



AGENDA

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

Thursday ~ September 10, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 27, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 3, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-FP-030: Consider action on the Mason Ranch, Phase 1, Section 3 Final Plat for 10.327 acres more or less; WCAD Parcels R419630 and R524313; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)

8. Subdivision Case 15-TOD-FP-020: Consider action on the Oak Creek, Phase 1, Section 1 Final Plat for 8.076 acres more or less; WCAD Parcels R525192 and R395875; generally located to the north of the intersection of West Broade Street and Longhorn Cavern Road; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

9. Subdivision Case 15-TOD-FP-025: Consider action on the Oak Creek, Phase 1, Section 2 Final Plat for 28.997 acres more or less; WCAD Parcels R529005, R529009, R529001, R529002, R529003, and R529000; generally located to the south of the intersection of West Broade Street and San Gabriel Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Public Hearing

10. Zoning Case #15-Z-013: Hold a public hearing and consider action on the rezoning of 10.922 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Cunningham-Allen, Inc (Jana Rice) on behalf of KB Homes Lone Star, Inc.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

11. Zoning Case 15-Z-016: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1001 Crystal Falls Parkway for 1.58 acres more or less; WCAD Parcel R331474. Currently, the property is zoned LO-1-B (Local Office). The applicant is proposing to zone the property to LC-2-B (Local Commercial), Leander, Williamson County, Texas.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing

- e) Discussion
- f) Consider Action

- 12. P & Z Commission Progress Report for Oct. 2013 to Oct. 2014
 - A. Review and discuss Report
 - B. Make any changes or deletions if necessary.
 - C. Take action

13. Meeting adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of September 3, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager



Minutes

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

Thursday ~ August 27, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:02 pm
2. Roll Call
All Commissioners were present except Commissioner Allen
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 13, 2015
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Hines. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the August 20, 2015 meeting. Presentation of Planning Excellence Award.
Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the August 20, 2015 meeting and read the Planning Excellence Award letter to the P & Z Commissioners.

5. Review meeting protocol
Chairman Sokol 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 15-FP-015: Consider action on the Travisso, Phase 2, Section 1E Final Plat for 12.416 acres more or less; TCAD Parcel 844740; generally located to the west of the Travisso, Phase 2, Section 1D Subdivision, more specifically to the west of the intersection of Good Night Trail and Venezia View; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
8. Subdivision Case 15-FP-016: Consider action on the Travisso, Phase 2, Section 1D Final Plat for 10.654 acres more or less; TCAD Parcel 844740; generally located to the north of the intersection of Good Night Trail and Castella Cove; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
10. Subdivision Case 14-FP-037: Consider action on the Leander Crossing, Phase 1 Final Plat for 22.21 acres more or less; WCAD Parcels R305748 and R322778; generally located to the northwest of the intersection of Woodview Drive and 183A Toll; Leander, Williamson County, Texas. Applicant/Agent: Gray Engineering on behalf of Leander Developers 4 LTD.

Motion made by Commissioner Wixson to approve the consent agenda items 7, 8, and 10. Seconded by Commissioner Schwendenmann. Motion passed unanimously.

9. Subdivision Case 15-TOD-FP-018: Consider action on the Oak Creek, Phase 5 Final Plat for 17.071 acres more or less; WCAD Parcel R529012; generally located to the southeast of the intersection of South San Gabriel Pkwy and US 183; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Item # 9 was pulled by Tom Yantis, Assistant City Manager to discuss the change in sidewalk width from 8 feet to 5 feet and to explain the condition #3 "Engineering estimate and cash payment for the sidewalk located along San Gabriel Pkwy." Commissioner Wixson moved to approve with staff recommendation, Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

Public Hearing

11. Subdivision Case 15-CP-001: Hold a public hearing and consider action on the Deerbrooke Concept Plan, for 168.06 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814, generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, Leander, Williamson County Texas. Applicant: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval.

b) Applicant Presentation

David Singleton explained the purpose of the concept plan.

c) Open Public Hearing

Chairman Sokol opened the public hearing.

No one wished to speak.

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

12. Zoning Case 15-Z-019: Hold a public hearing and consider action on the rezoning of a portion of a parcel of land located at 2804 Bagdad Road for 4 acres more or less; WCAD Parcel R314038 Currently, the property is zoned GC-3-C (General Commercial). The applicant is proposing to zone the property to MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of E & L Properties, LTD.

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

Applicant requested Item # 12 be postponed

13. Zoning Case 15-Z-020: Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-B, Leander, Williamson County, Texas. Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends denial of the zoning district LC-3-B and recommends a zoning district of LC-3-A.

b) Applicant Presentation

Danny Martin, applicant explained the purpose for the zoning request and agrees to staff recommendation of the zoning district LC-3-A.

c) Open Public Hearing

**Chairman Sokol opened the public hearing
Sherry LeBlanc spoke against.**

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

**Commissioner Schwendenmann moved to deny the zoning request.
Commissioner Hines seconded the motion. Motion passed 4 to 2 with
Commissioner Wixson and Commissioner Anderson opposing.**

14. Zoning Case 15-Z-021: Hold a public hearing and consider action on the rezoning of a parcel of land located at 508 Municipal Drive; 1.235 acres more or less; WCAD Parcel R036441. Currently, the property is zoned TF (Two-Family). The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Williamson County, Texas. Applicant: Del Ray and Linda Sudderth.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and recommends denial of the LO-2-B and recommends approval of LO-2-A.

b) Applicant Presentation

Del Ray Sudderth, applicant was present for questions and agrees to staff recommendation of LO-2-A.

c) Open Public Hearing

Chairman Sokol opened the public hearing.

d) Close Public Hearing

Chairman Sokol closed the public hearing

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to deny the zoning request LO-2-B and approve LO-2-A. Commissioner Hines seconded the motion. Motion passed 5 to 1 with Commissioner Schwendenmann opposing.

15. Discussion and possible action about moving the October 8th Planning and Zoning Commission meeting to Tuesday October 6th.

P & Z Commissioners discussed moving the October 8th Planning and Zoning Commission meeting to Tuesday October 6th, a few Commissioners would not be able to attend the October 6th meeting, it was agreed by the P & Z Commissioners to move the meeting to Monday October 5th.

Commissioner Wixson announced that he would be resigning from the Planning and Zoning Commission and that this was his last meeting.

16. Meeting adjourned
Meeting adjourned at **8:04 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary

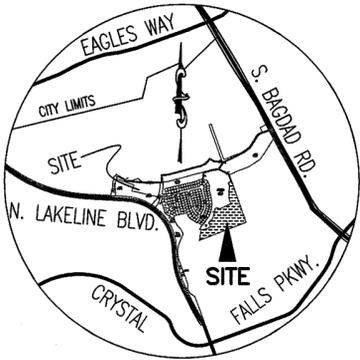


EXECUTIVE SUMMARY

SEPTEMBER 10, 2015

-
- Agenda Subject:** Subdivision Case 14-FP-030: Consider action on the Mason Ranch, Phase 1, Section 3 Final Plat for 10.327 acres more or less; WCAD Parcels R419630 and R524313; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
- Financial Consideration:** None
- Recommendation:** This final plat includes 45 single-family and 1 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:** Robin M. Griffin, AICP
Senior Planner
- 09/02/2015

MASON RANCH PHASE 1 SECTION 3



VICINITY MAP
N.T.S.



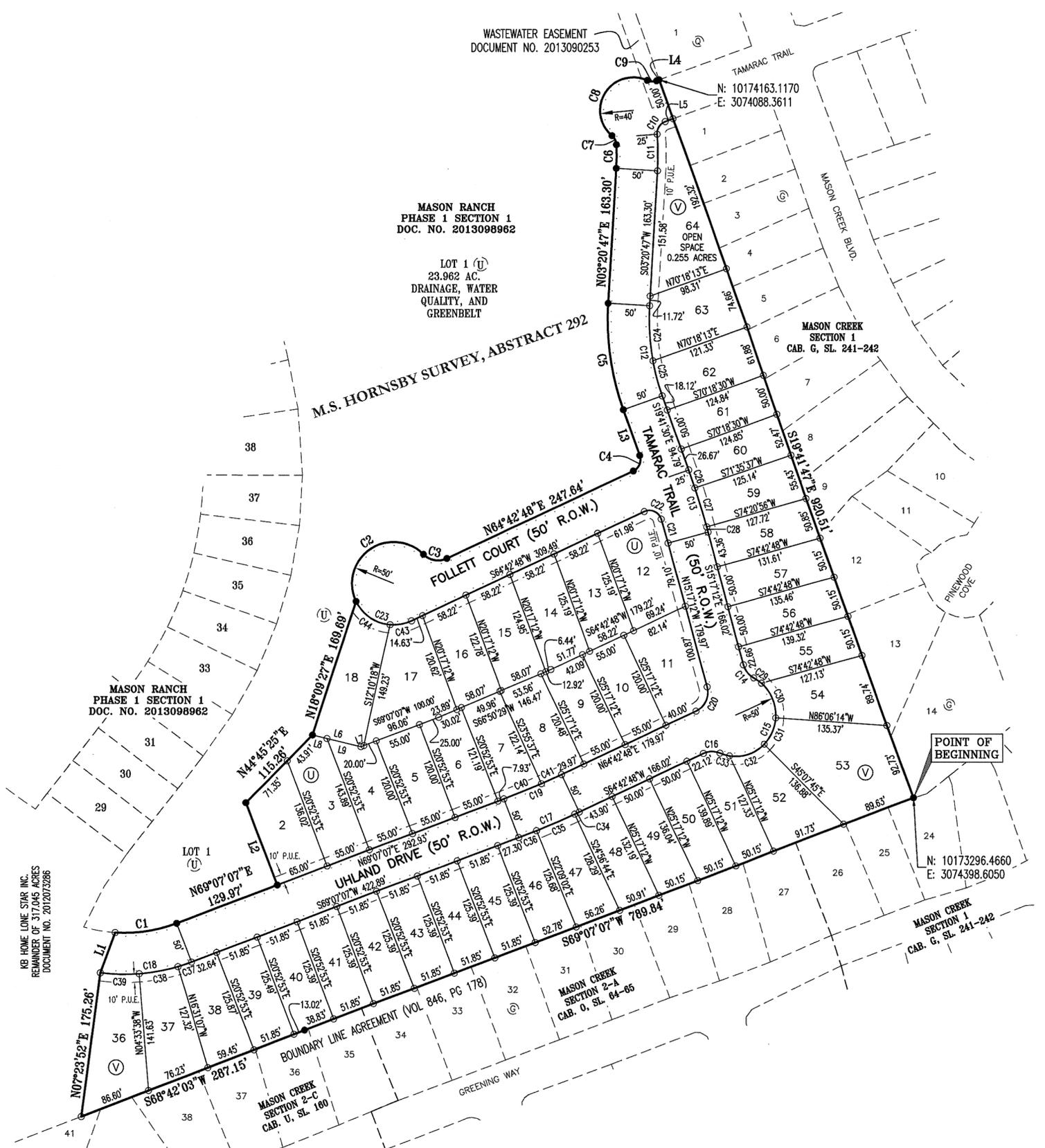
SCALE: 1" = 100'

WASTEWATER EASEMENT
DOCUMENT NO. 2013090253

MASON RANCH
PHASE 1 SECTION 1
DOC. NO. 2013098962

LOT 1 (U)
23.962 AC.
DRAINAGE, WATER
QUALITY, AND
GREENBELT

M.S. HORNSBY SURVEY, ABSTRACT 292



DATE: AUGUST 28, 2014

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

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

TOTAL ACREAGE: 10.327 ACRES
SURVEY: M. S. HORNSBY SURVEY,
ABSTRACT NO. 292

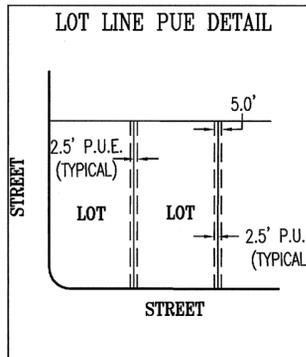
F.E.M.A. MAP NO. 48491C 0465E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED
AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS: 46

NO. OF SINGLE FAMILY LOTS: 45
NO. OF OPEN SPACE LOTS: 1

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- - - EASEMENT LINE
- SIDEWALK



LOT SQUARE FOOTAGE LIST

U	2	7,885
U	3	8,038
U	4	7,018
U	5	6,600
U	6	6,618
U	7	6,484
U	8	6,677
U	9	6,603
U	10	6,600
U	11	8,499
U	12	9,241
U	13	7,261
U	14	7,261
U	15	7,184
U	16	7,058
U	17	9,833
U	18	8,665
V	36	9,919
V	37	8,100
V	38	6,890
V	39	6,516
V	40	6,502
V	41	6,501

LOT SQUARE FOOTAGE LIST

V	42	6,501
V	43	6,501
V	44	6,501
V	45	6,501
V	46	6,447
V	47	6,730
V	48	6,562
V	49	6,706
V	50	6,898
V	51	6,924
V	52	8,423
V	53	14,619
V	54	8,259
V	55	6,906
V	56	6,870
V	57	6,677
V	58	6,521
V	59	6,604
V	60	6,377
V	61	6,242
V	62	7,673
V	63	8,336
V	64	11,106

SHEET NO. 1 OF 4

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	DESIGN SPEED
TAMARAC TRAIL	50' ROW	791'	1.049 ACRES	LOCAL	30
UHLAND DRIVE	50' ROW	815'	0.890 ACRES	LOCAL	30
FOLLETT COURT	50' ROW	380'	0.517 ACRES	LOCAL	30

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

MASON RANCH PHASE 1 SECTION 3

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NUMBER 292 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF A 317.045 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC. IN DOCUMENT NUMBER 2012073286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.T.C.TX.), SAID TRACT BEING 10.327 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found at the southeastern corner of said remainder of 317.045 acre tract, being also the southernmost southwestern corner of Lot 14, block G, of Mason Creek, Section 1, a subdivision recorded in Cabinet G, Slides 241-242 of the Plat Records of Williamson County, Texas (P.R.W.C.TX.) and being in the northern line of Lot 24, Block G of said Mason Creek Section 1, for the southeastern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE with the common boundary line of said remainder of 317.045 acre tract, said Mason Creek Section 1, Mason Creek Section 2-A, a subdivision recorded in Cabinet O, Slides 64-65 (P.R.W.C.TX.) and Mason Creek Section 2-C, a subdivision recorded in Cabinet U, Slide 160 (P.R.W.C.TX.), the following two (2) courses and distances, numbered 1 through 2,

1. S6907°07"W, for a distance of 789.84 feet to a 1/2" capped iron rod found,
2. S6842°03"W, for a distance of 287.15 feet to a 1/2" capped iron rod set in the northern line of Lot 41, Block G of said Mason Creek Section 2-C, for the southernmost southwestern corner of the herein described tract,

THENCE departing the northern line of said Mason Creek Section 2-C and crossing said remainder of 317.045 acre tract, the following two (2) courses and distances, numbered 1 through 2,

1. N0723°52"E, for a distance of 175.26 feet to a 1/2" capped iron rod set, and
2. N2000°42"E, for a distance of 51.61 feet to a 1/2" capped iron rod set in the southern line of Lot 1, Block U of Mason Ranch Phase 1 Section 1, a subdivision recorded in Document Number 2013098962 (P.R.W.C.TX.), for a western corner of the herein described tract, at a point of curvature to the left,

THENCE, with the southern and eastern lines of said Lot 1, Block U and the northern and western lines of the herein described tract, the following seventeen (17) courses and distances, numbered 1 through 17,

1. With said curve to the left having a radius of 175.00 feet, an arc length of 75.10 feet and whose chord bears N8124°43"E, for a distance of 74.52 feet to a 1/2" iron rod found,
2. N6907°07"E, for a distance of 129.97 feet to a 1/2" iron rod found,
3. N2052°53"W, for a distance of 106.59 feet to a 1/2" iron rod found,
4. N4445°25"E, for a distance of 115.26 feet to a 1/2" iron rod found,
5. N1809°27"E, for a distance of 169.69 feet to a 1/2" iron rod found, at a point of curvature to the right,
6. With said curve to the right having a radius of 50.00 feet, an arc length of 140.60 feet and whose chord bears N5441°03"E, for a distance of 98.65 feet to a 1/2" iron rod found, at a point of curvature to the left,
7. With said curve to the left having a radius of 25.00 feet, an arc length of 30.77 feet and whose chord bears S8001°20"E, for a distance of 28.87 feet to a 1/2" iron rod found,
8. N6442°48"E, for a distance of 247.64 feet to a 1/2" iron rod found, at a point of curvature to the left,
9. With said curve to the left having a radius of 15.00 feet, an arc length of 22.10 feet and whose chord bears N2230°39"E, for a distance of 20.15 feet to a 1/2" iron rod found,
10. N1941°30"W, for a distance of 58.51 feet to a 1/2" iron rod found, at a point of curvature to the right,
11. With said curve to the right having a radius of 325.00 feet, an arc length of 130.68 feet and whose chord bears N0810°21"W, for a distance of 129.80 feet to a 1/2" iron rod found,
12. N0320°47"E, for a distance of 163.30 feet to a 1/2" iron rod found, at a point of curvature to the left,
13. With said curve to the left having a radius of 275.00 feet, an arc length of 28.66 feet and whose chord bears N0021°40"E, for a distance of 28.64 feet to a 1/2" iron rod found, at a point of curvature to the left,
14. With said curve to the left having a radius of 15.00 feet, an arc length of 12.39 feet and whose chord bears N2617°05"W, for a distance of 12.04 feet to a 1/2" iron rod found, at a point of curvature to the right,
15. With said curve to the right having a radius of 40.00 feet, an arc length of 115.02 feet and whose chord bears N3225°41"E, for a distance of 79.29 feet to a 1/2" iron rod found, at a point of curvature to the left,
16. With said curve to the left having a radius of 15.00 feet, an arc length of 11.74 feet and whose chord bears S8736°48"E, for a distance of 11.44 feet to a 1/2" iron rod found, and,
17. N6958°18"E, for a distance of 3.36 feet to a 1/2" iron rod found set at the northeastern corner of said remainder of 317.045 acre tract, an eastern corner of said Lot 1, Block U and the northernmost corner of Lot 1, Block Q of said Mason Creek Section 1, for the northeastern corner of the herein described tract,

THENCE, with the common boundary line of said remainder of 317.045 acre tract and said Mason Creek Section 1, S1941°47"E, for a distance of 920.51 feet back to the **POINT OF BEGINNING** and containing 10.327 acres of land.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	75.10	175.00	N81°24'43"E	74.52	38.14	24°35'13"
C2	140.60	50.00	S54°41'03"W	98.65	300.65	161°06'57"
C3	30.77	25.00	S80°01'20"E	28.87	17.68	70°31'44"
C4	22.10	15.00	N22°30'39"E	20.15	13.60	84°24'19"
C5	130.68	325.00	S08°10'21"E	129.80	66.23	23°02'18"
C6	28.66	275.00	N00°21'40"E	28.64	14.34	5°58'14"
C7	12.39	15.00	N26°17'05"W	12.04	6.57	47°19'18"
C8	115.02	40.00	S32°25'41"W	79.29	298.74	164°44'50"
C9	11.74	15.00	S87°36'48"E	11.44	6.19	44°49'48"
C10	19.48	15.00	S32°45'48"W	18.14	11.39	74°25'10"
C11	44.20	325.00	N00°33'00"W	44.17	22.14	7°47'35"
C12	110.58	275.00	S08°10'21"E	109.83	56.04	23°02'18"
C13	78.81	1025.00	N17°29'21"W	78.79	39.42	4°24'19"
C14	21.03	25.00	S39°22'53"E	20.41	11.18	48°11'23"
C15	153.92	50.00	N24°42'48"E	99.95	1581.95	176°22'46"
C16	21.03	25.00	S88°48'30"W	20.41	11.18	48°11'23"
C17	78.81	1025.00	N66°54'58"E	78.79	39.42	4°24'19"
C18	111.05	225.00	N83°15'30"E	109.93	56.68	28°16'46"
C19	74.96	975.00	N66°54'58"E	74.94	37.50	4°24'19"
C20	34.91	25.00	N24°42'48"E	32.14	20.98	80°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	30.05	975.00	N16°10'10"W	30.04	15.02	1°45'56"
C22	25.72	15.00	N66°10'10"W	22.68	17.33	98°14'04"
C23	78.03	50.00	S70°34'48"E	70.35	49.49	89°24'47"
C24	66.64	275.00	S03°35'44"E	66.48	33.48	13°53'02"
C25	43.94	275.00	S15°06'53"E	43.89	22.02	9°09'15"
C26	22.99	1025.00	N19°02'57"W	22.99	11.50	1°17'07"
C27	49.29	1025.00	N17°01'43"W	49.29	24.65	2°45'19"
C28	6.52	1025.00	N15°28'08"W	6.52	3.26	0°21'52"
C29	11.65	50.00	N56°47'59"W	11.63	5.85	13°21'11"
C30	47.14	50.00	N23°06'49"W	45.41	25.49	54°01'09"
C31	35.76	50.00	N24°23'00"E	35.00	18.68	40°58'29"
C32	47.07	50.00	N71°50'16"E	45.35	25.44	53°56'03"
C33	12.30	50.00	S74°08'45"E	12.27	6.18	14°05'53"
C34	6.10	1025.00	N64°53'02"E	6.10	3.05	0°20'27"
C35	50.00	1025.00	N66°27'07"E	50.00	25.01	2°47'43"
C36	22.70	1025.00	N68°29'03"E	22.70	11.35	1°16'08"
C37	17.13	225.00	N71°18'00"E	17.13	8.57	4°21'46"
C38	46.96	225.00	N79°27'37"E	46.88	23.57	11°57'30"
C39	46.96	225.00	S88°34'53"E	46.87	23.57	11°57'30"
C40	48.51	975.00	N67°41'36"E	48.50	24.26	2°51'02"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	26.46	975.00	N65°29'27"E	26.46	13.23	1°33'17"
C43	25.91	50.00	N79°33'30"E	25.62	13.25	29°41'24"
C44	52.12	50.00	S55°44'06"E	49.79	28.71	59°43'23"

Line Table		
Line #	Length	Direction
L1	51.61	N20°00'42"E
L2	106.59	N20°52'53"W
L3	58.51	N19°41'30"W
L4	3.36	N69°58'18"E
L5	10.11	S69°58'23"W
L6	60.54	N76°33'45"W
L7	3.94	N69°07'07"E
L8	18.16	S76°33'45"E
L9	42.38	S76°33'45"E

SHEET NO. 2 OF 4

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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

MASON RANCH PHASE 1 SECTION 3

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C 0465E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF TAMARAC TRAIL, UHLAND DRIVE AND FOLLETT COURT. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION ARTERIAL STREET.
13. POA/HOA OR HOMEOWNERS WILL OWN AND MAINTAIN OPEN SPACE LOT 64, BLOCK V.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2014037567.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
17. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

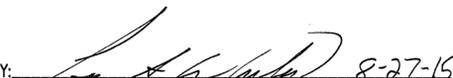
FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C 0465E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

ENGINEERING BY:


LEE A. WHITED, P.E. NO. 102471 DATE 8-27-15
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

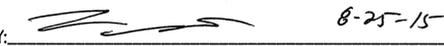


STATE OF TEXAS:

COUNTY OF TRAVIS:

I, ROBERT J. GERTSON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON TITLE POLICY GF# 1209775, WITH AN EFFECTIVE DATE OF JULY 11, 2012, WHICH WAS PREPARED FOR THE MOST RECENT PURCHASE OF THE PROPERTY AND CONFIRMED BY THE CITY PLANNING LETTER ISSUED BY SAN ANTONIO TITLE COMPANY DATED FEBRUARY 9, 2015.

SURVEYED BY:


ROBERT J. GERTSON, R.P.L.S. NO. 6367 DATE 8-25-15
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
rgertson@cbdeng.com



SHEET NO. 3 OF 4



PATH-J:\4698\SURVEY\MASON RANCH 1-3_PLAT_2014.dwg

MASON RANCH PHASE 1 SECTION 3

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT K B HOME LONE STAR, INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN 317.045 ACRES TRACT OF LAND, OUT OF AND A PART OF THE M.S. HORNSBY SURVEY, ABSTRACT 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012073286 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.327 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS:

"MASON RANCH PHASE 1 SECTION 3"

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


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

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF August, 2015, A.D.


NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



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

SID SOKOL, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE,

ON THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____.

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

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

SHEET NO. 4 OF 4



PATH-J:\4698\SURVEY\MASON RANCH 1-3_PLAT_2014.dwg

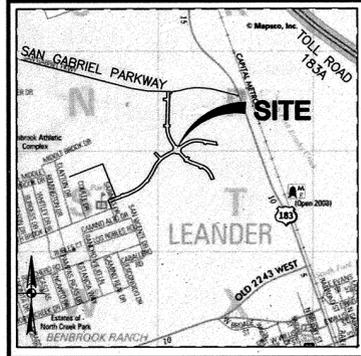


EXECUTIVE SUMMARY

SEPTEMBER 10, 2015

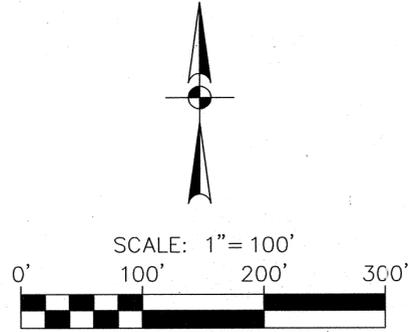
- Agenda Subject:** Subdivision Case 15-TOD-FP-020: Consider action on the Oak Creek, Phase 1, Section 1 Final Plat for 8.076 acres more or less; WCAD Parcels R525192 and R395875; generally located to the north of the intersection of West Broade Street and Longhorn Cavern Road; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 3 water quality, parkland, and utility lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

09/02/2015



LOCATION MAP

NOT TO SCALE



OWNERS/ DEVELOPERS: TOM RIELLY
SENTINEL COTTER LEANDER LLC.
700 LAVACA STREET, SUITE 900
AUSTIN, TEXAS
(949) 922-2512

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

BEARINGS BASED ON North American Datum of 1983
NAD 83 (NA2011) epoch 2010.00.

TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED
FOR THE CENTRAL ZONE. THIS PLAT IS IN GRID WITH A
COMBINED SCALE FACTOR OF 0.999861806

BENCHMARKS ELEVATION BASED ON NAVD 88, GEOID 03

LOT SUMMARY

TOTAL RIGHT OF WAY ACREAGE: 7.621

TOTAL WATER QUALITY & PARKLAND ACREAGE (LOT 1, BLOCK Q): 0.31

TOTAL PUBLIC UTILITY LOT ACREAGE (LOT 1, BLOCK S): 0.041

TOTAL LANDSCAPE, PARKLAND & PUE ACREAGE (LOT 1, BLOCK T): 0.104

TOTAL ACREAGE: 8.076

TOTAL NUMBER OF LOTS: 3

STREET SUMMARY (IN LINEAR FEET)

SOUTH BROOK DRIVE: 2790.2 FEET

W. BROADE STREET: 2324.0 FEET

CANADIAN SPRINGS DRIVE: 52.9 FEET

STAR THISTLE STREET: 104.5 FEET

MIDDLE BROOK DRIVE: 74.7 FEET

MISTFLOWER SPRINGS DRIVE: 45.0 FEET

PECAN BAYOU DRIVE: 318.1 FEET

SWAN FLOWER STREET: 45.0 FEET

LEGEND

○ FOUND MONUMENT, AS NOTED

○ FOUND 1/2" IRON ROD WITH CAP

○ SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"

⊗ FOUND TxDOT MONUMENTATION

P.O.B. POINT OF BEGINNING

P.U.E. PUBLIC UTILITY EASEMENT

F.D. FOUND

I.R. IRON ROD

O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX

— CENTERLINE

— SIDEWALK

**FINAL PLAT
OF
OAK CREEK PHASE 1,
SECTION 1**

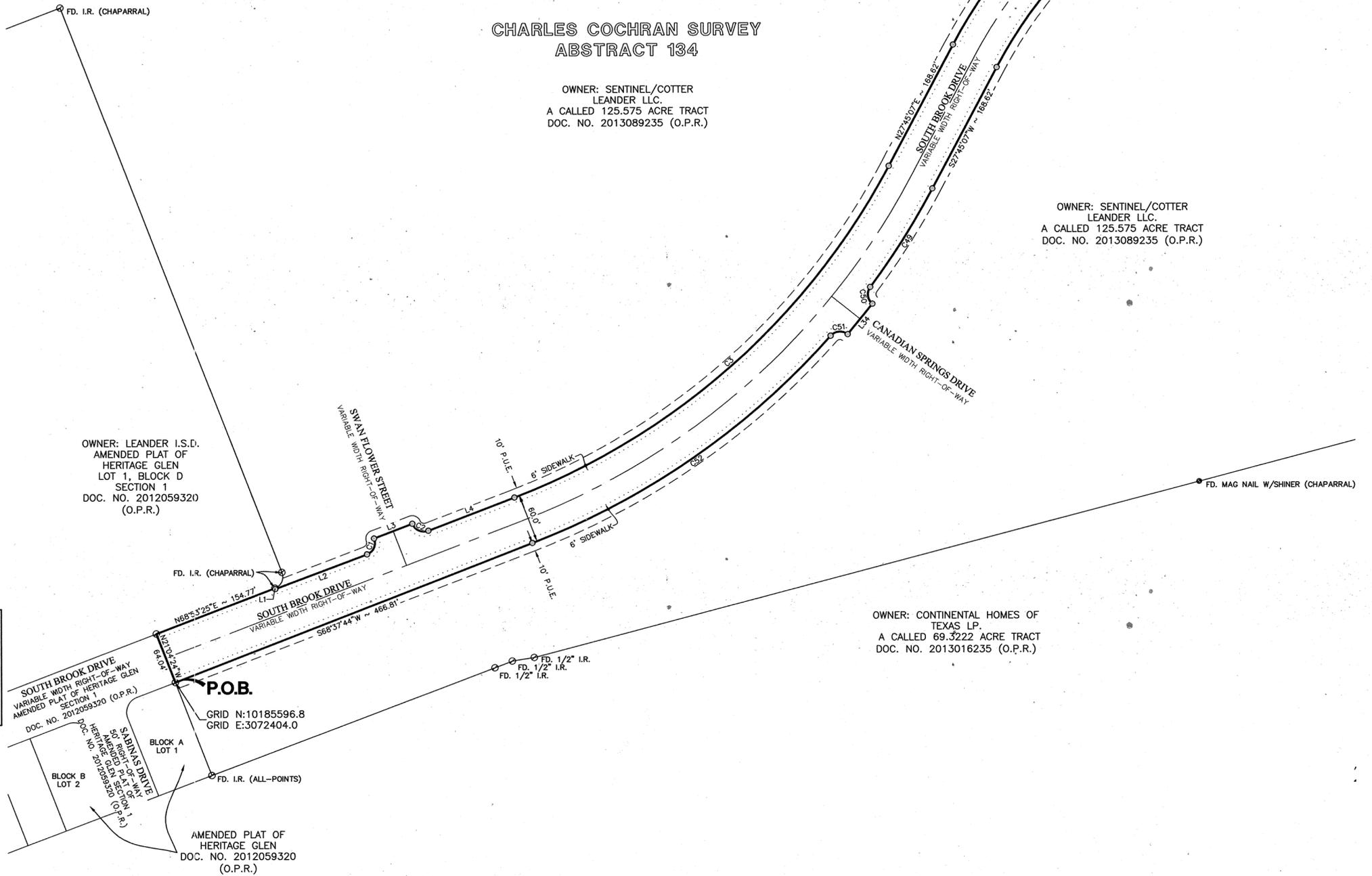
A 7.621 ACRE, MORE OR LESS, TRACT OF LAND OUT OF A
CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER
LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF
THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
TEXAS, OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO
SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT
NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 0.310 OF
AN ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER
LLC, RECORDED IN DOCUMENT NO. 2013114493 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,
SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134,
IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

**CHARLES COCHRAN SURVEY
ABSTRACT 134**

OWNER: SENTINEL/COTTER
LEANDER LLC.
A CALLED 125.575 ACRE TRACT
DOC. NO. 2013089235 (O.P.R.)

OWNER: SENTINEL/COTTER
LEANDER LLC.
A CALLED 125.575 ACRE TRACT
DOC. NO. 2013089235 (O.P.R.)

OWNER: CONTINENTAL HOMES OF
TEXAS LP.
A CALLED 69.3222 ACRE TRACT
DOC. NO. 2013016235 (O.P.R.)



MATCHLINE—SEE SHEET 2

MATCHLINE—SEE SHEET 3

LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT LOT 1, BLOCK T 0.104 ACRE

OAK CREEK PHASE 1, SECTION 1

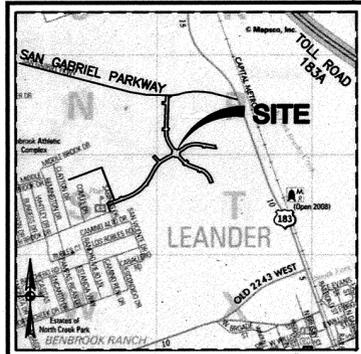
SURVEY JOB NO. 50784-01



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

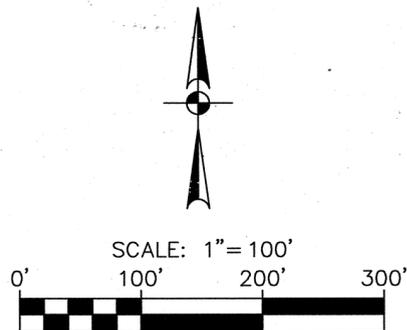
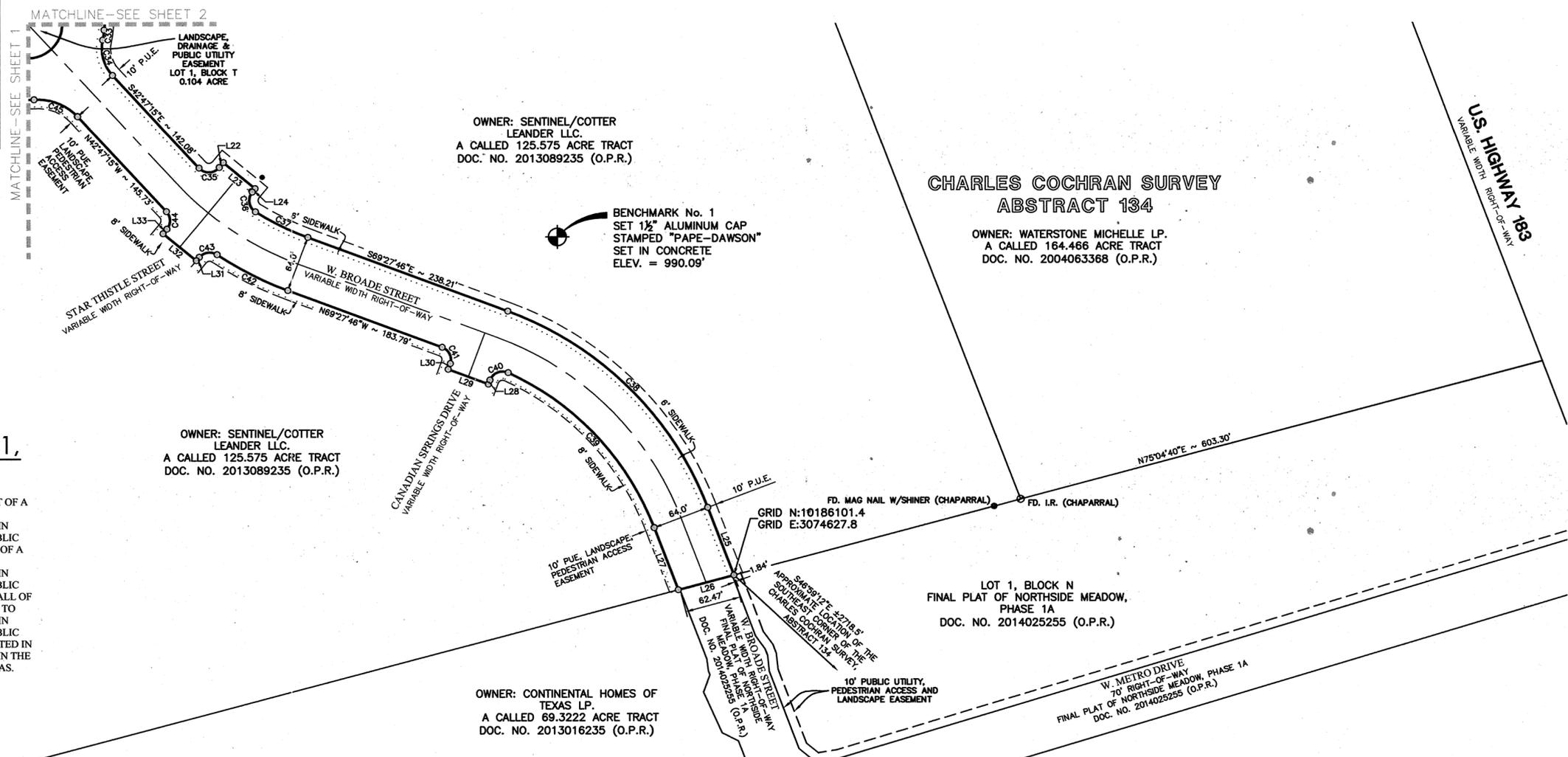
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01



LOCATION MAP
MAPSCO MAP GRID: 496H&M

**FINAL PLAT
OF
OAK CREEK PHASE 1,
SECTION 1**

A 7.621 ACRE, MORE OR LESS, TRACT OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 0.310 OF AN ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 1/2" IRON ROD WITH CAP
- SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- ⊗ FOUND TxDOT MONUMENTATION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- F.D. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
- CENTERLINE
- BENCHMARK
- SIDEWALK

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	89°59'39"	N23°53'36"E	21.21'
C2	15.00'	90°00'21"	S66°06'24"E	21.21'
C3	870.00'	41°08'18"	N48°19'16"E	611.33'
C4	630.00'	15°46'52"	N35°38'33"E	172.97'
C5	15.00'	86°26'40"	N01°18'39"E	20.54'
C6	490.00'	6°35'50"	N39°36'46"W	56.39'
C7	440.00'	6°26'04"	S39°41'39"E	49.39'
C8	15.00'	86°26'40"	S86°08'01"E	20.54'
C9	630.00'	12°17'05"	N56°47'11"E	134.82'
C10	60.00'	51°38'01"	N37°06'43"E	52.26'
C11	85.00'	10°07'16"	N16°21'21"E	15.00'
C12	45.00'	54°45'56"	N5°58'00"W	41.39'
C13	530.00'	34°48'37"	N15°56'39"W	317.07'
C14	15.00'	90°21'34"	N43°43'08"W	21.28'
C15	15.00'	89°20'52"	N46°25'39"E	21.09'
C16	15.00'	90°00'00"	N43°14'47"W	21.21'
C17	15.00'	90°00'00"	N46°45'13"E	21.21'
C18	2150.00'	1°35'56"	S88°21'08"E	60.00'
C19	2150.00'	11°41'41"	S89°46'25"E	46.71'
C20	15.00'	90°39'08"	S43°34'21"E	21.33'
C21	15.00'	89°34'10"	S46°19'00"W	21.13'
C22	470.00'	34°52'53"	S15°54'31"E	281.73'
C23	60.00'	51°38'01"	S59°09'58"E	52.26'
C24	85.00'	15°43'05"	S77°07'26"E	23.25'
C25	45.00'	54°45'56"	N83°21'09"E	41.39'
C26	430.00'	44°03'40"	N78°00'01"E	322.59'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	620.00'	11°17'14"	S80°36'46"E	13.93'
C28	680.00'	4°08'23"	N82°02'20"W	49.12'
C29	25.00'	90°00'00"	S55°01'51"W	35.36'
C30	25.00'	90°00'00"	N34°58'09"W	35.36'
C31	370.00'	44°03'40"	S78°00'01"W	277.58'
C32	60.00'	51°38'01"	S30°09'10"W	52.26'
C33	85.00'	7°38'31"	S8°09'26"W	11.33'
C34	45.00'	54°45'56"	S15°24'17"E	41.39'
C35	15.00'	97°41'38"	N88°21'56"E	22.59'
C36	15.00'	97°12'16"	S9°05'01"E	22.50'
C37	318.00'	11°46'37"	S63°34'28"E	65.25'
C38	382.00'	48°39'25"	S45°08'04"E	314.74'
C39	318.00'	44°11'39"	N42°54'10"W	239.25'
C40	15.00'	94°27'47"	S67°46'07"W	22.02'
C41	15.00'	86°18'21"	N26°26'15"W	20.52'
C42	382.00'	13°20'38"	N62°47'27"W	88.77'
C43	15.00'	84°21'44"	S81°41'59"W	20.14'
C44	15.00'	82°18'22"	N1°38'04"W	19.74'
C45	60.00'	51°38'01"	N68°36'15"W	52.26'
C46	85.00'	32°06'55"	N78°21'48"W	47.02'
C47	45.00'	54°45'56"	N89°41'19"W	41.39'
C48	570.00'	35°10'36"	S45°20'25"W	344.48'
C49	930.00'	8°48'12"	S32°09'13"W	142.75'
C50	15.00'	87°38'05"	S71°54'3"E	20.77'
C51	15.00'	87°38'05"	S85°06'12"W	20.77'
C52	930.00'	27°36'16"	S55°05'17"W	443.74'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S20°42'42"E	1.07'
L2	N69°17'18"E	119.52'
L3	N68°53'12"E	50.00'
L4	N68°53'25"E	112.49'
L5	N55°07'11"E	50.02'
L6	N88°53'55"W	29.23'
L7	N1°06'05"E	50.00'
L8	S88°53'55"E	30.13'
L9	N1°45'13"E	50.00'
L10	N1°45'13"E	127.71'
L11	S1°45'13"W	44.40'
L12	S0°24'10"E	20.00'
L13	S46°02'48"W	35.85'
L14	N88°14'47"W	20.00'
L15	S88°15'50"E	2.42'
L16	S88°53'55"E	5.00'
L17	S1°06'05"W	50.00'
L18	N88°53'55"W	5.91'
L19	S21°01'39"E	68.15'
L20	N79°58'09"W	46.00'
L21	N79°58'09"W	69.95'
L22	N39°31'07"E	7.03'
L23	S50°28'53"E	46.00'
L24	S39°31'07"W	5.00'
L25	S20°48'21"E	81.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S75°04'43"W	64.34'
L27	N20°48'21"W	75.31'
L28	S20°32'14"W	5.00'
L29	N69°27'46"W	48.00'
L30	N20°32'14"E	6.92'
L31	S39°31'07"W	5.00'
L32	N50°28'53"W	48.00'
L33	N39°31'07"E	6.76'
L34	S38°55'14"W	48.00'

FINAL PLAT
OF
OAK CREEK PHASE 1, SECTION 1

A 7.621 ACRE, MORE OR LESS, TRACT OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 0.310 OF AN ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS. (INSIDE CITY ONLY)
2. 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 (INSIDE CITY ONLY).
3. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.
7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
10. ALL EASEMENTS ON PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL LANDSCAPE LOTS.
11. 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 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
12. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
13. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
14. 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.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
16. THE CITY ACCEPTS AND *MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
18. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
19. OAK CREEK PHASE 1, SECTION 1 IS LOCATED IN THE BRUSHY CREEK WATERSHED.
20. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
22. ALL NON-RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, LOT 1, BLOCK S; LOT 1, BLOCK Q; LOT 1, BLOCK T; DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE IN PERPETUITY.
23. LOT 1, BLOCK Q, A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF LEANDER FOR MAINTENANCE IN PERPETUITY.



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 4 OF 6
JOB NO. 50784-01

SURVEY JOB NO. 50784-01

OAK CREEK PHASE 1, SECTION 1

Date: Aug 27, 2015, 5:40am User ID: VZurcher
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FINAL PLAT
OF
OAK CREEK PHASE 1, SECTION 1

A 7.621 ACRE, MORE OR LESS, TRACT OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 0.310 OF AN ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 7.621 acre, more or less, tract of land out of a called 25.319 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013144493 of the Official Public Records of Williamson County, Texas and out of a called 125.575 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 7.621 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 being the southeast corner of South Brook Drive, a variable width right of way recorded in the Amended Plat of Heritage Glen, Section 1, Document No. 2012059320 of the Official Public Records of Williamson County, Texas same being a point in a west line of said called 125.575 acre tract,

THENCE N 21°04'24" W, with the northeast right of way line of said South Brook Drive same being a west line of said 125.575 acre tract, a distance of 64.04 feet to a found iron rod with cap marked "ALL POINTS" being a northeast corner of said 125.575 acre tract, same being the northeast corner of said South Brook Drive, also being a point in the south line of Lot 1, Block D of the Amended Plat of Heritage Glen, Section One, Recorded in Document No. 2012059320 of the Official Public Records of Williamson County, Texas,

THENCE N 68°53'25" E, with a north line of said 125.575 acre tract, same being the south line of said Lot 1, Block D, a distance of 154.77 feet to a found iron rod with cap marked "Chaparral";

THENCE departing a north line of said 125.575 acre tract, same being the south line of said Lot 1, Block D the following thirty three (33) courses and distances:

- S 20°42'42" E, a distance of 1.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 69°17'18" E, a distance of 119.52 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 89°59'39", a chord bearing and distance of N 23°53'36" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 68°53'12" E, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'21", a chord bearing and distance of S 66°06'24" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 68°53'25" E, a distance of 112.49 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 870.00 feet, a central angle of 41°08'18", a chord bearing and distance of N 48°19'16" E, 611.33 feet, an arc length of 624.66 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 27°45'07" E, a distance of 168.62 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the right, said curve having a radius of 630.00 feet, a central angle of 15°46'52", a chord bearing and distance of N 35°38'33" E, 172.97 feet, an arc length of 173.52 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 86°26'40", a chord bearing and distance of N 00°18'39" E, 20.54 feet, an arc length of 22.63 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 42°54'41" W, a distance of 138.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
- along the arc of a curve to the right, said curve having a radius of 490.00 feet, a central angle of 06°35'50", a chord bearing and distance of N 39°36'46" W, 56.39 feet, an arc length of 56.42 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
- N 55°07'11" E, a distance of 50.02 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 440.00 feet, a central angle of 06°26'04", a chord bearing and distance of S 39°41'39" E, 49.39 feet, an arc length of 49.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency
- S 42°54'41" E, a distance of 138.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 86°26'40", a chord bearing and distance of S 86°08'01" E, 20.54 feet, an arc length of 22.63 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along the arc of a curve to the right, said curve having a radius of 630.00 feet, a central angle of 12°17'05", a chord bearing and distance of N 56°47'11" E, 134.82 feet, an arc length of 135.08 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 62°55'43" E, a distance of 115.27 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,

- along the arc of a curve to the left, said curve having a radius of 60.00 feet, a central angle of 51°38'01", a chord bearing and distance of N 37°06'43" E, 52.26 feet, an arc length of 54.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature
- along the arc of a curve to the right, said curve having a radius of 85.00 feet, a central angle of 10°07'16", a chord bearing and distance of N 16°21'21" E, 15.00 feet, an arc length of 15.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature
- along the arc of a curve to the left, said curve having a radius of 45.00 feet, a central angle of 54°45'56", a chord bearing and distance of N 05°58'00" W, 41.39 feet, an arc length of 43.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 33°20'58" W, a distance of 118.61 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature
- along the arc of a curve to the right, said curve having a radius of 530.00 feet, a central angle of 34°48'37", a chord bearing and distance of N 15°56'39" W, 317.07 feet, an arc length of 322.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of reverse curvature
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°21'34", a chord bearing and distance of N 43°43'08" W, 21.28 feet, an arc length of 23.66 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
- N 88°53'55" W, a distance of 29.23 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 01°06'05" E, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 88°53'55" E, a distance of 30.13 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 89°20'52", a chord bearing and distance of N 46°25'39" E, 21.09 feet, an arc length of 23.39 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 01°45'13" E, a distance of 485.70 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 43°14'47" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
- N 01°45'13" E, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 46°45'13" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 01°45'13" E, a distance of 127.71 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature being a point in the south right of way line of San Gabriel Parkway, a variable width right of way, same being the north line of said 25.319 acre tract,

THENCE along the arc of a curve to the left, with the south right of way line of said San Gabriel Parkway, same being the north line of said 25.319 acre tract, said curve having a radius of 2150.00 feet, a central angle of 02°50'58", a chord bearing and distance of S 88°58'28" E, 106.70 feet, an arc length of 106.71 feet to a found iron rod with cap marked "Chaparral" being a point in the south right of way line of said San Gabriel Parkway, same being the northeast of said 25.319 acre tract, also being the northwest line of a called 107.928 acre tract conveyed to Waterstone Tylerville LP recorded in Document No. 2004063370 of the Official Public Records of Williamson County, Texas;

THENCE departing the south right of way line of said San Gabriel Parkway, with the east line of said 25.319 acre tract and an east line of said 125.575 acre tract, same being the west line of said 107.928 acre tract the following three (3) courses and distances:

- S 00°24'10" E, a distance of 20.00 feet to a found iron rod with cap marked "Chaparral",
- S 46°02'48" W, a distance of 35.85 feet to a found iron rod with cap marked "Chaparral",
- N 88°14'47" W, a distance of 20.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- THENCE S 01°45'13" W, a distance of 234.43 feet, set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the south line of said 25.319 acre tract, same being the north line of said 125.575 acre tract,
- THENCE continuing through the interior of said 125.575 acre tract the following fifteen (15) courses and distances:
 - S 2°00'05" W, a distance of 363.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of curvature,
 - along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°39'08", a chord bearing and distance of S 43°34'21" E, 21.33 feet, an arc length of 23.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
 - S 88°53'55" E, a distance of 5.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",

- S 01°06'05" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 88°53'55" W, a distance of 5.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 89°34'10", a chord bearing and distance of S 46°19'00" W, 21.13 feet, an arc length of 23.45 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
- along the arc of a curve to the left, said curve having a radius of 470.00 feet, a central angle of 34°52'53", a chord bearing and distance of S 15°54'31" E, 281.73 feet, an arc length of 286.13 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 33°20'58" E, a distance of 111.11 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 60.00 feet, a central angle of 51°38'01", a chord bearing and distance of S 59°09'58" E, 52.26 feet, an arc length of 54.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along the arc of a curve to the right, said curve having a radius of 85.00 feet, a central angle of 15°43'05", a chord bearing and distance of S 77°07'26" E, 23.25 feet, an arc length of 23.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along the arc of a curve to the left, said curve having a radius of 45.00 feet, a central angle of 54°45'56", a chord bearing and distance of N 83°21'09" E, 41.39 feet, an arc length of 43.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 55°58'11" E, a distance of 129.38 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the right, said curve having a radius of 430.00 feet, a central angle of 44°03'40", a chord bearing and distance of N 78°00'01" E, 322.59 feet, an arc length of 330.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 79°58'09" E, a distance of 336.04 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 620.00 feet, a central angle of 01°17'14", a chord bearing and distance of S 80°36'46" E, 13.93 feet, an arc length of 13.93 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the west line of said 125.575 acre tract, same being a point in the east line of a called 164.446 acre tract conveyed to Waterstone Michelle LP recorded in Document No. 2004063368 of the Official Public Records of Williamson County, Texas,

THENCE S 21°01'39" E, with the west line of said 125.575 acre tract, same being the east line of said 164.446 acre tract, a distance of 68.15 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,

THENCE departing the west line of said 125.575 acre tract, same being the east line of said 164.446 acre tract the following twenty-two (22) courses and distances:

- along the arc of a curve to the right, said curve having a radius of 680.00 feet, a central angle of 04°08'23", a chord bearing and distance of N 82°02'20" W, 49.12 feet, an arc length of 49.13 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
- N 79°58'09" W, a distance of 170.10 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 55°01'51" W, 35.36 feet, an arc length of 39.27 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 79°58'09" W, a distance of 46.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
- along the arc of a curve to the left, said curve having a radial bearing of N 79°58'09" W, a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 34°58'09" W, 35.36 feet, an arc length of 39.27 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 79°58'09" W, a distance of 69.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 370.00 feet, a central angle of 44°03'40", a chord bearing and distance of S 78°00'01" W, 277.58 feet, an arc length of 284.54 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 55°58'11" W, a distance of 121.87 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 60.00 feet, a central angle of 51°38'01", a chord bearing and distance of S 30°09'10" W, 52.26 feet, an arc length of 54.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along a reverse curve to the right, said curve having a radius of 85.00 feet, a central angle of 07°38'31", a chord bearing and distance of S 08°09'26" W, 11.33 feet, an arc length of 11.34 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,

- along the arc of a curve to the left, said curve having a radius of 45.00 feet, a central angle of 54°45'56", a chord bearing and distance of S 15°24'17" E, 41.39 feet, an arc length of 43.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 42°47'15" E, a distance of 142.08 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 97°41'38", a chord bearing and distance of N 88°21'56" E, 22.59 feet, an arc length of 25.58 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 39°31'07" E, a distance of 7.03 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- S 50°28'53" E, a distance of 46.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- S 39°31'07" W, a distance of 5.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 97°12'16", a chord bearing and distance of S 09°05'01" E, 22.50 feet, an arc length of 25.45 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
- along a compound curve to the left, said curve having a radius of 318.00 feet, a central angle of 11°46'37", a chord bearing and distance of S 63°34'28" E, 65.25 feet, an arc length of 65.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 69°27'46" E, a distance of 238.21 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the right, said curve having a radius of 382.00 feet, a central angle of 48°39'25", a chord bearing and distance of S 45°08'04" E, 314.74 feet, an arc length of 324.40 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 20°48'21" E, a distance of 81.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the south line of said called 125.575 acre tract, same being the north line of Lot 1, Block N, shown in the final plat of Northside Meadow, Phase 1A recorded in Document No. 2014025255 of the Official Public Records of Williamson County, Texas, from which a found MAG nail with shiner stamped "Chaparral" bears N 75°04'45" E, 300.96 feet,
- S 75°04'43" W, with the south line of said called 125.575 acre tract same being the north line of said Lot 1, Block N, at a distance of 1.84 feet passing the northeast corner of W. Broade Street, recorded in said Final Plat of Northside Meadows, continuing with the south line of said called 125.575 acre tract, same being the north right of way line of said West Broade Street, at a distance of 62.47 feet passing the northwest corner of said W. Broade Street and the northeast corner a called 69.3222 acre tract conveyed to Continental Homes of Texas LP, recorded in Document No. 2013016235 of the Official Public Records of Williamson County, Texas, continuing with the south line of said called 125.575 acre tract, same being the north line of called 69.3222 acre tract, for a total distance of 64.34 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson".

THENCE departing the south line of said called 125.575 acre tract, same being the north line of said called 69.3222 acre tract, through the interior of said 125.575 acre tract the following twenty seven (27) courses and distances:

- N 20°48'21" W, a distance of 75.31 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 318.00 feet, a central angle of 44°11'39", a chord bearing and distance of N 42°54'10" W, 239.25 feet, an arc length of 245.28 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 94°27'47", a chord bearing and distance of S 67°46'07" W, 22.02 feet, an arc length of 24.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 20°32'14" W, a distance of 5.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 69°27'46" W, a distance of 48.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 20°32'14" E a distance of 6.92 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
- along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 86°18'21", a chord bearing and distance of N 26°26'15" W, 20.52 feet, an arc length of 22.59 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 69°27'46" W, a distance of 183.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the right, said curve having a radius of 382.00 feet, a central angle of 13°20'38", a chord bearing and distance of N 62°47'27" W, 88.77 feet, an arc length of 88.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,

- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 84°21'44", a chord bearing and distance of S 81°41'59" W, 20.14 feet, an arc length of 22.09 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 39°31'07" W, a distance of 5.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 50°28'53" W, a distance of 48.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- N 39°31'07" E, a distance of 6.76 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 82°18'22", a chord bearing and distance of N 01°38'04" W, 19.74 feet, an arc length of 21.55 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- N 42°47'15" W, a distance of 145.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 60.00 feet, a central angle of 51°38'01", a chord bearing and distance of N 68°36'15" W, 52.26 feet, an arc length of 54.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along the arc of a curve to the right, said curve having a radius of 85.00 feet, a central angle of 32°06'55", a chord bearing and distance of N 78°21'48" W, 47.02 feet, an arc length of 47.64 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along the arc of a curve to the left, said curve having a radius of 45.00 feet, a central angle of 54°45'56", a chord bearing and distance of N 89°41'19" W, 41.39 feet, an arc length of 43.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 62°55'43" W, a distance of 122.77 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 570.00 feet, a central angle of 35°10'36", a chord bearing and distance of S 45°20'25" W, 344.48 feet, an arc length of 349.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- S 27°45'07" W, a distance of 168.62 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
- along the arc of a curve to the right, said curve having a radius of 930.00 feet, a central angle of 08°48'12", a chord bearing and distance of S 32°09'13" W, 142.75 feet, an arc length of 142.89 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 87°38'05", a chord bearing and distance of S 07°15'43" E, 20.77 feet, an arc length of 22.94 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
- S 38°55'14" W, a distance of 48.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
- along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 87°38'05", a chord bearing and distance of S 85°06'12" W, 20.77 feet, an arc length of 22.94 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
- along the arc of a curve to the right, said curve having a radius of 930.00 feet, a central angle of 27°36'16", a chord bearing and distance of S 55°05'17" W, 443.74 feet, an arc length of 448.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
- S 68°37'44" W, a distance of 466.81 feet to the POINT OF BEGINNING and containing 7.621 acres in the City of Leander, Williamson County, Texas. Said tract being accordance with a survey made on the ground and a plat prepared under Job No. 50784-01 by Pape Dawson Engineers, Inc.

