRINGS**

BE IT KNOWN, that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Planning & Zoning Commission of the City of Leander, Texas, at its regular meeting, did approve the partial vacation of the subdivision known as CRYSTAL SPRINGS Subdivision, the plat of which is recorded in recorded in Document No. 2014003978, Official Public Records of Williamson County, Texas, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
, Chairman  
Planning & Zoning Commission  
City of Leander, Williamson County, Texas

ATTEST:

\_\_\_\_\_  
Debbie Haile, City Secretary  
City of Leander, Texas

THE STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument as Chairman of the Planning & Zoning Commission of the City of Leander, Texas, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

SEAL

\_\_\_\_\_  
Printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

After Recording Return To:  
City of Leander  
City Secretary  
200 W. Willis  
Leander, TX 78641



## EXECUTIVE SUMMARY

MAY 28, 2015

- Agenda Subject:** Subdivision Case 14-FP-022: Consider action on the Crystal Springs Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcel numbers R031227, R432781, R051457, R432778, R031204, R031205, R031206; generally located 890 ft from the southeast corner of the intersection of Raider Way and E. Crystal Falls Pkwy., Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Pape-Dawson Engineers, Inc. on behalf of CWHS 272 LTD and BLD Crystal Springs, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 125 single single-family lots, 2 landscape and open space lots, 3 landscape and detention lots, and 1 emergency access, drainage, utility/open space lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following 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

05/15/2015

# SUBDIVISION PLAT OF CRYSTAL SPRINGS PHASE 1

BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

## LINEAR FEET OF NEW STREET

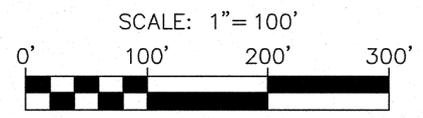
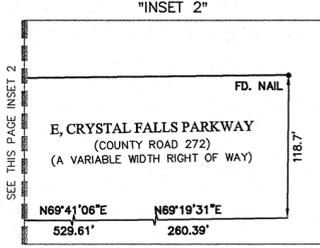
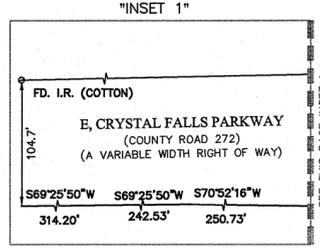
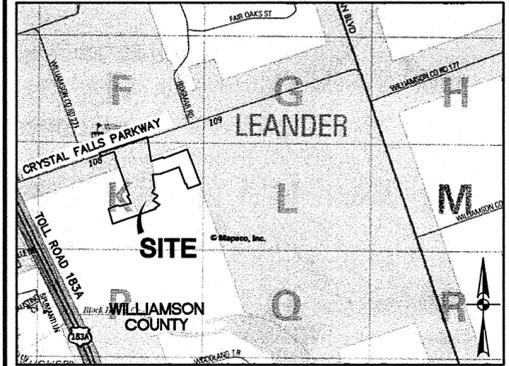
WINDING STREAM TRAIL:	1108 LF
EARLY MIST LANE:	174 LF
CRYSTAL WELL LANE:	180 LF
TURTLE BAY DRIVE:	310 LF
FOUNTAIN BRIDGE DRIVE:	189 LF
HIGH SADDLE TRAIL:	896 LF
YAUPON GROVE LANE:	659 LF
ARTESIAN SPRINGS CROSSING:	1659 LF
SHALLOW SPRINGS DRIVE:	310 LF
PECAN ISLAND DRIVE:	522 LF
NATURAL FALLS RUN:	157 LF
CYPRESS GATE DRIVE:	1037 LF
ARENDALE PASS:	185 LF

## LOT SUMMARY

TOTAL LOT ACREAGE:	36.494 ACRES
TOTAL NUMBER OF BLOCKS:	9
RESIDENTIAL DISTRICT LOTS:	125
LANDSCAPE/OPEN SPACE LOTS:	2
LANDSCAPE/DRAINAGE LOTS:	3
EMERGENCY ACCESS, DRAINAGE UTILITY/OPEN SPACE LOTS:	1

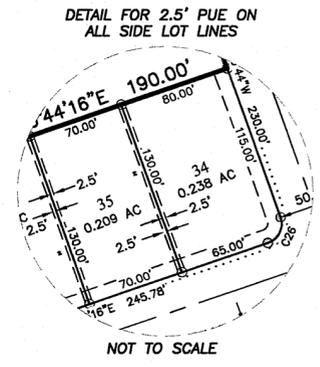
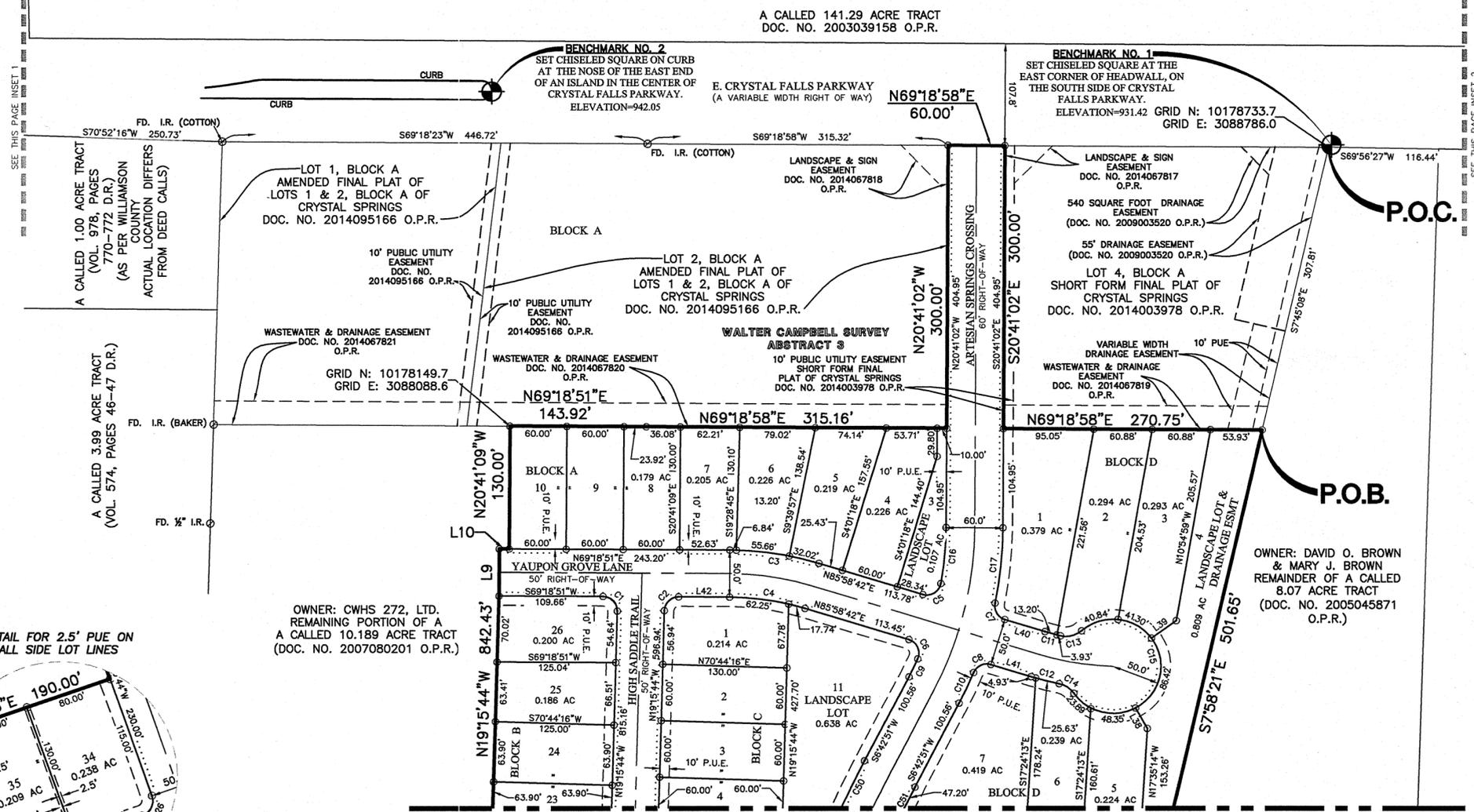
## LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP
- PROPERTY LINE ANG. E POINT OR POINT OF CURVATURE
- ⊗ FOUND TxDOT MONUMENTATION
- OPR OFFICIAL PUBLIC RECORDS
- DR DEED RECORDS
- CM CONTROLLING MONUMENT
- BL BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT
- DOC DOCUMENT
- ..... 4-FT. SIDEWALK FOR INTERIOR LOTS



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SUITE 220 WEST | FAX: 512-459-8867

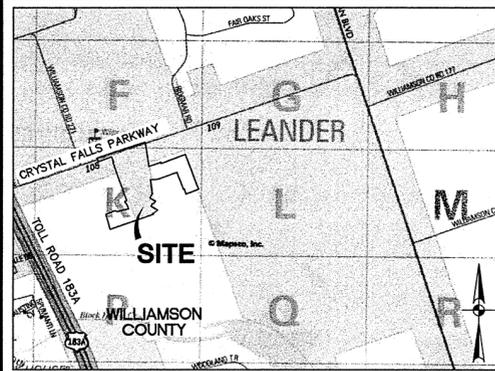
DATE OF PRINT: February 13, 2015  
SUBMITTED: June 10, 2014



MATCHLINE SEE SHEET 2 OF 4

# SUBDIVISION PLAT OF CRYSTAL SPRINGS PHASE 1

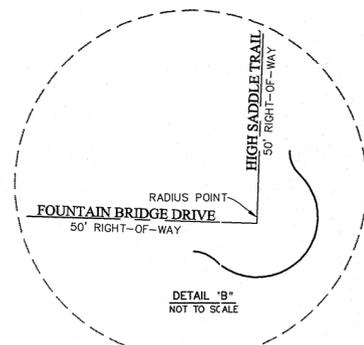
BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP  
MAPSCO MAP GRID: 496 H&M  
NOT-TO-SCALE

**LEGEND**

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SURVEYOR
- FOUND 1/2" IRON ROD WITH CAP
- PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
- FOUND TxDOT MONUMENTATION
- OPR OFFICIAL PUBLIC RECORDS
- DR DEED RECORDS
- CM CONTROLLING MONUMENT
- BL BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT DOCUMENT
- DOC 4-FT. SIDEWALK FOR INTERIOR LOTS



**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S15°43'28"E	15.23'
L3	S74°16'32"W	205.00'
L4	S64°15'44"E	47.80'
L5	S89°34'30"E	63.73'
L6	N19°15'44"W	115.00'
L7	N19°15'44"W	50.00'
L8	N70°44'16"E	38.90'
L9	N20°41'09"W	50.00'
L10	N69°18'51"E	10.57'
L11	S19°00'41"E	26.23'
L12	N20°27'47"W	120.00'

**LINE TABLE**

LINE #	BEARING	LENGTH
L13	S69°32'13"W	22.76'
L14	N20°27'47"W	50.00'
L15	N14°34'41"W	30.84'
L16	S80°50'29"W	50.00'
L17	N9°09'31"W	13.24'
L18	S80°50'29"W	120.00'
L19	S9°09'31"E	50.00'
L20	S80°50'29"W	10.00'
L21	S12°38'08"E	43.63'
L22	S29°49'59"W	104.54'
L23	S60°10'01"E	131.55'

**LINE TABLE**

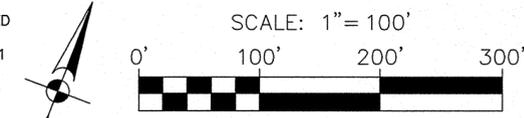
LINE #	BEARING	LENGTH
L24	S29°49'21"W	60.00'
L25	N60°10'01"W	5.00'
L26	S29°49'59"W	60.68'
L27	S52°59'38"W	50.00'
L28	S23°56'59"E	67.28'
L29	N32°34'53"W	61.66'
L30	S29°27'41"E	32.96'
L31	S17°05'22"E	97.34'
L33	N70°44'16"E	57.91'
L34	S29°49'59"W	60.68'
L35	S19°15'44"E	60.00'

**LINE TABLE**

LINE #	BEARING	LENGTH
L36	S14°30'20"E	60.30'
L37	N82°35'56"E	53.90'
L38	N50°22'40"W	25.01'
L39	N33°25'47"E	31.71'
L40	N85°58'42"E	44.15'
L41	S85°58'42"W	44.41'
L42	N69°18'51"E	53.52'
L43	S23°12'57"W	16.14'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	91°25'25"	N64°58'27"W	21.48'	23.93'
C2	15.00'	88°34'35"	N25°01'33"E	20.95'	23.19'
C3	325.00'	16°39'51"	N77°38'47"E	94.19'	94.53'
C4	275.00'	16°39'51"	N77°38'47"E	79.70'	79.98'
C5	15.00'	96°43'31"	N37°36'57"E	22.42'	25.32'
C6	15.00'	97°11'57"	S45°25'19"E	22.50'	25.45'
C7	15.00'	84°20'57"	S43°48'14"W	20.14'	22.08'
C8	15.00'	3°32'12"	S4°56'45"W	21.29'	21.30'
C9	405.00'	5°05'06"	S4°10'18"W	35.93'	35.94'
C10	275.00'	3°34'09"	N84°11'38"E	17.13'	17.13'
C11	325.00'	5°23'18"	S83°17'03"W	30.55'	30.56'
C12	25.00'	54°18'53"	N55°15'07"E	22.82'	23.70'
C13	25.00'	43°25'55"	N77°41'38"W	18.50'	18.95'
C14	50.00'	275°55'39"	S13°56'30"E	66.96'	240.79'
C15	345.00'	9°56'13"	N15°42'55"W	59.76'	59.83'
C16	405.00'	11°22'58"	S14°59'33"E	80.33'	80.46'
C18	15.00'	90°00'00"	N64°15'44"W	21.21'	23.56'
C19	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C20	25.00'	48°11'23"	N43°21'25"W	20.41'	21.03'
C21	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C22	50.00'	181°01'23"	N23°03'34"E	100.00'	157.97'



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

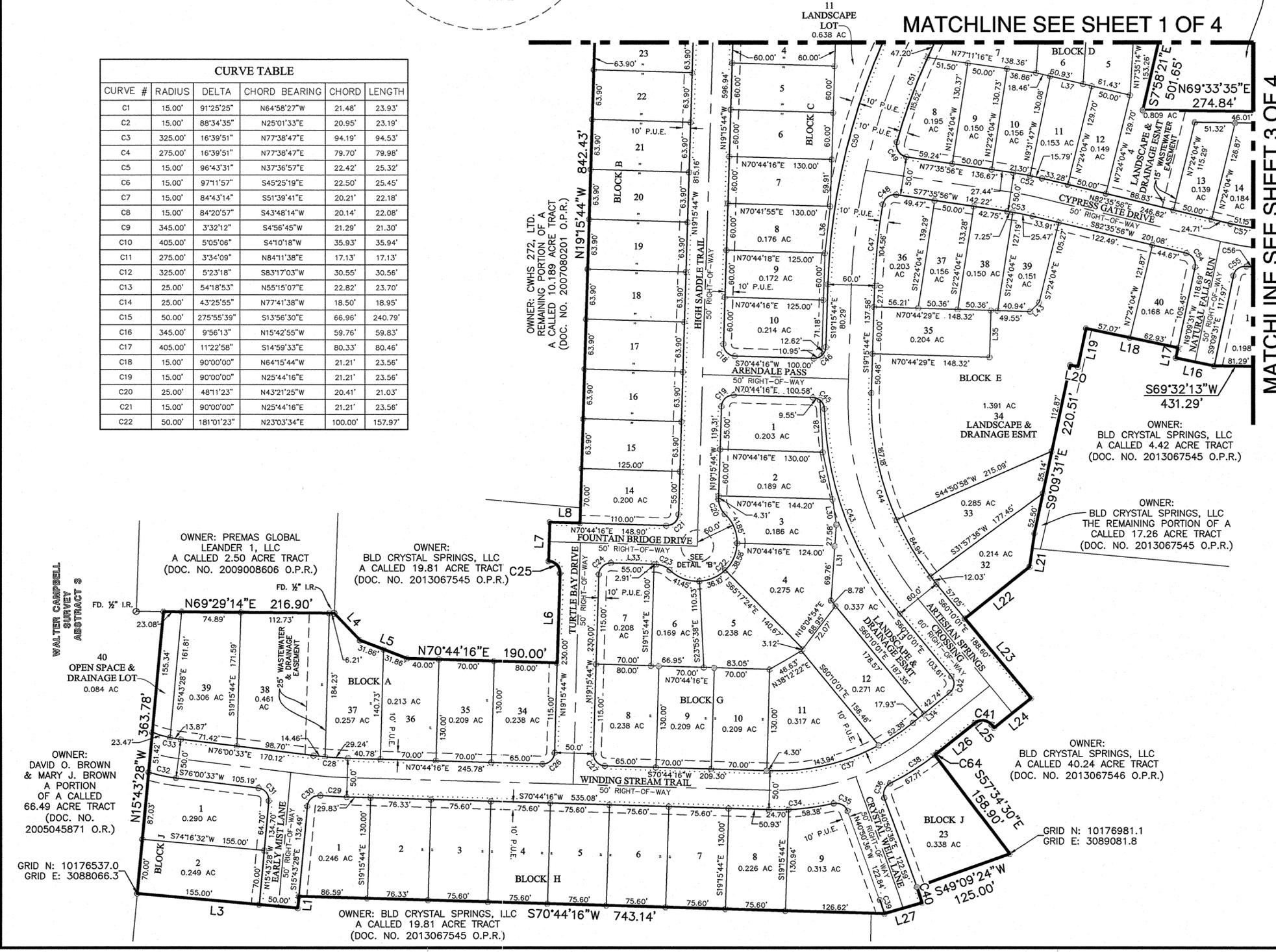
DATE OF PRINT: February 13, 2015  
SUBMITTED: JUNE 10, 2014

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	25.00'	42°50'00"	S87°50'44"E	18.26'	18.69'
C24	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C25	15.00'	90°00'00"	N64°15'44"W	21.21'	23.56'
C26	15.00'	90°00'00"	N25°44'16"E	21.21'	23.56'
C27	15.00'	90°00'00"	N64°15'44"W	21.21'	23.56'
C28	475.00'	5°16'17"	N73°22'24"E	43.69'	43.70'
C29	525.00'	3°40'08"	S72°34'20"W	33.61'	33.62'
C30	15.00'	90°07'53"	S29°20'28"W	21.24'	23.60'
C31	15.00'	88°15'59"	N59°51'28"W	20.89'	23.11'
C32	205.00'	9°56'59"	S80°59'02"W	35.55'	35.60'
C33	155.00'	13°48'05"	N82°54'35"E	37.25'	37.34'
C34	325.00'	14°38'47"	S63°24'53"W	82.85'	83.08'
C35	15.00'	83°03'55"	N82°22'33"W	19.89'	21.75'
C36	15.00'	83°25'19"	S05°04'04"W	19.96'	21.84'
C37	275.00'	40°54'17"	S50°17'07"W	192.19'	196.33'
C38	325.00'	12°44'45"	S36°12'21"W	72.15'	72.30'
C39	275.00'	3°50'14"	N38°55'29"W	18.41'	18.42'
C40	325.00'	3°50'14"	S38°55'29"E	21.76'	21.77'
C41	15.00'	90°00'00"	S74°49'59"W	21.21'	23.56'
C42	15.00'	90°00'00"	S15°10'01"E	21.21'	23.56'
C43	430.00'	37°58'45"	S41°10'38"E	279.84'	285.03'
C44	370.00'	40°54'17"	S39°42'53"E	258.58'	264.15'