DESCRIPTION OF LOT 1 AND DRAINAGE EASEMENT, BLOCK Q
All of a called 0.31 acre tract conveyed to Sentinel/Cotter Leander LLC recorded in Document Number 2013114493 of the Official Public Records of Williamson County, Texas.



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8667

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 5 OF 6
JOB NO. 50784-01

FINAL PLAT
OF
OAK CREEK PHASE 1,
SECTION 1

A 7.621 ACRE, MORE OR LESS, TRACT OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 0.310 OF AN ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINEL COTTER LEANDER L.L.C., BEING THE OWNER OF A 125.575 ACRE TRACT AND A 25.319 ACRE TRACT, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 7.432 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 1, SECTION 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 THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

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

BY: _____
SENTINEL COTTER LEANDER, LLC.
700 LAVACA STREET, SUITE 900
(949) 922-2512

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED DECEMBER 13, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013114493 AND IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED SEPTEMBER 16, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013089235.

LIENHOLDER NAME: 686342 B.C. LTD., A BRITISH COLUMBIA COMPANY

NAME: _____
TITLE: _____
DATE: _____

THE STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE THE STATE OF _____

COUNTY OF _____ DAY OF _____ PERSONALLY APPEARED _____ DID SAY THAT (S)HE IS _____ OF _____ A _____ (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____ 20____

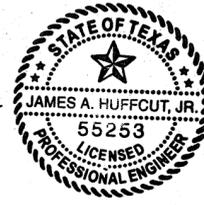
NOTARY PUBLIC-STATE OF TEXAS

ENGINEER'S CERTIFICATION:

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

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED.

James A. Huffcut, Jr.
JAMES A. HUFFCUT, JR., P.E. 55253
8-27-15
ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470



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

SID SOKOL, CHAIRMAN

PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST:
ELLEN PIZALATE, SECRETARY

PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS OF# CSAUT150122 COVERED TO AUGUST 5, 2015 AND NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS OF# CSAUT150121 COVERED TO AUGUST 5, 2015 AND DEPICTS THE ITEMS CONTAINED IN BOTH SAID NOTHING FURTHER CERTIFICATIONS.

Valerie Zurcher
AUGUST 27, 2015
VALERIE ZURCHER R.P.L.S. 6222

SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711



STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNT AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____ 20____ AD, AT _____ O'CLOCK _____M, AND DULY RECORDED THIS THE DAY OF _____ 20____ AD, AT _____ O'CLOCK _____M, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____, WITNESS MY HAND AND SEAL AT 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



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

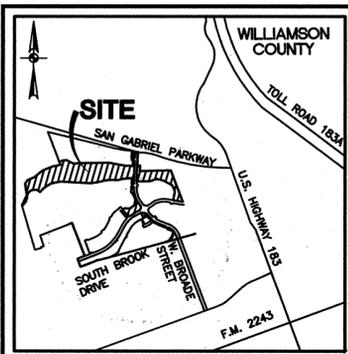


EXECUTIVE SUMMARY

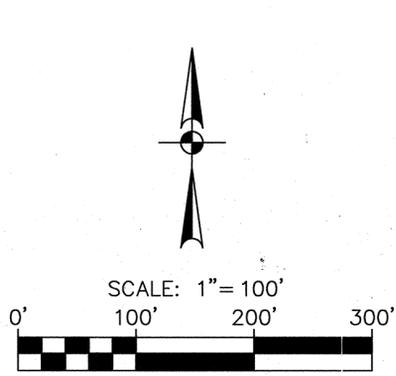
SEPTEMBER 10, 2015

- Agenda Subject:** Subdivision Case 15-TOD-FP-025: Consider action on the Oak Creek, Phase 1, Section 2 Final Plat for 28.997 acres more or less; WCAD Parcels R529005, R529009, R529001, R529002, R529003, and R529000; generally located to the south of the intersection of West Broade Street and San Gabriel Pkwy; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 public parkland lots, 1 HOA parkland lot, 1 open space lot, and 3 landscape lots. water quality, parkland, and utility lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

09/02/2015



LOCATION MAP
MAPSCO MAP GRID: 496H&M



FINAL PLAT OF OAK CREEK PHASE 1, SECTION 2

A 20.761 ACRE MORE OR LESS, A 1.667 ACRE MORE OR LESS, A 0.218 ACRE MORE OR LESS, A 0.274 ACRE MORE OR LESS, A 0.165 ACRE MORE OR LESS, A 0.506 ACRE MORE OR LESS AND A 5.406 ACRE MORE OR LESS, TRACTS OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

LEGEND	
(SURVEYOR) ○	FOUND MONUMENT, AS NOTED
○	FOUND 1/2" IRON ROD WITH CAP
○	SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
⊠	FOUND TxDOT MONUMENTATION
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
F.D.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
—	CENTERLINE
—	BENCHMARK
⋯	SIDEWALK

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE, FIRM REGISTRATION # 470

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPLS, FIRM REGISTRATION #100288-01

OWNER/SUBDIVIDER:
TOM RIELLY
SENTINEL/COTTER LEANDER LLC.
700 LAVACA STREET, SUITE 900
AUSTIN, TEXAS
(949) 922-2512

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

SCALE FACTOR:
1.00004

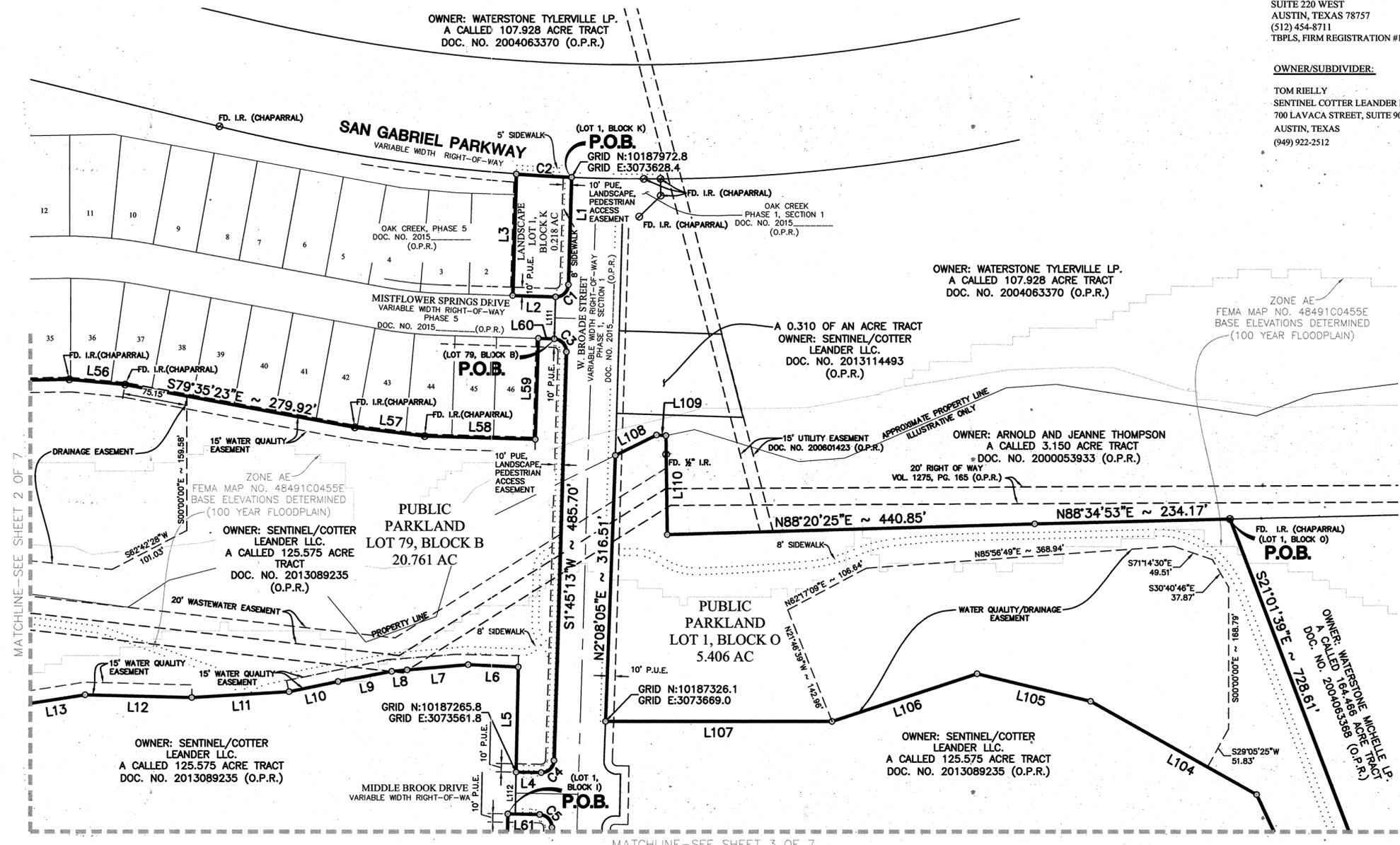
BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.

BENCHMARK No. 1
GRID N: 10186483.7
GRID E: 3074431.1
ELEV: 990.09'

BENCHMARK No. 2
GRID N: 10186981.6
GRID E: 3073857.1
ELEV: 984.88'

LOT SUMMARY

TOTAL LOT ACREAGE:	28.997 ACRES
PUBLIC PARKLAND LOTS:	2
HOA PARKLAND LOTS:	1
OPEN SPACE & LANDSCAPE LOTS:	1
LANDSCAPE LOTS:	3



MATCHLINE—SEE SHEET 2 OF 7

MATCHLINE—SEE SHEET 3 OF 7



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SUITE 220 WEST | FAX: 512.459.8867

SHEET 1 OF 7
JOB NO. 50784-01

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

OAK CREEK PHASE 1, SECTION 2

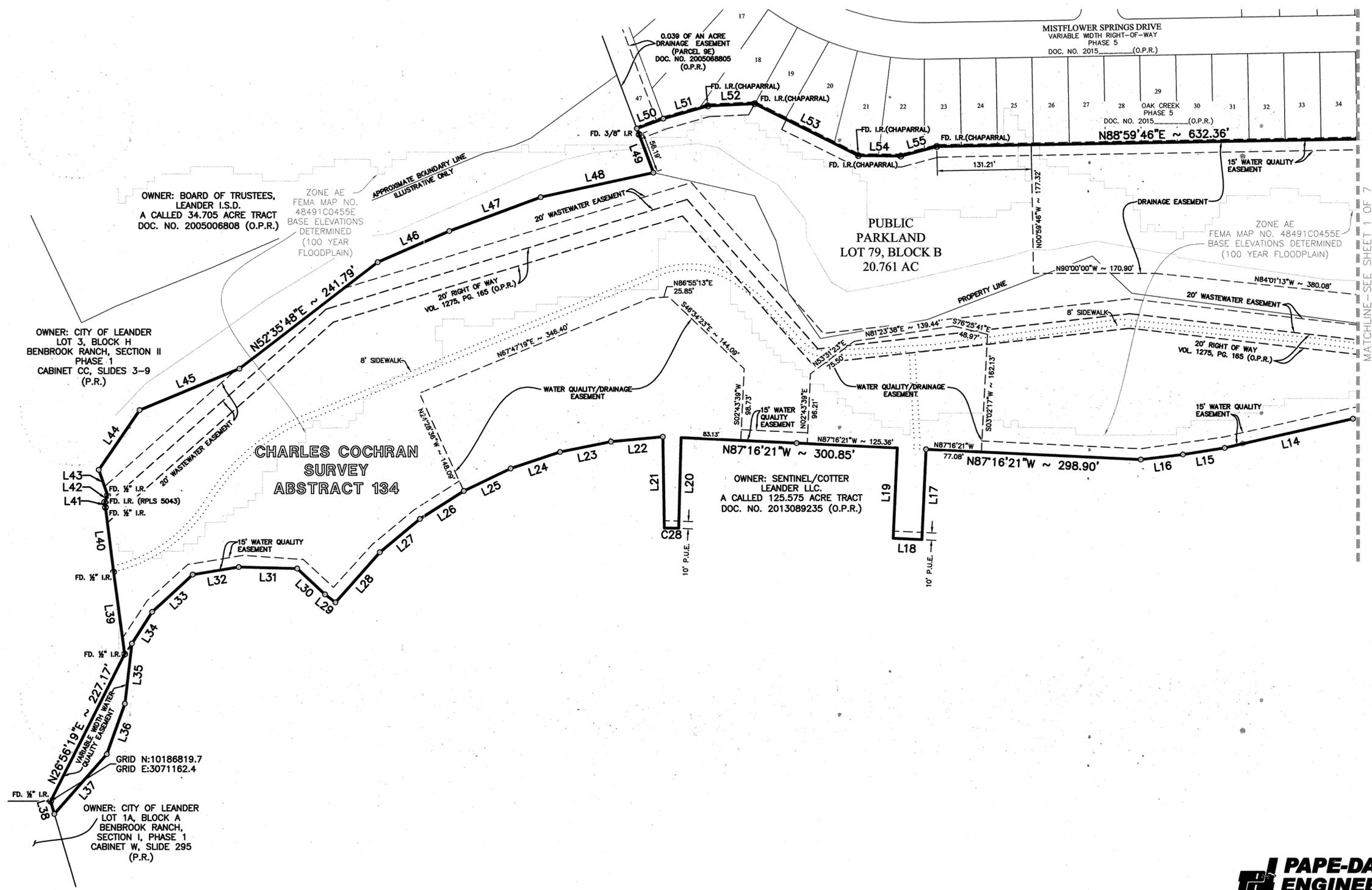
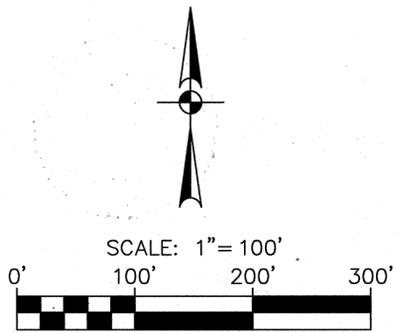
SURVEY JOB NO. 50784-01

Date: Aug 31, 2015, 2:14pm User: D:\Zurcher\Projects\50784-01\PLAT\50784-01_OakCreek_Ph_1_Sec_2.dwg
Plot: H:\Survey\DWG\50784-01\PLAT\50784-01_OakCreek_Ph_1_Sec_2.dwg

FINAL PLAT OF OAK CREEK PHASE 1, SECTION 2

A 20.761 ACRE MORE OR LESS, A 1.667 ACRE MORE OR LESS, A 0.218 ACRE MORE OR LESS, A 0.274 ACRE MORE OR LESS, A 0.165 ACRE MORE OR LESS, A 0.506 ACRE MORE OR LESS AND A 5.406 ACRE MORE OR LESS, TRACTS OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

LEGEND	
	FOUND MONUMENT, AS NOTED
	FOUND 1/2" IRON ROD WITH CAP
	SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
	FOUND T&DOT MONUMENTATION
	P.O.B. POINT OF BEGINNING
	P.U.E. PUBLIC UTILITY EASEMENT
	F.D. FOUND
	I.R. IRON ROD
	O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
	CENTERLINE
	BENCHMARK
 SIDEWALK



OWNER: BOARD OF TRUSTEES, LEANDER I.S.D. A CALLED 34.705 ACRE TRACT DOC. NO. 2005006808 (O.P.R.)

OWNER: CITY OF LEANDER LOT 3, BLOCK H BENBROOK RANCH, SECTION II PHASE 1 CABINET CC, SLIDES 3-9 (P.R.)

CHARLES COCHRAN SURVEY ABSTRACT 134

OWNER: SENTINEL/COTTER LEANDER LLC. A CALLED 125.575 ACRE TRACT DOC. NO. 2013089235 (O.P.R.)

OWNER: CITY OF LEANDER LOT 1A, BLOCK A BENBROOK RANCH, SECTION I, PHASE 1 CABINET W, SLIDE 295 (P.R.)



7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.459.8867

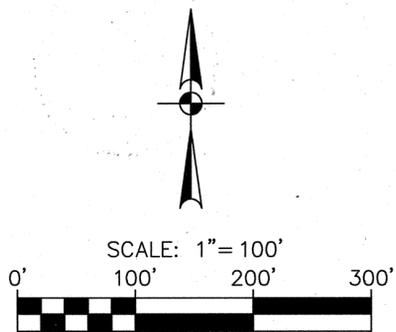
SHEET 2 OF 7
JOB NO. 50784-01

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

OAK CREEK PHASE 1, SECTION 2

SURVEY JOB NO. 50784-01

Date: Aug 31, 2015, 2:13pm User: JD_Victor File: H:\Survey\OAK\50784-01\PLAT\50784-01_OakCreek_Ph_1_Sec_2.dwg



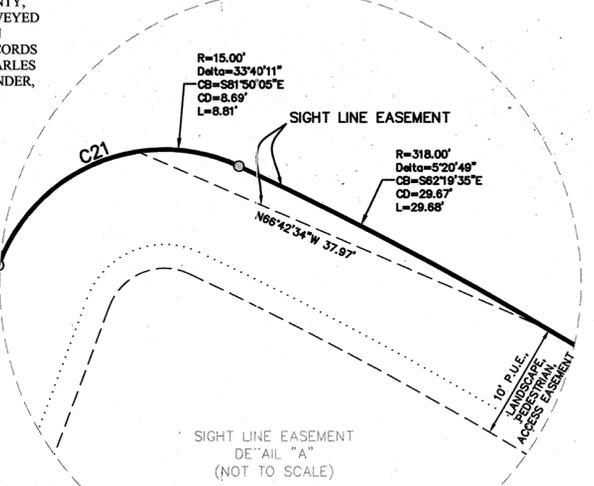
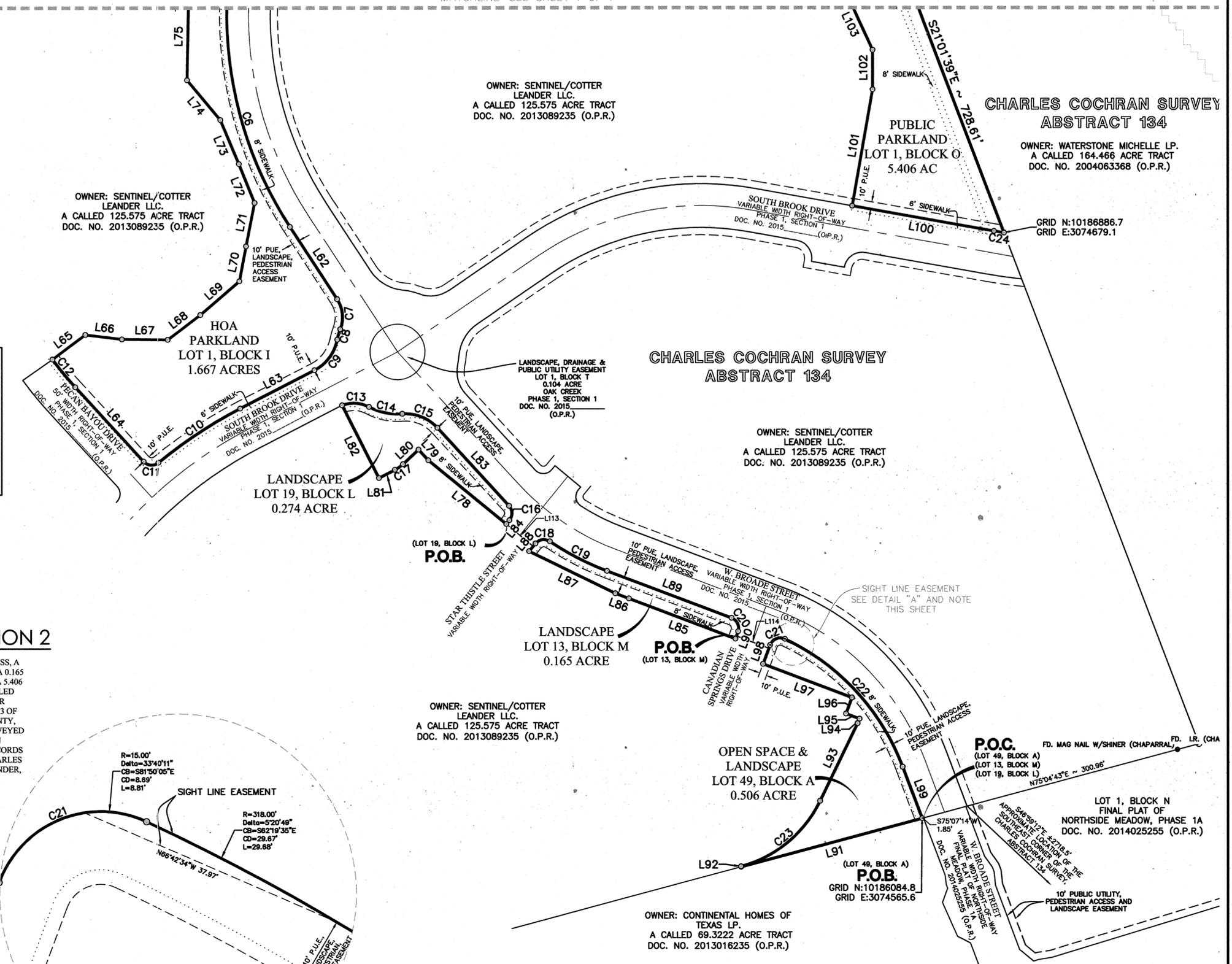
MATCHLINE-SEE SHEET 1 OF 7

LEGEND	
	FOUND MONUMENT, AS NOTED (SURVEYOR)
	FOUND 1/2" IRON ROD WITH CAP
	SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
	FOUND TxDOT MONUMENTATION
	P.O.B. POINT OF BEGINNING
	P.U.E. PUBLIC UTILITY EASEMENT
	F.D. FOUND
	I.R. IRON ROD
	O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
	CENTERLINE
	BENCHMARK
	SIDEWALK

FINAL PLAT OF OAK CREEK PHASE 1, SECTION 2

A 20.761 ACRE MORE OR LESS, A 1.667 ACRE MORE OR LESS, A 0.218 ACRE MORE OR LESS, A 0.274 ACRE MORE OR LESS, A 0.165 ACRE MORE OR LESS, A 0.506 ACRE MORE OR LESS AND A 5.406 ACRE MORE OR LESS, TRACTS OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

SIGHT LINE EASEMENT NOTE:
 WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE WILLIAMSON COUNTY COMMISSIONERS COURT AND/OR BY THE CITY OF LEANDER AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.459.8867

SHEET 3 OF 7
 JOB NO. 50784-01

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

OAK CREEK PHASE 1, SECTION 2 SURVEY JOB NO. 50784-01

FINAL PLAT OF OAK CREEK PHASE 1, SECTION 2

A 20.761 ACRE MORE OR LESS, A 1.667 ACRE MORE OR LESS, A 0.218 ACRE MORE OR LESS, A 0.274 ACRE MORE OR LESS, A 0.165 ACRE MORE OR LESS, A 0.506 ACRE MORE OR LESS AND A 5.406 ACRE MORE OR LESS, TRACTS OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S1°45'13"W	127.71'
L2	N88°14'47"W	51.41'
L3	N1°45'13"E	144.54'
L4	N88°53'55"W	30.13'
L5	N1°06'05"E	125.00'
L6	N87°24'19"W	60.02'
L7	S85°08'53"W	73.54'
L8	S84°44'41"W	18.32'
L9	S79°22'48"W	65.41'
L10	S78°21'57"W	60.00'
L11	S86°34'55"W	116.86'
L12	N88°34'50"W	127.78'
L13	S81°05'27"W	73.56'
L14	S77°17'17"W	182.83'
L15	S81°08'50"W	58.79'
L16	S83°07'04"W	58.94'
L17	S2°43'39"W	125.00'
L18	N87°16'21"W	40.00'
L19	N2°43'39"E	125.00'
L20	S1°37'57"W	125.11'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N0°49'55"W	126.14'
L22	S84°45'22"W	72.32'
L23	S78°38'16"W	72.24'
L24	S71°37'03"W	72.24'
L25	S64°35'50"W	72.24'
L26	S57°34'38"W	72.24'
L27	S50°33'25"W	72.24'
L28	S41°45'52"W	92.57'
L29	N52°34'10"W	18.26'
L30	N47°24'48"W	52.56'
L31	N88°30'24"W	81.14'
L32	S80°44'03"W	64.87'
L33	S47°40'31"W	76.05'
L34	S32°46'18"W	52.00'
L35	S6°41'59"W	82.97'
L36	S19°48'06"W	74.02'
L37	S41°31'31"W	110.22'
L38	N16°29'09"W	18.34'
L39	N7°45'22"W	114.04'
L40	N7°05'26"W	89.72'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N7°51'34"W	7.22'
L42	N22°14'09"E	10.53'
L43	N19°14'53"W	37.16'
L44	N34°39'48"E	99.97'
L45	N67°40'33"E	148.80'
L46	N66°43'13"E	108.25'
L47	N69°50'33"E	135.33'
L48	N77°48'43"E	160.41'
L49	N20°44'50"W	65.03'
L50	N69°46'58"E	39.19'
L51	N74°14'8"E	64.31'
L52	N87°19'48"E	65.26'
L53	S63°33'4"E	160.88'
L54	S89°16'20"E	59.04'
L55	N75°05'55"E	51.80'
L56	S84°42'16"E	67.07'
L57	S82°53'11"E	84.30'
L58	S88°20'35"E	132.54'
L59	N1°45'13"E	120.00'
L60	S88°14'47"E	19.08'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	S88°53'55"E	38.10'
L62	S33°20'58"E	118.61'
L63	S62°55'43"W	115.27'
L64	N42°54'41"W	138.91'
L65	N53°31'22"E	56.56'
L66	S82°58'23"E	50.96'
L67	S89°30'35"E	63.30'
L68	N53°01'28"E	56.35'
L69	N49°28'29"E	71.20'
L70	N10°51'29"E	48.62'
L71	N11°17'11"E	60.74'
L72	N22°11'57"W	57.60'
L73	N23°03'46"W	65.51'
L74	N40°08'59"W	71.39'
L75	N1°06'05"E	120.00'
L76	N50°57'10"W	138.80'
L77	N42°47'15"W	20.00'
L78	S47°12'45"W	29.30'
L79	S62°55'43"W	24.78'
L80	N27°04'17"W	111.75'

LINE TABLE		
LINE #	BEARING	LENGTH
L81	S42°47'15"E	145.73'
L82	S39°31'07"W	6.76'
L83	N69°27'46"W	157.20'
L84	N69°27'46"W	20.00'
L85	N64°07'47"W	132.43'
L86	N39°31'07"E	13.72'
L87	S69°27'46"E	183.79'
L88	S20°32'14"W	10.68'
L89	S75°04'43"W	258.95'
L90	N14°55'17"W	0.65'
L91	N26°01'01"E	118.50'
L92	N23°16'37"E	6.69'
L93	N69°27'46"W	20.00'
L94	N20°32'14"E	23.46'
L95	N69°27'46"W	131.14'
L96	N20°32'14"E	27.70'
L97	S20°48'21"E	75.31'
L98	N79°58'09"W	199.08'
L99	N10°01'51"E	161.95'
L100	N0°00'00"E	54.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L101	N25°09'23"W	112.68'
L102	N60°43'35"W	227.90'
L103	N76°28'41"W	140.01'
L104	S71°57'27"W	182.94'
L105	S89°59'51"W	271.47'
L106	N63°52'34"E	54.95'
L107	S86°44'26"E	11.33'
L108	S0°44'37"E	117.75'
L109	S1°45'13"W	50.00'
L110	S1°08'05"W	50.00'
L111	N50°28'53"W	48.00'
L112	N69°27'46"W	48.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S46°45'13"W	21.21'	23.56'
C2	2150.00'	1°46'14"	S86°40'00"E	66.44'	66.44'
C3	15.00'	90°00'00"	S43°14'47"E	21.21'	23.56'
C4	15.00'	89°20'52"	S46°25'39"W	21.09'	23.39'
C5	15.00'	90°21'34"	S43°43'08"E	21.28'	23.66'
C6	530.00'	34°48'37"	S15°56'39"E	317.07'	322.00'
C7	45.00'	54°45'56"	S5°58'00"E	41.39'	43.01'
C8	85.00'	100°7'16"	S16°21'21"W	15.00'	15.01'
C9	60.00'	51°38'01"	S37°06'43"W	52.26'	54.07'
C10	630.00'	121°7'05"	S56°47'11"W	134.82'	135.08'
C11	15.00'	86°26'40"	N86°08'01"W	20.54'	22.63'
C12	440.00'	6°26'04"	N39°41'39"W	49.39'	49.41'
C13	45.00'	48°41'08"	S86°38'55"E	37.10'	38.24'
C14	85.00'	32°06'55"	S78°21'48"E	47.02'	47.64'
C15	60.00'	51°38'01"	S68°36'15"E	52.26'	54.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	15.00'	82°18'22"	S1°38'04"E	19.74'	21.55'
C17	50.00'	15°42'58"	S55°04'14"W	13.67'	13.71'
C18	15.00'	84°21'44"	N81°41'59"E	20.14'	22.09'
C19	382.00'	13°20'38"	S62°47'27"E	88.77'	88.97'
C20	15.00'	86°18'21"	S26°26'15"E	20.52'	22.59'
C21	15.00'	94°27'47"	N67°46'07"E	22.02'	24.73'
C22	318.00'	44°11'39"	S42°54'10"E	239.25'	245.28'
C23	170.00'	49°10'50"	N50°36'27"E	141.48'	145.92'
C24	620.00'	11°7'14"	N80°36'46"W	13.93'	13.93'
C25	465.00'	2°27'52"	N89°35'59"W	20.00'	20.00'

PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 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.
- BUILDING SETBACKS NOT SHOWN HEREON MAY BE REQUIRED AS LISTED IN THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 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 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
- A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 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.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- OAK CREEK PHASE 1, SECTION 2 IS LOCATED IN THE BRUSHY CREEK WATERSHED.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION, AND WATER QUALITY AREAS IN ACCORDANCE WITH OAK CREEK, PHASE 1, SECTION 2 SUBDIVISION CONSTRUCTION PLANS (14-TOD-PICP-051)
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK K; LOT 19, BLOCK L; LOT 1, BLOCK I; LOT 13, BLOCK M; AND LOT 49, BLOCK A; DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE IN PERPETUITY.
- LOT 79, BLOCK B; LOT 1, BLOCK O PUBLIC PARKLAND LOT IS HEREBY DEDICATED TO THE CITY OF LEANDER FOR MAINTENANCE IN PERPETUITY.
- THE HOA MUST MAINTAIN THE PERMANENT POOL IN ALL WATER QUALITY WET BASINS AND IS RESPONSIBLE FOR SECURING THE SOURCE OF THE WATER.