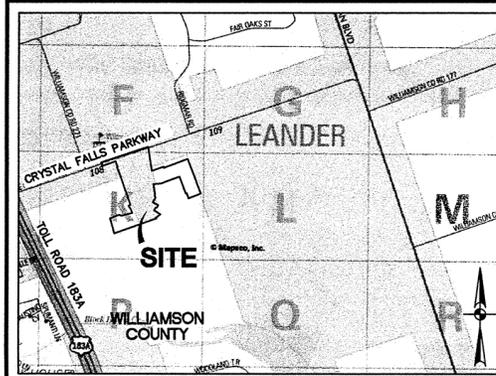
**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C45	15.00'	87°04'28"	S65°43'30"E	20.66'	22.80'
C46	15.00'	90°00'00"	S25°44'16"W	21.21'	23.56'
C47	770.00'	7°46'48"	S15°22'18"E	104.48'	104.56'
C48	15.00'	89°04'36"	S33°03'23"W	21.04'	23.32'
C49	15.00'	97°00'26"	S53°53'51"E	22.47'	25.40'
C50	830.00'	25°58'35"	S61°27'2"E	373.08'	376.30'
C51	770.00'	12°06'28"	S03°39'37"W	162.42'	162.72'
C52	425.00'	5°00'00"	N80°05'56"E	37.08'	37.09'
C53	375.00'	5°00'00"	S80°05'56"W	32.71'	32.72'
C54	15.00'	88°14'32"	N53°16'47"W	20.89'	23.10'
C55	15.00'	85°58'35"	S33°49'46"W	20.46'	22.51'
C56	325.00'	7°16'50"	S73°10'38"W	41.27'	41.30'
C57	275.00'	13°03'43"	N76°04'05"E	62.56'	62.69'
C58	25.00'	43°11'16"	N47°56'35"E	18.40'	18.84'
C59	14.00'	89°37'45"	N65°38'54"W	19.73'	21.90'
C60	50.00'	180°15'25"	S63°10'20"E	100.00'	157.30'
C61	25.00'	47°26'24"	S25°10'10"W	20.11'	20.70'
C62	15.00'	89°37'45"	S65°38'54"E	21.14'	23.46'
C63	15.00'	90°22'15"	N24°21'06"E	21.28'	23.66'
C64	325.00'	0°48'32"	S30°14'15"W	4.59'	4.59'



MATCHLINE SEE SHEET 3 OF 4

MATCHLINE SEE SHEET 1 OF 4



**LOCATION MAP**  
MAPSCO MAP GRID: 496 H&M  
NOT-TO-SCALE

**FIELD NOTES FOR**

A 36.494 acre, or 1,589,665 square feet more or less, tract of land, being comprised of a remaining portion of a called 17.26 acre tract, a called 4.42 acre tract and a portion of a called 19.81 acre tract described in conveyance to BLD Crystal Springs, LLC in Special Warranty Deed recorded in Document No. 2013067545 of the Official Public Records of Williamson County, Texas, a portion of a called 10.189 acre tract described in conveyance to CWHS 272, Ltd. in Special Warranty Deed recorded in Document No. 2007080201 of the Official Public Records of Williamson County, Texas, and a portion of a called 40.24 acre tract and a portion of a called 40.23 acre tract described in conveyance to ELD Crystal Springs, LLC in Special Warranty Deed recorded in Document No. 2013067546 of the Official Public Records of Williamson County, Texas, out of the Walter Campbell Survey, Abstract 3, in the City of Leander, Williamson County, Texas. Said 36.494 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone.

**COMMENCING:** At a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the south right-of-way line of Crystal Falls Parkway, County Road 272, a variable width right-of-way, the northeast corner of said remaining portion of a called 17.26 acre tract, the northeast corner of Lot 4, Block A of the Short Form Plat of Crystal Springs recorded in Document No. 2014003978 of the Official Public Records of Williamson County, Texas, the northwest corner of the remainder of a called 8.07 acre tract recorded in Document No. 2005045871 of the Official Public Records of Williamson County, Texas;

**THENCE:** S 07°45'08" E, along with the west line of said called remainder of an 8.07 acre tract, the east line of said remaining portion of a called 17.26 acre tract, the east line of said Lot 4, a distance of 307.81 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said Lot 4, an angle point in the west line of said called remainder of an 8.07 acre tract, the POINT OF BEGINNING of the herein described tract,

**THENCE:** S 07°58'21" E, continuing along with the west line of said called remainder of an 8.07 acre tract, the east line of said remaining portion of a called 17.26 acre tract, a distance of 501.65 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of said called 4.42 acre tract, the southwest corner of said called remainder of an 8.07 acre tract;

**THENCE:** N 69°33'35" E, departing the east line of said remaining portion of a called 17.26 acre tract, along and with the north line of said called 4.42 acre tract, the south line of said called remainder of an 8.07 acre tract, a distance of 274.84 feet to a found 1/2" iron rod, on the west line of a called 10.159 acre tract recorded in Volume 1827, Pages 950-952 of the Deed Records of Williamson County, Texas, the southeast corner of said called 4.42 acre tract, the southeast corner of said called remainder of an 8.07 acre tract;

**THENCE:** S 19°00'41" E, along with the west line of said called 10.59 acre tract, the east line of said called 4.42 acre tract, a distance of 26.23 feet to a found iron rod with a cap marked "Baker", the southwest corner of said called 10.59 acre tract, the northwest corner of a said called 40.23 acre tract;

**THENCE:** N 69°32'13" E, departing the east line of said called 4.42 acre tract, along and with the south line of said called 10.59 acre tract, the north line of said called 40.23 acre tract, a distance of 556.88 feet to a found 1/2" iron rod, on the west line of the Cold Springs Section 2 recorded in Document No. 2012008535 of the Official Public Records of Williamson County, Texas, the southeast corner of said called 10.59 acre tract, the northeast corner of said called 40.23 acre tract;

**THENCE:** Along and with the west line of said Cold Springs Section 2, the east line of said called 40.23 acre tract, the following bearings and distances:

S 20°50'01" E, a distance of 492.72 feet to a found 1/2" iron rod;  
S 20°43'57" E, a distance of 324.73 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Departing the west line of said Cold Springs Section 2, over and across said called 40.23 acre tract, the following calls and distances:

S 69°32'13" W, a distance of 288.04 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 20°27'47" W, a distance of 120.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 69°32'13" W, a distance of 22.76 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 20°27'47" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 20°50'01" W, a distance of 316.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 14°34'41" W, a distance of 30.84 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 69°32'13" W, at a distance of 258.80 feet passing through the east line of the said called 4.42 acre tract, continuing over and across said called 4.42 acre tract for a total distance of 431.29 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said called 4.42 acre tract, the following bearings and distances:

S 80°50'29" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 09°09'31" W, a distance of 13.24 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 80°50'29" W, at a distance of 112.83 feet passing through the east line of the aforementioned remaining portion of a called 17.26 acre tract, the west line of said called 4.42 acre tract, continuing over and across said remaining portion of a called 17.26 acre tract for a total distance of 120.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said remaining portion of a called 17.26 acre tract, the following calls and distances:

S 09°09'31" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 80°50'29" W, a distance of 10.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 09°09'31" E, a distance of 220.51 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 12°38'08" E, at a distance of 19.92 feet passing through the north line of the aforementioned called 40.24 acre tract, the south line of said remaining portion of a called 17.26 acre tract, continuing over and across said called 40.24 acre tract, for a total distance of 43.63 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said called 40.24 acre tract, the following bearings and distances:

S 29°49'59" W, a distance of 104.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 60°10'01" E, a distance of 131.55 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 29°49'21" W, a distance of 60.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 60°10'01" W, a distance of 5.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;  
Southwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 74°49'59" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

S 29°49'59" W, a distance of 60.68 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;  
Southwesterly, along a tangent curve to the right said curve having radius of 325.00 feet, a central angle of 00°48'32", a chord bearing and distance of S 30°14'15" W, 4.59 feet, an arc length of 4.59 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

S 57°34'30" E, a distance of 158.90 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 49°09'24" W, a distance of 125.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 49°09'24" W, a radius of 325.00 feet, a central angle of 03°50'14", a chord bearing and distance of S 38°55'29" E, 21.76 feet, an arc length of 21.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

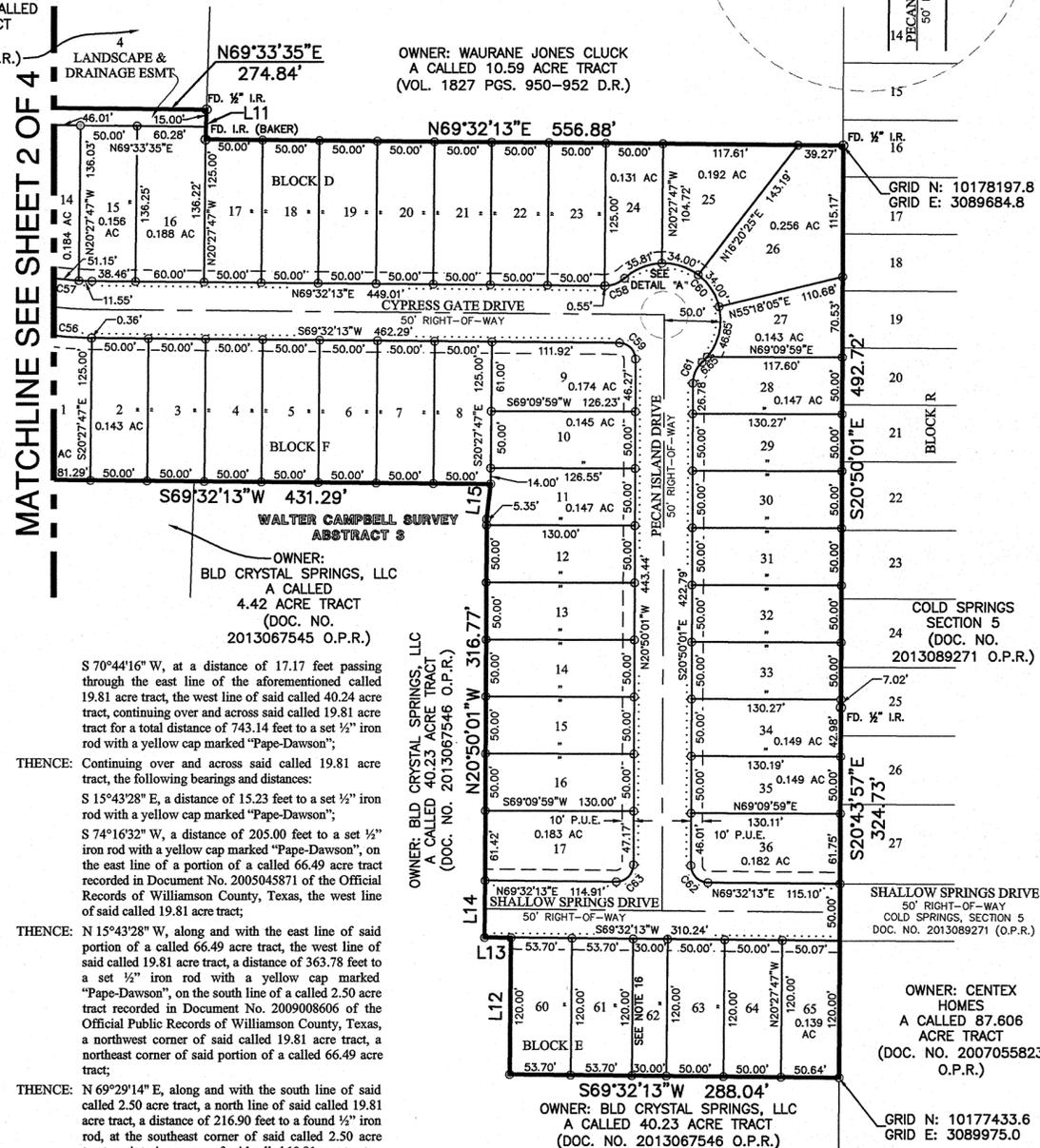
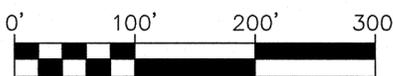
S 52°59'38" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**LEGEND**

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP
- PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
- FOUND TxDOT MONUMENTATION
- OFFICIAL PUBLIC RECORDS
- DEED RECORDS
- CONTROLLING MONUMENT
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DOCUMENT
- 4-FT. SIDEWALK FOR INTERIOR LOTS

OWNER: DAVID O. BROWN & MARY J. BROWN  
REMAINDER OF A CALLED 8.07 ACRE TRACT (DOC. NO. 2005045871 O.P.R.)

SCALE: 1" = 100'



MATCHLINE SEE SHEET 2 OF 4

OWNER: BLD CRYSTAL SPRINGS, LLC  
A CALLED 4.42 ACRE TRACT (DOC. NO. 2013067545 O.P.R.)

S 70°44'16" W, at a distance of 17.17 feet passing through the east line of the aforementioned called 19.81 acre tract, the west line of said called 40.24 acre tract, continuing over and across said called 19.81 acre tract for a total distance of 743.14 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Continuing over and across said called 19.81 acre tract, the following bearings and distances:

S 15°43'28" E, a distance of 15.23 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 74°16'32" W, a distance of 205.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the east line of a portion of a called 66.49 acre tract recorded in Document No. 2005045871 of the Official Records of Williamson County, Texas, the west line of said called 19.81 acre tract;

**THENCE:** N 15°43'28" W, along and with the east line of said portion of a called 66.49 acre tract, the west line of said called 19.81 acre tract, a distance of 363.78 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the south line of a called 2.50 acre tract recorded in Document No. 2009008606 of the Official Public Records of Williamson County, Texas, a northwest corner of said called 19.81 acre tract, a northeast corner of said portion of a called 66.49 acre tract;

**THENCE:** N 69°29'14" E, along and with the south line of said called 2.50 acre tract, a north line of said called 19.81 acre tract, a distance of 216.90 feet to a found 1/2" iron rod, at the southeast corner of said called 2.50 acre tract, an interior corner of said called 19.81 acre tract;

**THENCE:** Over and across said called 19.81 acre tract, the following bearings and distances:

S 64°15'44" E, a distance of 47.80 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 89°34'30" E, a distance of 63.73 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 70°44'16" E, a distance of 190.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 115.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 64°15'44" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 19°15'44" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 70°44'16" E, a distance of 38.90 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, at a distance of 19.29 feet passing through the south line of the aforementioned 10.189 acre tract, continuing over and across said called 10.189 acre tract for a total distance of 842.43 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 19°15'44" W, a distance of 325.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 70°44'16" E, a distance of 4.59 feet, an arc length of 4.59 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

S 57°34'30" E, a distance of 158.90 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 49°09'24" W, a distance of 125.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 49°09'24" W, a radius of 325.00 feet, a central angle of 03°50'14", a chord bearing and distance of S 38°55'29" E, 21.76 feet, an arc length of 21.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

S 52°59'38" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

OWNER: WAURANE JONES CLUCK  
A CALLED 10.59 ACRE TRACT (VOL. 1827 PGS. 950-952 D.R.)

OWNER: BLD CRYSTAL SPRINGS, LLC  
A CALLED 40.23 ACRE TRACT (DOC. NO. 2013067546 O.P.R.)

**THENCE:** Continuing over and across said called 10.189 acre tract, the following bearings and distances:  
N 20°41'09" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 69°18'51" E, a distance of 10.57 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 20°41'09" W, a distance of 130.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the south line of Lot 1, Block A, recorded in the aforementioned Short Form Plat of Crystal Springs, the north line of said called 10.189 acre tract;

**THENCE:** N 69°18'51" E, along and with the north line of said called 10.189 acre tract, the south line of said Lot 1, Block A, a distance of 143.92 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of Lot 2, Block A, recorded in the aforementioned Short Form Plat of Crystal Springs, the southeast corner of Lot 1, Block A, an angle point in the north line of said 10.189 acre tract;

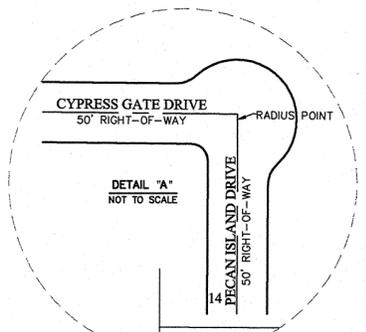
**THENCE:** N 69°18'58" E, continuing along and with the north line of said called 10.189 acre tract, the south line of said Lot 2, Block A, a distance of 315.16 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said Lot 2, Block A;

**THENCE:** N 20°41'02" W, departing the north line of said called 10.189 acre tract, along and with the east line of said Lot 2, Block A, a distance of 300.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the south right-of-way line of the aforementioned Crystal Falls Parkway, County Road 272, the north line of the aforementioned remaining portion of a called 17.26 acre tract, the northeast corner of said Lot 2, Block A;

**THENCE:** N 69°18'58" E, along and with the south right-of-way line of said Crystal Falls Parkway, County Road 272, the north line of said remaining portion of a called 17.26 acre tract a distance of 60.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of the aforementioned Lot 4, Block A;

**THENCE:** S 20°41'02" E, departing the south right-of-way line of said Crystal Falls Parkway, County Road 272, along and with the west line of said Lot 4, Block A, a distance of 300.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the north line of the aforementioned called 10.189, the southwest corner of said Lot 4, Block A;

**THENCE:** N 69°18'58" E, along and with the north line of said called 10.189 acre tract, the south line of said Lot 4, Block A, a distance of 270.75 feet to the POINT OF BEGINNING and containing 36.494 acres in the City of Leander, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map, Job No. 50802-02, prepared by Pape-Dawson Engineers, Inc.



DETAIL "A"  
NOT TO SCALE

**SUBDIVISION PLAT OF CRYSTAL SPRINGS PHASE 1**  
BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

**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/HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREBY, 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 # 48491C0455E AND # 48491C0465E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREBY 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 ARTESIAN SPRINGS CROSSING, WINDING STREAM TRAIL, EARLY MIST DRIVE, CRYSTAL WELL LANE, TURTLE BAY DRIVE, FOUNTAIN BRIDGE DRIVE, HIGH SADDLE TRAIL, YAUPON GROVE LANE, SHALLOW SPRINGS DRIVE, PECAN ISLAND DRIVE, NATURAL FALLS RUN, ARENDALE PASS AND CYPRESS GATE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS 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 3 AND 40, BLOCK A; LOT 11, BLOCK C; LOT 4, BLOCK D; LOTS 34 & 62, BLOCK E; LOT 14, BLOCK G.
14. HOMEOWNERS ASSOCIATION FILED WITH THE SECRETARY OF STATE UNDER FILE NO. 801873025.
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. IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED: A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE; FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY-FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO THE COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
18. LOT 62, BLOCK E IS AN EMERGENCY ACCESS, DRAINAGE, UTILITY/OPEN SPACE LOT. ACCESS ROAD SHALL BE CONSTRUCTED AS AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 mm), EXCLUSIVE OF SHOULDERS. UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. GRADE NO GREATER THAN 8% WITHOUT APPROVAL FROM FIRE CODE OFFICIAL. ANGLE OF APPROACH/DEPARTURE OF 28° R TYP. SIGNAGE ON EITHER END OF ACCESS ROAD MEETING REQUIREMENTS BELOW. ACCESS ROAD SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE DEVELOPMENT THAT WOULD EXCEED 30 LOTS.

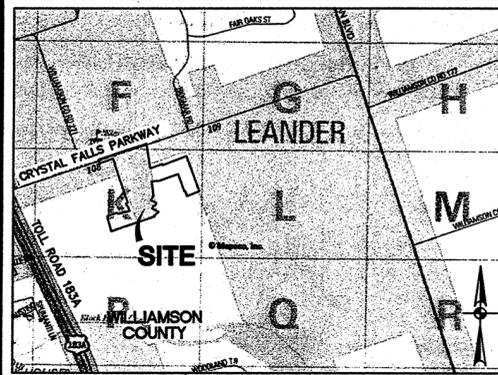
LOTS 1, 7 & 8, BLOCK D AND LOT 36, BLOCK E ARE PROHIBITED DRIVEWAY ACCESS TO ARTESIAN SPRINGS CROSSING.



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

DATE OF PRINT: February 13, 2015  
SUBMITTED: JUNE 10, 2014

CRYSTAL SPRINGS PHASE 1  
Civil Job No. 50802-02; Survey Job No. 50802-00  
Date: Feb. 13, 2015, 9:00am User: D. AMERIKIA  
File: H:\Survey\Civil\50802-02\Plan\50802-02\_Crystal



**LOCATION MAP**

MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT BLD CRYSTAL SPRINGS, LLC, BEING THE OWNER OF ALL OF THE REMAINING PORTION OF A CALLED 17.26 ACRE TRACT, A CALLED 4.42 ACRE TRACT AND A PORTION OF A CALLED 19.81 ACRE TRACT IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013067545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 40.24 ACRE TRACT AND A PORTION OF A CALLED 40.23 ACRE TRACT IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013067546 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ;

DO HEREBY SUBDIVIDE ALL OF THE REMAINING PORTION OF A CALLED 17.26 ACRE TRACT, A CALLED 4.42 ACRE TRACT, A PORTION OF A CALLED 19.81 ACRE TRACT, A PORTION OF A CALLED 40.24 ACRE TRACT AND A PORTION OF A CALLED 40.23 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS CRYSTAL SPRINGS PHASE 1 AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

WITNESS MY HAND THIS THE 29<sup>th</sup> DAY OF April, 2015, A.D.

BY: [Signature]  
JAMES DORNEY, PRESIDENT  
BLD CRYSTAL SPRINGS, LLC.  
8601 RANCH ROAD 2222  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78730  
(512) 732-2825

STATE OF TEXAS  
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29<sup>th</sup> DAY OF April, 2015

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
Kristin Stanczak  
PRINTED NAME



STATE OF TEXAS  
COUNTY OF TARRANT

BY SIGNING THE PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OR TRUST, VENDORS 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 THIS PLAT.

LIENHOLDER:  
UNTTED DEVELOPMENT FUNDING IV  
1301 MUNICIPAL WAY, STE 200  
GRAPEVINE, TX 76057

[Signature]  
DAVID HANSON  
CHIEF OPERATING OFFICER  
ACCOUNTING

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>th</sup> DAY OF MAY, 2015

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
MARY ASHLEY PRICE  
PRINTED NAME



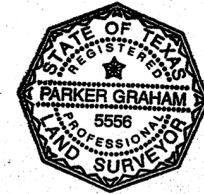
SUBDIVISION PLAT  
OF  
**CRYSTAL SPRINGS PHASE 1**  
BEING A 36.494 ACRE TRACT OF LAND OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



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

DATE OF PRINT: February 13, 2015  
SUBMITTED: JUNE 10, 2014  
I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT EXISTING EASEMENTS OF RECORD AND EASEMENTS THAT HAVE BEEN NOTED ON TITLE COMMITMENT UNDER SCHEDULE B, OF NUMBER 130068137B ISSUED ON JULY 12, 2013 BY STEWART TITLE GUARANTY COMPANY, OF WHICH I AM AWARE, HAVE BEEN SHOWN OR NOTED HEREON AND THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE. SURVEYED SEPTEMBER 24, 2013.

[Signature]  
PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556  
STATE OF TEXAS

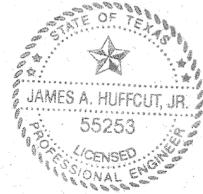


PAPE-DAWSON ENGINEERS  
7800 SHOAL CREEK BLVD. SUITE 200 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
PGRAHAM@PAPE-DAWSON.COM

STATE OF TEXAS  
COUNTY OF TRAVIS

I, JAMES A HUFFCUT JR., 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 AND WILLIAMSON COUNTY, TEXAS. THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

[Signature] 4-28-15  
JAMES A HUFFCUT JR.  
REGISTERED PROFESSIONAL ENGINEER NO. 55253  
STATE OF TEXAS



PAPE-DAWSON ENGINEERS  
7800 SHOAL CREEK BLVD. SUITE 200 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
JHUFFCUT@PAPE-DAWSON.COM

STATE OF TEXAS  
CITY OF LEANDER, WILLIAMSON 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 RECORDS BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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 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 MAY 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. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_ 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

CRYSTAL SPRINGS PHASE 1  
Civil Job No. 50802-02; Survey Job No. 50802-00



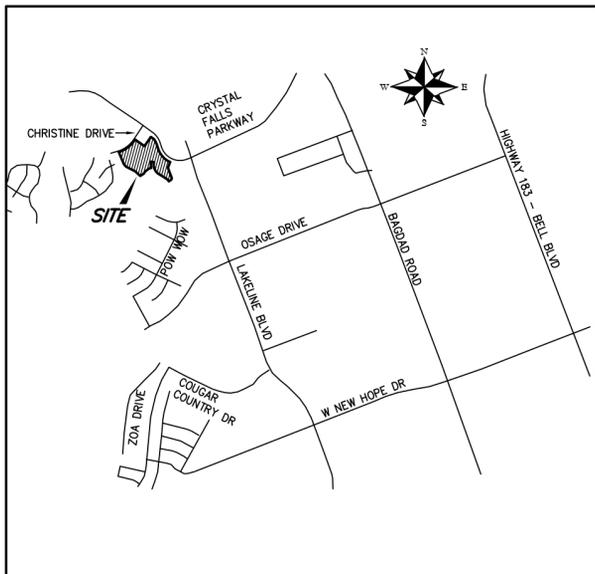
## EXECUTIVE SUMMARY

MAY 28, 2015

- 
- Agenda Subject:** Subdivision Case 14-FP-050: Consider action on the Crystal Falls Town Center, Phase 2 Final Plat for 16.399 acres more or less; TCAD Parcel 823336 and WCAD Parcel R484293; generally located to the southeast of the intersection of Christine Drive and Crystal Falls Parkway, Williamson and Travis Counties, 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: Jay Engineering on behalf of Lookout Partners, LP.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 commercial lots and 1 single-family condominium regime lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

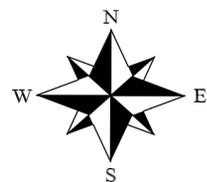
05/20/2015

# FINAL PLAT OF CRYSTAL FALLS TOWN CENTER PHASE 2



LOCATION MAP  
(NOT TO SCALE)

LEGEND:	
●	= 1/2" IRON ROD FOUND
● CAP	= IRON ROD WITH CAP FOUND
⊗	= COTTON SPINDLE FOUND
▲	= MAG NAIL FOUND
○	= IRON ROD WITH G&R CAP SET
△	= CALCULATED POINT
W.C.	= WILLIAMSON COUNTY
T.C.	= TRAVIS COUNTY
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT
LS	= LANDSCAPE EASEMENT
DE	= DRAINAGE EASEMENT
⋯	= SIDEWALK REQUIRED



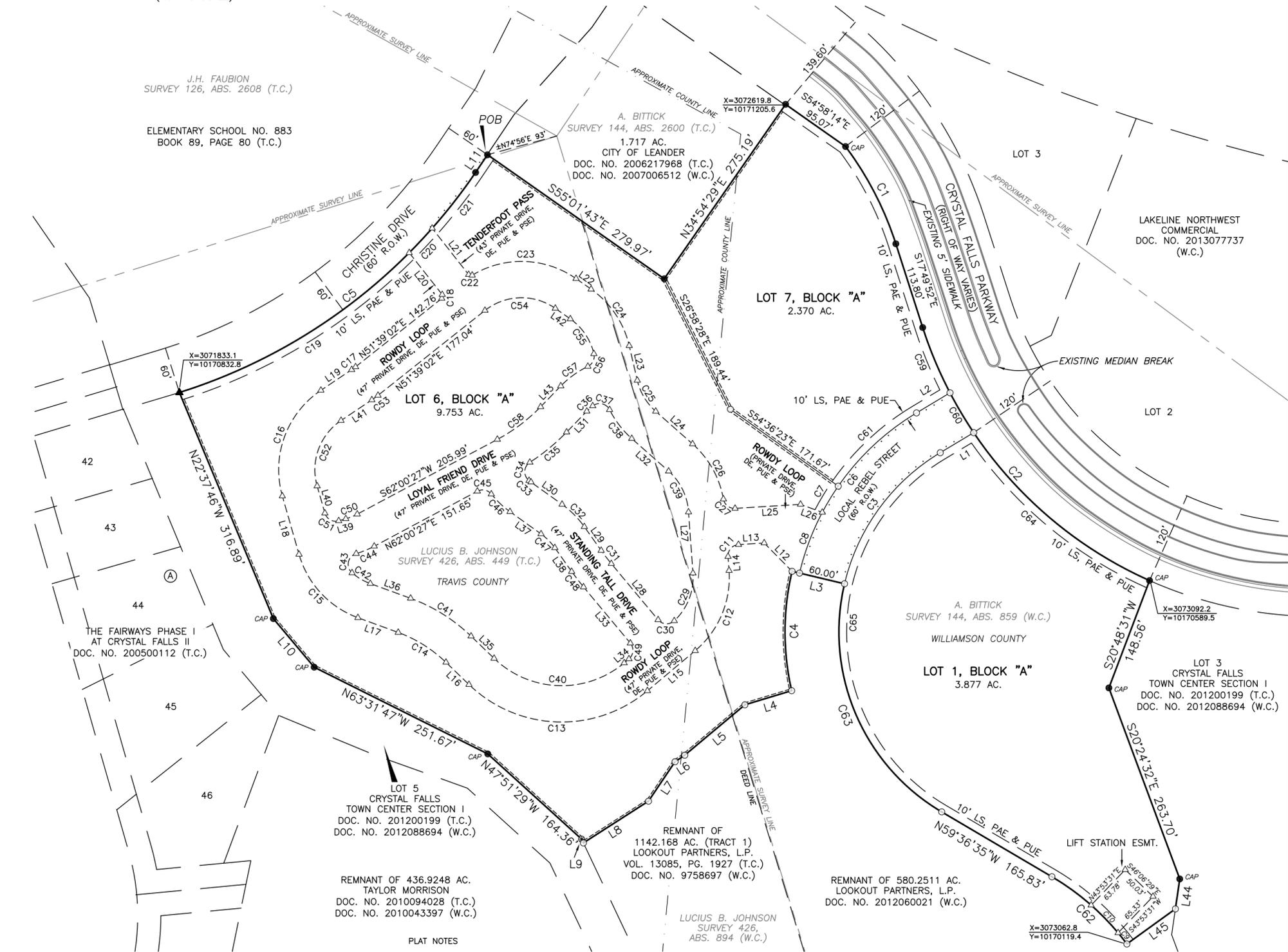
SCALE: 1"=100'



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

J.H. FAUBION  
SURVEY 126, ABS. 2608 (T.C.)

ELEMENTARY SCHOOL NO. 883  
BOOK 89, PAGE 80 (T.C.)



**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. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LOCAL REBEL STREET AND THAT PORTION OF CHRISTINE DRIVE, DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THERE IS AN EXISTING 5' SIDEWALK ALONG CRYSTAL FALLS PARKWAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT, SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. THE HOA IS RESPONSIBLE FOR PAVEMENT AND LANDSCAPING RESTORATION FOLLOWING THE CITY'S REPAIR OF PUBLIC WATER OR WASTEWATER LINES WHEN THE REPAIR IS MADE IN THE PRIVATE ROAD OR PRIVATE DRIVE. THE CITY SHALL BE RESPONSIBLE FOR PAVEMENT RESTORATION IF THE PUBLIC WATER OR WASTEWATER LINE IS REPAIRED IN A PUBLIC RIGHT-OF-WAY.
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. ACCESS TO CHRISTINE DRIVE IS PROHIBITED EXCEPT FOR EMERGENCY VEHICLES.
14. A PERPETUAL PUBLIC SAFETY EASEMENT FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, ENFORCING THE PENAL CODE AND CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
15. THE CRYSTAL FALLS HOA IS RESPONSIBLE FOR MAINTAINING THE DETENTION AND WATER QUALITY POND LOCATED OFFSITE.

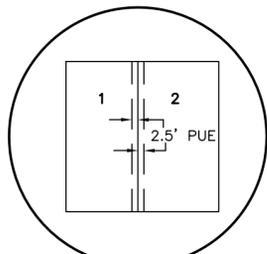
SUBMITTAL DATE: DECEMBER 23, 2014  
TOTAL AREA OF THIS PLAT: 16.399 ACRES  
TOTAL NUMBER OF LOTS: 3  
LOT 6 = SINGLE FAMILY CONDO  
LOT 1 = COMMERCIAL LOT  
LOT 7 = COMMERCIAL LOT

LINEAR FEET OF NEW STREETS  
LOCAL REBEL STREET: 290'

OWNER AND DEVELOPER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
2370 RICE BOULEVARD, SUITE 200  
HOUSTON, TEXAS 77005

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.

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

# FINAL PLAT OF CRYSTAL FALLS TOWN CENTER PHASE 2

STATE OF TEXAS:  
COUNTIES OF TRAVIS AND WILLIAMSON:

**DEDICATION STATEMENT:**

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 16.399 ACRES OF LAND SITUATED IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, OUT OF THE LUCIUS B. JOHNSON SURVEY 426, ABSTRACT 449, TRAVIS COUNTY, ABSTRACT 894, WILLIAMSON COUNTY AND THE A. BITTICK SURVEY 144, ABSTRACT 2600, TRAVIS COUNTY, ABSTRACT 859, WILLIAMSON COUNTY, BEING A PORTION OF A 580.2511 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NO. 2012060021, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A 1142.168 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NO. 1997058697, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN VOLUME 13085, PAGE 1927, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 16.399 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, WILLIAMSON COUNTY, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "CRYSTAL FALLS TOWN CENTER PHASE 2," AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WILLIAM R. HINCKLEY, PRESIDENT  
LOOKOUT GROUP, INC.  
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.  
WILLIAM R. HINCKLEY, OPERATING MANAGER  
MORNINGSIDE LAND AND CATTLE CO., L.L.C.  
GENERAL PARTNER KEY-DEER HOLDINGS, L.P.  
2370 RICE BOULEVARD, SUITE 200  
HOUSTON, TEXAS 77005

DATE

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

DESCRIPTION OF 16.399 ACRES OF LAND SITUATED IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, OUT OF THE LUCIUS B. JOHNSON SURVEY 426, ABSTRACT 449, TRAVIS COUNTY, ABSTRACT 894, WILLIAMSON COUNTY AND THE A. BITTICK SURVEY 144, ABSTRACT 2600, TRAVIS COUNTY, ABSTRACT 859, WILLIAMSON COUNTY, BEING A PORTION OF A 580.2511 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NO. 2012060021, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A 1142.168 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NO. 1997058697, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN VOLUME 13085, PAGE 1927, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 16.399 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEASTERLY LINE OF CHRISTINE DRIVE (60' R.O.W.), BEING THE MOST WESTERLY CORNER OF A 1.717 ACRE TRACT CONVEYED TO THE CITY OF LEANDER IN DOCUMENT NO. 2006217968, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 2007006512, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 580.2511 ACRE TRACT AND SAID 1142.168 ACRE TRACT, WITH THE SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID 1.717 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S55°01'43"E, A DISTANCE OF 279.97 FEET TO A 1/2" IRON FOUND AT THE MOST SOUTHERLY CORNER OF SAID 1.717 ACRE TRACT;
- N34°54'29"E, A DISTANCE OF 275.19 FEET TO A 1/2" IRON FOUND IN THE SOUTHWESTERLY LINE OF CRYSTAL FALLS PARKWAY (R.O.W. VARIES), AT THE MOST EASTERLY CORNER OF SAID 1.717 ACRE TRACT FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID CRYSTAL FALLS PARKWAY, THE FOLLOWING FOUR (4) COURSES:

- S54°58'14"E, A DISTANCE OF 95.07 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 142.40 FEET AND A CHORD WHICH BEARS S27°25'27"E, A DISTANCE OF 141.75 FEET TO A 1/2" IRON FOUND AT THE END OF SAID CURVE;
- S174°52'E, A DISTANCE OF 113.80 FEET TO A 1/2" IRON FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 453.49 FEET AND A CHORD WHICH BEARS S41°58'19"E, A DISTANCE OF 440.28 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF LOT 3, CRYSTAL FALLS TOWN CENTER SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200199, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 2012086894, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE LEAVING THE SOUTHWESTERLY LINE OF SAID CRYSTAL FALLS PARKWAY AND CONTINUING OVER AND ACROSS SAID 580.2511 ACRE TRACT, WITH THE WESTERLY LINE OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES:

- S20°48'31"W, A DISTANCE OF 148.56 FEET TO AN IRON ROD WITH CAP FOUND;
- S20°24'32"E, A DISTANCE OF 263.70 FEET TO AN IRON ROD WITH CAP FOUND;
- S08°16'35"W, A DISTANCE OF 39.15 FEET TO AN IRON ROD WITH G&R CAP SET;

THENCE LEAVING THE WESTERLY LINE OF SAID LOT 3 AND CONTINUING OVER AND ACROSS SAID 580.2511 ACRE TRACT AND SAID 1142.168 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

- S54°11'39"W, A DISTANCE OF 77.61 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 131.41 FEET AND A CHORD WHICH BEARS N48°12'06"W, A DISTANCE OF 130.55 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
- N59°36'35"W, A DISTANCE OF 165.83 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 343.68 FEET AND A CHORD WHICH BEARS N23°08'39"W, A DISTANCE OF 320.94 FEET TO AN IRON ROD WITH G&R CAP SET;
- N76°40'42"W, A DISTANCE OF 70.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 155.81 FEET AND A CHORD WHICH BEARS S00°11'36"W, A DISTANCE OF 154.45 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
- S73°16'00"W, A DISTANCE OF 63.34 FEET TO AN IRON ROD WITH G&R CAP SET;
- S50°07'42"W, A DISTANCE OF 101.75 FEET TO AN IRON ROD WITH G&R CAP SET;
- S56°10'54"W, A DISTANCE OF 15.16 FEET TO AN IRON ROD WITH G&R CAP SET;
- S34°00'27"W, A DISTANCE OF 61.55 FEET TO AN IRON ROD WITH G&R CAP SET;
- S57°24'32"W, A DISTANCE OF 100.27 FEET TO AN IRON ROD WITH G&R CAP SET IN THE NORTHEASTERLY LINE OF LOT 5, OF SAID CRYSTAL FALLS TOWN CENTER SECTION 1;

THENCE CONTINUING OVER AND ACROSS SAID 1142.168 ACRE TRACT, WITH THE NORTHEASTERLY LINE OF SAID LOT 5, THE FOLLOWING FIVE (5) COURSES:

- N25°21'50"W, A DISTANCE OF 5.41 FEET TO COTTON SPINDLE FOUND;
- N47°51'29"W, A DISTANCE OF 164.36 FEET TO AN IRON ROD WITH CAP FOUND;
- N63°31'47"W, A DISTANCE OF 251.67 FEET TO AN IRON ROD WITH CAP FOUND;
- N40°07'40"W, A DISTANCE OF 82.18 FEET TO AN IRON ROD WITH CAP FOUND;
- N22°37'46"W, A DISTANCE OF 316.89 FEET TO A MAG NAIL FOUND IN THE CURVING SOUTHEASTERLY LINE OF SAID CHRISTINE DRIVE, OF A CURVE TO THE LEFT, FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

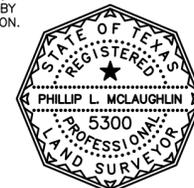
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID CHRISTINE DRIVE, THE FOLLOWING TWO (2) COURSES:

- ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 730.27 FEET, AN ARC LENGTH OF 487.35 FEET AND A CHORD WHICH BEARS N53°28'37"E, A DISTANCE OF 478.56 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE;
- N33°56'59"E, A DISTANCE OF 27.60 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 16.399 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:  
COUNTIES OF TRAVIS AND WILLIAMSON:

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 INDEPENDENCE TITLE COMPANY, GF NO. 1414899, ISSUED DECEMBER 11, 2014 HAVE BEEN SHOWN OR NOTED HEREON.