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT OF OAK CREEK PHASE 1, SECTION 2

A 20.761 ACRE MORE OR LESS, A 1.667 ACRE MORE OR LESS, A 0.218 ACRE MORE OR LESS, A 0.274 ACRE MORE OR LESS, A 0.165 ACRE MORE OR LESS, A 0.506 ACRE MORE OR LESS AND A 5.406 ACRE MORE OR LESS, TRACTS OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR
PUBLIC PARKLAND
LOT 79, BLOCK B

A 20.761 acre, more or less, tract of land out of a called 25.319 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013144493 of the Official Public Records of Williamson County, Texas and out of a called 125.575 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 20.761 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 set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the south right of way line of San Gabriel parkway, a variable width right of way, same being a point in the north line of said 25.319 acre tract, from which a found iron rod with cap marked "Chaparral" bears S 88°44'51" E, 86.59 feet;

THENCE departing the south right of way line of said San Gabriel Parkway, through the interior of said 25.319 acre tract the following three (3) courses and distances:

1. S 01°45'13" W, a distance of 127.71 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", a point of tangent curvature,
2. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 46°45'13" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency and,
3. S 01°45'13" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the POINT OF BEGINNING of herein described tract,

THENCE continuing through the interior of said 25.319 acre tract and said 125.575 acre tract the following forty (40) courses and distances:

1. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°14'47" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
2. S 01°45'13" W, a distance of 485.70 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
3. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 89°20'52", a chord bearing and distance of S 46°25'39" W, 21.09 feet, an arc length of 23.39 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency and,
4. N 88°53'55" W, a distance of 30.13 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
5. N 01°06'05" E, a distance of 125.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
6. N 87°24'19" W, a distance of 60.02 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
7. S 85°08'53" W, a distance of 73.54 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
8. S 84°44'41" W, a distance of 18.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
9. S 79°22'48" W, a distance of 65.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
10. S 78°21'57" W, a distance of 60.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
11. S 86°34'55" W, a distance of 116.86 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
12. N 88°34'50" W, a distance of 127.78 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
13. S 81°05'27" W, a distance of 73.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
14. S 77°17'17" W, a distance of 182.83 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
15. S 81°08'50" W, a distance of 58.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
16. S 83°07'04" W, a distance of 58.94 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
17. N 87°16'21" W, a distance of 298.90 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
18. S 2°43'39" W, a distance of 125.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
19. N 87°16'21" W, a distance of 40.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
20. N 2°43'39" E, a distance of 125.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
21. N 87°16'21" W, a distance of 300.85 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
22. S 1°37'57" W, a distance of 125.11 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
23. along the arc of a curve to the right, said curve having a radius of 465.00 feet, a central angle of 2°27'52", a chord bearing and distance of N 89°35'59" W, 20.00 feet, an arc length of 20.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
24. N 0°49'55" W, a distance of 126.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
25. S 84°45'22" W, a distance of 72.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
26. S 78°38'16" W, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",

27. S 71°37'03" W, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
28. S 64°35'50" W, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
29. S 57°34'38" W, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
30. S 50°33'25" W, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
31. S 41°45'52" W, a distance of 92.57 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
32. N 52°34'10" W, a distance of 18.26 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
33. N 47°24'48" W, a distance of 52.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
34. N 88°30'24" W, a distance of 81.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
35. S 80°44'03" W, a distance of 64.87 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
36. S 47°40'31" W, a distance of 76.05 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
37. S 32°46'18" W, a distance of 52.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
38. S 06°41'59" W, a distance of 82.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
39. S 19°48'06" W, a distance of 74.02 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and,
40. S 41°31'31" W, a distance of 110.22 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the west line of said 125.575 acre tract, same being a point in the east line of Lot 1A, Block A, Benbrook Ranch Section 1, Phase 1 recorded in Cabinet W, Slide 295 of the Plat Records of Williamson County, Texas,

THENCE N 16°29'09" W, with the west line of said 125.575 acre tract, same being the east line of said Lot 1A, Block A, a distance of 18.34 feet to a found 1/2" iron rod being the northeast corner of said Lot 1A, Block A, same being a west corner of said 125.575 acre tract, also being the southeast corner of Lot 3, Block H, Benbrook Ranch, Section II, Phase I recorded in Cabinet CC, Slide 3 of the Plat Records of Williamson County, Texas;

THENCE with the west line of said called 125.575 acre tract, same being the east line of said Lot 3, Block H the following twelve (12) calls and distances:

1. N 26°56'19" E, a distance of 227.17 feet to a found 1/2" iron rod,
2. N 07°45'22" W, a distance of 114.04 feet to a found 1/2" iron rod,
3. N 07°05'26" W, a distance of 89.72 feet to a found 1/2" iron rod,
4. N 07°51'34" W, a distance of 7.22 feet to a found iron rod with cap marked "RPLS 5043",
5. N 22°14'09" E, a distance of 10.53 feet to a found 1/2" iron rod,
6. N 19°14'53" W, a distance of 37.16 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
7. N 34°39'48" E, a distance of 99.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
8. N 67°40'33" E, a distance of 149.80 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
9. N 52°35'48" E, a distance of 241.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
10. N 66°43'13" E, a distance of 108.25 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
11. N 69°50'23" E, a distance of 135.33 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and,
12. N 77°48'43" E, a distance of 160.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the southeast corner of said Lot 3, Block H, same being a point in the west line of said 25.319 acre tract,

THENCE N 20°44'50" W, with the east line of said Lot 3, Block H, same being the west line of said 25.319 acre tract, a distance of 56.19 feet passing a found 3/8" iron rod, continuing for a total distance of 65.03 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the east line of said Lot 3, Block H, same being a point in the west line of said 25.319 acre tract,

THENCE departing the west line of said Lot 3, Block H, through the interior of said 25.319 acre tract the following thirteen (13) courses and distances:

1. N 69°46'58" E, a distance of 39.19 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
2. N 74°14'18" E, a distance of 64.31 feet to a found iron rod with cap marked "Chaparral",
3. N 87°19'48" E, a distance of 65.26 feet to a found iron rod with cap marked "Chaparral",
4. S 63°33'14" E, a distance of 160.88 feet to a found iron rod with cap marked "Chaparral",
5. S 89°16'20" E, a distance of 59.04 feet to a found iron rod with cap marked "Chaparral",
6. N 75°05'55" E, a distance of 51.80 feet to a found iron rod with cap marked "Chaparral",

7. N 88°59'46" E, a distance of 632.36 feet to a found iron rod with cap marked "Chaparral",
8. S 84°42'16" E, a distance of 67.07 feet to a found iron rod with cap marked "Chaparral",
9. S 79°35'23" E, a distance of 279.92 feet to a found iron rod with cap marked "Chaparral",
10. S 82°53'11" E, a distance of 84.30 feet to a found iron rod with cap marked "Chaparral" and,
11. S 88°20'35" E, a distance of 132.54 feet to a found iron rod with cap marked "Chaparral",
12. N 01°45'13" E, a distance of 120.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson"
13. S 88°14'47" E, a distance of 19.08 feet to the POINT OF BEGINNING and containing 20.761 acres in the City of Leander, Williamson County, Texas.

FIELD NOTES
FOR
HOA PARKLAND LOT 1, BLOCK I

A 1.667 acre, more or less, tract of land out of a called 125.575 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 1.667 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 set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the south right of way line of San Gabriel parkway, a variable width right of way, same being a point in the north line of said 25.319 acre tract, from which a found iron rod with cap marked "Chaparral" bears S 88°44'51" E, 86.59 feet;

THENCE departing the south right of way line of said San Gabriel Parkway, through the interior of said 25.319 acre tract and the interior of said 125.575 acre tract the following eight (8) courses and distances:

1. S 01°45'13" W, a distance of 127.71 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", a point of tangent curvature,
2. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 46°45'13" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
3. S 01°45'13" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
4. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°14'47" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
5. S 01°45'13" W, a distance of 485.70 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
6. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 89°20'52", a chord bearing and distance of S 46°25'39" W, 21.09 feet, an arc length of 23.39 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
7. N 88°53'55" W, a distance of 30.13 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and,
8. S 01°06'05" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the POINT OF BEGINNING of herein described tract,

THENCE continuing through the interior of said 125.575 acre tract the following twenty-four (24) courses and distances for the herein described tract:

1. S 88°53'55" E, a distance of 29.23 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
2. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°21'34", a chord bearing and distance of S 43°43'08" E, 21.28 feet, an arc length of 23.66 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of reverse curvature,
3. along the arc of a curve to the left, said curve having a radius of 530.00 feet, a central angle of 34°48'37", a chord bearing and distance of S 15°56'39" E, 317.07 feet, an arc length of 322.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
4. S 33°20'58" E, a distance of 118.61 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
5. along the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 54°48'37", a chord bearing and distance of S 05°58'09" E, 41.39 feet, an arc length of 43.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
6. along the arc of a curve to the left, said curve having a radius of 85.00 feet, a central angle of 10°07'16", a chord bearing and distance of S 16°21'21" W, 15.00 feet, an arc length of 15.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
7. along the arc of a curve to the right, said curve having a radius of 70.00 feet, a central angle of 51°38'01", a chord bearing and distance of S 37°06'43" W, 52.26 feet, an arc length of 54.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
8. S 62°55'43" W, a distance of 115.27 feet to a point of tangent curvature,
9. along the arc of a curve to the left, said curve having a radius of 730.00 feet, a central angle of 12°17'05", a chord bearing and distance of S 56°47'11" W, 134.82 feet, an arc length of 135.08 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
10. along the arc of a curve to the right, said curve having a radius of 15.00 feet, a central angle of 86°26'40", a chord bearing and distance of N 86°08'01" W, 20.54 feet, an arc length of 22.63 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
11. N 42°54'41" W, a distance of 138.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
12. along the arc of a curve to the right, having a radius of 440.00 feet, a central angle of 06°26'04", a chord bearing and distance of N 39°41'39" W, 49.39 feet, an arc length of 49.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
13. N 53°31'22" E, a distance of 56.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
14. S 82°58'23" E, a distance of 50.96 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
15. S 89°30'35" E, a distance of 63.30 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
16. N 53°01'28" E, a distance of 56.35 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 5 OF 7
JOB NO. 50784-01

OAK CREEK PHASE 1, SECTION 2
SURVEY JOB NO. 50784-01
Date: Aug 31, 2015, 2:13pm User: JG:VJ:recher
File: H:\Survey\GML\50784-01\PLAT\50784-01_OakCreek_Ph_1_Sec-2.dwg

FINAL PLAT OF OAK CREEK PHASE 1, SECTION 2

A 20.761 ACRE MORE OR LESS, A 1.667 ACRE MORE OR LESS, A 0.218 ACRE MORE OR LESS, A 0.274 ACRE MORE OR LESS, A 0.165 ACRE MORE OR LESS, A 0.506 ACRE MORE OR LESS AND A 5.406 ACRE MORE OR LESS, TRACTS OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES FOR OPEN SPACE & LANDSCAPE LOT 49, BLOCK A

A 0.506 of an acre, or 22,052 square feet more or less, tract of land out of a called 125.575 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 0.506 of an 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 the northeast corner a called 69.3222 acre tract conveyed to Continental Homes of Texas LP., recorded in Document No. 2013016235 of the Official Public Records of Williamson County, Texas, same being the northwest corner of W. Broade Street, as shown in the final plat of Northside Meadow, Phase 1A recorded in Document No. 2014025255 of the Official Public Records of Williamson County, Texas, also being a point in the south line of said called 125.575 acre tract,

THENCE S 75°04'43" W, with the south line of said called 125.575 acre tract, same being the north line of said called 69.3222 acre tract, a distance of 1.85 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the POINT OF BEGINNING of herein described tract;

THENCE S 75°04'43" W, continuing with the south line of said called 125.575 acre tract, same being the north line of said called 69.3222 acre tract, a distance of 258.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE departing the south line of said called 125.575 acre tract, same being the north line of said called 69.3222 acre tract, through the interior of said called 125.575 acre tract the following eleven (11) courses and distances:

1. N 14°55'29" W, a distance of 0.66 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
2. along the arc of said curve to the left, having a radius of 170.00 feet, a central angle of 49°10'50", a chord bearing and distance of N 50°36'27" E, 141.48 feet, an arc length of 145.92 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
3. N 26°01'01" E, a distance of 118.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
4. along the arc of said curve to the left, having a radius of 70.00 feet, a central angle of 05°28'48", a chord bearing and distance of N 23°16'37" E, 6.69 feet, an arc length of 7.69 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
5. N 69°27'46" W, a distance of 20.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
6. N 20°32'14" E, a distance of 23.46 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
7. N 69°27'46" W, a distance of 131.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
8. N 20°32'14" E, a distance of 27.70 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
9. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 94°27'47", a chord bearing and distance of N 67°46'07" E, 22.02 feet, an arc length of 24.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
10. along the arc of said curve to the right, having a radius of 318.00 feet, a central angle of 44°11'39", a chord bearing and distance of S 42°54'10" E, 239.25 feet, an arc length of 245.28 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and,
11. S 20°48'21" E, a distance of 75.31 feet to the POINT OF BEGINNING and containing 0.506 of an acre in the City of Leander, Williamson County, Texas.

FIELD NOTES FOR LANDSCAPE LOT 13, BLOCK M

A 0.165 of an acre, or 7,194 square feet more or less, tract of land out of a called 125.575 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 0.165 of an 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 the northeast corner a called 69.3222 acre tract conveyed to Continental Homes of Texas LP., recorded in Document No. 2013016235 of the Official Public Records of Williamson County, Texas, same being the northwest corner of W. Broade Street, as shown in the final plat of Northside Meadow, Phase 1A recorded in Document No. 2014025255 of the Official Public Records of Williamson County, Texas, also being a point in the south line of said called 125.575 acre tract,

THENCE S 75°04'43" W, with the south line of said called 125.575 acre tract, same being the north line of said called 69.3222 acre tract, a distance of 1.85 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",

THENCE departing the north line of said 69.3222 acre tract, through the interior of said 125.575 acre tract the following five (5) courses and distances:

1. N 20°48'21" W, a distance of 75.31 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
2. along the arc of said curve to the right, having a radius of 318.00 feet, a central angle of 44°11'39", a chord bearing and distance of N 42°54'10" W, 239.25 feet, an arc length of 245.28 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point of compound curvature,
3. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 94°27'47", a chord bearing and distance of S 67°46'07" W, 22.02 feet, an arc length of 24.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
4. S 20°32'14" W, a distance of 5.00 feet to calculated point and,
5. N 69°27'46" W, a distance of 48.00 feet to calculated POINT OF BEGINNING of herein described tract;

THENCE continuing through the interior of said 125.575 acre tract the following ten (10) courses and distances:

1. S 20°32'14" W, a distance of 3.76 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
2. N 69°27'46" W, a distance of 157.20 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
3. N 69°27'46" W, a distance of 20.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
4. N 64°07'47" W, a distance of 132.43 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
5. N 39°31'07" E, a distance of 14.62 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
6. Northeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 47°00'13" E, a radius of 15.00 feet, a central angle of 80°59'27", a chord bearing and distance of N 83°29'30" E, 19.48 feet, an arc length of 21.20 feet to a point,
7. Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 33°52'52" E, a radius of 382.00 feet, a central angle of 13°20'38", a chord bearing and distance of S 62°47'27" E, 88.77 feet, an arc length of 88.97 feet to a point,
8. S 69°27'46" E, a distance of 183.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
9. Southeasterly, along a tangent curve to the right, said curve having radius of 15.00 feet, a central angle of 86°18'21", a chord bearing and distance of S 26°26'15" E, 20.52 feet, an arc length of 22.59 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" a point of tangency and,
10. S 20°32'14" W, a distance of 6.92 feet to the POINT OF BEGINNING and containing 0.165 of an acre in the City of Leander, Williamson County, Texas.

FIELD NOTES FOR LANDSCAPE LOT 19, BLOCK L

A 0.274 of an acre, or 12,041 square feet more or less, tract of land out of a called 125.575 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 0.274 of an 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 the northeast corner a called 69.3222 acre tract conveyed to Continental Homes of Texas LP., recorded in Document No. 2013016235 of the Official Public Records of Williamson County, Texas, same being the northwest corner of W. Broade Street, as shown in the final plat of Northside Meadow, Phase 1A recorded in Document No. 2014025255 of the Official Public Records of Williamson County, Texas, also being a point in the south line of said called 125.575 acre tract,

THENCE S 75°04'43" W, with the south line of said called 125.575 acre tract, same being the north line of said called 69.3222 acre tract, a distance of 1.85 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",

THENCE departing the north line of said 69.3222 acre tract, through the interior of said 125.575 acre tract the following twelve (12) courses and distances:

1. N 20°48'21" W, a distance of 75.31 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
2. along the arc of said curve to the right, having a radius of 318.00 feet, a central angle of 44°11'39", a chord bearing and distance of N 42°54'10" W, 239.25 feet, an arc length of 245.28 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point of compound curvature,
3. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 94°27'47", a chord bearing and distance of S 67°46'07" W, 22.02 feet, an arc length of 24.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
4. S 20°32'14" W, a distance of 5.00 feet to calculated point,
5. N 69°27'46" W, a distance of 48.00 feet to calculated point,
6. N 20°32'14" E, a distance of 6.92 feet to set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
7. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 86°18'21", a chord bearing and distance of N 26°26'15" W, 20.52 feet, an arc length of 22.59 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" a point of tangency,
8. N 69°27'46" W, a distance of 183.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of curvature,
9. along the arc of said curve to the left, having a radius of 382.00 feet, a central angle of 13°20'38", a chord bearing and distance of N 62°47'27" W, 88.77 feet, an arc length of 88.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
10. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 84°21'44", a chord bearing and distance of S 81°41'59" W, 20.14 feet, an arc length of 22.09 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
11. S 39°31'07" W, a distance of 5.00 feet to a calculated point,
12. N 50°28'53" W, a distance of 48.00 feet to a calculated POINT OF BEGINNING of herein described tract;

THENCE continuing through the interior of said 125.575 acre tract the following (0) courses and distances:

1. N 50°57'10" W, a distance of 138.80 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
2. N 42°47'15" W, a distance of 20.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
3. S 47°12'45" W, a distance of 29.30 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
4. along the arc of said curve to the right, having a radius of 50.00 feet, a central angle of 15°42'58", a chord bearing and distance of S 55°04'14" W, 13.67 feet, an arc length of 13.71 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
5. S 62°55'43" W, a distance of 24.76 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",

6. N 27°04'17" W, a distance of 111.75 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,

7. along the arc of said curve to the right, having a radius of 45.00 feet, a central angle of 48°41'08", a chord bearing and distance of S 86°38'55" E, 37.10 feet, an arc length of 38.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of reverse curvature,

8. along the arc of said curve to the left, having a radius of 85.00 feet, a central angle of 32°06'55", a chord bearing and distance of S 78°21'48" E, 47.02 feet, an arc length of 47.64 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,

9. along the arc of said curve to the right, having a radius of 70.00 feet, a central angle of 51°38'01", a chord bearing and distance of S 68°36'15" E, 52.26 feet, an arc length of 54.07 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,

10. S 42°47'15" E, a distance of 145.73 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,

11. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 82°18'22", a chord bearing and distance of S 01°38'04" E, 19.74 feet, an arc length of 21.55 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and,

12. S 39°31'07" W, a distance of 6.76 feet to the POINT OF BEGINNING and containing 0.274 of an acre in the City of Leander, Williamson County, Texas.

FIELD NOTES FOR PARKLAND LOT 1, BLOCK K

A 0.218 of an acre, more or less tract of land out of a called 25.319 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013144493 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 0.218 of an 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 set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the south right of way line of San Gabriel Parkway, a variable width right of way, same being a point in the north line of said 25.319 acre tract, from which a found iron rod with yellow cap marked "Chaparral" bears S 88°44'51" E, 86.59 feet;

THENCE departing the south right of way line of said San Gabriel Parkway, through the interior of said 25.319 acre tract the following four (4) courses and distances:

1. S 01°45'13" W, a distance of 127.71 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", a point of tangent curvature,
2. along the arc of a curve to the right, said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 46°45'13" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
3. N 88°14'47" W, a distance of 51.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and southwest corner of hereof,
4. N 01°45'13" E, a distance of 144.54 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point in the north line of said 25.319 acre tract, same being the south right of way line of said San Gabriel Parkway, a point of non-tangent curvature and the northwest corner of hereof;

THENCE along the arc of a curve to the left, with the north line of said 25.319 acre tract, same being the south right of way line of said San Gabriel Parkway, said curve having a radius of 2150.00 feet, a central angle of 01°46'14", a chord bearing of S 86°40'00" E, a chord distance of 66.44 feet, and an arc length of 66.44 feet to the POINT OF BEGINNING and containing 0.218 of an acre in the City of Leander, Williamson County, Texas.

FIELD NOTES FOR PUBLIC PARKLAND LOT 1, BLOCK O

A 5.406 acre, more or less tract of land out of a called 125.575 acre tract conveyed to Sentinel/Cotter Leander LLC, recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract 134, in the City of Leander, Williamson County, Texas. Said 5.406 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 set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the northeast corner of said 125.575 acre tract, same being the northwest corner of a called 164.466 acre tract conveyed to Waterstone Michelle LP recorded in Document No. 2004063368 of the Official Public Records of Williamson County, Texas, also being a point in the south line of a called 3.150 acre tract conveyed to Arnold and Jeanne Thompson recorded in Document No. 20000053933 of the Official Public Records of Williamson County, Texas;

THENCE S 21°01'39" E, with the east line of said 125.575 acre tract, same being the west line of said 164.466 acre tract, a distance of 728.61 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being a point of non-tangent curvature and southeast corner of herein described tract;

THENCE departing the east line of said 125.575 acre tract, same being the west line of said 164.466 acre tract, through the interior of said 125.575 acre tract the following twelve (12) courses and distances:

1. along the arc of a curve to the right, said curve having a radius of 720.00 feet, a central angle of 01°17'14", a chord bearing and distance of N 80°36'46" W, 13.93 feet, an arc length of 13.93 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
2. N 79°58'09" W, a distance of 199.08 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
3. N 10°01'51" E, a distance of 161.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
4. N 00°00'00" E, a distance of 54.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
5. N 25°09'23" W, a distance of 112.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
6. N 60°54'35" W, a distance of 227.90 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
7. N 76°28'41" W, a distance of 140.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
8. S 71°57'27" W, a distance of 182.94 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
9. S 89°59'51" W, a distance of 271.47 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
10. N 02°08'05" E, a distance of 316.51 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
11. N 63°52'34" E, a distance of 54.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and,
12. S 86°44'26" E, a distance of 11.33 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the northwest corner of said 3.150 acre tract, same being a northeast corner of said 125.575 acre tract,

THENCE with the west line of said 3.150 acre tract, same being an east line of said 125.575 acre tract the following two (2) courses and distances:

1. S 00°44'37" E a distance of 22.26 feet to a found 1/2" iron rod and,
2. S 00°44'37" E a distance of 95.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" being the southwest corner of said 3.150 acre tract, same being a northeast ell corner of said 125.575 acre tract,

THENCE with the south line of said 3.150 acre tract, same being the north line of said 125.575 acre tract the following two (2) courses and distances:

1. N 88°20'25" E a distance of 440.85 feet to a point
2. N 88°34'53" E a distance of 234.17 feet to the POINT OF BEGINNING and containing 5.406 acres in the in the City of Leander, Williamson County, Texas.



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

SHEET 6 OF 7
JOB NO. 50784-01

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

OAK CREEK PHASE 1, SECTION 2
SURVEY JOB NO. 50784-01
Date: Aug 31, 2015, 2:12pm User: US_VZuricher
File: H:\Survey\GINT\50784-01\PLAN\50784-01_000Creek_Ph_1_Sec_2.dwg

**FINAL PLAT
OF
OAK CREEK PHASE 1, SECTION 2**

A 20.761 ACRE MORE OR LESS, A 1.667 ACRE MORE OR LESS, A 0.218 ACRE MORE OR LESS, A 0.274 ACRE MORE OR LESS, A 0.165 ACRE MORE OR LESS, A 0.506 ACRE MORE OR LESS AND A 5.406 ACRE MORE OR LESS, TRACTS OF LAND OUT OF A CALLED 25.319 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013144493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OUT OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC, RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINEL COTTER LEANDER L.L.C., BEING THE OWNER OF A 125.575 ACRE TRACT AND A 25.319 ACRE TRACT, SITUATE IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 125.575 ACRES AND 25.319 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 1, SECTION 2

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER 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 ____ DAY OF _____, 20__ A.D.

By: SENTINEL COTTER LEANDER, LLC.
700 LAVACA STREET, SUITE 900
(949) 922-2512

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED DECEMBER 13, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013114493 AND IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED SEPTEMBER 16, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013089235.

LIENHOLDER NAME: 686342 B.C. LTD., A BRITISH COLUMBIA COMPANY

NAME: _____
TITLE: _____
DATE: _____

THE STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE STATE OF _____

COUNTY OF _____ THE STATE OF _____

COUNTY OF _____ DAY OF _____ PERSONALLY APPEARED _____ DID SAY THAT (S)HE IS _____ OF _____ A _____ (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC-STATE OF TEXAS

ENGINEER'S CERTIFICATION:

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

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED.

JAMES A. HUFFCUT, JR., P.E. 55253

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

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150122 COVERED TO AUGUST 5, 2015 AND NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150121 COVERED TO AUGUST 5, 2015 AND DEPICTS THE ITEMS CONTAINED IN BOTH SAID NOTHING FURTHER CERTIFICATIONS.

Valerie Zurcher August 31, 2015
VALERIE ZURCHER R.P.L.S. 6222
SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711



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

SID SOKOL CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNT AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, AD, AT _____ O'CLOCK _____ M, AND DULY RECORDED THIS THE DAY OF _____, 20____, AD, AT _____ O'CLOCK _____ M, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____, WITNESS MY HAND AND SEAL AT 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



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 7 OF 7
JOB NO. 50784-01



EXECUTIVE SUMMARY

SEPTEMBER 10, 2015

- Agenda Subject:** Zoning Case #15-Z-013: Hold a public hearing and consider action on the rezoning of 10.922 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Cunningham-Allen, Inc (Jana Rice) on behalf of KB Homes Lone Star, 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. Proposed Zoning Map
 4. Vicinity Map
 5. Aerial Map
 6. Proposed PUD Plan
 7. Letter of Intent
 8. Notification Map
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

09/01/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-013

BLISS AT MASON HILLS PUD

GENERAL INFORMATION

Owner: KB Homes Lone Star, Inc.