*Phillip L. McLaughlin*  
PHILLIP L. McLAUGHLIN 05-20-15  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTIES OF TRAVIS AND WILLIAMSON:

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 MAP (FIRM) PANEL NO. 48453C 0095H 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:  
COUNTIES OF TRAVIS AND WILLIAMSON:

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.

ATTEST:

\_\_\_\_\_, 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 RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF 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 PLAT RECORDS OF SAID COUNTY IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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.

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

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	18°58'29"	430.00'	142.40'	N27°25'27"W	141.75'	71.86'
C2	48°07'01"	540.00'	453.49'	S41°58'19"E	440.28'	241.08'
C3	45°49'06"	270.00'	215.91'	S36°13'51"W	210.21'	114.10'
C4	26°15'23"	340.00'	155.81'	S00°11'36"W	154.45'	79.30'
C5	38°14'13"	730.27'	487.35'	N53°28'37"E	478.36'	253.14'
C6	45°49'06"	330.00'	263.90'	S36°13'51"W	256.92'	139.46'
C7	6°54'34"	330.00'	39.80'	S31°22'40"W	39.77'	19.92'
C8	14°36'06"	330.00'	84.10'	S20°37'21"W	83.87'	42.28'
C9	3°11'38"	330.00'	18.39'	N38°23'25"W	18.39'	9.20'
C10	8°41'56"	330.00'	50.10'	N44°20'12"W	50.05'	25.10'
C11	90°40'12"	14.50'	22.95'	S41°09'58"W	20.63'	14.67'
C12	54°16'26"	123.50'	116.99'	N22°58'05"E	112.66'	63.30'
C13	83°47'53"	173.50'	253.75'	S87°59'45"E	231.73'	155.67'
C14	23°53'14"	176.50'	73.59'	N58°02'25"W	73.05'	37.33'
C15	53°58'21"	123.50'	116.34'	S42°59'52"E	112.08'	62.89'
C16	72°15'01"	123.50'	155.73'	S20°06'48"W	145.62'	90.14'
C17	4°35'17"	76.50'	6.13'	N53°56'40"E	6.12'	3.06'
C18	90°00'00"	3.50'	5.50'	N06°39'02"E	4.95'	3.50'
C19	27°37'52"	730.27'	352.17'	N58°46'48"E	348.77'	179.58'
C20	3°24'39"	730.27'	43.47'	N43°15'33"E	43.47'	21.74'
C21	7°11'43"	730.27'	91.71'	N37°57'22"E	91.65'	45.91'
C22	82°53'17"	3.50'	5.06'	S79°47'37"E	4.63'	3.09'
C23	66°12'04"	123.50'	142.70'	N88°08'13"W	134.89'	80.51'
C24	41°54'24"	123.50'	90.33'	N34°05'00"W	88.33'	47.29'
C25	35°29'04"	76.50'	47.38'	S30°52'20"E	46.62'	24.48'
C26	38°42'13"	123.50'	83.43'	N29°15'45"W	81.85'	43.37'
C27	83°35'18"	14.50'	21.15'	S51°42'17"E	19.33'	12.96'
C28	24°43'53"	123.50'	53.31'	N81°08'00"W	52.89'	27.08'
C29	51°18'17"	76.50'	68.50'	N21°29'00"E	66.24'	36.74'
C30	92°58'10"	14.50'	23.53'	S86°22'46"E	21.03'	15.27'
C31	4°27'35"	276.50'	21.52'	S37°39'54"E	21.52'	10.77'
C32	19°02'50"	123.50'	41.06'	N44°57'32"W	40.87'	20.72'
C33	2°23'44"	76.50'	3.20'	S53°17'05"E	3.20'	1.60'
C34	109°12'41"	14.50'	27.64'	S02°31'07"W	23.64'	20.41'
C35	12°57'43"	273.50'	61.87'	N50°38'36"E	61.74'	31.07'
C36	7°47'30"	76.50'	10.40'	S48°03'30"W	10.40'	5.21'
C37	101°25'55"	14.50'	25.67'	N77°19'48"W	22.45'	17.73'
C38	22°00'02"	123.50'	47.42'	S37°36'51"E	47.13'	24.01'
C39	45°12'41"	76.50'	60.37'	N26°00'31"W	58.81'	31.85'
C40	83°47'53"	126.50'	185.01'	S87°59'45"E	168.96'	113.50'
C41	23°53'14"	223.50'	93.18'	N58°02'25"W	92.51'	47.28'
C42	20°40'48"	76.50'	27.61'	S59°38'39"E	27.46'	13.96'
C43	123°02'31"	14.50'	31.14'	S12°13'01"W	25.49'	26.73'
C44	11°43'50"	123.50'	25.28'	N67°52'22"E	25.24'	12.69'
C45	78°59'22"	14.50'	19.99'	N78°29'52"W	18.44'	11.95'
C46	15°28'46"	123.50'	33.37'	S46°44'34"E	33.26'	16.79'
C47	19°02'50"	76.50'	25.43'	N44°57'32"W	25.31'	12.83'
C48	4°27'35"	323.50'	25.18'	S37°39'54"E	25.17'	12.60'
C49	90°00'00"	14.50'	22.78'	N05°06'19"E	20.51'	14.50'
C50	11°58'51"	76.50'	16.00'	N67°59'52"E	15.97'	8.03'
C51	90°00'00"	14.50'	22.78'	S61°00'42"E	20.51'	14.50'
C52	72°15'01"	76.50'	96.47'	S20°06'48"W	90.20'	55.84'
C53	4°35'17"	123.50'	9.89'	N53°56'40"E	9.89'	4.95'
C54	73°18'47"	76.50'	97.89'	S88°18'25"W	91.34'	56.93'
C55	41°41'34"	76.50'	55.67'	N34°11'24"W	54.45'	29.13'
C56	77°41'25"	14.50'	19.66'	N25°30'05"E	18.19'	11.68'
C57	20°11'02"	123.50'	43.51'	S54°15'16"W	43.28'	21.98'
C58	17°50'42"	226.50'	70.54'	N53°05'06"E	70.26'	35.56'
C59	9°43'49"	540.00'	91.71'	S22°46'43"E	91.60'	45.96'
C60	6°22'10"	540.00'	60.03'	S30°49'43"E	60.00'	30.05'
C61	24°18'27"	330.00'	140.00'	S46°59'11"W	138.95'	71.07'
C62	22°48'59"	330.00'	131.41'	N48°12'06"W	130.55'	66.59'
C63	72°55'53"	270.00'	343.68'	N23°08'39"W	320.94'	199.54'
C64	32°01'02"	540.00'	301.75'	S50°01'19"E	297.84'	154.93'
C65	118°45'00"	270.00'	559.60'	N00°14'06"W	464.68'	456.09'

LINE TABLE					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S59°08'24"W	50.59'	L23	S13°07'48"E	46.08'
L2	S59°08'24"W	50.63'	L24	S48°36'52"E	63.77'
L3	N76°40'42"W	70.00'	L25	N86°30'04"E	85.12'
L4	S73°16'00"W	63.34'	L26	S69°45'51"E	30.09'
L5	S50°07'42"W	101.75'	L27	S04°10'08"E	79.32'
L6	S56°10'54"W	15.16'	L28	N39°53'41"W	94.67'
L7	S34°00'27"W	61.55'	L29	N35°26'06"W	37.74'
L8	S57°24'32"W	100.27'	L30	N54°28'57"W	49.53'
L9	N25°21'50"W	5.41'	L31	N44°09'45"E	37.57'
L10	N40°07'40"W	82.18'	L32	S48°36'52"E	63.77'
L11	N33°56'59"E	27.60'	L33	S39°53'4	



## EXECUTIVE SUMMARY

MAY 28, 2015

- 
- Agenda Subject:** Subdivision Case 14-FP-039: Consider action on the Palmera Ridge Section 2 Final Plat for 10.30 acres more or less; WCAD Parcel R031617; generally located ¼ of a mile north of the west end of Airport Dr., 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 Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.
- Financial Consideration:** None
- Recommendation:** This final plat includes 44 single single-family lots, 3 open space and landscaping lots, and 1 pedestrian access 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.
  2. That the Palmera Ridge Section 1 final plat must be recorded prior to Palmera Ridge Section 2 final plat being recorded.
- 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

05/15/2015

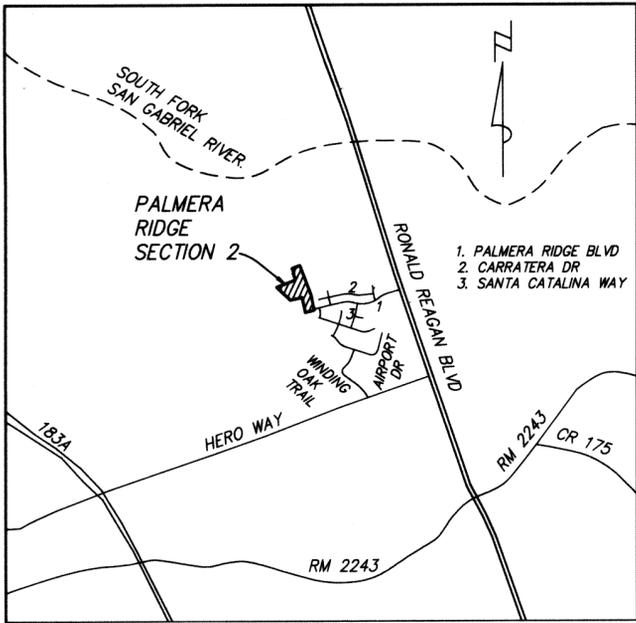
# PALMERA RIDGE SECTION 2

BEING A 10.30 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS  
SCALE: 1"=100'



**SITE DATA:**

- 44 SINGLE FAMILY LOTS
- 31 - 50' LOTS
- 7 - 60' LOTS
- 6 - 70' LOTS
- 3 LOTS FOR OPEN SPACE & LANDSCAPING
- 1 LOT FOR PEDESTRIAN ACCESS
- ACREAGE: 10.30 ACRES
- NUMBER OF BLOCKS: 5



LOCATION MAP  
SCALE: 1" = 3000'

- K9 6,798
- K10 2,314 (LS)
- L49 1,134 (LS)
- L50 6,321
- L51 6,135
- L52 6,240
- L53 6,250
- L54 6,250
- L55 6,250
- L56 6,755
- L57 6,253
- L58 2,100 (PA)
- L59 7,080
- L60 7,080
- L61 6,240
- L62 6,000
- L63 6,000
- L64 6,000
- L65 6,000
- L66 6,000
- L67 6,000
- L68 6,000
- L69 6,000
- L70 6,000
- L71 6,290
- Q1 7,885
- Q30 7,452
- Q31 7,452
- Q32 6,250
- Q33 6,250
- Q34 6,250
- Q35 6,250
- Q36 8,896
- Q37 19,484
- Q38 17,934
- Q39 7,988
- Q40 6,831
- Q41 10,303
- Q42 10,750
- Q43 12,712
- Q44 9,653
- Q45 7,481
- Q46 8,113
- Q47 8,097
- Q48 7,000
- Q49 7,281
- T1 7,334
- V1 4,405 (LS)

**STREETS TABLE**

NAME	LENGTH	ROW WIDTH
PALMERA RIDGE BOULEVARD	233'	64'
ISAIAH DRIVE	1130'	50'
ANGELICA COURT	297'	50'
MONTESOL LANE	86'	50'
BONAVISTA WAY	85'	50'
<b>TOTAL</b>	<b>1831'</b>	

MI HOMES OF AUSTIN, LLC  
24.76 ACRES  
DOC. No. 2015016048 OPRWC

CENTERLINE OF 5' PUE ON ALL SIDE LOT LINES WHERE SHOWN (TYPICAL)

MI HOMES OF AUSTIN, LLC  
24.76 ACRES  
DOC. No. 2015016048 OPRWC

**LINE TABLE**

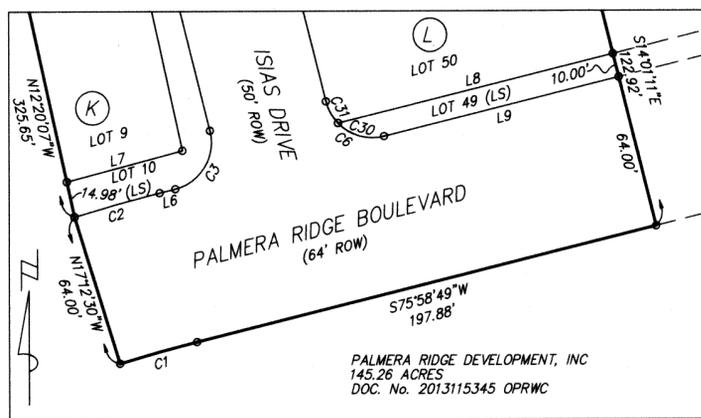
LINE	BEARING	LENGTH
L1	N69°01'50"E	45.00
L2	N69°01'50"E	45.00
L3	N47°17'01"W	65.41
L4	N77°39'53"E	46.73
L5	N77°39'53"E	44.92
L6	N75°58'49"E	6.74
L7	N75°01'43"E	50.05
L8	N75°58'49"E	118.46
L9	N75°58'49"E	101.14
L10	N69°01'50"E	22.83
L11	N47°17'01"W	65.41
L12	N42°42'59"E	42.00

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	33.39	600.00	3°11'18"	S74°23'09"W	33.39
C2	36.95	664.00	3°11'18"	N74°23'09"E	36.95
C3	31.42	20.00	90°00'00"	N30°58'49"E	28.28
C4	5.19	15.00	19°48'54"	N87°34'20"E	5.16
C5	18.36	15.00	70°06'45"	N47°27'51"W	17.23
C6	31.42	20.00	90°00'00"	N59°01'11"W	28.28
C7	17.58	625.00	1°36'43"	N13°12'50"W	17.58
C8	23.54	15.00	89°55'39"	N57°22'18"W	21.20
C9	31.61	575.00	3°09'01"	N12°26'41"W	31.61
C10	23.18	15.00	88°32'03"	N33°23'51"E	20.94
C11	53.61	304.14	10°06'00"	N15°55'10"W	53.54
C12	9.31	304.14	1°45'14"	N11°44'48"W	9.31
C13	44.30	304.14	8°20'45"	N16°47'48"W	44.26
C14	62.43	354.14	10°06'00"	N15°55'10"W	62.35
C15	46.70	354.14	7°33'22"	N14°38'51"W	46.67
C16	15.72	354.14	2°32'38"	N19°41'51"W	15.72
C17	23.56	15.00	90°00'00"	N65°58'10"W	21.21
C18	74.45	40.00	106°38'24"	N15°42'38"E	64.16
C19	178.36	60.00	170°19'33"	N47°33'12"E	119.57
C20	68.45	60.00	65°21'50"	N04°55'39"W	64.80
C21	39.33	60.00	37°33'18"	N46°31'55"E	38.63
C22	35.29	60.00	33°42'12"	N82°09'41"E	34.79
C23	35.29	60.00	33°42'12"	N64°08'07"W	34.79
C24	121.80	60.00	116°18'51"	N10°52'24"E	101.94
C25	24.41	60.00	23°18'48"	N35°37'37"W	24.25
C26	35.29	60.00	33°42'12"	N07°07'07"W	34.79
C27	35.29	60.00	33°42'12"	N26°35'05"E	34.79
C28	26.80	60.00	25°35'38"	N56°14'01"E	26.58
C29	23.56	15.00	90°00'00"	N24°01'50"E	21.21
C30	20.94	20.00	60°00'00"	N74°01'11"W	20.00
C31	10.47	20.00	30°00'00"	N29°01'11"W	10.35
C32	23.56	15.00	90°00'00"	N65°58'10"W	21.21
C33	23.56	15.00	90°00'00"	N24°01'50"E	21.21
C34	41.66	23.00	103°46'27"	N59°04'57"W	36.19
C35	43.53	82.00	30°24'51"	N22°24'09"W	43.02
C36	53.51	18.00	170°19'33"	N47°33'12"E	35.87
C37	36.54	18.00	116°18'57"	N10°52'27"E	30.58

**LAND USE TABLE:**

SINGLE FAMILY:	7.70 ACRES
PEDESTRIAN ACCESS:	0.05 ACRES
LANDSCAPE:	0.18 ACRES
RIGHT OF WAY:	2.37 ACRES
<b>TOTAL:</b>	<b>10.30 ACRES</b>



DETAIL A  
1" = 50'

- LEGEND:**
- = SET 1/2" IRON ROD (WITH RJ SURVEYING CAP)
  - = FOUND CONCRETE MONUMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - PA = PEDESTRIAN ACCESS
  - LS = LANDSCAPE
  - ROW = RIGHT OF WAY
  - ⊙ = BLOCK NAME
  - ..... = 4' SIDEWALK REQUIRED
  - \*\*\*\*\* = 6' SIDEWALK REQUIRED

OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

PALMERA RIDGE DEVELOPMENT, INC  
145.26 ACRES  
DOC. No. 2013115345 OPRWC

PALMERA RIDGE DEVELOPMENT, INC  
52.290 ACRES  
DOC. No. 2014001362 OPRWC

DEVELOPER & OWNER:  
M/I HOMES OF AUSTIN, LLC  
405 STATE HIGHWAY 121, SUITE A-210  
LEWISVILLE, TEXAS 75067

DATE: DECEMBER 8, 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

PALMERA RIDGE SECTION 2

BEING A 10.30 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 24.76 ACRE TRACT OF LAND CONVEYED TO M/I HOMES OF AUSTIN, LLC, BY DEED RECORDED IN DOCUMENT No. 2015016048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT CONCRETE MONUMENT FOUND IN THE NORTH LINE OF THAT 145.26 ACRE TRACT OF LAND CONVEYED TO PALMERA RIDGE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT No. 2013115345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF THAT 226 ACRE TRACT CONVEYED TO LAWRENCE VIRGIL TOUNGATE AND LOUISE M. TOUNGATE BY DEED RECORDED IN VOLUME 922, PAGE 178, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THAT 100.16 ACRE TRACT CONVEYED TO HUIE H. LAMB, JR., BY DEED RECORDED IN VOLUME 429, PAGE 142 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE S.68°43'36"W. ALONG THE NORTH LINE OF SAID 145.26 ACRE TRACT AND THE SOUTH LINE OF SAID 226 ACRE TRACT A DISTANCE OF 225.47 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID 24.76 ACRE TRACT AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID 24.76 ACRE TRACT THE FOLLOWING SIX COURSES:

- 1. S.20°58'10"E. A DISTANCE OF 745.52 FEET TO A 1/2" IRON ROD SET;
2. S.26°58'21"E. A DISTANCE OF 30.53 FEET TO A 1/2" IRON ROD SET;
3. S.10°52'11"E. A DISTANCE OF 282.04 FEET TO A 1/2" IRON ROD SET;
4. S.14°01'11"E. A DISTANCE OF 122.92 FEET TO A 1/2" IRON ROD SET;
5. S.75°58'49"W. A DISTANCE OF 197.88 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
6. WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 33.39 FEET, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03°11'18", AND A CHORD BEARING S.74°23'09"W., 33.39 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 24.76 ACRE TRACT THE FOLLOWING SEVEN COURSES:

- 1. N.17°12'30"W. A DISTANCE OF 64.00 FEET TO A 1/2" IRON ROD SET;
2. N.12°20'07"W. A DISTANCE OF 325.65 FEET TO A 1/2" IRON ROD SET;
3. S.73°20'05"W. A DISTANCE OF 57.85 FEET TO A 1/2" IRON ROD SET;
4. S.77°13'22"W. A DISTANCE OF 236.46 FEET TO A 1/2" IRON ROD SET;
5. N.47°17'01"W. A DISTANCE OF 474.74 FEET TO A 1/2" IRON ROD SET;
6. N.69°01'50"E. A DISTANCE OF 509.91 FEET TO A 1/2" IRON ROD SET;
7. N.20°58'10"W. A DISTANCE OF 297.89 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID 24.76 ACRE TRACT AND THE SOUTH LINE OF SAID 226 ACRE TRACT;

THENCE N.68°43'36"E. ALONG SAID NORTH LINE A DISTANCE OF 230.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 10.30 ACRES, MORE OR LESS.

PLAT NOTES:

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS AND IS SUBJECT TO AND GOVERNED BY THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY OF LEANDER DATED DECEMBER 5, 2014.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A 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 OWNED AND 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.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL No. 48491C0455E FOR WILLIAMSON COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.
9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. 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.
10. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
11. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN INTERSECTING ARTERIAL STREET.
12. ALL WATER QUALITY/DETENTION BASIN AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE CITY.
13. LOT 49, BLOCK L; LOT 10, BLOCK K; AND LOT 1, BLOCK V ARE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. LOT 58, BLOCK L IS FOR PEDESTRIAN ACCESS PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. THE HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT No.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE 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. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN LANDSCAPE LOT 49, BLOCK L; LOT 10, BLOCK K; AND LOT 1, BLOCK V, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
19. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
20. COORDINATES ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83, GRID. GRID TO SURFACE CONVERSION FACTOR = 1.000094

DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT M/I HOMES OF AUSTIN, LLC, AS THE OWNER OF THAT CERTAIN 24.76 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2015016048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.30 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 "PALMERA RIDGE SECTION 2."

M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY:

William G. Peckman, Austin Area President

STATE OF TEXAS

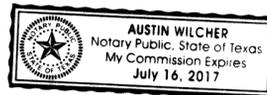
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF April, 2015 BY William G. Peckman

Austin Wilcher, Notary Public Signature

Austin Wilcher, Notary Public Printed or Typed Name

MY COMMISSION EXPIRES: July 16, 2017 SEAL



I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE, THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

R. Brent Jones, P.E. Professional Engineer No. 92671



STATE OF TEXAS COUNTY OF WILLIAMSON

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 FIRST AMERICAN TITLE COMPANY UNDER FILE No. GF-100287-SA EFFECTIVE DATE AUGUST 22, 2014. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

John K. 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.

J. Jeff Seiler, Chairman 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: DECEMBER 8, 2014

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 F-10015400



## EXECUTIVE SUMMARY

MAY 28, 2015

- 
- Agenda Subject:** Subdivision Case 15-SFP-002: Consider action on the second replat of North Creek Commercial Park, Short Form Final Plat, for approximately 13.274 acres, more or less, Williamson County Property ID #R304545; generally located 216 feet from the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. on the west side of N. Bagdad Rd., Leander, Williamson County, TX.
- 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: Bruce Nakfoor
- Financial Consideration:** None
- Recommendation:** This short form final plat includes one multi-family lot and one commercial lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends approval.
- 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

05/18/2015



# SECOND REPLAT OF NORTH CREEK COMMERCIAL PARK

## FIELD NOTE DESCRIPTION

**OWNER'S CERTIFICATION**

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

BRUCE NAKFOOR, BEING THE OWNER OF 13.274 ACRES OF LAND IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, SAID 13.274 ACRES BEING A PORTION OF LOT 1 AND ALL OF LOT 2, 'NORTH CREEK COMMERCIAL PARK' AS CONVEYED BY DOCUMENT NUMBER 2015023531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND RECORDED IN CABINET H, SLIDE 342 IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING ALL OF LOT 1A OF 'A REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK' RECORDED IN 2015008068, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 13.274 ACRES TO BE KNOWN AS "SECOND REPLAT OF NORTH CREEK COMMERCIAL PARK" AND JOIN, APPROVE AND CONSENT TO DEDICATING ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALlys, 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.

BRUCE NAKFOOR, OWNER  
9119 SPINNING LEAF COVE  
AUSTIN, TEXAS 78735

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 BRUCE NAKFOOR, 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.
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. 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.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
10. 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.
11. PUBLIC UTILITY EASEMENTS ARE DEDICATED ALONG ALL LOTS, A 10 FOOT EASEMENT ALONG ALL LOTS FRONTING NORTH BAGDAD ROAD IS DEDICATED AS A PUBLIC UTILITY, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT.
12. 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.
13. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF NORTH BAGDAD ROAD.
14. THE DETENTION POND AND ALL DRAINAGE IMPROVEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR POA.
15. PEDESTRIAN ACCESS & EMERGENCY ACCESS SHALL BE PROVIDED FROM NORTH CREEK DRIVE.

FIELD NOTE DESCRIPTION FOR A 13.274 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 15.080 ACRE TRACT OF LAND KNOWN AS A REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK AND RECORDED IN 2015008068, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.); SAID 13.274 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF LOT 3 OF NORTH CREEK SECTION IIIA, A SUBDIVISION RECORDED IN CABINET Q, SLIDE 323, P.R.W.C., BEING IN THE SOUTH LINE OF LOT 5 OF NORTH CREEK SECTION IIIB, A SUBDIVISION RECORDED IN CABINET R, SLIDE 261, P.R.W.C., AND ALSO BEING THE WEST CORNER OF HEREIN DESCRIBED 13.274 ACRE TRACT AND THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTHEAST LINE OF SAID NORTH CREEK SECTION IIIB SUBDIVISION, ALSO BEING THE NORTHWEST LINE OF HEREIN DESCRIBED 13.274 ACRE TRACT, N 68°49'19" W, A DISTANCE OF 505.94 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF COUNTY ROAD 279 (N. BAGDAD ROAD), AND BEING THE EAST CORNER OF LOT 12 OF SAID NORTH CREEK SECTION IIIB SUBDIVISION AND THE NORTH CORNER OF HEREIN DESCRIBED 13.274 ACRE TRACT;

THENCE, ALONG SAID RIGHT-OF-WAY, BEING ALSO THE NORTHEAST LINE OF HEREIN DESCRIBED 13.274 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 22°01'32" E, A DISTANCE OF 179.75 FEET TO A 1/2 INCH IRON ROD FOUND;
2. S 21°51'23" E, PASSING AT A DISTANCE OF 100.00 FEET A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 945.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF HEREIN DESCRIBED 13.274 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER OF LOT 1B OF AFOREMENTIONED REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK;

THENCE, LEAVING THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 279 (N. BAGDAD ROAD), ALONG THE SOUTHEAST LINE OF HEREIN DESCRIBED 13.274 ACRE TRACT, S 68°49'06" W, A DISTANCE OF 504.72 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 1C OF SAID REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK, AND BEING AN ANGLE POINT IN THE SOUTHEAST LINE OF HEREIN DESCRIBED 13.274 ACRE TRACT;

THENCE, S 21°10'54" E, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD FOUND AT AN INTERIOR ANGLE POINT IN LOT 1C OF SAID REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK;

THENCE, S 68°49'06" W, A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF LOT 1D OF SAID REPLAT OF THE FINAL PLAT OF NORTH CREEK COMMERCIAL PARK, BEING THE MOST WESTERLY POINT OF SAID LOT 1C AND ALSO BEING THE SOUTH CORNER OF HEREIN DESCRIBED 13.274 ACRE TRACT;

THENCE, ALONG THE SOUTHWEST LINE OF HEREIN DESCRIBED 13.274 ACRE TRACT, N 21°10'54" W, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 5 OF SAID NORTH CREEK SECTION IIIA SUBDIVISION, AND BEING THE NORTH CORNER OF SAID LOT 1D;

THENCE, CONTINUING ALONG THE SOUTHWEST LINE OF HEREIN DESCRIBED 13.274 ACRE TRACT, ALSO BEING THE NORTHEAST LINE OF SAID NORTHEAST CREEK SECTION IIIA SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

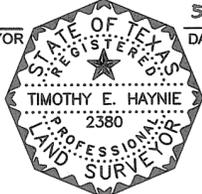
1. N 21°10'54" W, A DISTANCE OF 925.00 FEET TO A 1/2 INCH IRON ROD FOUND;
2. N 21°13'42" W, A DISTANCE OF 59.78 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, N 21°10'04" W, A DISTANCE OF 200.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.274 ACRES, MORE OR LESS.

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 5-15-15  
No. 2380 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664  
TBPLS FIRM #100250-00

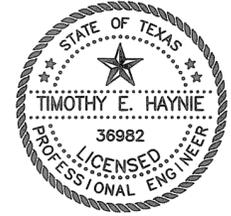


STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON §

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



DATE 5-15-15

**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.

\_\_\_\_\_  
CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

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

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

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

BY: \_\_\_\_\_, DEPUTY

**HAYNIE CONSULTING, INC.**  
 Civil Engineers and Land Surveyors  
 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

SECOND REPLAT OF  
**NORTH CREEK  
 COMMERCIAL PARK**

X:\651 Bruce Nakfoor\651-14-05 18 acres Bagdad & 2243\651-14-05 NORTH CREEK COMMERCIAL PARK DWG.651-1405 Plat\_Two.dwg May 15, 15 11:03 am



## EXECUTIVE SUMMARY

MAY 28, 2015

- 
- Agenda Subject:** Special Use Case #15-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, generally located to the northwest of the intersection of West Broade Street and Longhorn Cavern Road within the Oak Creek Subdivision, Leander, Williamson County, Texas.
- Background:** This request is the first step in the process.
- Origination:** Applicant: Pape-Dawson Engineers on behalf of Sentinel Cotter Leander, LLC.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the Special Use Permit.  
  
DENIAL: The Planning & Zoning Commission recommends denial of the Special Use Permit.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Proposed Site Plan
  4. Aerial Map
  5. Letter of Intent
- Prepared By:** Martin Siwek, AICP, GISP  
Planner
- 05/15/2015



## PLANNING ANALYSIS

### SPECIAL USE PERMIT CASE 15-SU-001 W BROADE ST

#### GENERAL INFORMATION

**Owner:** Sentinel Cotter Leander, LLC

**Agent:** Pape-Dawson Engineers

**Current Zoning:** PUD (Planned Unit Development Single-Family)

**Size and Location:** The subject property is generally located to the northwest of the intersection of West Broade Street and Longhorn Cavern Road within the Oak Creek Subdivision

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

#### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	PUD	Oak Creek Subdivision (Single-Family Under Construction)
EAST	PUD	Oak Creek Subdivision (Proposed Condo Regime)
SOUTH	SFC-2-B	Single-Family Neighborhood (North Side Meadow) (Under Construction)
WEST	PUD	Oak Creek Subdivision (Single-Family Under Construction)

**ANALYSIS:**

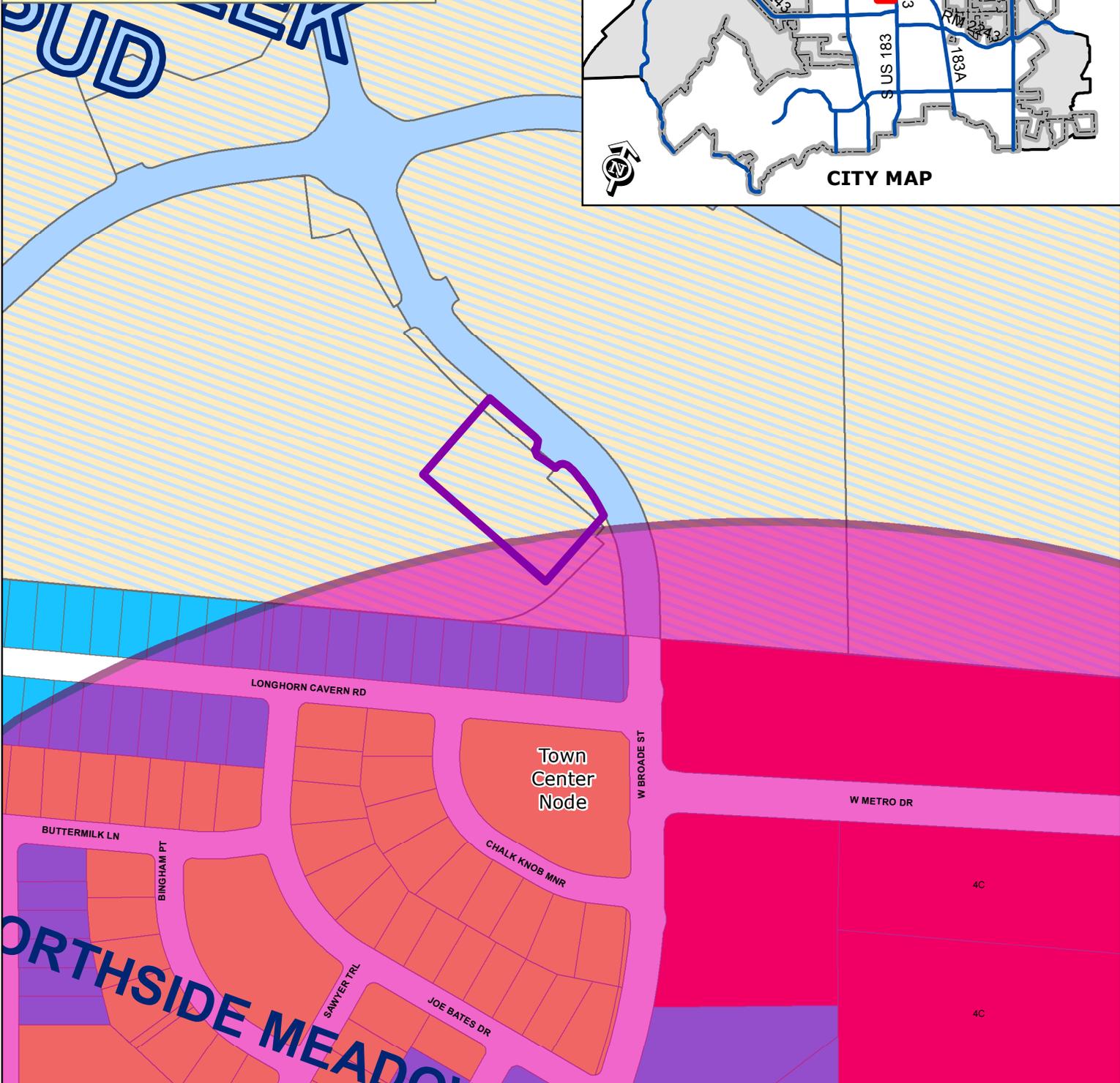
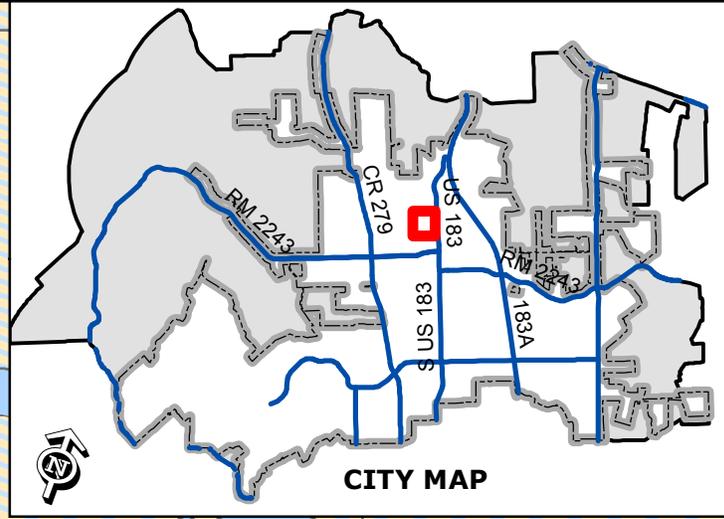
Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district(s) provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A special use permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses.

The applicant is requesting a temporary parking lot in order to provide parking for their model home complex. This parking lot will offer a safer option for existing residents and potential home buyers. At a later date, the paved area will be removed and a home will be built.

Staff recommends approval of this special use permit with the following conditions:

1. The parking lot will comply with the Composite Zoning Ordinance landscaping and lighting requirements.
2. The parking lot will be removed within one year.

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.