Current Zoning: GC-3-B (General Commercial)

Proposed Zoning: PUD (Planned Unit Development)

Size and Location: The property is located at northwest corner of Crystal Falls Pkwy and Lakeline Blvd and is approximately 10.922 acres in size.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Residential Under Construction (Mason Ranch Subdivision)
EAST	SFU/MH-2-B	Proposed & Existing Residential (Mason Ranch & The Boulders at Crystal Falls Subdivisions)
SOUTH	GC-3-C	Assisted Living Facility & Water Quality Pond
WEST	SFU-2-B GC-3-A	Fire Station Undeveloped Land Zoned for Commercial

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 mixture of duplexes and apartments. 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.
- The Community Center land use 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 these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

ANALYSIS:

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of duplexes and apartments at this location. The properties to the north and east are part of the Mason Ranch Subdivision that is currently under construction. The property to the south is developed as an assisted living facility and the property to the west includes the Fire Station and undeveloped land zoned for commercial uses.

A portion of this property was annexed as part of the Mason Ranch Subdivision in 2001 and the remainder was annexed in 2007. The portion of the property closest to the intersection of Lakeline Blvd and Crystal Falls Pkwy was zoned C-2 in 2004 and this district later converted to the current GC-3-B district with the adoption of the Composite Zoning Ordinance. The

remainder of the tract was rezoned to GC-3-B in 2008 as part of the Mason Ranch Subdivision zoning case.

A PUD district can be an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a mixture of duplexes and apartments while limiting the overall density.

The applicant is proposing the MF-2-A (Multi-Family) and LC-2-A (Local Commercial) base zoning districts to accommodate the proposed development. The proposal includes a total of 186 units, comprised of seventeen duplexes (34 units) and two four story apartment buildings (152 units), and local commercial uses closest to the intersection. The current zoning district would permit a range of commercial uses including office, retail, and service. There are no hours of operation limitations.

The proposed LC use component permits all uses allowed in the LO (Local Office) use component as well as retail sales and services, restaurants, banks, and convenience stores. The hours of operation: are limited to 5:00 a.m. to 10:00 p.m. Sunday through Thursday and 5:00 a.m. to 11:00 p.m. Friday and Saturday. The intent of the use component is to allow for uses that are limited in scale and offer services to neighboring residential neighborhoods. Access should be provided by a collector or higher classification street.

The current Type 3 site component does permit outdoor storage or display, outdoor entertainment, or outdoor fueling. The change to a Type 2 site component would prohibit these outdoor uses. The table below demonstrates the differences between the two site components.

Site Standards	Type 2	Type 3
Outdoor Display and Storage	Not Permitted	30% of gross floor area of primary structure
Use of Overhead Commercial Service Doors	Not Permitted	Permitted
Outdoor Fueling	Not Permitted	Permitted
Outdoor Container Storage	Not Permitted	20% of gross floor area of primary structure

Additional Restrictions:

- Increased setbacks from Crystal Falls Pkwy and requiring the duplexes to be located adjacent to the single-family neighborhood as a transition.
- Limitations on the retail commercial building to 6,200 square feet in size.
- Architectural Criteria
 - Apartments: Require 7 design features and limit the percentage of stucco to no more than 50% of the exterior surface area of walls.
 - Duplexes: Require 5 design features and limit the percentage of stucco to no more than 60% of the exterior surface area of walls.

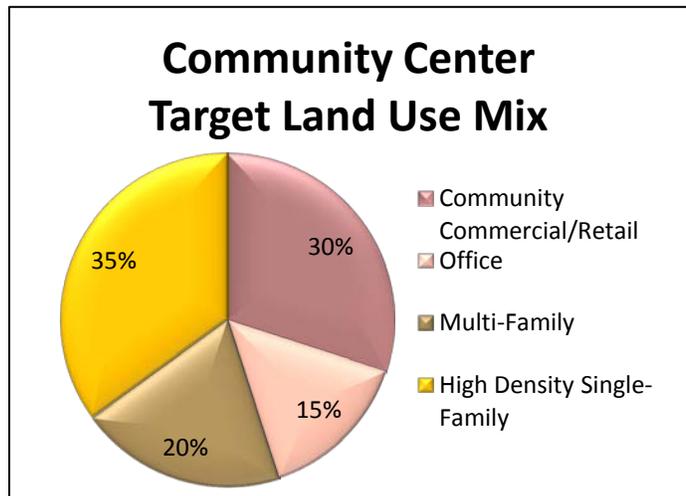
- Commercial: Require 5 design features and limit the percentage of stucco to no more than 60% of the exterior surface area of walls.
- Building height shall be limited to 35 feet for commercial buildings and duplexes, and 45 feet for multi-family.
- Construction of a masonry wall along Lakeline Blvd
- Providing a public trail between the duplexes and Mason Ranch Subdivision to provide a connection.

Additional Waiver:

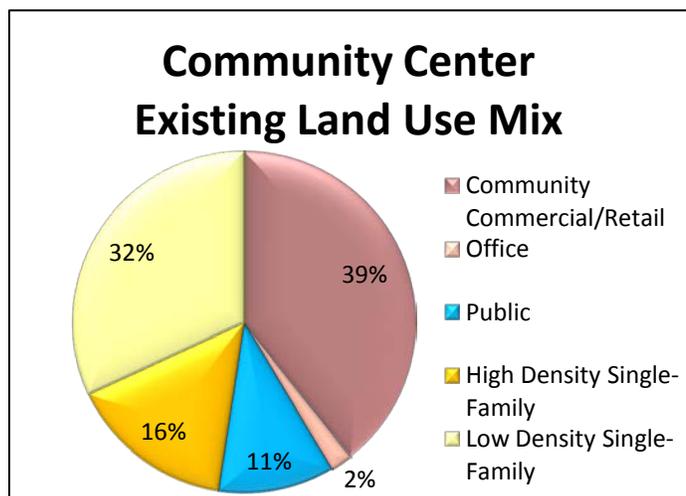
- Reduction in parking. The applicant is proposing a senior project and has requested a reduction in the parking requirements. An alternative parking plan will be required to demonstrate how the complex could provide parking if the project was no longer dedicated to seniors.

This property is located within a Community Center Node as identified by the Future Land Use Map. This land use 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 these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

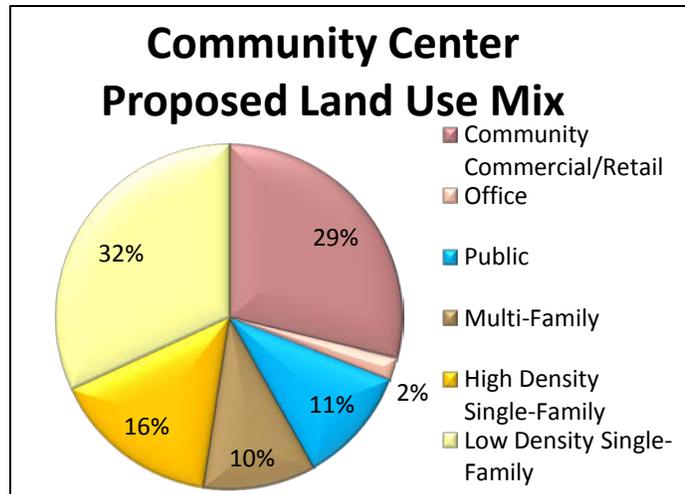
All nodes designated by the Future Land Use Plan seek to have the most intense development closest to the center of the node, and to have reduction in intensity of development as it moves out from the center of those nodes. The graph to the right shows the target mix of land uses within the Community Center Node.



The existing land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land uses are low density residential and community commercial / retail. The existing land use mix is shown in the graph to the right.



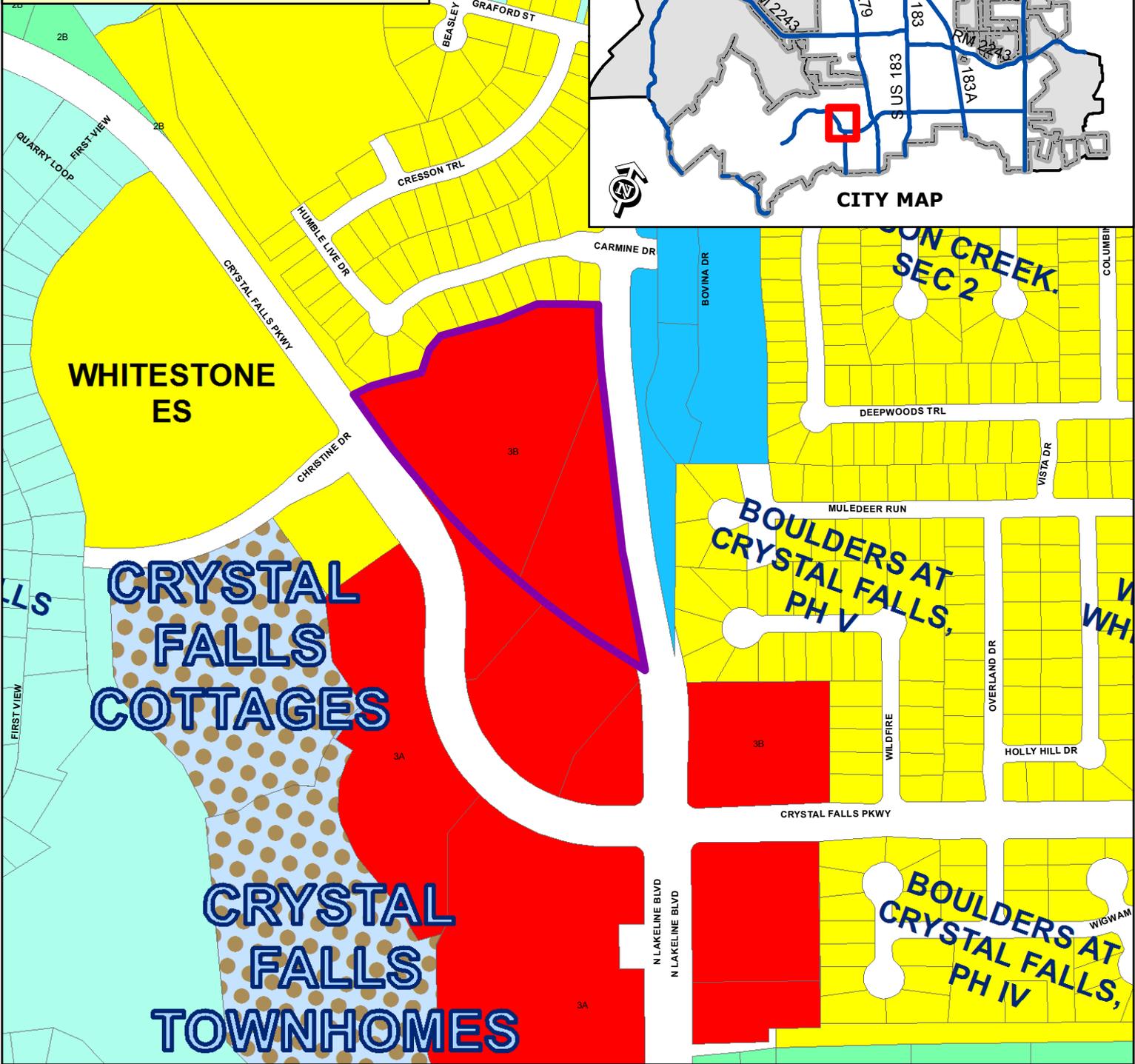
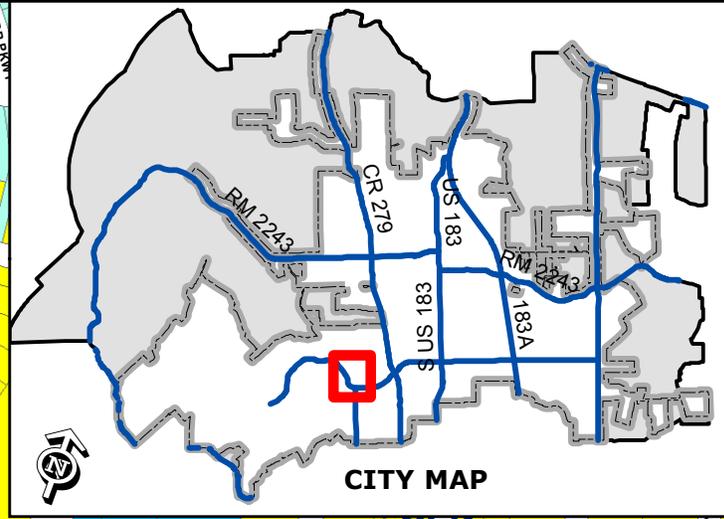
The proposed zoning change brings the land use mix closer to compliance with the Comprehensive Plan regarding the percentage of community commercial / retail and multi-family uses. The proposed land use mix is shown in the graph to the right.



STAFF RECOMMENDATION:

Staff recommends approval of the proposed Bills at Mason Hills PUD. This PUD provides a transition between the neighborhood to the north and the intersection of two major thoroughfares. The proposed PUD includes higher standards of development such as the Type A architectural component, adding additional setbacks, public trail system, and a masonry wall along Lakeline Blvd. The requested zoning district 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.

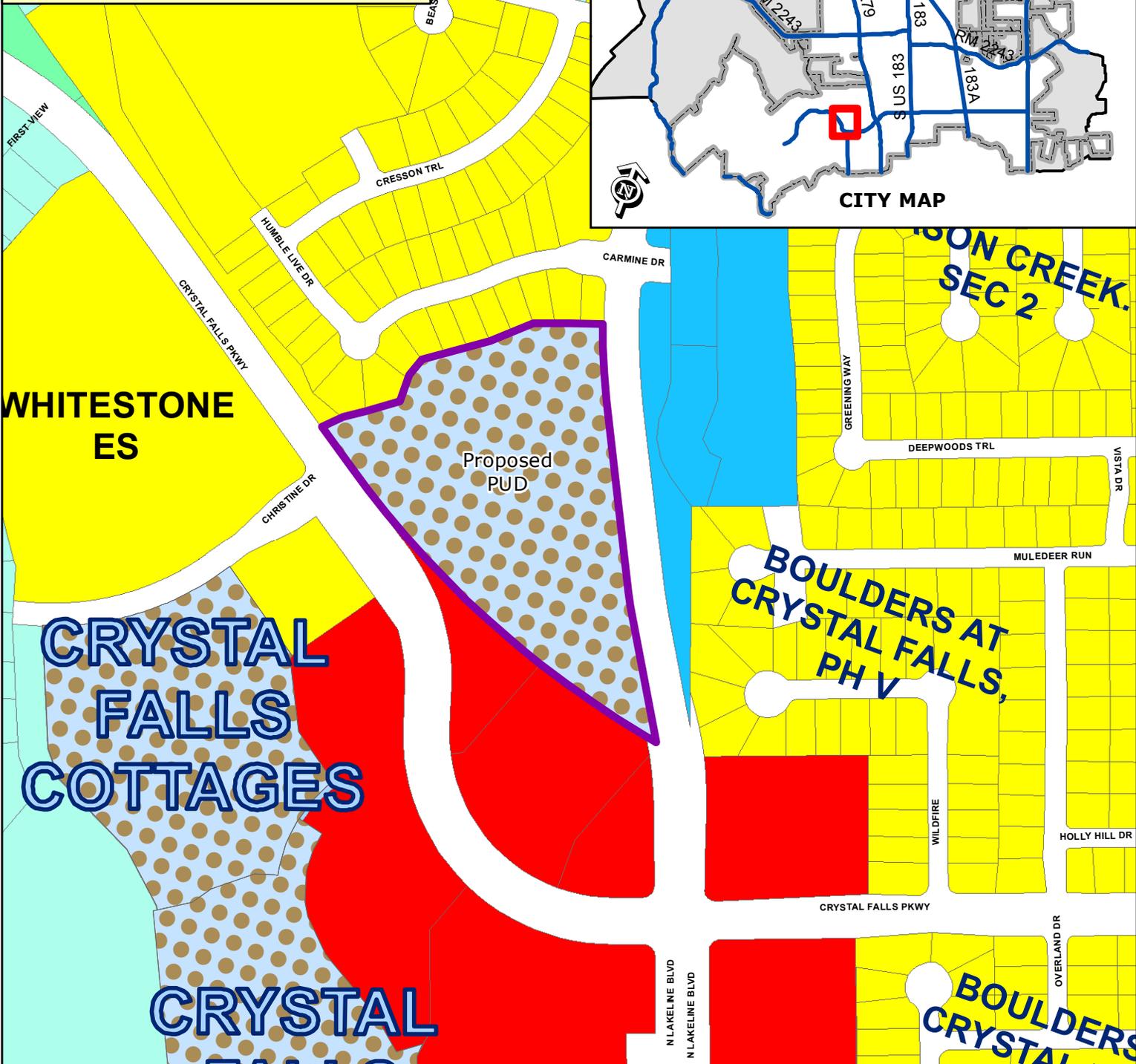
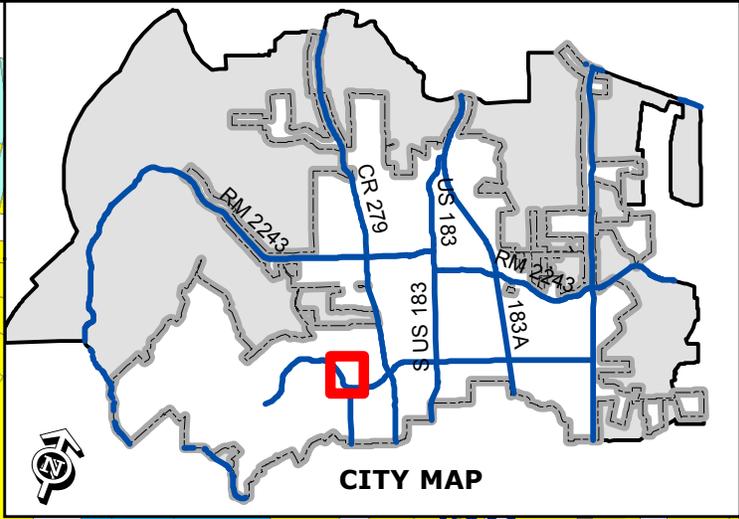


ZONING CASE 15-Z-013 Attachment #2 Current Zoning Map - Bliss at Mason Hills PUD

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



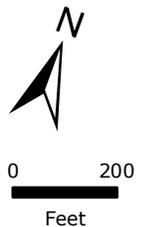
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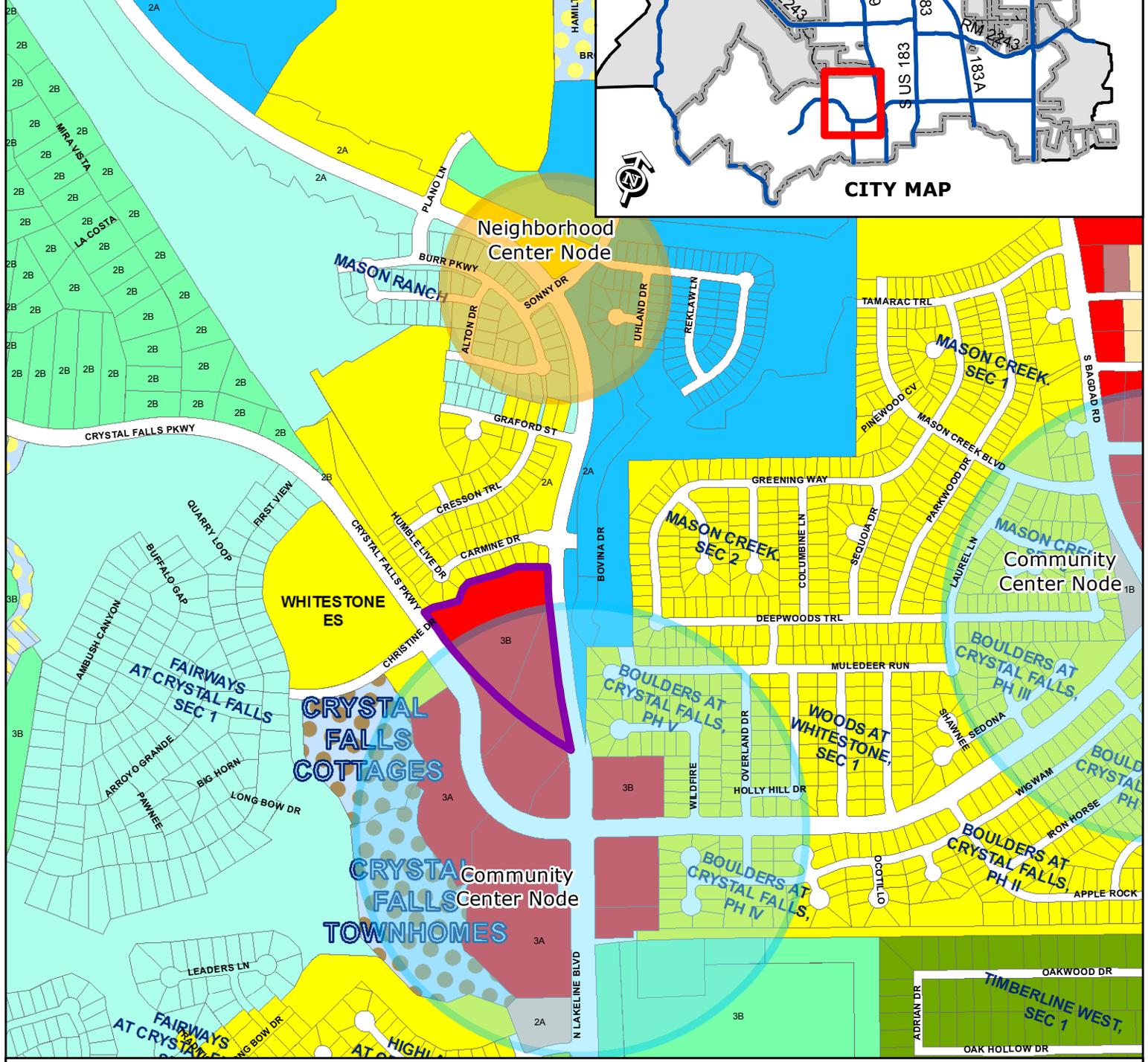
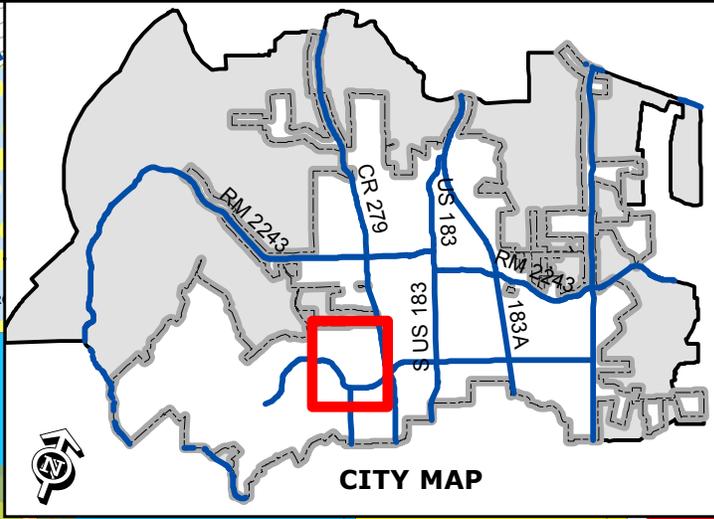
ZONING CASE 15-Z-013 Attachment #3

Proposed Map - Bliss at Mason Hills PUD

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



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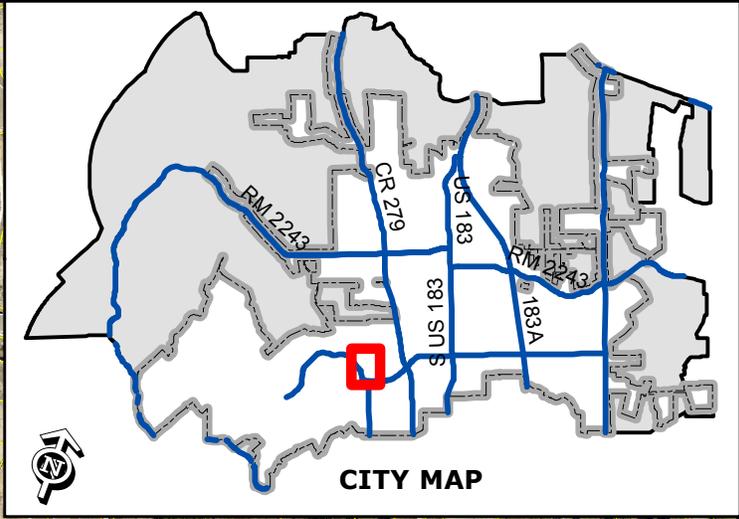
ZONING CASE 15-Z-013 Attachment #4

Vicinity Map - Bliss at Mason Hills PUD

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

0 200
Feet

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



ZONING CASE 15-Z-013 Attachment #5

Aerial Exhibit - Approximate Boundaries
Bliss at Mason Hills PUD



-  Subject Property
-  City Limits

BLISS RESORT LIVING AT MASON HILLS
(A SENIOR LIVING COMMUNITY)

City of Leander, Texas
PUD Planned Unit Development

Owner: **KB home Lone Star, Inc.**
10800 Pecan Park, Suite 200
Austin, Texas 78750

Applicant: **Bliss at Mason Hills LLC**
1229 Nichol Lane
Nashville, TN 37205

Engineer: **Cunningham Allen, Inc.**
3103 Bee Caves Road, Suite 202
Austin, Texas 78746

Architect: **Cornerstone Architects**
7000 Bee Caves Road, Suite 200
Austin, Texas 78746

Exhibit A

Bliss Resort Living at Mason Hills Planned Unit Development

A. Purpose and Intent

The property consists of 10.922 acres, as described in Exhibit B (Field Notes), located near the Northwest corner of the intersection of Lakeline Boulevard and Crystal Falls Boulevard, Leander, Texas. Bliss Resort Living at Mason Hills will be the premier age-restricted multi-family community in Central Texas consisting of 186 apartment homes specifically designed for active single-household residents age 55 and better with amenities comparable to higher-end luxury resorts. Scaling and massing of the buildings reflects the adjacent neighborhood and the project will be surrounded by walking paths, a bike trail, and tranquil gardens.

The contents of this PUD further explain and illustrate the overall appearance and function desired for this neighborhood. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general neighborhood vision and design concept and is not intended to serve as a final site plan.

B. Applicability and Base Zoning

All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.

For the purpose of establishing development standards for the PUD, a base zoning district has been selected from the Leander Composite Zoning Ordinance.

- *Base Districts: MF-2-A (Multi-Family) and LC-2-A (Local Commercial)*

The neighborhood within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. In the event of a conflict between this PUD and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD shall control.

C. Conceptual Site Layout and Land Use Plan

Exhibit C attached is a conceptual development plan intended to visually convey the design intent for the Bliss Resort Living at Mason Hills project. The design of the community is not final, and is subject to refinement during the platting and site planning stages. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

Bliss Resort Living at Mason Hills project is comprised of a gated multi-family and commercial development, which will consist of:

1. DUPLEXES: 17 duplex style, single level casita buildings, adjacent to the neighboring single-family homes with an average size of 1,165 square feet and one or two car garages.
2. APARTMENTS: 2 four-story buildings consisting of 76 units each featuring one-bedroom and two-bedroom flats.
3. MULTI-FAMILY CLUBHOUSE: A 5,000 square foot clubhouse overlooking resort style pool and separate exercise and health facility for use by the multi-family residents (multi-family consists of the apartments and duplexes), their guests, potential residents, and guests invited by Bliss at Mason Hills management.
4. COMMERCIAL: The Commercial portion of the project is to be +/- 6,200 square feet of local commercial, retail, office, or restaurant space that would be suitable as affiliated uses to the project. This area is not part of the gated community.

D. Allowable Use

The use shall be both 4 story apartment homes and single story duplexes combined in a multi-family residential development; as well as a mixed retail commercial building approximately 6,200 square feet in size. The maximum number of units is limited to 186.

E. Lot Design Standards

Bliss Senior Living at Mason Hills development will comply with the following setbacks:

1. All building setbacks from Crystal Falls Parkway and N. Lakeline Blvd. will be a minimum of 25'.
2. All building setbacks from north property line will be a minimum of 25'.
3. Apartment building setbacks from Crystal Falls Parkway will be a minimum of 50'.

F. Drive Design

The Bliss Senior Living at Mason Hills community will incorporate the following drive standards.

1. This project shall consist of private drives instead of public roadways. The pavement width shall be a minimum of 26 feet in width-face of curb to face of curb.
2. The access drive alignment, building pads and on street parking along the drives may vary to minimize disturbance to significant trees and natural topographic features. Private drives will be maintained by the community association.