## SPECIAL USE PERMIT CASE 15-SU-001



### Attachment #2

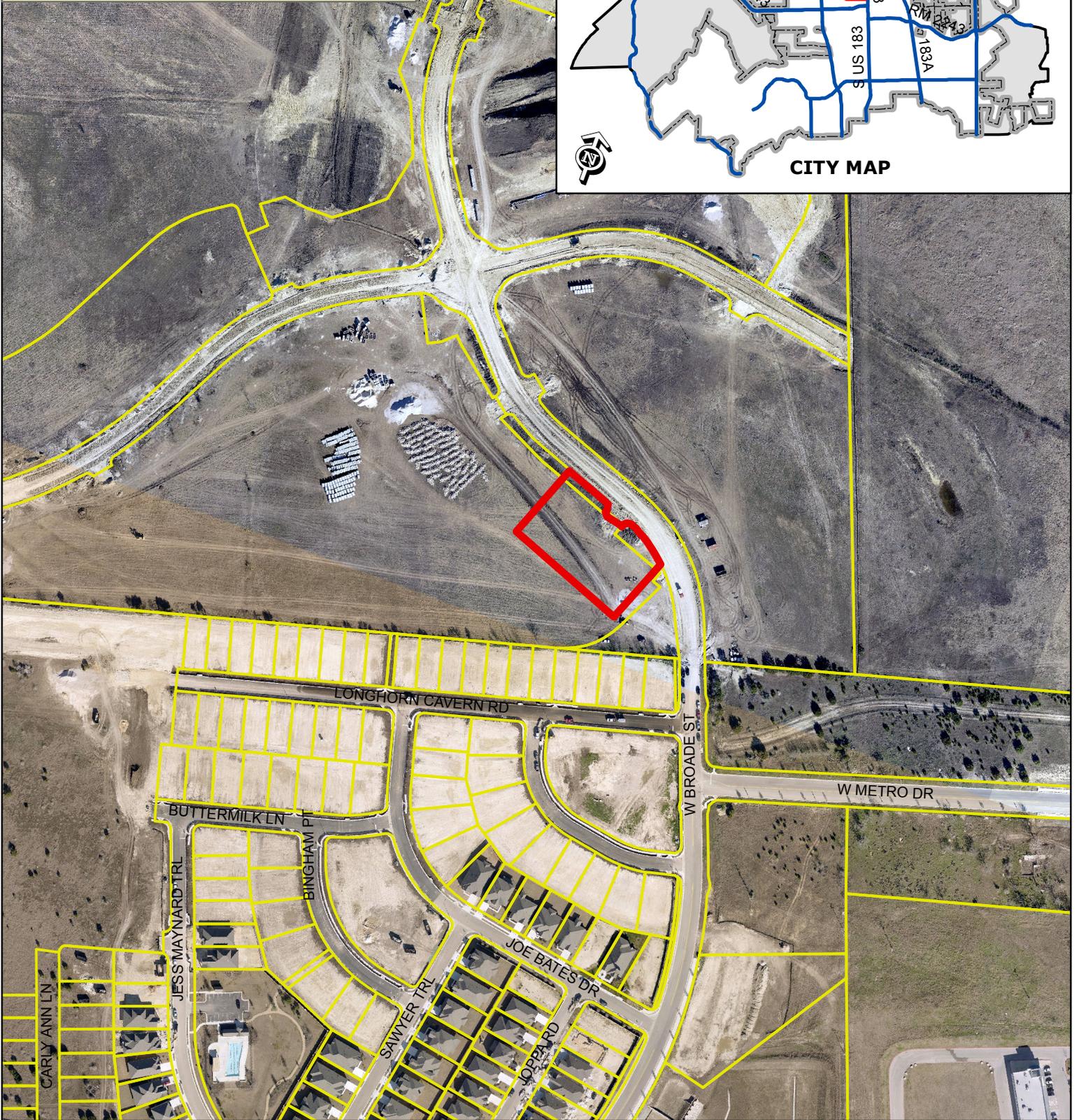
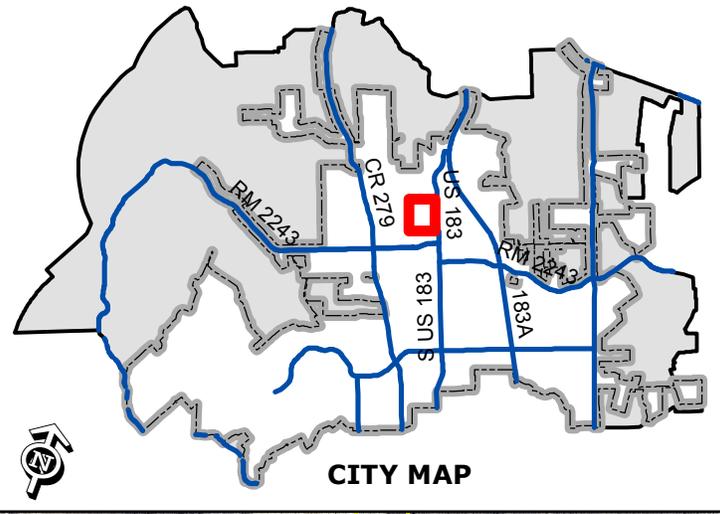
Current Zoning Map  
Oak Creek Model Home Parking



SFR	SFT	GC	CD Conventional Sector	T5 Urban Center
SFE	SFU/MH	HC	S1 General Sector	T6 Urban Core
SFS	TF	HI	S2 Station Sector	S1, T4; T4 General Urban
SFU	MF	PUD	S3 Old Town Sector	SD Special District
SFC	LO	<b>SECTORS</b>	<b>TRANSECTS</b>	
SFL	LC	OS Open Space	Civic Building	



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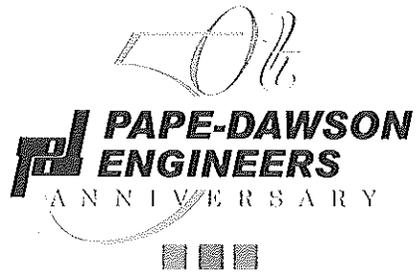


### S.U.P. CASE 15-SU-001 Attachment #4

Aerial Exhibit - Approximate Boundaries  
Oak Creek Model Home Parking



-  Subject Property
-  City Limits



April 28, 2015

Robin M. Griffin, AICP  
City of Leander Planning Department Project Name:  
104 North Brushy Street  
PO Box 319 Leander, Texas 78646

RE: Oak Creek Special Use Permit

Attachments: Special Use Permit Application

Dear Ms. Griffin:

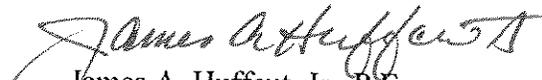
On behalf of our client we are submitting a Special Use Permit Application for Oak Creek Subdivision. Our client would like to construct temporary sales offices off W Broade Street. They intent to use these sales offices for about one year as the subdivision is developed. When the trailers are no longer needed the area will be demolished and turned into permanent residential lots. The temporary sales office area includes 4 trailers, a parking lot, and a driveway similar to the attached Project Area Exhibit and Schematic Site Plan.

Please contact me if you have any questions or need additional information concerning this submittal.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration #470

  
James A. Huffcut, Jr., P.E.  
Vice President



## EXECUTIVE SUMMARY

MAY 28, 2015

- 
- Agenda Subject:** Comprehensive Plan Amendment Case 15-CPA-004: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries, Leander, Williamson County, Texas.
- Background:** A Comprehensive Plan Amendment is required for the applicant to request a change to the Future Land Use Plan. This request is the first step in the Comprehensive Plan Amendment process.
- Origination:** Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries.
- DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries.

- Attachments:**
1. Planning Analysis
  2. Current Node Plan
  3. Current Node Plan with Proposed Subdivision
  4. Proposed Node Plan
  5. Letter of Intent

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

05/19/2015



## PLANNING ANALYSIS

### COMPREHENSIVE PLAN AMENDMENT CASE 15-CPA-004

### FUTURE LAND USE PLAN AMENDMENT

#### GENERAL INFORMATION

- Origination:** Applicant: Danny Martin on behalf of J. L. Development, Inc.
- Proposal:** The applicant is proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries, Leander, Williamson County, Texas.
- Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

#### 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.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

#### ANALYSIS:

The Future Land Use Plan and Map were adopted by the City Council on August 7, 2014. These documents serve as a guide for staff, the Planning & Zoning Commission, and City Council in determining appropriate zoning districts and land use concept plans for properties within the City Limits and ETJ. The guiding principal of the Future Land Use Plan is the protection of the value of single-family neighborhoods through the concentration of mixed use activity centers at major transportation intersections. This principle provides for the separation of incompatible uses while also providing easy access for pedestrians, bicyclists and motorists to areas of retail and commercial development that serve the neighborhood, community and regional needs.

The Future Land Use Map calls for nodes located at the intersections of arterial and collector class roadways. The plan calls for a higher concentration of mixed use activity center within these nodes in order to discourage strip commercial development. The applicant is proposing a large lot subdivision to the northeast of the intersection of Lakeline Boulevard and San Gabriel Parkway. They have submitted a request to reduce the size of the nodes located within the proposed subdivision. There is a Neighborhood Center Node located at the intersection of

Lakeline Boulevard and CR 280 and a Community Center Node located at the intersection of Lakeline Boulevard and San Gabriel Parkway.

Each node provides several categories of land use with the intent to integrate land uses that make efficient use of the infrastructure systems while protecting sensitive land and providing a system of open space and parks. The plan encourages mixed use development in the activity center in order to provide services to neighborhoods as well as the community.

The Neighborhood Center Node is intended to be located at the intersection of collector streets and are approximately one quarter mile in diameter incorporating approximately 30 acres. These areas are intended for neighborhood scale commercial, retail and office uses that serve the immediately adjacent neighborhoods. These areas are also intended for higher density single-family, two-family and other compatible housing types including townhouses and condominiums.

The Community Center Node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. Development within both the Neighborhood Center and Community Center Nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

This proposal would reduce this quadrants of the nodes to the following:

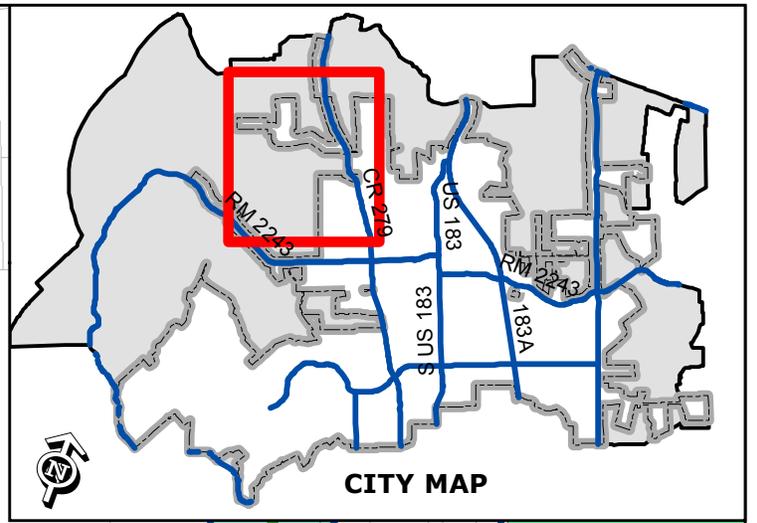
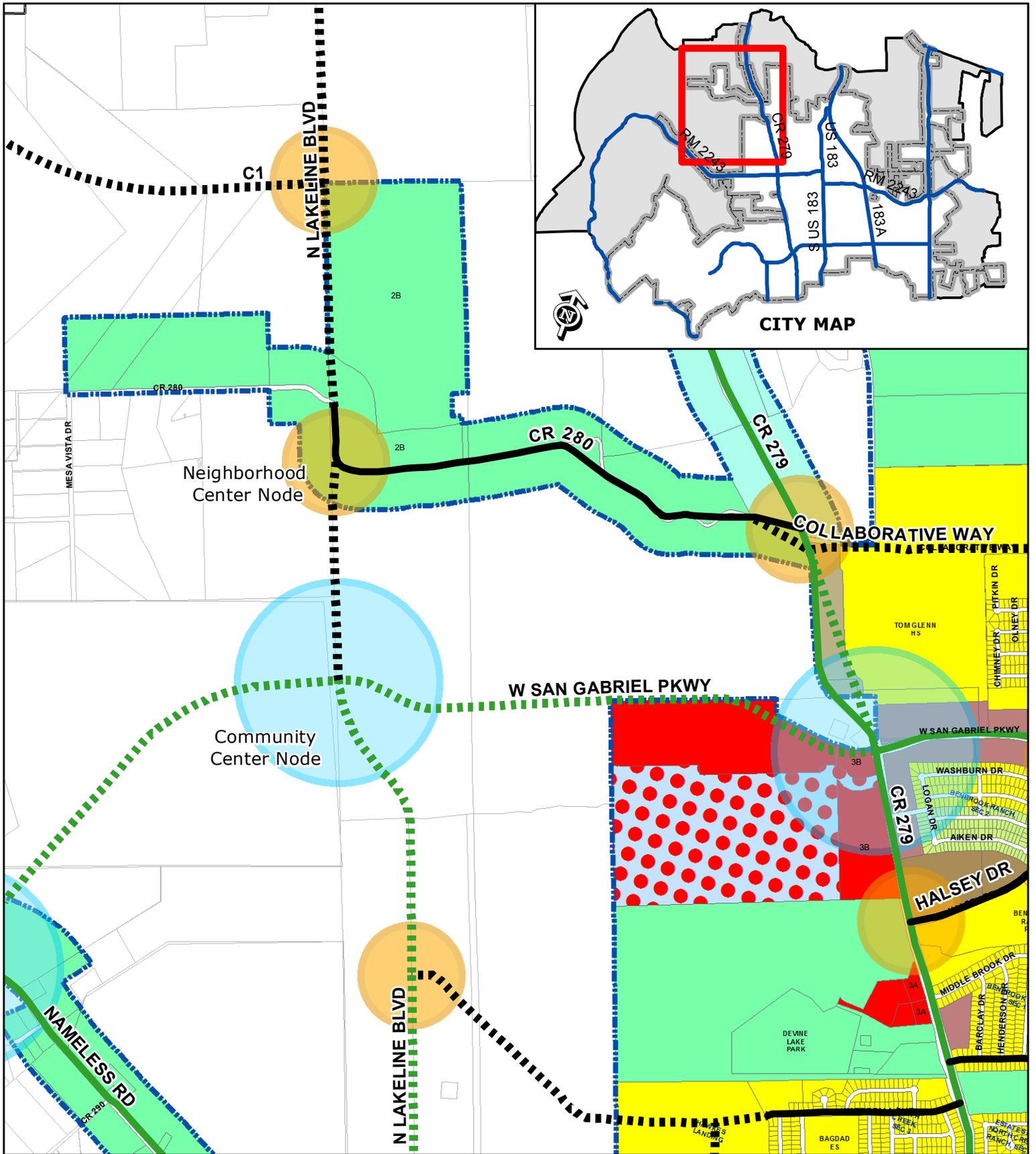
- Southeast Quadrant of Neighborhood Center Node by 46% by changing the acreage from 7.5 to 3.46
- Northeast Quadrant of Community Center Node by 47% by changing the acreage from 31.25 to 14.76

In addition, the northeast quadrant of the Neighborhood Center Node was platted for residential use prior to the adoption of the Future Land Use Plan.

**STAFF RECOMMENDATION:**

Staff recommends denial of the proposed request to reduce portions of the nodes from the proposed subdivision. These nodes are intended to serve the neighborhood by providing a mixture of uses that serve as a transition between the neighborhood and the center of the node. The proposed intersection of roadways are the appropriate locations for mixed use development with the highest density concentrated at the center of the node. In addition, the intersection of the nodes provide for the opportunity to integrate a network of pedestrian and bicycle corridors to allow for alternative transportation options.

As discussed during the previous request, the Future Land Use Plan is currently under review as part of the Comprehensive Plan Update process. This update will provide for the opportunity to review the nodes from a more holistic approach and make considerations regarding the size and location.



**COMP PLAN 15-CPA-004**

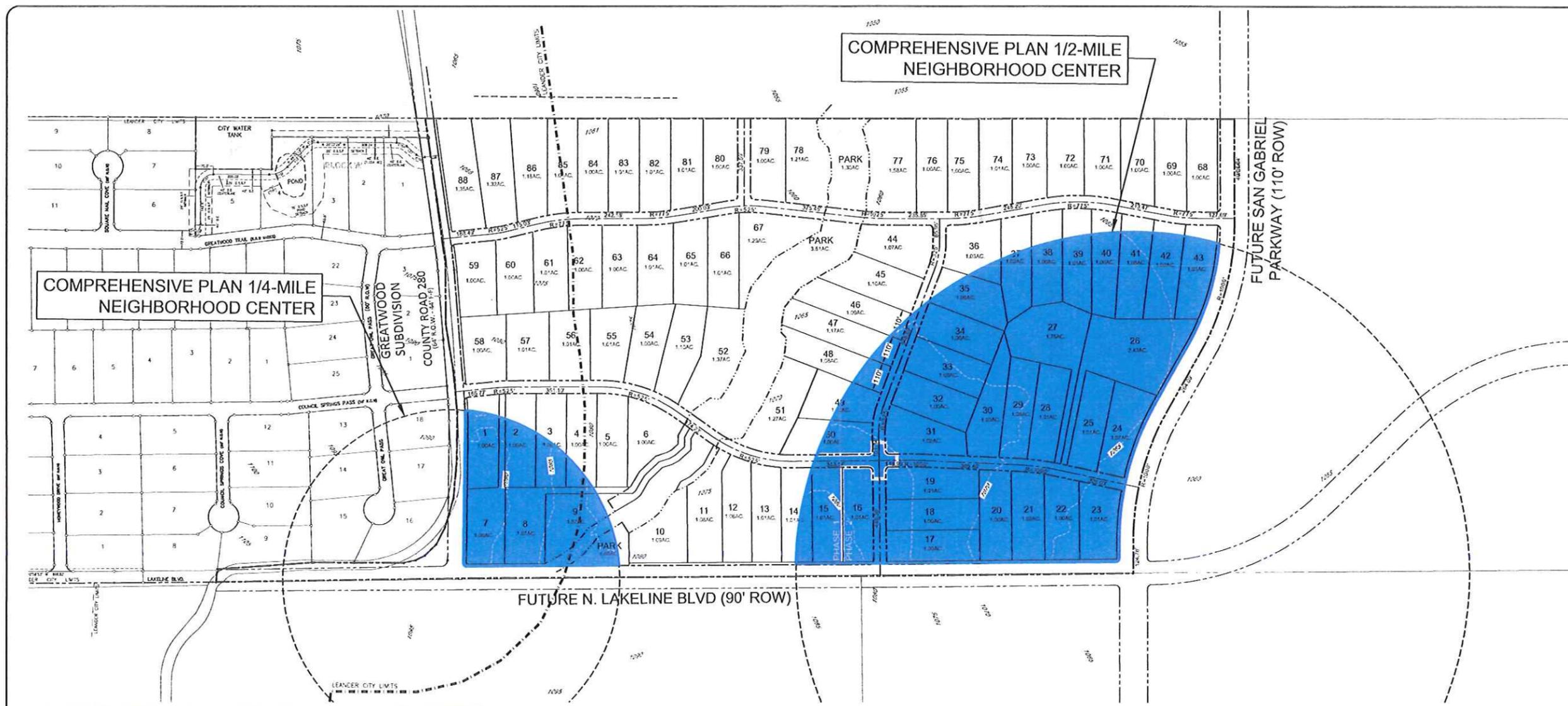
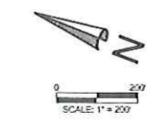
**Attachment #2**

San Gabriel Pkwy & Lakeline Blvd  
Current Future Land Use Plan

- Toll Road
- Arterial
- Collector
- Arterial
- Collector
- City Limits

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





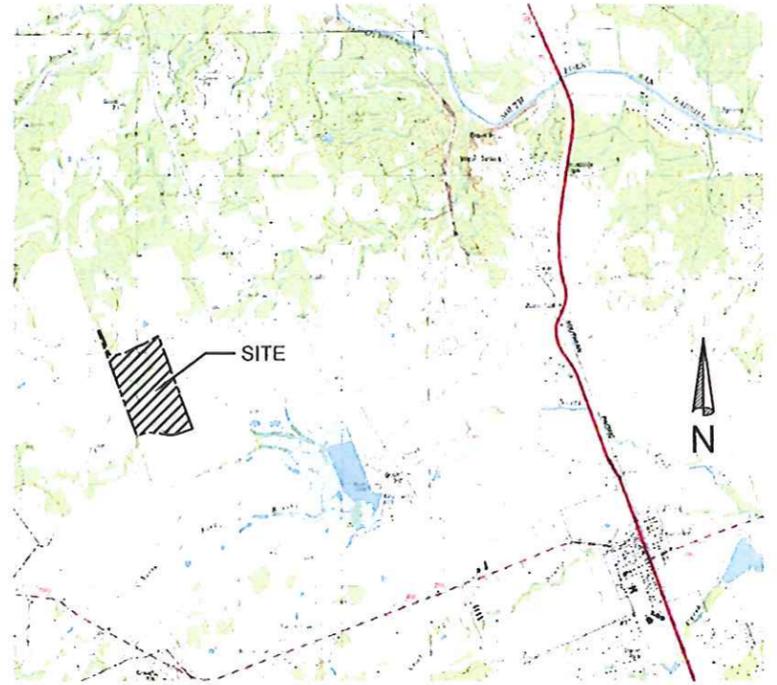
COMPREHENSIVE PLAN 1/4-MILE NEIGHBORHOOD CENTER

COMPREHENSIVE PLAN 1/2-MILE NEIGHBORHOOD CENTER

GREATWOOD SOUTH SUBDIVISION

FUTURE SAN GABRIEL PARKWAY (110' ROW)

FUTURE N. LAKELINE BLVD (90' ROW)



LOCATION MAP  
N.T.S.