3. The apartment buildings and duplexes will be privately gated.
4. Drive lighting is required at the intersections between the internal drives and public streets. “Dark Sky” lighting will be provided throughout the development in accordance with the Texas section of the International Dark-Sky Association.
5. Sidewalks will be provided, and are already installed, along the property lines that are adjacent to N. Lakeline Blvd and Crystal Falls Pkwy.

G. Architectural Criteria

The site will comply with the Type A Architectural Component and Type 2 Site Component of the Composite Zoning Ordinance. The project will utilize the highest architectural standards defined by Type A. The project will substantially comply with the renderings utilizing these architectural standards that are included as Exhibit D (Renderings).

Apartments

Design Features:	<p>7 different design features including:</p> <ol style="list-style-type: none"> 1. Horizontal offsets – each building is divided into three residential wings, which are turned and offset horizontally. Residential unit porches also extend from each of the residential wing façades. 2. Recesses - the residential wings are connected by two communal nodes, each expressed on the façade by varying material height, plan orientation, door and window opening rhythms and roof heights. 3. Porches – each residential unit is provided with a covered porch. Central nodes also feature several porches connected to communal spaces. 4. Awnings – Porches on communal nodes will include awnings for shade. 5. Varied Roof heights – roof heights are varied to express the communal nodes, and residential building volumes, residential unit porches, and exit stairs. 6. Premium roof materials – Standing seam metal roofing will be used on communal porches, residential unit porches, high nodes, and exit stairs. 7. Other design features – decorative metal brackets at roof overhangs and communal patio projections. Architectural lighting will highlight design features at the patios and roof overhangs. Communal patio awnings will feature expressed timber construction.
Exterior Materials:	<p>At least 85% of the exterior surface area of walls will consist of masonry and no more than 50% of the exterior surface area of walls shall consist of painted or tinted stucco. The remaining exterior wall surface will be comprised of cementitious-fiber plank siding.</p> <ul style="list-style-type: none"> ▪ Stone: native limestone in white and colors found in

	<p>surrounding neighborhoods.</p> <ul style="list-style-type: none"> ▪ Stucco: to be determined, likely in a palette of browns, golds, grays and greens to reference the colors used in the duplexes. ▪ Siding: used as an accent in a color to be determined, likely in a rich brown for a wood feel. <p>The roof will be primarily a premium composition shingle at 4:12 slope. Standing seam metal roofing will be used on communal porches, residential unit porches, high nodes and exit stairs.</p>
Window and Door Openings:	A minimum of 15% of the front primary building façade will consist of window or door openings. Glazing shall have a maximum exterior reflectivity of 20%.
Building Height:	<p>For areas adjacent to the duplexes, the buildings shall not exceed a height of 30 feet at a distance of 20 feet plus one foot for each one foot of setback beyond 20 feet.</p> <p>For areas adjacent to the roads, the building height exceeding 45 feet will include building setbacks increased one foot in distance for each two feet of additional building height in excess of 45 feet.</p>

Duplexes

Design Features:	<p>5 different design features including:</p> <ol style="list-style-type: none"> 1. Horizontal offsets – interior spaces are expressed as horizontal projections and varying roof plate heights. 2. Recessed entry – primary entrance is set in from building facade 3. Porches – each unit is provided with a covered porch. 4. Awnings – each unit features one decorative awning with a standing seam roof and architecturally expressed brackets. 5. Wing Wall – a low, stone wall ties into a wood gate and screen between the street and the courtyard adjacent to the unit entry.
Exterior Materials:	<p>Exterior surface area of walls will consist of 100% masonry and no more than 60% of the exterior surface area of walls shall consist of painted or tinted stucco.</p> <ul style="list-style-type: none"> ▪ Stone: native limestone in white and colors found in surrounding neighborhoods. ▪ Stucco: to be determined, likely in a palette of browns, grays, golds and greens. <p>The roof will be a premium composition shingle at 4:12 slope, and standing seam metal roofing will be used on decorative awnings.</p>
Window and Door Openings:	A minimum of 15% of the front primary building façade will consist of window or door openings. Glazing shall have a maximum exterior reflectivity of 20%.
Building Height:	Buildings shall not exceed a height of 35 feet.

Commercial

Design Features:	<p>5 different design features including:</p> <ol style="list-style-type: none"> 1. Breezeway – four of the storefront entrances on the front of the building are within a covered exterior space featuring tapered stone columns and expressed timber construction.
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	<ol style="list-style-type: none"> 2. Porches – a deep, wide covered porch is provided on the south end of the building for a potential outdoor dining space. 3. Awnings – decorative awnings shade the storefront entrances on each side of the tower element. 4. Varied roof heights – the breezeway and tower element roofs have different roof heights than the main roof. 5. Premium roofing materials – all roofs and awnings will be standing seam metal.
Exterior Materials:	<p>At least 85% of the exterior surface area of walls will consist of masonry and no more than 50% of the exterior surface area of walls shall consist of painted or tinted stucco. The remaining exterior wall surface will be comprised of cementitious-fiber plank siding.</p> <ul style="list-style-type: none"> ▪ Stone: native limestone in white and colors found in surrounding neighborhoods. ▪ Stucco: to be determined, likely in a palette of browns, golds, grays and greens to reference the colors used in the duplexes. ▪ Siding: used as an accent in a color to be determined, likely in a rich brown for a wood feel. ▪ The roof will be standing seam metal at 4:12 slope.
Window and Door Openings:	A minimum of 15% of the front primary building façade will consist of window or door openings. Glazing shall have a maximum exterior reflectivity of 20%.
Building Height:	Building shall not exceed a height of 35 feet.

Multi-Family Clubhouse

Design Features:	<p>6 different design features including:</p> <ol style="list-style-type: none"> 1. Porte-cochere – grand entrance at the front of the building where residents and visitors can meet their transportation out of the elements via a covered driveway drop-off area. The porte-cochere will feature tapered stone columns and expressed timber construction. 2. Porches – a deep, wide covered porch is provided on the rear of the building for a potential outdoor living dining space. 3. Recessed entry – the main entry is tucked into the building façade and connects to the porte-cochere. 4. Architectural Details – decorative metal brackets and deep rooflines will be used on the roof elements. 5. Varied roof heights – the porte-cochere has a different roof height than the main roof. All roofs and awnings will be standing seam metal.
Exterior Materials:	<p>At least 85% of the exterior surface area of walls will consist of masonry and no more than 50% of the exterior surface area of walls shall consist of painted or tinted stucco. The remaining exterior wall surface will be comprised of cementitious-fiber plank siding.</p> <ul style="list-style-type: none"> ▪ Stone: native limestone in white and colors found in surrounding neighborhoods. ▪ Stucco: to be determined, likely in a palette of browns, golds, grays and greens to reference the colors used in the

	<p>duplexes.</p> <ul style="list-style-type: none"> ▪ Siding: used as an accent in a color to be determined, likely in a rich brown for a wood feel. ▪ The roof will be standing seam metal at 4:12 slope.
Window and Door Openings:	A minimum of 15% of the front primary building façade will consist of window or door openings. Glazing shall have a maximum exterior reflectivity of 20%.
Building Height:	Building shall not exceed a height of 35 feet.

Parking Requirements

1. Duplexes

- Each duplex shall include one single car garage unit and one two-car garage unit.
- Each single car garage unit shall provide one garage enclosed parking space plus 1.5 additional off street parking spaces. (Driveway may be counted toward provision of off street parking).
- Two Car Garage Units: Each two-car garage unit shall provide a minimum of two garage enclosed parking spaces plus 2 additional off street parking spaces. (Driveway may be counted toward provision of off street parking).
- Garage parking will be provided for 100% of the duplexes.

2. Apartments

- Each of the apartment buildings will have a mix of 1 bedroom flats and 2 bedroom flats. Parking for the 1 bedroom units shall be 1.25 spaces per unit and 1.5 spaces for the 2 bedroom units. With the project being age restricted, single person households having only one or no cars will occupy most units.
- As long as the units are rented to a head of household or spouse that is at least fifty-five (55) years of age, the off-street parking may be reduced as listed above. Should the property no longer be used for a senior project, then the off street parking requirements shall comply with the Composite Zoning Ordinance. An alternative parking plan shall be provided as part of the site development permit demonstrating that the parking requirements can be met should the use change. The owner of the property shall contact the City and notify the City of the property's change of use from a senior project.
- Bliss at Mason Hills will also be providing transportation services for its residents via van and/or car service. Therefore, the parking ratios will more than exceed the parking need for all of the multi-family units.
- 32 garages shall be provided for the Apartments. These are in addition to the 34 garages provided for the duplexes, providing 35.48% of the units with garages.

3. Commercial
 - The commercial space will have a parking ratio of 1 space per every 200 square feet.
4. Multi-family Clubhouse
 - The multi-family clubhouse is only for the use of residents, their guests, potential residents and invited guests of the Bliss at Mason Hills management. While the use does not require any additional parking, 4 visitor/potential resident spaces will be provided.

H. Walls, Fencing and Landscaping

1. Bliss Resort Living at Mason Hills will utilize a masonry wall that matches the existing walls already installed in the Mason Hills development along Lakeline Boulevard as described in Exhibit E (Lakeline Masonry Wall), and may utilize wrought iron or decorative tubular metal fencing around the remaining multi-family portion of the site and where views into adjacent open space and buffers are desired. The masonry wall along Lakeline Boulevard provides full landscape screening
2. A walking path for use by the public will be constructed between the duplex units and the Mason Hills single-family lots that are adjacent to the northern property boundary.
3. Bliss Resort Living at Mason Hills shall comply with the applicable landscape standards for multi-family and local commercial districts as listed in Article VI of the Composite Zoning Ordinance.
4. Minimum landscape requirements per every 600 square feet of landscaped area shall be 2 two-inch shade trees of at least 2” caliper, and 5 five-gallon shrubs.

Exhibit B

Field Notes

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NUMBER 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, MORE FULLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN CALLED REMAINDER OF 317.045 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC., IN DOCUMENT NUMBER 2012073286, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 10.922 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped $\frac{1}{2}$ " iron rod found at the southernmost corner of Mason Ranch Phase 2, Section 1, a subdivision recorded in Document Number 2014003615 (O.P.R.W.C.TX.), also being in the northeastern right-of-way line of Crystal Falls Parkway (R.O.W. Varies), and also being in the southwestern boundary line of said remainder of 317.045 acre tract, for the easternmost corner and POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said remainder of 317.045 acre tract and said Mason Ranch Phase 2, Section 1, the following seven (7) courses and distances, numbered 1 through 7,

1. N44°37'04"E, a distance of 59.35 feet to a capped $\frac{1}{2}$ " iron rod found,
2. N54°44'22"E, a distance of 153.94 feet to a capped $\frac{1}{2}$ " iron rod found,
3. N01°38'02"W, a distance of 71.74 feet to a capped $\frac{1}{2}$ " iron rod found,
4. N19°17'40"E, a distance of 51.44 feet to a capped $\frac{1}{2}$ " iron rod found,
5. N54°47'48"E, a distance of 181.42 feet to a capped $\frac{1}{2}$ " iron rod found,
6. N47°37'21"E, a distance of 120.00 feet to a capped $\frac{1}{2}$ " iron rod found, and
7. N70°35'26"E, a distance of 181.47 feet to a capped $\frac{1}{2}$ " iron rod found at the easternmost corner of said Mason Ranch Phase 2, Section 1, also being in the southwestern right-of-way line of Lakeline Boulevard (90' R.O.W), a called 13.718 acre tract of land conveyed to Williamson County in Document Number 2012034293 (O.P.R.W.C.TX.), at a point of curvature to the left, for the northernmost corner of the herein described tract,

THENCE, with the common boundary line of said 13.718 acre tract and said remainder of 317.045 acre tract, the following five (5) courses and distances, numbered 1 through 5,

1. with said curve to the left having a radius of 1795.00 feet, an arc length of 228.24 feet, and whose chord bears S23°01'24"E, a distance of 228.08 feet to a capped $\frac{1}{2}$ " iron rod set,
2. S26°39'57"E, a distance of 466.02 feet to a capped $\frac{1}{2}$ " iron rod set, at a point of curvature to the left,
3. with said curve to the left, having a radius of 1045.00 feet, an arc length of 76.81 feet, and whose chord bears S28°46'18"E, a distance of 76.79 feet to a capped $\frac{1}{2}$ " iron rod set,
4. S30°52'38"E, a distance of 313.03 feet to a capped $\frac{1}{2}$ " iron rod set, at a point of curvature to the right, and
5. with said curve to the right, having a radius 955.00 feet, an arc length 4.63 feet, and whose chord bears S30°44'18"E, a distance of 4.63 feet to a capped $\frac{1}{2}$ " iron rod set at the northernmost northeastern corner of Lot 2, Block A of Lakeline Northwest Commercial, a subdivision recorded in Document Number 2013077737, also being the southernmost southwestern corner of said 13.718 acre tract, and also being the southernmost corner of said remainder of 317.045 acre tract, at a point of curvature to the right, for the southeastern corner of the herein described tract,

THENCE, with the common boundary line of said remainder of 317.045 acre tract and said Lakeline Northwest Commercial, with said curve to the right, having a radius of 2519.11 feet, an arc length of 1072.91 feet, and whose chord bears N67°56'39"W, a distance of 1064.82 feet to a $\frac{1}{2}$ " iron rod found at the northernmost corner of Lot 3,

10.922 ACRES
MOSES S. HORNSBY SURVEY, ABSTRACT NUMBER 292
WILLIAMSON COUNTY, TEXAS
COMMERCIAL

Block A of said Lakeline Northwest Commercial and also being in the northeastern right-of-way line of said Crystal Falls Parkway,

THENCE, with the common boundary line of said remainder of 317.045 acre tract and right-of-way line of said Crystal Falls Parkway, N55°44'58"W, a distance of 123.18 feet to the POINT OF BEGINNING and containing 10.922 acres of land.

Surveyed by:

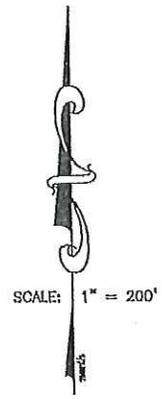
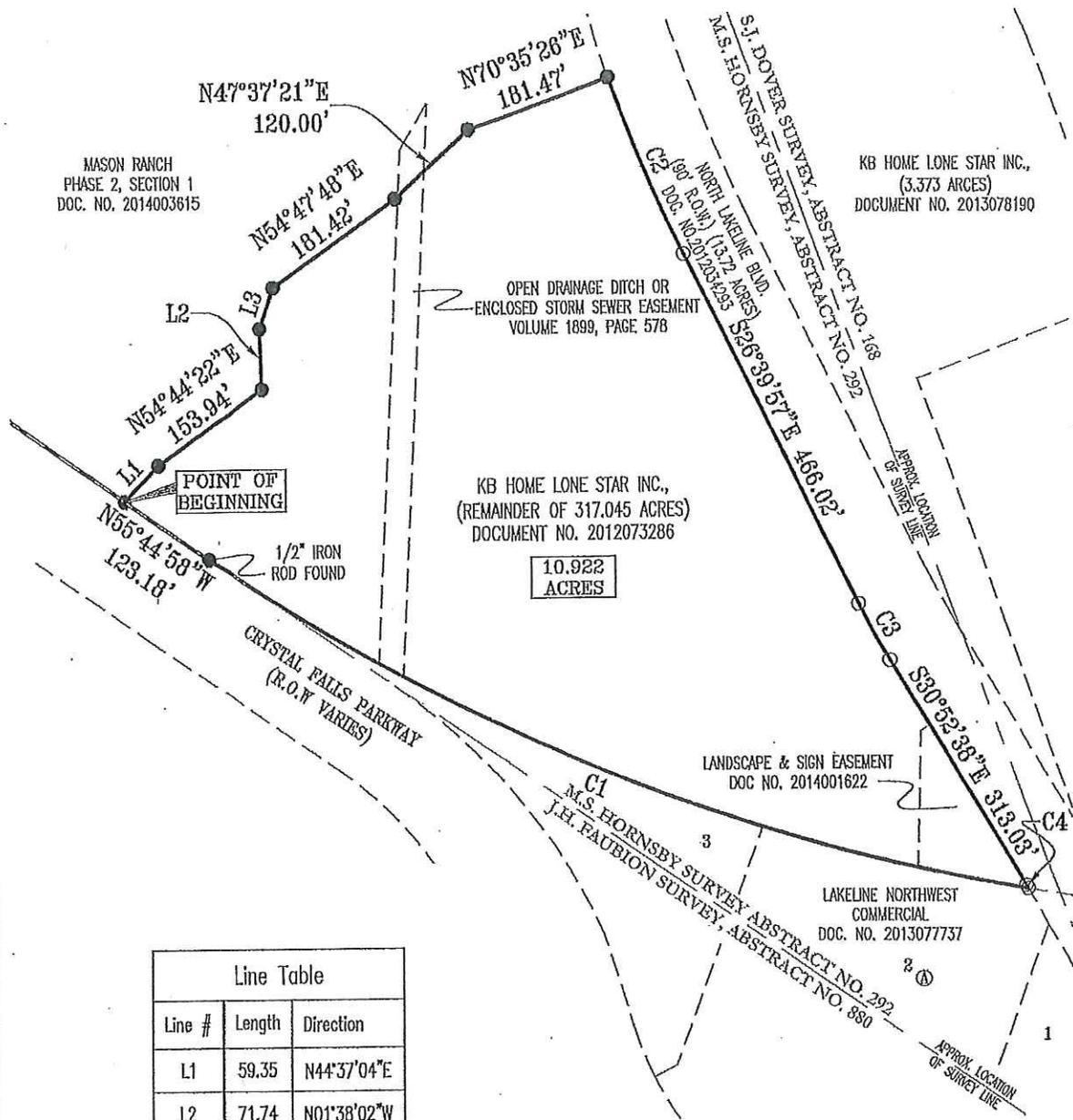


AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83

SKETCH TO ACCOMPANY FIELD NOTES

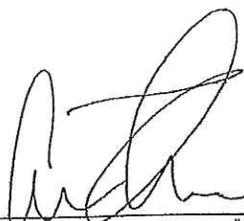


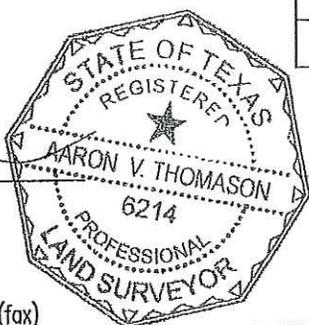
LEGEND

- CAPPED 1/2" IRON ROD SET (UNLESS OTHERWISE NOTED)
- CAPPED 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- Ⓐ BLOCK

Line #	Length	Direction
L1	59.35	N44°37'04"E
L2	71.74	N01°38'02"W
L3	51.44	N19°17'40"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	1072.91	2519.11	N67°56'39"W	1064.82	544.71	24°24'10"
C2	228.24	1795.00	S23°01'24"E	228.08	114.27	7°17'07"
C3	76.81	1045.00	S28°46'18"E	76.79	38.42	4°12'40"
C4	4.63	955.00	S30°44'18"E	4.63	2.32	0°16'41"


 AARON V. THOMASON, RPLS# 6214
 Carlson, Brigrance and Doering, Inc.
 5501 West William Cannon
 Austin, Texas 78749
 (512) 280-5160 (512) 280-5165 (fax)
 aaron@cbdeng.com



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

Exhibit C

Conceptual Site Layout & Land Use Plan



BLISS MASON HILLS
cornerstone
 a r c h i t e c t s

NOTE: PLAN IS CONCEPTUAL. ALL APPLICABLE CITY ORDINANCES SHALL APPLY UNLESS OTHERWISE NOTES IN THE PUD NOTES.

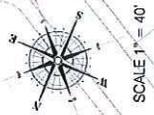


EXHIBIT C - CONCEPTUAL SITE LAYOUT AND LAND USE PLAN

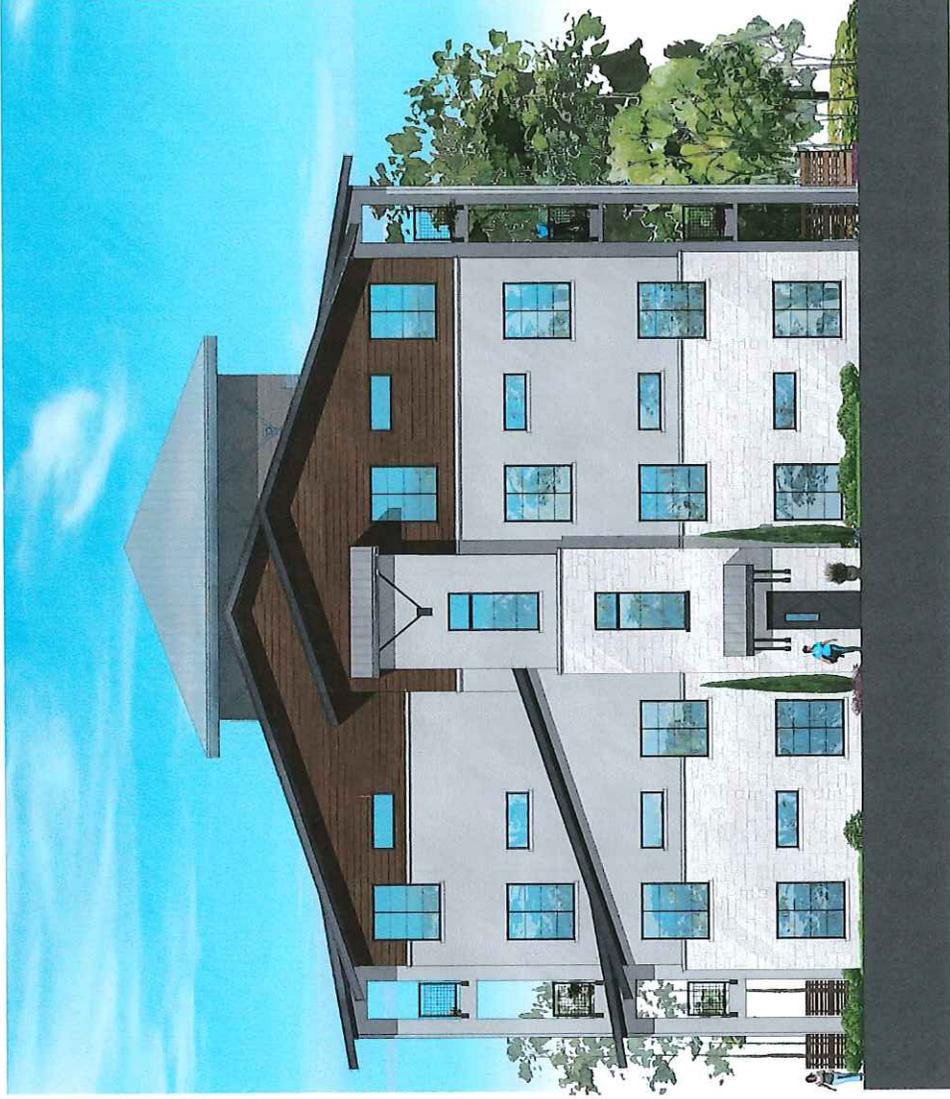
Exhibit D

Renderings



PARTIAL STREET ELEVATION

THE FLATS AT BLISS MASON HILLS



SIDE ELEVATION

THE FLATS AT BLISS MASON HILLS

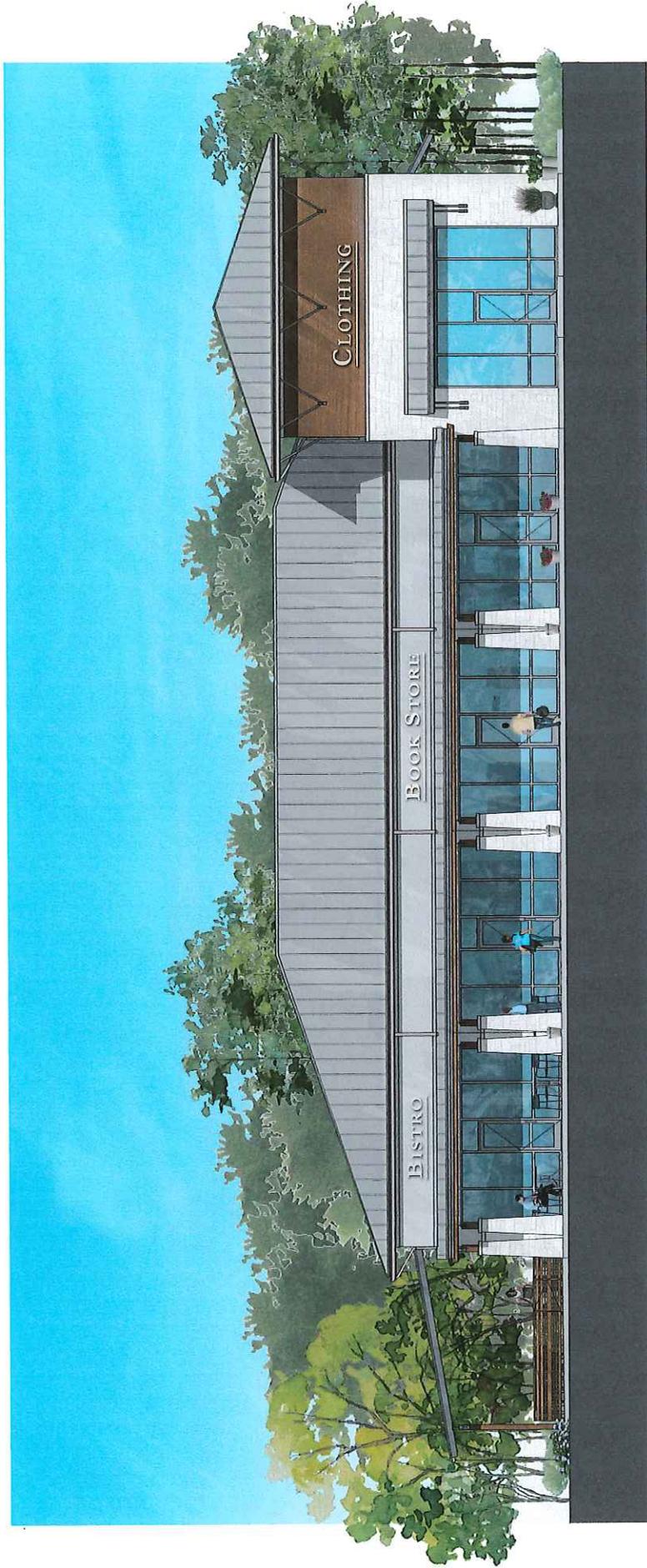


THE CASITAS AT BLISS MASON HILLS



BLISS MASON HILLS CLUBHOUSE

cornerstone
architects



RETAIL CENTER AT BLISS MASON HILLS
STREET ELEVATION

Exhibit E

Lakeline Masonry Wall

Single Width Limestone Screenwall Construction Details

Screenwall Design Details:

Limestone Screenwalls to match pattern and design already in Mason Hills. Limestone to be a blend of white, cream, tan, and caverock. Stone to be sawn at top and bottom. Stone pattern to consist of 4" and 8" tall stone placed in a random ashlar pattern. Stone wall face to be placed flush vertically. Stone at back of wall to vary vertically with thickness of wall. No formal cap to be placed at top of wall. Mortar joints to range between minimum 3/8" to maximum 5/8". Mortar to be raked back approximately 1/4" to 1/2" from face of stone. Total wall height to average 6' tall grade.

Screenwall Installation Details:

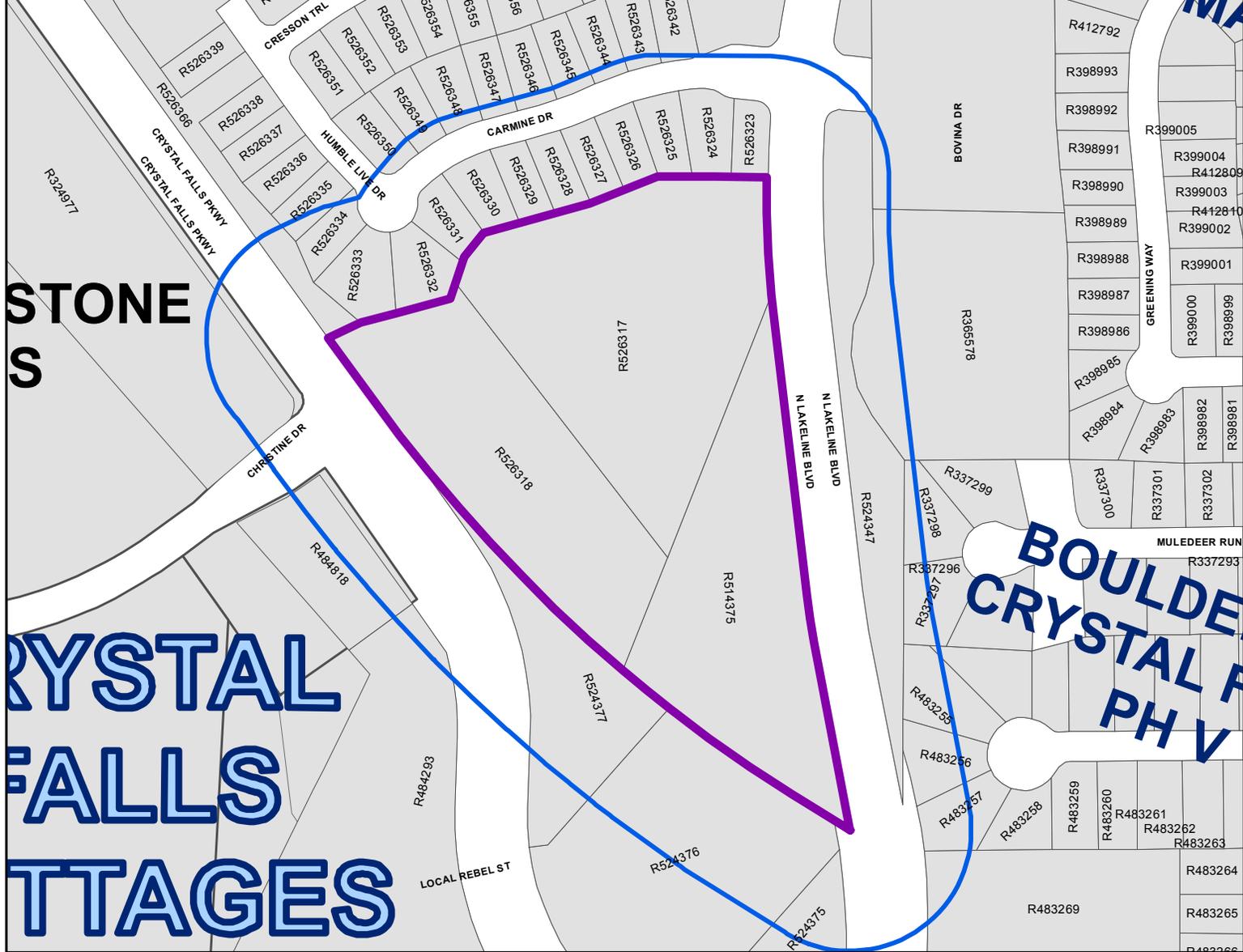
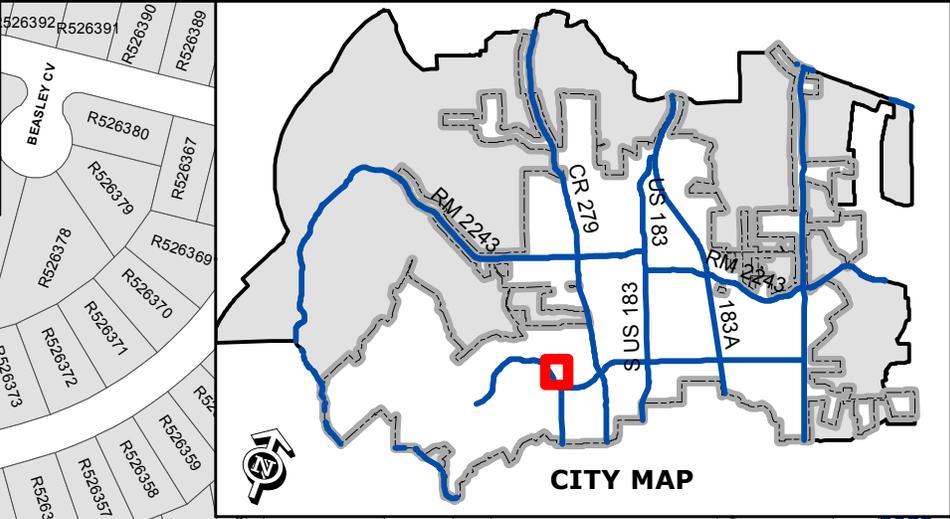
Concrete footing to include #5 rebar reinforcing with #3 stirrups at 18" on center. Drilled piers to be placed in footing as required by site conditions. If solid rock is encountered the footing will be doweled into rock with #5 rebar.

Post Tension System

Post Tension System to be placed at 4' on center. System to be composed of a 5/8" X18" J-Blot, a 5/8" coupler, a 5/8" galvanized rod, and a galvanized steel washer with nut.



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.

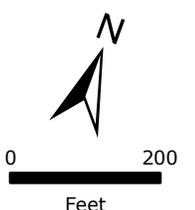


ZONING CASE 15-Z-013

Attachment #7

Notification Map
Bliss at Mason Hills PUD

- Public Notification Boundary
- City Limits
- Subject Property
- WCAD Parcels





Cunningham | Allen

ATTACHMENT 8

June 22, 2015

Mr. Tom Yantis, AICP
Assistant City Manager
City of Leander
114 N. Brushy Street
Leander, Texas 78641

RE: Bliss Resort Living at Mason Hills
PUD Zoning Summary Letter
CAI Project No. : 620-0101

Dear Mr. Yantis:

Please allow this letter to serve as the request for the zoning change for the Bliss Resort Living at Mason Hills (A Senior Living Community) project on 10.922 acre tract, from General Commercial Type 3B (GC-3B) to PUD.

The property consists of 10.922 acres located at the Northwest corner of the intersection of Lakeline Boulevard and Crystal Falls Boulevard, Leander, Texas; legally described as all that certain parcel of land out of and a part of the Moses S. Hornsby Survey, Abstract No. 292 situated in Williamson County, Texas, and recorded in Document No. 2012073286 of the Official Public Records of Williamson County, Texas. The property is identified by tax identification numbers R526317, R526318, and R514375.

Bliss Resort Living at Mason Hills will be the premier age-restricted multifamily community in Central Texas consisting of 186 rental residences, and boasting unrivaled common area amenities. Specifically designed for active single-household residents age 55 and better, the community will not require an investment of residents' life savings, but will still have amenities comparable to highest end luxury communities. The project will be surrounded by walking paths, a bike trail, and tranquil gardens.

The gated multi-family portion of the site will consist of:

- 2 four-story buildings consisting of 76 units each featuring one-bedroom and two-bedroom units, averaging 760-980 square feet accessible from interior corridors and elevators. Each floor will have approximately 2,000 square feet of Atrium / Lounge common space. The apartments feature open-floor plans, central heating and air conditioning, full sized stackable washer and dryer outlets, and luxury finishes such as stainless steel gas range/oven, dishwasher and refrigerator, granite countertops, wood floors and home automation systems.
- 17 duplex style casita buildings consisting of 34 two-bedroom units averaging 1,165 square feet with one and two-car garages, spacious open-floor plans, personal outdoor living space and the same luxury finishes as the main buildings.
- A clubhouse overlooking resort style pool and separate exercise and health facility. The grand entrance serves as the focal point for the property and provides a strong sense of community. Centrally located amenities include:
 - Day spa and salon
 - Gourmet presentation kitchen and cooking school
 - Lounge with periodic live music and happy hours

- Separate fitness and yoga center
- Large screen movie theater complete with complementary popcorn
- Business Center with computers and internet access
- Billiards/game room
- Arts and Crafts room
- Furnished sundeck with barbecue, dining areas and fire pit
- Community food garden
- Free bicycle rentals
- Putting Green
- Full calendar of social and group activities

The commercial portion of the project is to be +/-6200 square feet of local commercial, office. Or restaurant space that would be suitable as affiliated uses to eh project. This area is not part of the gated community.

The site will comply with the Type A Architectural Component and Type 3 Site Component of the Composite Zoning Ordinance. The project will utilize the highest architectural standards defined by Type A. The building height of the two four story buildings will be a maximum height of 55' and the duplex casitas will be one story buildings.

The property is not presently a legal lot; therefore a final plat will be required.

The property is divided by a drainage swale that runs from Crystal Falls Boulevard north to the northernmost property line of this triangular piece of property. Topography slopes to this drainage swale from both directions with slopes of less than 15%. From the swale intersection with the northern property line, drainage will be conveyed along the north property line through a drainage system to the northern corner of the site adjacent to Lakeline Boulevard.

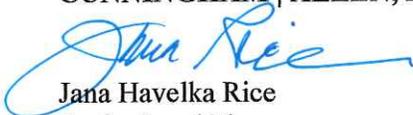
The site is extensively covered with trees with the exception of the southeastern corner of the tract and the area of the drainage swale, however approximately 90% of the trees measure less than 16" in diameter. A tree survey has been prepared and will be utilized at the site plan stage.

No portion of this property is located within the 1% annual chance floodplain according to the FEMA Insurance Rate Map for Williamson County, Texas, Map No. 48491C0465 E, and dated September 26, 2008. The property is located within the Edwards Aquifer Contributing Zone.

We respectfully request staff support for the proposed change of zoning from GC-3B to MF-2A. Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

CUNNINGHAM | ALLEN, INC.



Jana Havelka Rice
Senior Land Planner



EXECUTIVE SUMMARY

SEPTEMBER 10, 2015

Agenda Subject: Zoning Case 15-Z-016: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1001 Crystal Falls Parkway for 1.58 acres more or less; WCAD Parcel R331474. Currently, the property is zoned LO-1-B (Local Office). The applicant is proposing to zone the property to LC-2-B (Local Commercial), Leander, Williamson County, Texas.

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

Origination: Applicant: Mike Siefert on behalf of Lookout Partners, LP.

Financial Consideration: None

Recommendation: See Planning Analysis.

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

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

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Vicinity Map
4. Aerial Map
5. Proposed Zoning Map
6. Notification Map
7. Letter of Intent
8. Citizen Communications

Prepared By: Martin Siwek, AICP, GISP
Planner

09/01/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-016 ATELIER AT CRYSTAL FALLS

GENERAL INFORMATION

- Owner:** Lookout Partners, LP.
- Current Zoning:** LO-1-B (Local Office)
- Proposed Zoning:** LC-2-B (Local Commercial)
- Size and Location:** The property is located at the northwest corner of the intersection of Crystal Falls Pkwy. and S. Bagdad Rd and is 1.58 acres more or less in size.
- Staff Contact:** Martin Siwek, AICP, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	GC-3-C	Developed Office/Retail Center and Abacus School
EAST	GC-3-C	Developed Office/Retail Center and Abacus School
SOUTH	SFU-2-B	Developed Single Family Subdivision: Boulders at Crystal Falls
WEST	SFU-2-B	Developed Single Family Subdivision: Mason Creek

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT:**LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT:**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENT:**TYPE B:**

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN STATEMENTS:

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

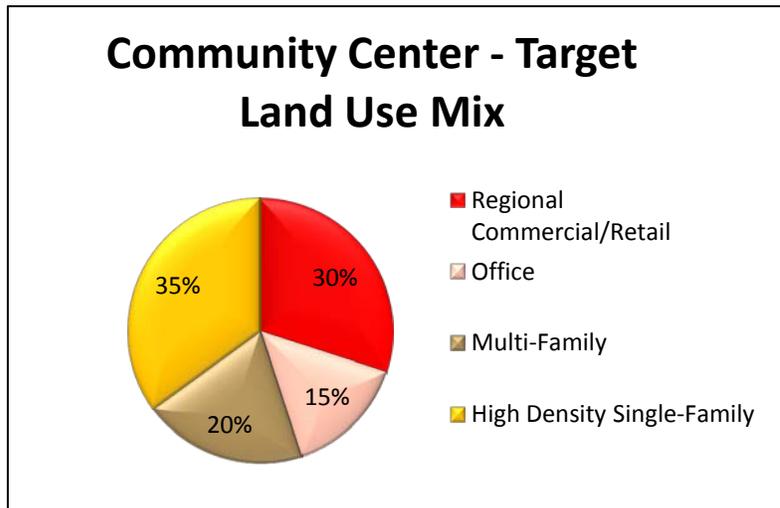
- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Separate, and/or create transitions, or buffer areas between existing, conflicting or incompatible land uses.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander’s budget and overall tax base.

ANALYSIS:

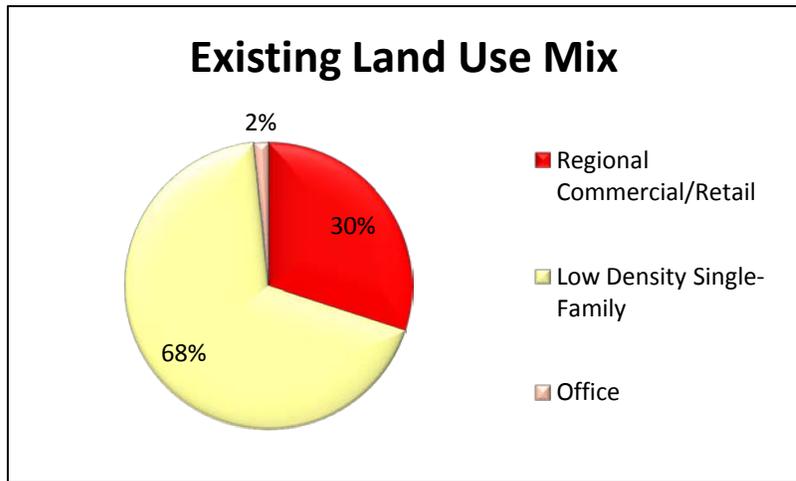
The applicant is requesting to zone the property from LO-1-B (Local Office) district to LC-2-B (Local Commercial) district. The property is located at the northwest corner of the intersection of Crystal Falls Pkwy and S. Bagdad Rd. Immediately across S. Bagdad Rd. from this property is the newly constructed Abacus School and an Walgreens. Constructed single family homes are to the west and south of the property, located in the Mason Creek and Boulders at Crystal Falls subdivisions.

The subject property is located in a Community Center Node. The Community Center land use 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 these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

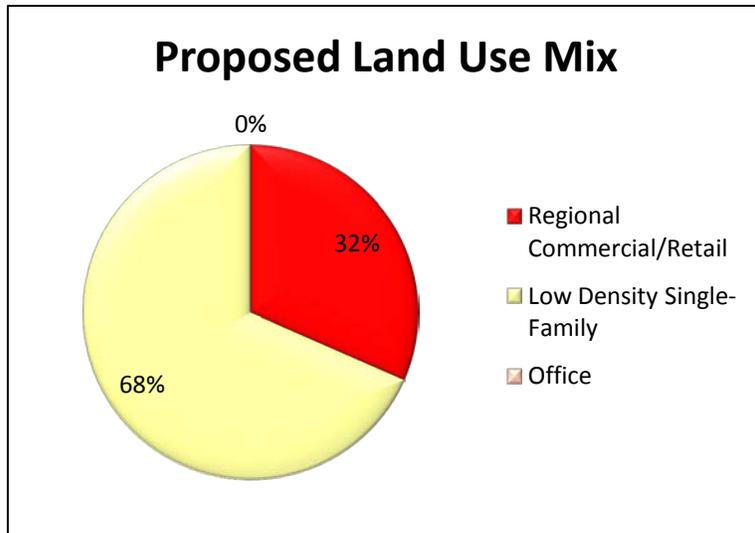
All nodes designated by the Future Land Use Plan seek to have the most intense development closest to the center of the node, and to have reduction in intensity of development as it moves out from the center of those nodes. The graph to the right shows the target mix of land uses within the Community Center Node.



The existing land use mix for this Community Center Node is illustrated in the chart to the right. The existing land use mix does not meet the target mix shown in the Comprehensive plan. Currently, the predominant land uses are low density single family and regional commercial/retail.



The applicant’s request would alter the existing land use mix by increasing the Regional Commercial/Retail to 32% and reducing the Office to 0% as illustrated in the chart to the right.



The intent statements of the Local Commercial Use Component from the Composite Zoning Ordinance speaks to allowing for the development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or high classification street. Additionally, the hours of operation are restricted from 5:00 a.m. to 10:00 p.m. Sunday thru Thursday, and between 5:00 a.m. and 11:00 p.m. Friday and Saturday. The LO Use Component restricts the hours of operation for businesses as well. These hours of operation would be restricted from 7:00 a.m. to 10:00 p.m. Sunday thru Thursday, and between 7:00 a.m. to 11:00 p.m. Friday and Saturday.

A summary of permissible land uses for each Use Component is listed below in Table 1:

Table 1:

Permitted Uses	Use Components	
	LO	LC
Community Service	Yes	Yes
Day Care Centers	Yes	Yes
Offices	Yes	Yes
Parks & Community Buildings	Yes	Yes
Place of Worship	Yes	Yes
Public Buildings	Yes	Yes
Schools	Yes	Yes
Veterinarian Office	Yes	Yes
Artisan Activities	No	Yes
Banks	No	Yes
Bed and Breakfast	No	Yes
Vocational Schools	No	Yes
Cultural Facilities, Art Gallery	No	Yes
Florist Shop, Nursery	No	Yes
Funeral Home	No	Yes
Grocery and Convenience Stores	No	Yes
Medical Clinics	No	Yes
Personal Services	No	Yes
Pharmacies	No	Yes
Restaurants	No	Yes
Retail sales	No	Yes

The existing Type 1 and the requested Type 2 Site Components do not permit outdoor storage, display, or outdoor entertainment

The existing Type 1 Site Component requires 150% of the standard landscape requirements for area and planting materials. It also limits the first floor buildings to 10,000 square feet, and states that no buildings shall contain more than 20,000 square feet. It also limits building heights to 35 ft. All restaurant uses are required to provide outdoor seating. Additionally, all site development such as signage and lighting shall be to a pedestrian scale. No light standards outside of the public ROW shall exceed 16 ft in height. No signage is mounted on a building shall exceed six feet in height. The Type 1 Site Component would not permit drive thru service lanes.

The Type 2 Site Component would limit buildings to 60,000 square feet of floor area and individual users to 40,000 square feet. The Type 2 Site Component would also permit drive thru service lanes.

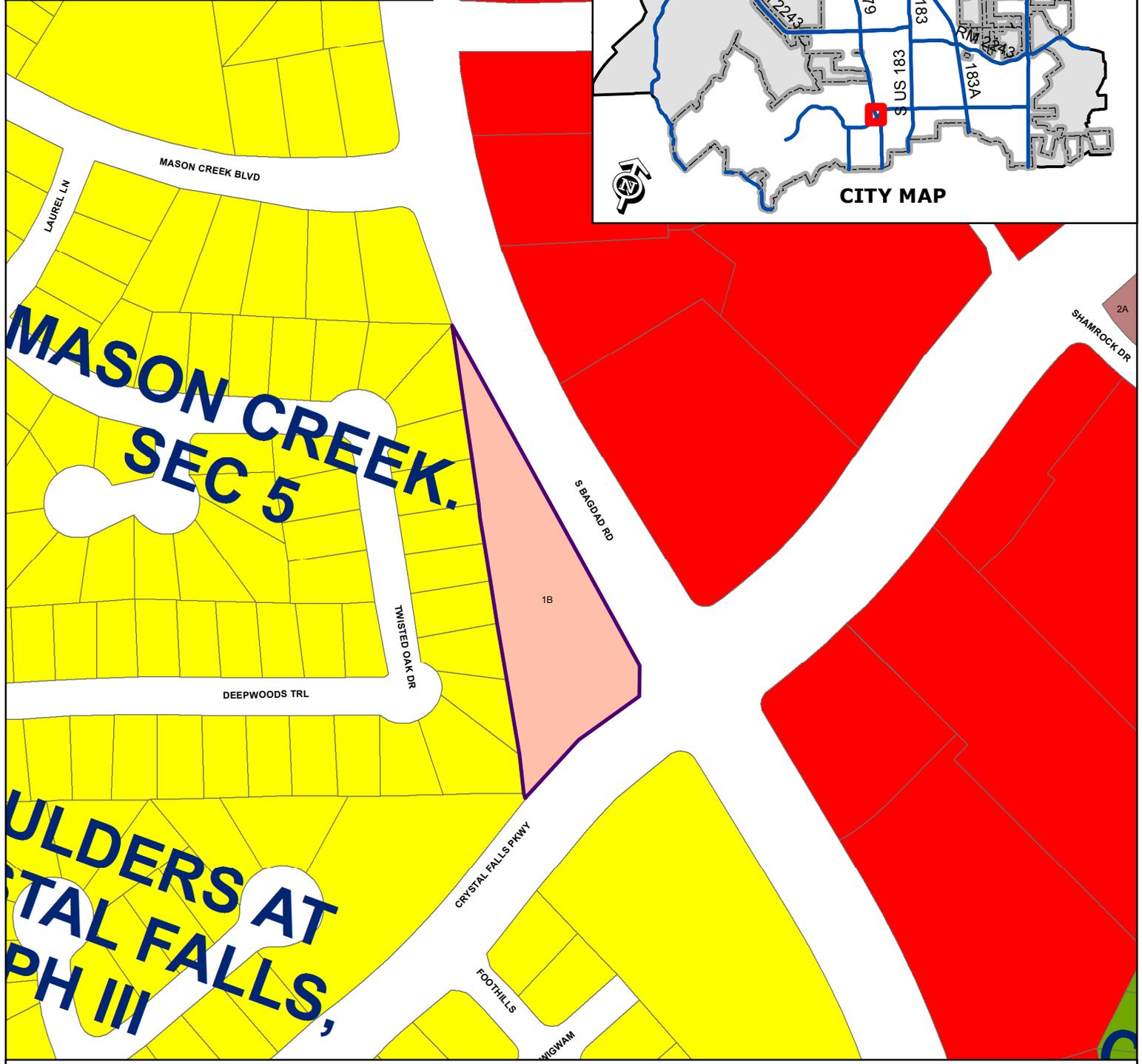
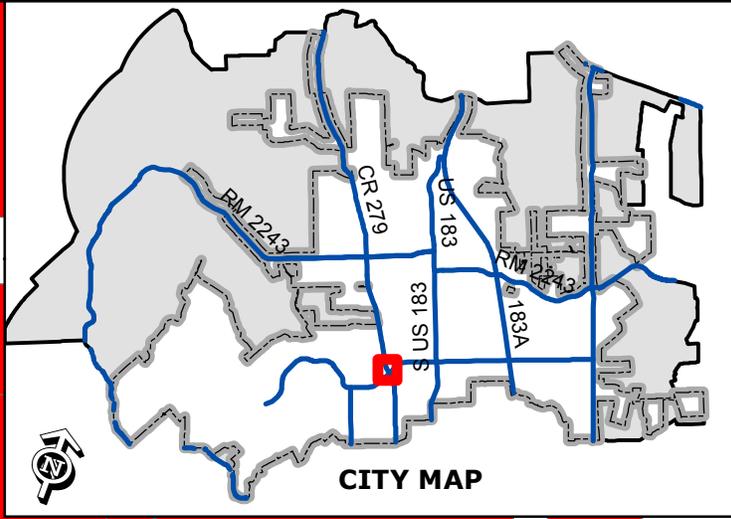
The Type B Architectural Component requires at least 85% of the exterior surface area walls to be comprised of masonry for the first floor and 50% masonry is required on each additional story thereafter. The Architectural Component would require four design features for street facing façades. This component is intended to provide high building standards and ensure compatibility between non-residential and residential uses.

The Type A Architectural Component would require 85% masonry on all stories and five architectural design features for street facing façades. This component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive Use or Site component adjacent to a more restrictive use or site component.

STAFF RECOMMENDATION:

Staff recommends denial of the requested LC-2-B zoning district and recommends approval of the LC-2-A zoning district. The LC Use Component is intended to provide a land use transition from more intense commercial districts or arterial streets to residential development, and the Type 2 Site Component provides additional protection for neighborhoods when less restrictive districts are adjacent to them. This property fronts onto S. Bagdad Rd and Crystal Falls Pkwy and would provide buffering from the Abacus School and Walgreens on the opposite side of S. Bagdad Rd. Additionally, this property is located on two arterial roads and this request would help to provide for a transition from a more intensely developed area of the City to a residential community on the west side of S. Bagdad Rd. This request meets the intent statements of the Composite Zoning Ordinance. The applicant indicated that they would be willing to accept a restriction prohibiting the use of a drive thru as a condition to the Type 2 Site Component.

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-016 Attachment #2

Current Zoning Map - Atelier at Crystal Falls

Subject Property

City Limits

PUD Commercial

PUD Mixed Use

PUD Multi-Family

PUD Single-Family

PUD Townhome

SFR

SFE

SFS

SFU

SFC

SFL

SFT

SFU/MH

TF

MF

LO

LC

GC

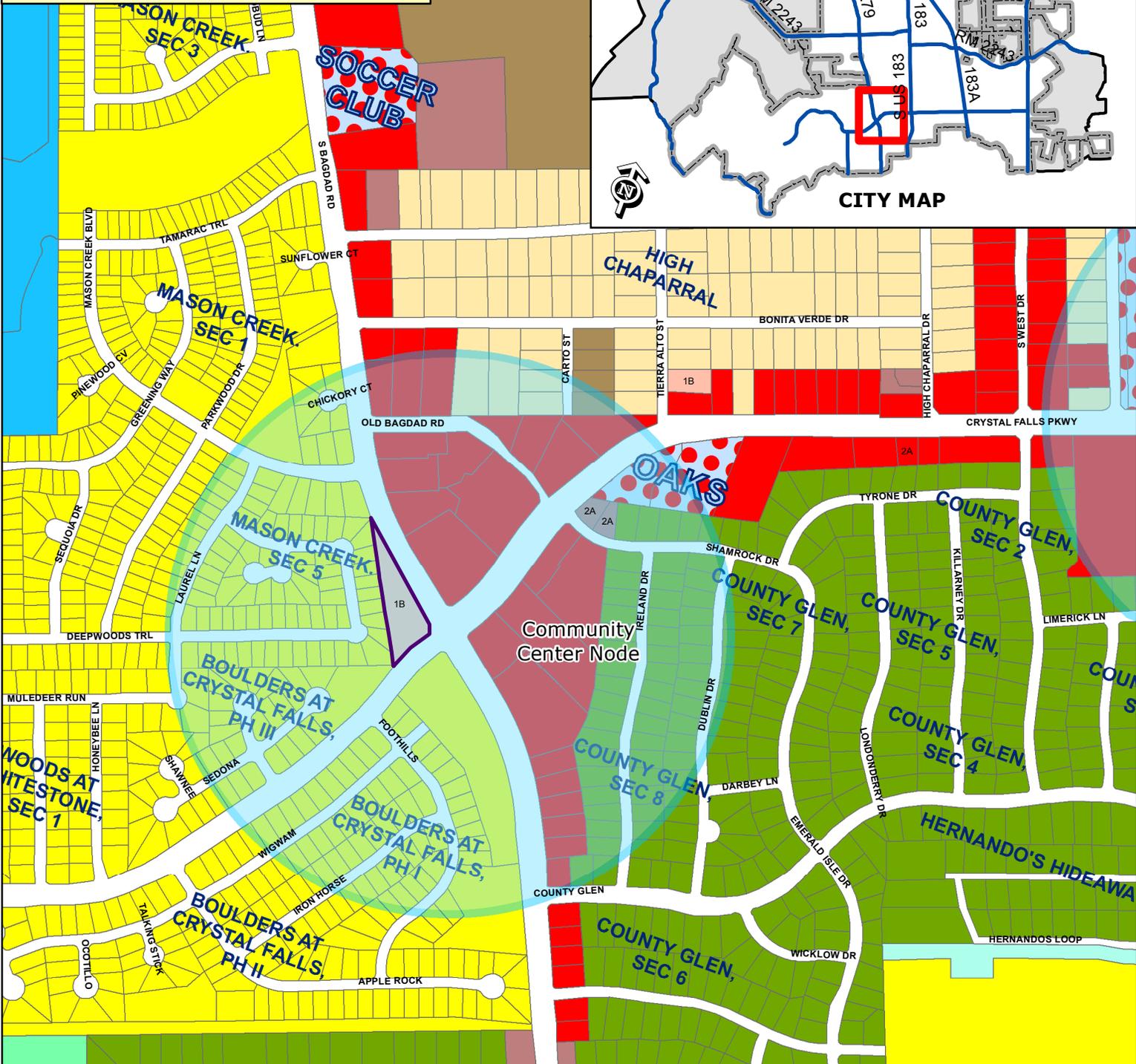
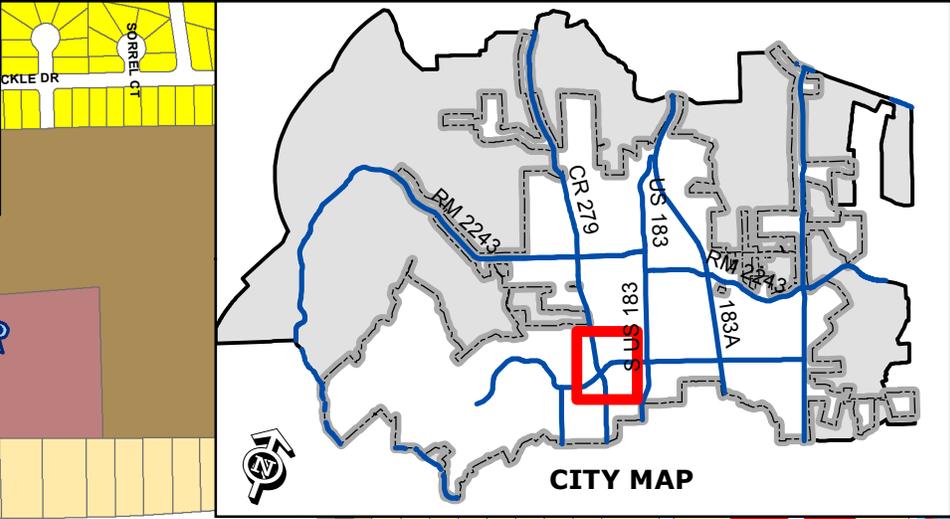
HC