**LEGEND**

- PROP. ROW
- PROP. CENTER LINE
- PROP. PHASE LINE
- RIPARIAN CORRIDOR
- PROP. LOT NUMBER
- PROP. LOT LINE
- CITY LIMIT LINE
- EXIST. 15 FOOT CONTOUR LINE
- EXIST. 1 FOOT CONTOUR LINE

**SUMMARY:**

88 - RESIDENTIAL LOTS	96.48AC.
1 ACRE MIN.	
7 - LANDSCAPE LOTS	1.25AC.
3 PARK LOTS	6.79AC.
110' MIN. LOT WIDTH	
STREET R.O.W.	15.41AC.
TOTAL	119.93AC.

**WATER BY:**  
CITY OF LEANDER  
88 L.U.E.'S OF SERVICE

**WASTEWATER BY:**  
INDIVIDUAL ON-SITE PRIVATE SEPTIC SYSTEMS

**ZONING EXISTING :**  
SFR-1-B AND ETJ

**ZONING PROPOSED :**  
SFR-2-A

**PARKLAND:**  
3.08 AC. REQUIRED  
3.71 AC. LAND IN LIEU OF FEE  
6.79 AC. TOTAL

**PHASING:**  
PHASE 1 - 46 LOTS (2015)  
PHASE 2 - 42 LOTS (2016)±

**STREETS:**  
LOCAL (50' ROW -7,636L.F.)  
C.R. 280 (64' ROW -1,740L.F.)  
LAKELINE BLVD. (90' ROW -3,593L.F.)  
SAN GABRIEL PKWY (110' ROW -1,837L.F.)

**TIA:**

Land Use	Site	ITE Code*	ADT Weekday	ADT Weekend
Single-Family Detached Housing	88	210	838	872

\*Source: Trip Generation, 9th Edition, Institute of Transportation Engineers, 2012

**NOTES:**

- THIS SITE IS LOCATED IN THE ETJ & CITY LIMITS OF LEANDER, WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA MAP NO. 48491C0435E FOR WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
- ALL INTERNAL LOCAL STREETS HAVE A 50' RIGHT OF WAY.

**DEVELOPER/OWNER**  
JL DEVELOPMENT, INC.  
JOHN S. LLOYD, PRESIDENT  
4720-4 ROCKCLIFF RD.  
AUSTIN, TEXAS 78746  
TEL: 512-328-0860  
FAX: 512-328-1868

**SURVEYOR**  
DELTA SURVEY GROUP, INC.  
8213 Brodie Lane  
Suite 102  
Austin, TX 78745  
(T) 512-282-5200  
(F) 512-282-5230

**PROPOSED ANNEXATION OF**  
119.932 AC.  
DOC. NO. 2014094507  
O.P.R.W.C.TX.  
FOR  
**GREATWOOD SOUTH**  
**SUBDIVISION**  
COUNTY ROAD 280  
LEANDER, TEXAS

**CONCEPT PLAN**

PREPARED: FEBRUARY, 2015  
ENGINEER



CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT  
7500 Rialto Blvd, Bldg 1, Suite 240  
Austin, Texas 78735  
Phone: (512) 877-0801 Fax: (512) 877-0555  
Firm Registration No. F-785



74 - ACRE LOTS  
110' MIN. LOT WIDTH



GREATWOOD SOUTH SUBDIVISION  
LAND USE EXHIBIT PER  
COMPROMISE PLAN

**MALONE \* WHEELER**  
INC., 1995  
CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT  
7500 Rialto Blvd, Bldg 1, Suite 240  
Austin, Texas 78735  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

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**Engineering & Development Consultants**

28 April 2015

Ms. Robin Griffin  
Senior Planner  
Planning Department City of Leander  
104 North Brushy Street  
Leander, Texas 78646

Re: Greatwood South Subdivision: Comprehensive Plan Amendment for Land Use  
Letter of Intent  
MWI Project No. 14-035

Dear Ms. Griffin:

Malone/Wheeler, Inc. as engineer and agent for J L Development, Inc. the Owner and Developer of Greatwood South Subdivision respectfully request an Amendment to the City of Leander Comprehensive Plan regarding land use. The current Comprehensive Land Plan was made effective on August 7, 2014 and not two years prior.

As shown on the attached Exhibits and Concept Plan, Greatwood South is a 119.932 single family rural Subdivision with 88 acre lots with frontage on existing County Road 280 to the north, future Lakeline Blvd. to the west and future San Gabriel Parkway to the south.

The Comprehensive Plan shows a Community Center Node located at the intersection of future Lakeline Blvd and future San Gabriel Parkway and a Neighborhood Center Node at the intersection of future Lakeline Blvd. and existing County Road 280.

Our requested Amendment is to eliminate portions of the two Nodes from our Subdivision. Please see the exhibit for the compromise.

Our Subdivision has frontage on existing County Road 280 with two proposed public streets intersecting County Road 280 providing access that allows for the development of the entire Subdivision within the next three years.

To the north of our subdivision, at the northeast quadrant of the existing County Road 280 and the future Lakeline Boulevard, is the 152.60 acre Greatwood Subdivision. Greatwood is a 122 one acre lot rural development with individual private septic systems. We believe that our subdivision should have one acre lots at the southeast quadrant of the intersection and the neighborhood node should be located west of the future Lakeline Boulevard.

Our Subdivision will be served water from an existing City of Leander 24 inch water line in County Road 280.

Wastewater service from the City of Leander is not available due to its remote location. The potential to serve this area with wastewater service would be to extend the existing 15" gravity wastewater line located at Bagdad Road and the north branch of Brushy Creek. The alignment of this

western extension will need to avoid and go around Lake Devine, it's impoundment structure and it's jurisdictional waters. Once around Lake Devine, the extension will need to split into two mains, one on each side of the riparian corridor buffer. Construction of one wastewater main near the centerline of the riparian corridor is not allowed. This will double the construction cost to bring wastewater to the area of San Gabriel Parkway and Lakeline Boulevard. The Subdivision's lots will have private individual septic systems.

The development intensity called for in the Nodes will require that San Gabriel Parkway and Lakeline Boulevard be existing and that the City's water and wastewater systems have been extended to the area. Based on the City's Transportation Plan, future San Gabriel Parkway will have a 110' right of way with two 27' lanes, a 6' and a 10' sidewalk and 6' tall masonry walls within 10' wide landscape buffer lots along the right of way. Water quality controls and detention facilities will be required for the Parkway. The estimated construction cost for each linear foot of the Parkway is \$1,000.00. Signalized intersection costs have not been included in this estimate.

Based on the City's Transportation Plan, future Lakeline Boulevard will have a 90' right of way with two 24' lanes, a 6' and a 10' sidewalk and 6' tall masonry walls within 10' wide landscape buffer lots along the right of way. Water quality controls and detention facilities will be required for the Boulevard. The estimated construction cost for each linear foot of the Boulevard is \$850.00. Signalized intersection costs have not been included in this estimate.

The Benbrook Ranch Development proposed a Node of development, very similar to the Neighborhood Center Node, located at the intersection of Bagdad Road and San Gabriel Parkway. In the fourteen year history of the Benbrook Ranch Development no development of the neighborhood commercial or multi-family tracts has occurred, even though the roads are existing as are all utilities water, wastewater and electricity.

The Community Center Node located at the future intersection of Lakeline Boulevard and San Gabriel Parkway per the current Comprehensive Plan is a total of 125 acres. Each quadrant of this future intersection is to have 31.42 acres of commercial, retail, office uses, medium density multi-family and high density single family housing. The City's "Illustrative Site Plan" for one quadrant of this node shows a development that appears to be at 80% impervious cover but does not show the approximately 10 acres of land that will be required to be downstream of the development for the water quality controls and detention facilities. The Comprehensive Plan shows 20 Community Center Nodes for a total of 2,500 acres. The Comprehensive Plan shows 25 Neighborhood Center Nodes for a total of 750 acres.

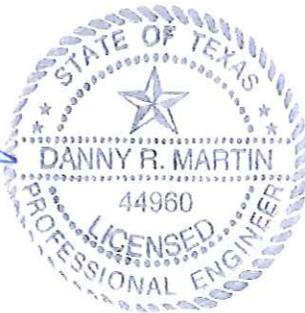
Ms. Robin Griffin  
4/28/15  
Page 3

Attached hereto is an Exhibit that shows the City's current Land Use Plan with the two Nodes as described above with the City's current Transportation Plan. Also attached is the Concept Plan for Greatwood South Subdivision showing the land use with the requested amended Nodes.

Sincerely,



Danny R. Martin, P.E., R.P.L.S.  
Senior Project Manager  
Malone/Wheeler, Inc.



Attachments

cc: John S. Lloyd, J L Development, Inc.



## EXECUTIVE SUMMARY

MAY 28, 2015

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**Agenda Subject:** Zoning Case 15-Z-004: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the north of Hero Way, west of Ronald Reagan Blvd and south of San Gabriel Pkwy; 197.55 acres more or less; WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607. The applicant is proposing an amendment to the Palmera Ridge PUD (Planned Unit Development), Leander, Williamson County, Texas.

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

**Origination:** Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

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

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

**Attachments:**

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

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

05/18/2015



## PLANNING ANALYSIS

### ZONING CASE 15-Z-004 PALMERA RIDGE PUD AMENDMENT

#### GENERAL INFORMATION

- Owner:** Palmer Ridge Development, Inc.
- Current Zoning:** PUD (Planned Unit Development)
- Proposed Zoning:** PUD (Planned Unit Development) Amendment
- Size and Location:** The property is generally located north of Hero Way, West of Ronald W. Reagan Blvd. & south of San Gabriel Pkwy. The property is approximately 197.55 acres in size.
- Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

#### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	OCL	Undeveloped Properties in the ETJ
EAST	SFR-2-B Interim SFS-2-B	Single-Family Neighborhood under construction Established Single-Family Homes
SOUTH	OCL	Established Single-Family Homes & Undeveloped Properties
WEST	OCL	Established Single-Family Homes & Undeveloped Properties

## COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

### USE COMPONENTS:

#### **PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a mixed-residential community. This integrated project will include a blend of single-family, multi-family, and commercial development. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

## COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.

## ANALYSIS:

The applicant is requesting to amend the Palmera Ridge PUD (Planned Unit Development) in order to add provisions for condominium regime development, clarify the garage setbacks, and modify the street light spacing. The proposal includes residential lot widths ranging from as narrow as forty (40') feet to over seventy (70') feet wide. The applicant has incorporated the mixture of residential districts in a well integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

### **EXISTING STANDARDS**

These existing standards include the standards that will remain as part of the PUD. The PUD proposal includes two categories of land use: Mixed Use and Single Family/Condominium Cluster. The Mixed Use category permits the development of uses listed in the MF-2-B (Multi-Family) and GC-3-C (General Commercial) zoning districts. The development agreement approved by the City Council limits the size of the mixed use area to fifteen acres, but not less than eleven acres.

The proposed MF-2-B district would permit a density of 18 units per acre and require that 35% of the units have garages. The Type B architectural component requires that 85% of the first

story walls are masonry and the 50% of the overall structure is masonry. The proposed GC-3-C is consistent with the current commercial zoning on the property. The proposed Type 3 site component associated with the GC use component permits the use of the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings. Permitted outdoor uses include:

- Outdoor Display (limited 30% of the gross floor area of the primary structure)
- Outdoor Storage (limited 20% of the gross floor area of the primary structure)
- Outdoor Fuel Sales
- Overhead Commercial Doors
- Drive-Through Lanes (also permitted in Type 2)

The Type C architectural component requires that 60% of the street facing walls are masonry and the 35% of the overall structure is masonry.

The table below identifies the proposed residential zoning districts, lot sizes, and allowed percent for the residential portion of this project. The approved development agreement limits the overall density of the residential portion of this project to 600 units.

Use	Lot Width	Minimum Lot Area	Living Area SF	Total Lots	Allowed Percent
<b>SINGLE-FAMILY</b>					
Single-Family Compact (SFC-2-A)	50'	5500	1100	229	38% max
Single-Family Urban (SFU-2-A)	60'	7200	1200	200	33% min
Single Family Suburban (SFS-2-A)	70'	9000	1500	125	21% min

### PROPOSED AMENDMENT

The proposed amendment includes adding the condominium/cluster development and removing the SFL-2-A (Single-Family Limited) district. The new table is shown below.

Use	Lot Width	Minimum Lot Area	Living Area SF	Total Lots	Allowed Percent
<b>SINGLE-FAMILY</b>					
Single-Family Compact (SFC-2-A)	50'	5500	1100	229	38% max
Single-Family Urban (SFU-2-A)	60'	7200	1200	200	33% min
Single Family Suburban (SFS-2-A)	70'	9000	1500	125	21% min
Condominium/Cluster Development (MF-2-A)				46	8% max

This subdivision is permitted to develop under the previous garage setback requirements because the preliminary plat was approved prior to the adoption of the updated Composite Zoning Ordinance. The applicant is proposing to add this language to the PUD for clarification as well as set standards for the measurement of the width of a lot. Currently, the Composite Zoning Ordinance states that lot width is the average horizontal distance between side property or lot lines. The applicant is proposing to measure the width of the lot at the front building setback line. The front building setback line is twenty feet from the property line. This proposal will

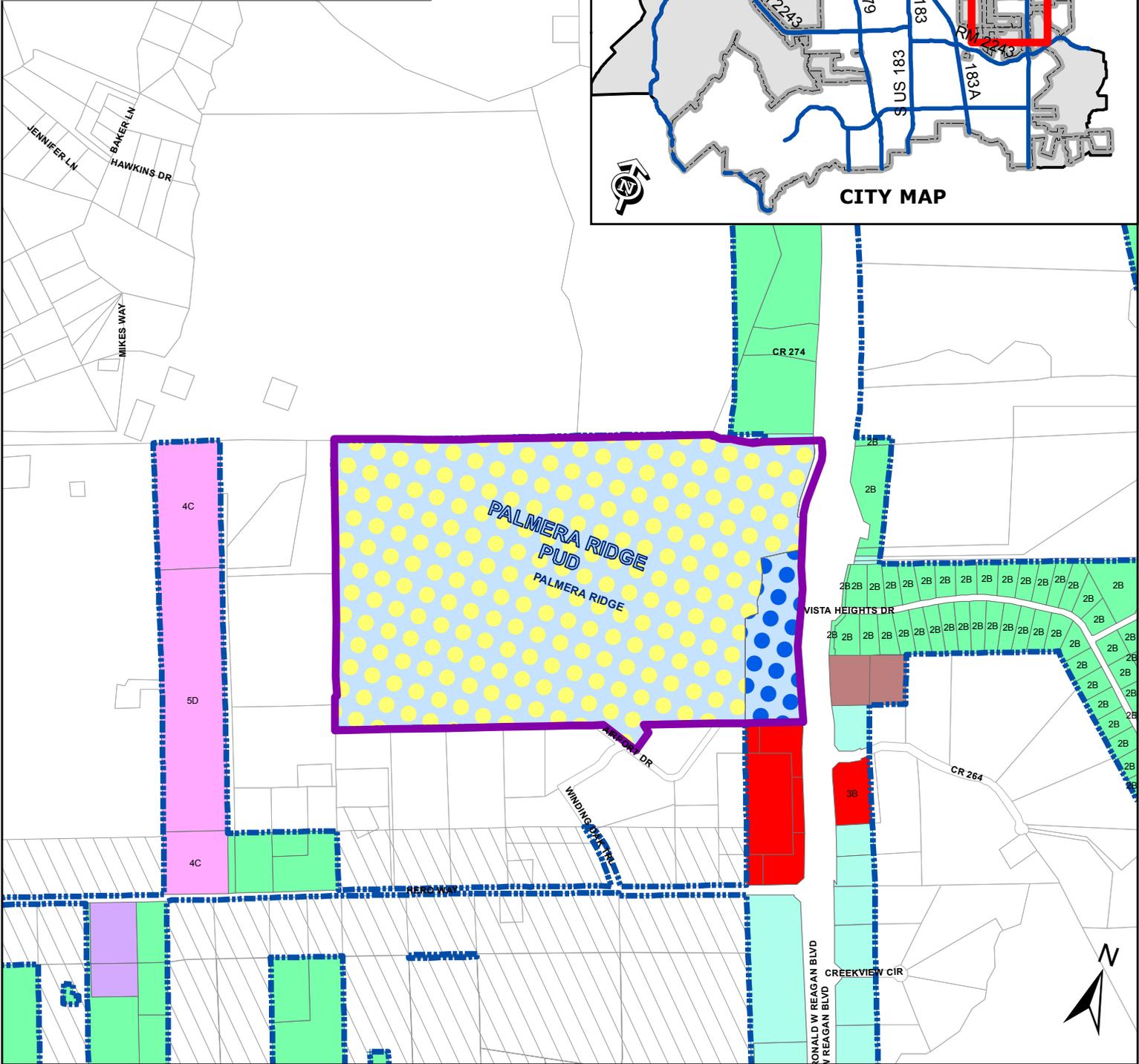
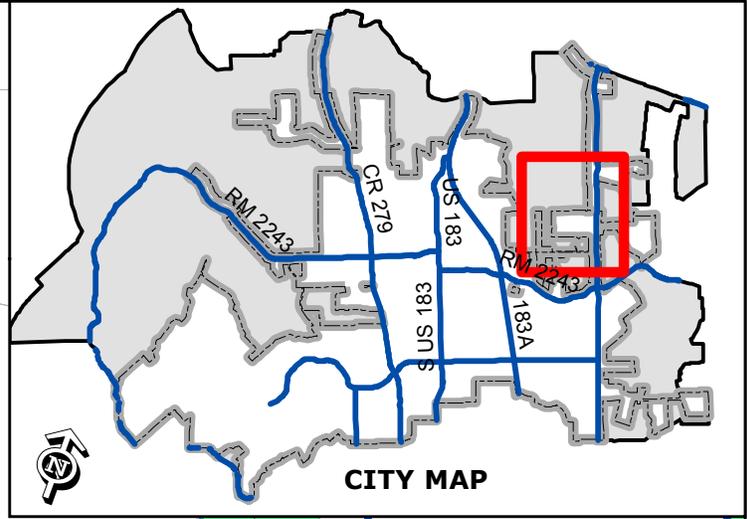
change how the width of irregularly shaped lots such as cul de sacs will be measured. In some circumstances, lots that would normally be classified as a sixty foot wide lot would be considered a fifty foot wide lot. This measure will impact which lots may be developed with the garage five feet in front of the dwelling. The total number of fifty foot wide lots will still be limited by the table above.

The applicant is also requesting to change the minimum spacing for street lights to a minimum spacing of three hundred (300') feet along all collector and public streets. The current street light spacing is one hundred fifty (150') feet along local streets. The spacing for collector roadways is determined by illumination design.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested PUD amendment. The proposed amendments to the PUD continue to promote more flexibility with the location of the single-family districts and incorporates a mixture of multi-family and commercial uses along Ronald W. Reagan Blvd. This application effectively utilizes composite zoning to incorporate a variety of land uses while maintaining high form standards. The requested PUD amendment meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

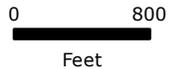
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility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

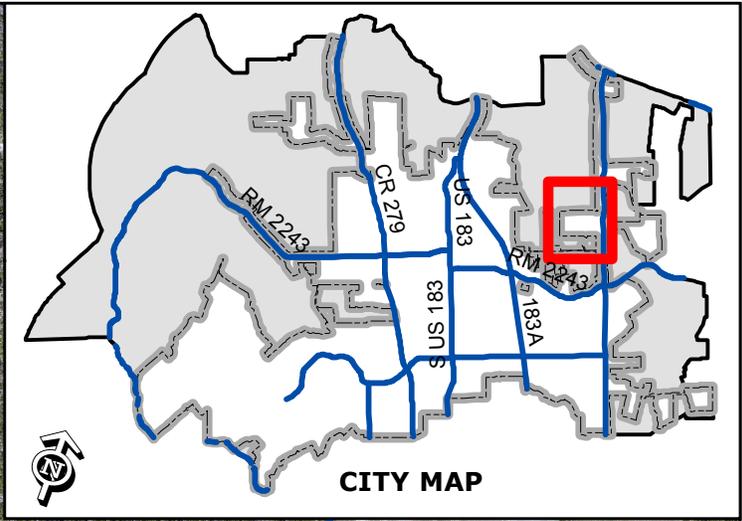


## ZONING CASE 15-Z-004 Attachment #2

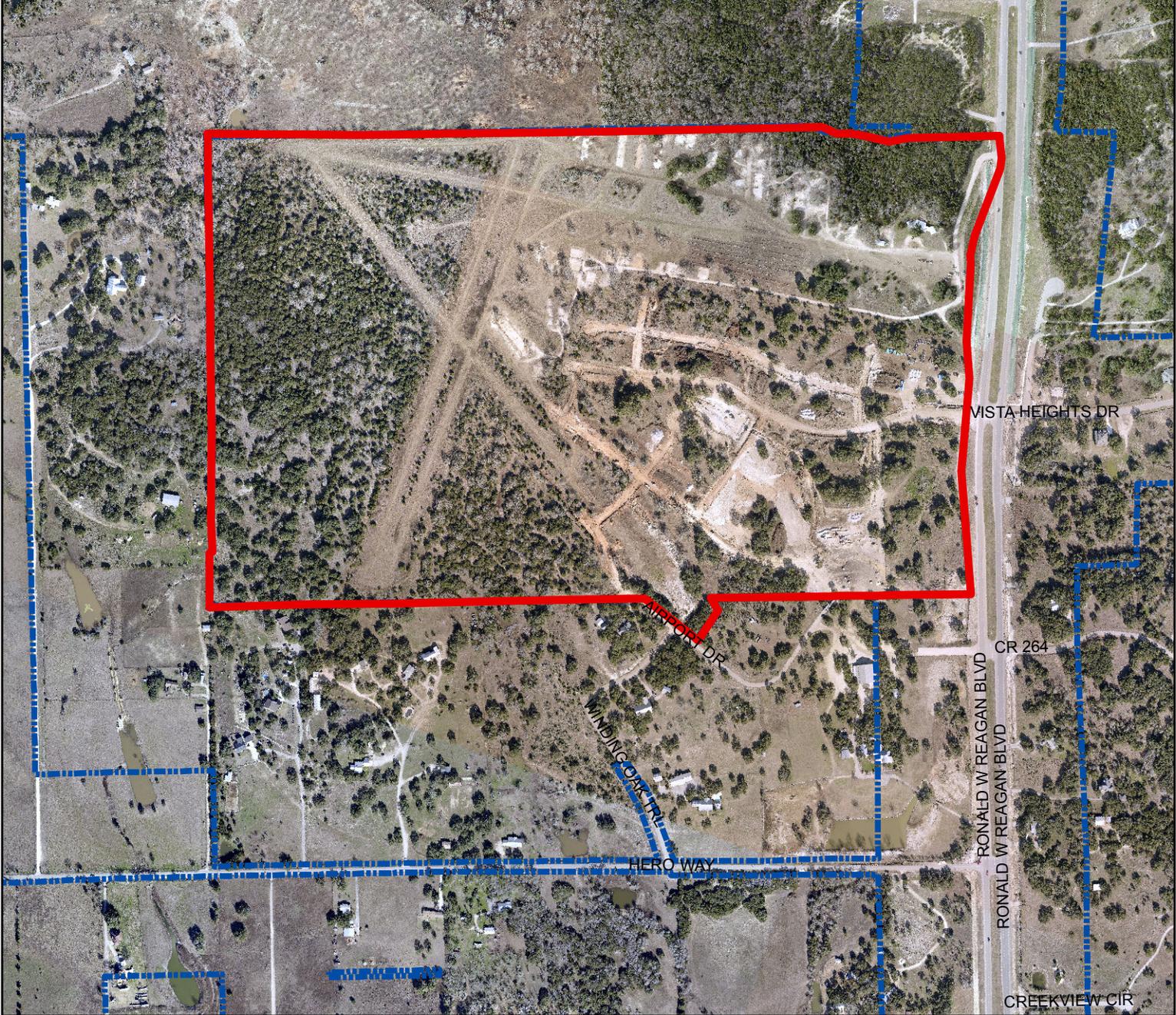
Current Zoning Map - Palmera Ridge PUD

 Subject Property	 PUD Commercial	 SFR	 SFT	 GC
 City Limits	 PUD Mixed Use	 SFE	 SFU/MH	 HC
 Future Annexation Per DA	 PUD Multi-Family	 SFS	 TF	 HI
 Involuntary Annexation	 PUD Single-Family	 SFU	 MF	 PUD
 Voluntary Annexation	 PUD Townhome	 SFC	 LO	
		 SFL	 LC	





CITY MAP



### ZONING CASE 15-Z-004 Attachment #3

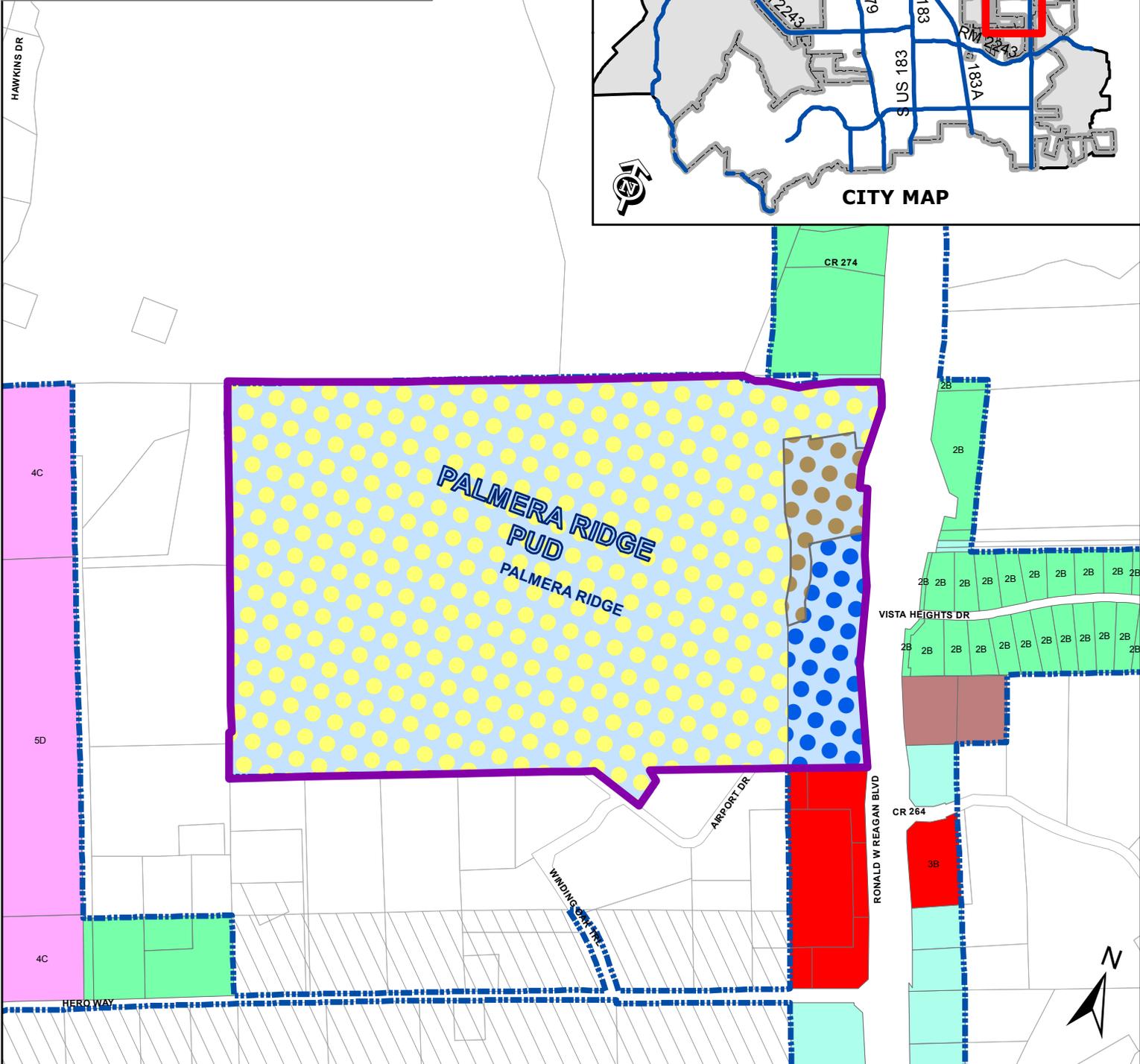
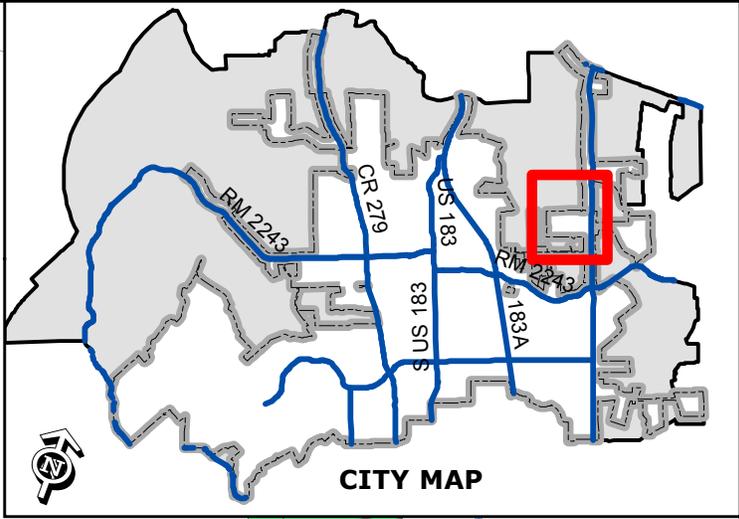
Aerial Exhibit - Approximate Boundaries  
Palmera Ridge PUD

0 200  
Feet



-  Subject Property
-  City Limits

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### ZONING CASE 15-Z-004 Attachment #4

### Proposed Zoning Map - Palmera Ridge PUD

 Subject Property	 PUD Commercial	 SFR	 SFT	 GC
 City Limits	 PUD Mixed Use	 SFE	 SFU/MH	 HC
 Future Annexation Per DA	 PUD Multi-Family	 SFS	 TF	 HI
 Involuntary Annexation	 PUD Single-Family	 SFU	 MF	 PUD
 Voluntary Annexation	 PUD Townhome	 SFC	 LO	
		 SFL	 LC	



# EXHIBIT A PALMERA RIDGE PLANNED UNIT DEVELOPMENT

1. Base zoning districts:
  - A. The base zoning districts for the project and PUD Plan shall be all Zoning Categories listed on Tables A and B (gathered from the City of Leander Composite Zoning Ordinance).

**Table A Mixed Use**

Zoning Category - City of Leander for Commercial/Multi Family Residential 15 Acres	Zoning Category	Acreage	Max # of Units	% of Total
General Commercial (1)	GC-3B	15		0-100%
Multi Family (1)	MF-2B			0-100%
<b>Total</b>		<b>15</b>		

1. Uses can be either, all or a combination of both uses on 15 acres

**Table B Single Family and Condominium/Cluster**

Zoning Category - City of Leander for Single Family - 175 Acres	Zoning Category	Lot Width	Minimum Lot Size	Living Area SF	Total Lots/Units	% of Total	Min/Max %
Single Family Compact	SFC-2A	50	5500	1100	229 Lots	38%	max
Single Family Urban	SFU-2A	60	7200	1200	200 Lots	33%	min
Single Family Suburban	SFS-2A	70	9000	1500	125 Lots	21%	min
Condominium/Cluster Development	MF-2A				46 Units	8%	Max
<b>Total</b>					<b>600</b>	<b>100%</b>	

2. PUD Area = 197.55 Acres
3. Single Family Lot width distribution shall be in accordance with Table B.
4. This PUD will be single family residential, condominium/Cluster housing, multi-family and commercial development.
5. This Project shall be limited to 600 single-family lots and approximately 15 acres (but no less than 11 acres) of commercial and or multi-family development fronting on Ronald Reagan Boulevard.
6. The development will contain a minimum of 20 acres of parkland, amenity center and natural open spaces.
7. A 6' decorative rock wall will be built along the rear or sides of homes backing or siding to all collector streets within a 25' landscaped parkway.

8. Over a 1 mile of pedestrian trails will be built within the development. A conceptual layout of the Trails is shown on Exhibit B.
9. Two native landscaped wet ponds will be constructed in Palmera Ridge Section 1 as shown on Exhibit B.
10. All single family homes and the condo/cluster development will be constructed to Type "A" Architectural Standards as defined by the City of Leander.
11. No homes will front on the collector road and all street facing sides of home backing or siding on the collector road will be 100% masonry.
12. A Single Tier of lots will be allowed along all collector streets identified on the PUD Land Use Plan.
13. The Development Agreement between the City of Leander and Palmera Ridge Development, Inc. regarding the Development applies to this PUD.
14. Garage Placement: For lots less than sixty feet wide (and less than seventy feet on corner lots) and zoned SFC or SFT, residential street facing garages shall be located not closer to the street than five feet in front of the dwelling or roof of a 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. The minimum front building setback is 20' from the property line (25' front setback for street facing garages). For purposes of this provision on garage placement, the lot width shall be determined based on the width of the lot at the front building setback of the lot for all lot sizes. Measurement of corner lots shall be ten feet wider to account for a fifteen foot street side setback.

Garage Setback		SFC	SFU	SFS
Interior Lot	Lot Width	50	60	70
Corner Lot	Lot Width	60	70	80
	Side Yard Setback	5	5	5
	Rear Yard Setback	15	15	15
	Front Garage Setback	25	25	25
	Minimum Front Setback	20	20	20
	Street Side Building Setback	15	15	15
	Street Side Garage Setback	20	20	20

15. A Hill Country Street lighting plan for this PUD will require a minimum spacing of 300' along all collector and public streets. Decorative Street Lighting shall be permitted within the median of Palmera Ridge Boulevard. All street lighting shall be installed with energy efficient LED light fixtures.
16. Primary subdivision signage will be located at the entry along Ronald Reagan Blvd. and shall be allowed a maximum of 80 square feet of signage or graphics. Tertiary entrance signs shall be comprised of stone or masonry and shall each be allowed a maximum of 50 square feet with a maximum of 15 square feet of signage or graphics.
17. Site and Architectural components for Condo/Cluster site:
  - A. Maximum Number of Detached Units: 46 Units
  - B. Architectural Components: Type A
  - C. Access Drives: Driveway access to Units is prohibited from Azul Lagoon Drive. internal private drives shall be a minimum of 26 foot wide with curb and gutter measured from face of curb to face of curb.
  - D. Units adjacent to Azul Lagoon Drive must face Azul Lagoon Drive with rear entry garage accessed from internal private drive.
  - E. Residential Setbacks: Front building setbacks shall be a minimum of 15-feet from back of curb. Side building separation shall be a minimum of 10-feet. When the rear of one unit is immediately adjacent to the side of another unit the minimum setback shall be 10-feet. Rear building separation (defined as the condition when rears of two units are immediately adjacent to one another) shall be a minimum of 30-feet. Patios (covered or uncovered) and decks are not included in the rear building separation. Eave overhang is not included in calculations for minimum building separation. A minimum of seven-foot clear zone between building roof lines will be provided.
  - F. Sidewalks: A 4' sidewalk is required along all public streets. No sidewalks are required along the internal private drives.
  - G. Units may have single car garages with driveways at least 18 feet long and 9 feet wide. Garages will be setback at least 20' feet from the back of curb except for units fronting on Azul Lagoon Drive which shall have rear access garages. Garages may be flush with the primary façade as long as primary façade is located 20' from the back of curb (porches are considered part of the primary façade as long as they are a minimum of 7 feet wide and 6 feet deep).
  - H. Lighting: Street lighting is required along all public streets and is optional in the interior private drives within the project.
  - I. Minimum landscape requirements for detached single-family and two-family residential structures shall be two (2) two-inch significant trees such as oak, elm, pecan, walnut, hickory, cherry, cypress, redbud and any rare species measured eighteen inches above finished grade immediately after planting, three (3) one-gallon shrubs, three (3) five-gallon shrubs and turf grass or an alternative material as defined in this section from the front property line to the front two (2) corners of the structure and a minimum coverage area extending 3' from the slab/foundation to protect water runoff from the roof drip line. If lawn grass is not used in this area, then rain gutter systems shall be in place. One three and a half inch caliper tree may be substituted for two (2) two-inch trees if the tree is planted in the front yard. Existing trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements.



Table C Condo Cluster Building Envelopes	
30' x 40'	(1,200 SF)
MINIMUM*	
35' x 65'	(2,275 SF)
MAXIMUM*	