HI

PUD



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ZONING CASE 15-Z-016 Attachment #3

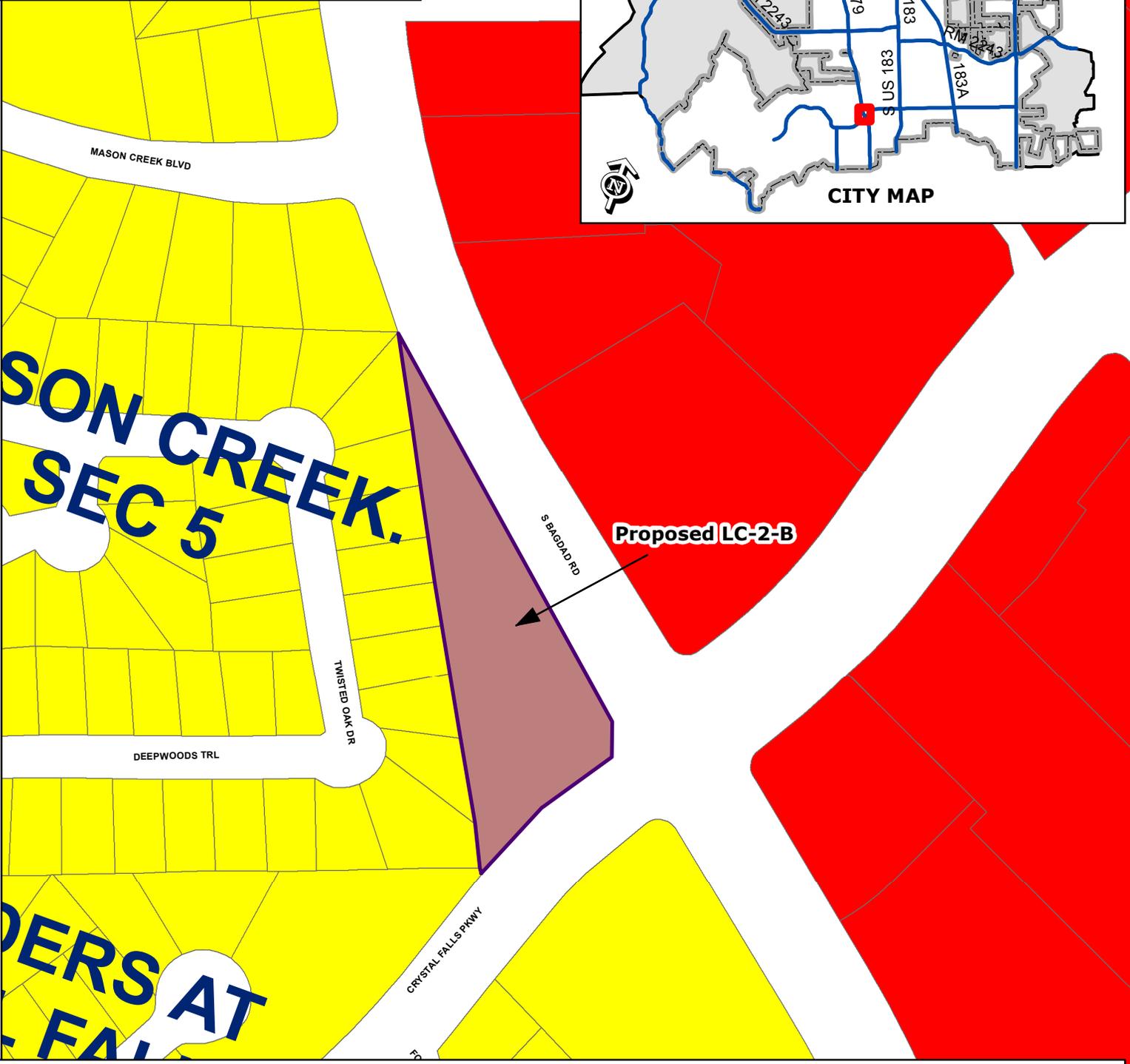
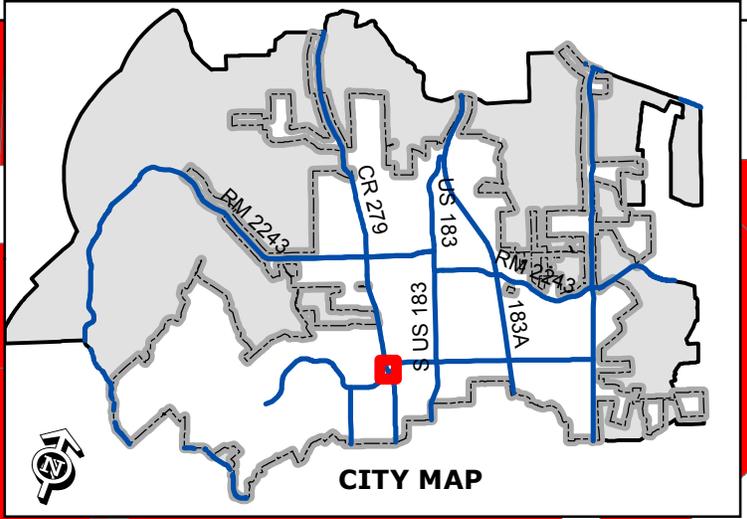
Vicinity Map - Atelier at Crystal Falls

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

0 200
Feet



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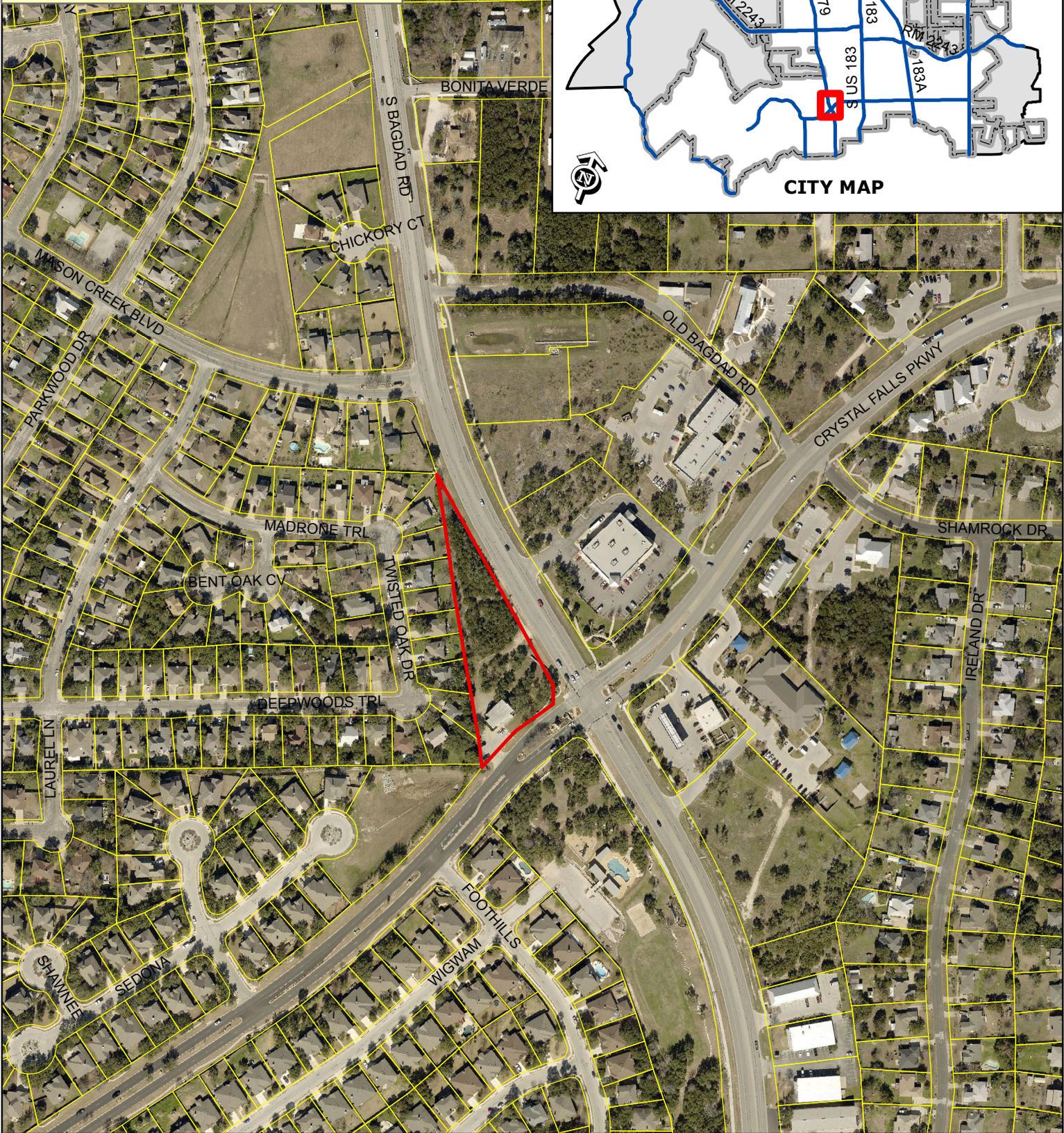
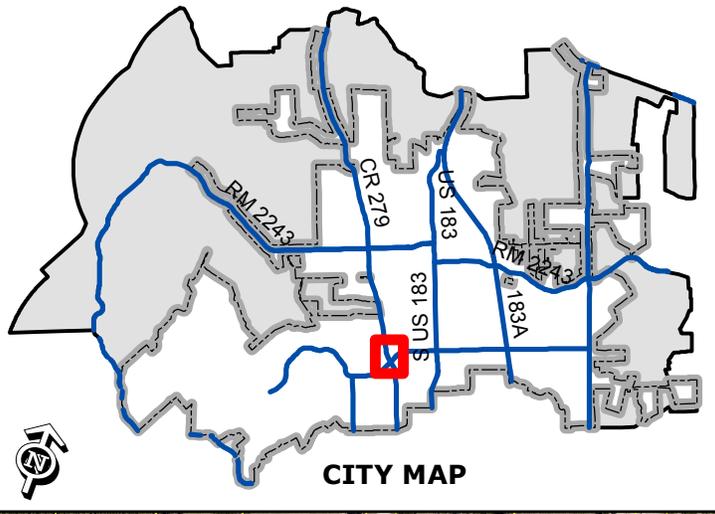
Proposed LC-2-B

ZONING CASE 15-Z-016 Attachment #5 Proposed Zoning Map - Atelier at Crystal Falls

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

0 200 Feet 

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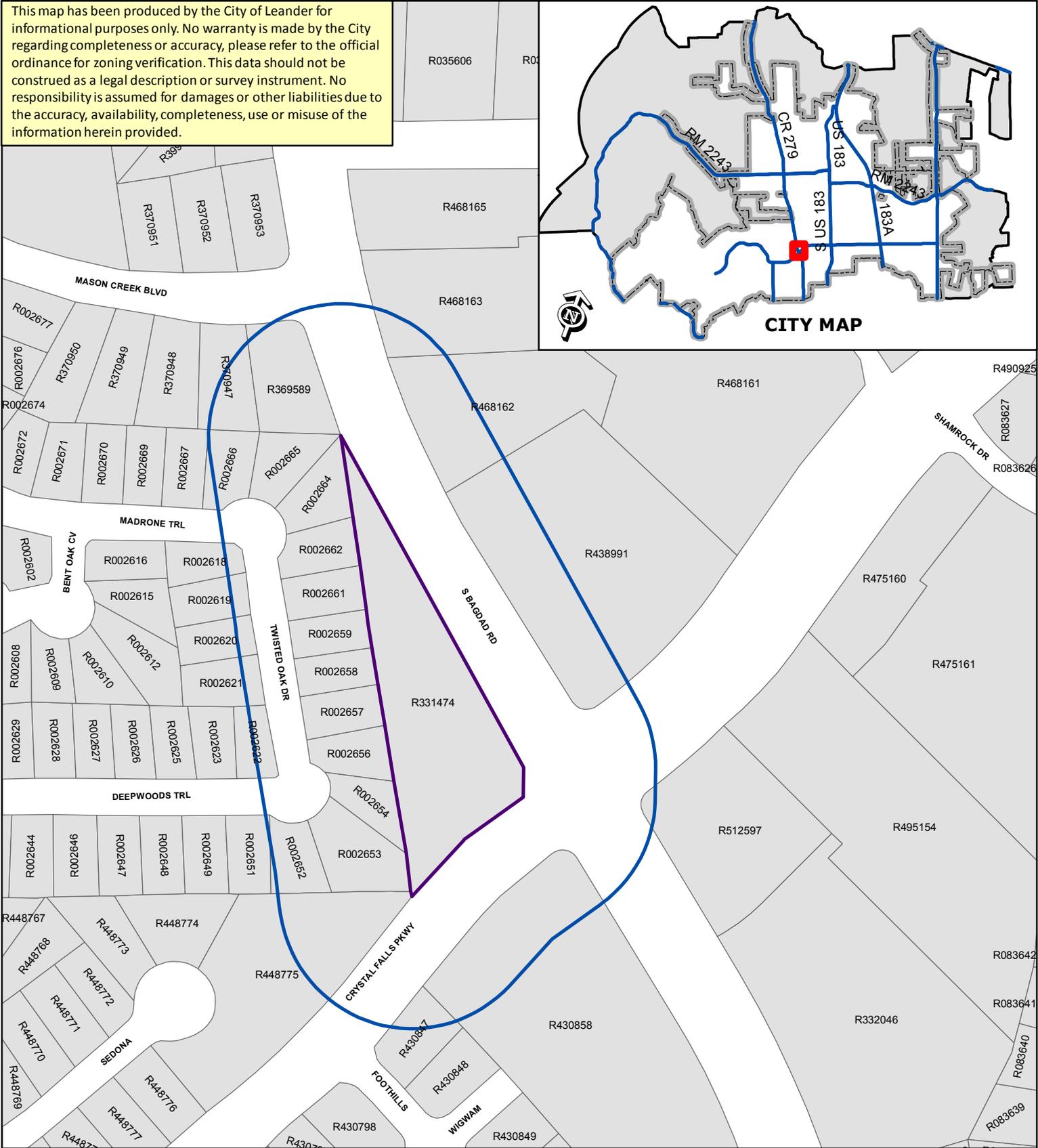
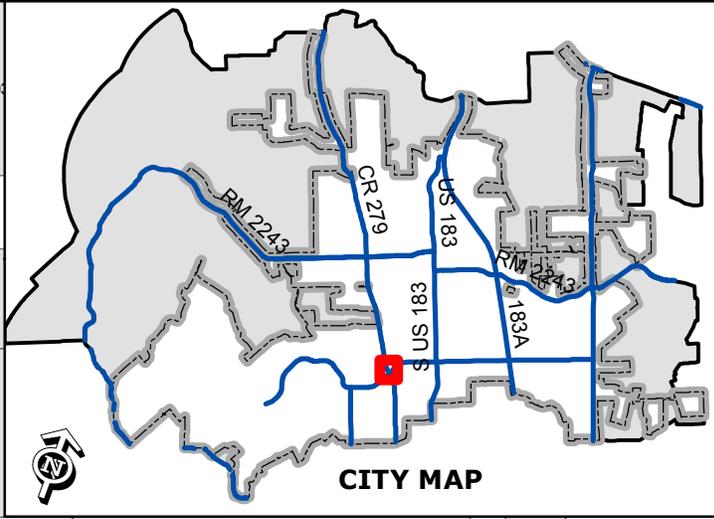
ZONING CASE 15-Z-016 Attachment #5

Aerial Exhibit - Approximate Boundaries
Atelier at Crystal Falls



- Subject Property
- City Limits

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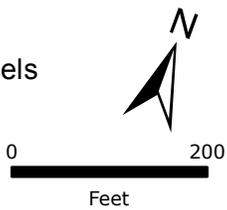
ZONING CASE 15-Z-016

Attachment #6

Notification Map
Atelier at Crystal Falls

-  Notification Boundary
-  Subject Property

-  WCAD Parcels
-  City Limits



From: Mrs. Anne Gold [REDACTED]
Sent: Thursday, September 03, 2015 6:35 AM
To: Robin Griffin
Subject: Lookout Group rezoning

ATTACHMENT 7

I OPPOSE COMMERCIAL REZONING Proposal by the Lookout Group at Crystal Falls Pkwy and Bagdad Rd. This will destroy Homeowner's Property Value, ruin the Quality of Lifestyle to ALL Homeowners and add NO VALUE to Community. Wildlife will be destroyed with Trees.

Anne Gold

OWNER

1814 Twisted Oak Drive

Leander, TX 78641

Mason Creek

From: Anne Gold [REDACTED]
Sent: Thursday, September 03, 2015 6:53 AM
To: Robin Griffin
Subject: Zoning Case 15-Z-016

I am the home owner of 1814 Twisted Oak Drive in Mason Creek. I oppose the rezoning of the property at the corner of Crystal Falls and Bagdad. This is my backyard and I do not agree with the zoning change from 1B to 2B. This is a residential area! We relax in our backyard. We don't need the additional noise created by the additional traffic. I oppose the change as a home owner and longtime resident of Leander. We've seen a lot of growth but this is one that would decrease my enjoyment of my residency of our great and GROWING city. DO NOT REZONE!

Anne Gold
512-745-9335

1814 Twisted Oak Dr
Leander, TX 78641
Mason Creek

From: Crawley, Michael [mailto:]
Sent: Thursday, September 03, 2015 6:04 AM
To: Robin Griffin
Subject: Opposition to commercial rezoning in Mason Creek

To Whom It May Concern,

I GREATLY "OPPOSE COMMERCIAL REZONING Proposal by the Lookout Group at Crystal Falls Pkwy and Bagdad Rd. This will destroy Homeowner's Property Value, ruin the Quality of Lifestyle to ALL Homeowners and add NO VALUE to Community. Wildlife will be destroyed with Trees".

Please consider the opinions of those that live here in Leander, and near the proposed rezoning area, before making plans to sell out the residents of Mason Creek and Crystal Falls to commercial dollars.

Thanks,

Mike Crawley

Trane Commercial Systems

Ingersoll Rand
9801 Metric Boulevard, Suite 400
Austin, TX 78758
United States
Cell: (512) 599-0388
Fax: (512) 485-5220
Email: Michael.Crawley@trane.com
www.trane.com

Martin Siwek

From: Robin Griffin
Sent: Thursday, September 03, 2015 7:53 AM
To: Martin Siwek
Subject: FW: OPPOSE COMMERCIAL REZONING Proposal by the Lookout Group

Robin M. Griffin, AICP

Senior Planner
City of Leander
512-528-2763

-----Original Message-----

From: Crawley [mailto:]
Sent: Thursday, September 03, 2015 5:42 AM
To: Robin Griffin
Subject: OPPOSE COMMERCIAL REZONING Proposal by the Lookout Group

Good morning,

This email is to state that I OPPOSE COMMERCIAL REZONING Proposal by the Lookout Group at Crystal Falls Pkwy and Bagdad Rd. This will destroy Homeowner's Property Value, ruin the Quality of Lifestyle to ALL Homeowners and add NO VALUE to Community. Wildlife will be destroyed with Trees.

We truly thank you for your help and support with this effort.

Sincerely,
Wendi Crawley
1717 Greening Way
Leander, TX 78641

Sent from my iPhone

From: Mason Creek [mailto:████████████████████]

Sent: Wednesday, September 02, 2015 10:51 PM

To: Robin Griffin

Cc: Daniel Oliver; Martin Siwek; Ellen Pizalate

Subject: Zoning Case 15Z-016

Mr. Griffin,

RE: Zoning Case 15Z-016

The proposed re-zoning case of the property at Crystal Falls and Bagdad has been brought to the attention of the Mason Creek Homeowners Association by the adjacent property owners who are members of our association.

As presiding President and resident of the Mason Creek Homeowner Association, I am voicing for our association that we do not agree with the proposed change in zoning for this parcel of land.

By allowing this property to become LC-2B, there will be a negative effect the property values of the adjacent residential properties and thusly devalue the rest of the home values in our association. The LC-2B zoning will allow them to build even closer to the residential properties that are adjacent. These are relatively small homes on small lots, so even with the current LO-1B set back of 25', there will not be much privacy allotted to these homeowners. So, why allow them the 20' set back allowed for LC-2B? Most of these homeowners have families with small children who currently enjoy playing in their back yard. By cramming a building so close to these homeowner's fences, there will be created a convenient hiding place for vagrants and teen hoodlums to

hang out and do all kinds of unwanted mischief and criminal activity. With this type of building, our homeowners will think twice about letting their children play in their own back yards. And all because The Lookout Group wants to have more flexibility with their property. We strongly believe that our homeowners property values should be considered first before The Lookout Group. Most of these homes we built before this property was developed. And the Lookout Group should not be allowed to gain monetary value off the backs of our homeowners.

Through investigation by our home owners, we also have learned that the Lookout Group plans on constructing more buildings on this lot. The Lookout Group representative also said that they are requesting this zoning change so they may have the ability to lease out space in their new building for food service, nail salon, etc.

It is the Mason Creek Homeowners opinion, that even though the property is currently zoned LO-1B, that doesn't mean the property owner should exhaust every available square inch to squeeze in an already narrow and old shaped lot, a building, parking lot and water retention pond. This lot is not suited for any additional buildings that would meet the requirements in the Composite Zoning ordinance due to the odd shape of the lot and the existing utility right-of-way. Also, anything other than pedestrian scale signage would be an unsightly addition to the current design and appeal of the intersection. And would be a nuisance to the adjacent homeowners due to their close proximity.

--

Best Regards,

Dan Oliver

President Mason Creek HOA

Mason Creek Board of Directors

From: Yolanda Sedano [mailto: [REDACTED]]
Sent: Thursday, September 03, 2015 8:12 AM
To: Robin Griffin
Subject: Fwd: "OPPOSE COMMERCIAL REZONING

In addition to my last email before it went I wanted to add I am a homeowner in this community and moved to mason creek because there was no commercial on this side of Crystal Falls and Bagdad just community of family home and want to keep it that way. Go to the Walgreen side where it is commercial and leave our neighborhood as is quite and perfect for families to continue to grow around here.

Resident of Mason Creek

----- Forwarded message -----

From: "Yolanda Sedano" <yolised.ys@gmail.com>
Date: Sep 3, 2015 8:05 AM
Subject: "OPPOSE COMMERCIAL REZONING
To: <rgriffin@leandertx.gov>
Cc:

I "OPPOSE COMMERCIAL REZONING Proposal by the Lookout Group at Crystal Falls Pkwy and Bagdad Rd. This will destroy Homeowner's Property Value, ruin the Quality of Lifestyle to ALL Homeowners and add NO VALUE to Community. Wildlife will be destroyed with Trees".

From: Pamela Morpew [mailto: [REDACTED]]

Sent: Wednesday, September 02, 2015 11:16 PM

To: Robin Griffin

Subject: the rezoning

I OPPOSE the COMMERCIAL REZONING Proposal by the Lookout Groupat, Crystal Falls Pkwy and Bagdad Rd. This will destroy Homeowner's Property Value, ruin the Quality of Lifestyle to ALL Homeowners and add NO VALUE to Community. Wildlife will be destroyed along with the trees.

Pamela Morpew

homeowner in Mason Creek subdivision

From: Anne Gold [mailto:████████████████████]
Sent: Thursday, September 03, 2015 6:32 AM
To: Robin Griffin
Subject: Lookout Group rezoning

I OPPOSE COMMERCIAL REZONING Proposal by the Lookout Group at Crystal Falls Pkwy and Bagdad Rd. This will destroy Homeowner's Property Value, ruin the Quality of Lifestyle to ALL Homeowners and add NO VALUE to Community. Wildlife will be destroyed with Trees.

Anne Gold
OWNER
1814 Twisted Oak Drive
Leander, TX 78641
Mason Creek

Anne Gold
Claims Representative
Texas Association of School Boards Risk Management Fund
1-800-482-7276, ext 6358
Fax 1-800-580-6720
anne.gold@tasb.org

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September 3, 2015
To: Leander Planning and Zoning Commission
RE: Zoning Case 15Z-016
From: Karen Roy, 1812 Twisted Oak Dr., Leander

Dear Robin,

Please accept this as my voice and submittal to vehemently oppose the request for rezoning, Case 15Z-016 by the Lookout Group.

I am unable to attend the Planning and Zoning meeting on September 10th because I will be flying that day, to be home in New York to honor my lost loved ones who were killed on 9/11.

I will first list the reasons I oppose this rezoning request, followed by some of my personal feelings.

As a resident and the homeowner of the house at 1812 Twisted Oak Drive, Leander, since 1997, I have seen many changes and much positive growth in our fine city. THIS rezoning proposal however, is nothing but Negative to myself and other residents.

As article 1, Section 3, in the Leander Composite Zoning Ordinance states,

SECTION 3: GENERAL PURPOSE

(a) The general purposes of this ordinance are as follows:

- To provide reasonable regulations and requirements to **protect, preserve, improve and provide for the health, safety and general welfare of the present and future citizens of the City.**

This proposal as well as the future building plans proposed by Mike Siefert and the Lookout Group is the direct opposite of the general purpose of zoning ordinance.

1. DEPRECIATION OF MY PROPERTY AND HOME.

Immediately following one piece of broken ground for any new commercial building on the lot in question *will depreciate my home and property value*. This information was furnished to me by both Williamson County Appraisal as well as a residential realtor in Leander, who is partnered with one of our city council members. To quote her "I would contact the homeowners of the rental because that will negatively affect their investment."

My home and my property are what I rely on for my future, what I have worked at for years. When M. Siefert made his last request to rezone this, he stated that they wanted to keep only that building for offices, nothing more. He refused to continue any masonry wall at that time because there was "No future plans to develop that small lot." So we the residents agreed to rezoning from residential to LO-1B...based on his 'word'. Not much of what has been ever told to me by representatives of Lookout Group has even been the truth, and they are feared of retaliation by business people and realtors in Leander.

To quote the same residential realtor again," He (Lookout Group) is extremely vindictive - that is the only thing that worries me. If he doesn't get his way he makes issues that we can't do anything about with the property he has."

The Lookout Group is evasive, dishonest and greedy, at the expense of Leander residents. They ought not to be permitted to build any other buildings on that parcel of land. Anything. I have been here in this town long enough to hear them say one thing, and turn around and do another. There are plenty of people in The Highlands who will attest to that.

2. PRIVACY, LIFESTYLE AND SAFETY

With any new commercial building my entire way of living is affected negatively.
My privacy will diminish. Anyone will total visibility into my home, even over the 6' fence/wall.
The house / property elevation is higher than the street or parking level.
Business hours of 5AM- 11PM, *Including Sundays*- is unacceptable.

My lifestyle of enjoying my own back yard will be gone. I office from home and this will affect my work as well.

My safety is threatened by this proposal, because of the open area that would be hidden behind a building, yet complete visibility into my home and yard.

NO one should have to live in fear, with window blinds closed and interior bedroom doors locked at night.

3. OVER-KILL of COMMERCIAL LOTS IN THE IMMEDIATE AREA

We have a strip center on the opposite corner, with Walgreens and then the strip center with empty space. WHY would we want more of that?? There is no need for more restaurant space. Luigi's closed, why invite more of the same? We have drugs, sundries, gasoline, coffee and the like within these four corners already. One node down we have UPS, a salon, More food with Brooklyn Pizza.. automotive help on both Crystal Falls and Lakeline.

*We do not need any more retail/commercial in this vicinity.

4. SIGNAGE/ LIGHTS and TRAFFIC FLOW

Signage will be an eyesore and not at all lend itself to the 'neighborhood'.

Lights will be intrusive in my home, no matter what type is installed. I have windows above my windows on the entire East side of my home.... Even Walgreens across the road shines into my house.

*Based on the rendering that was furnished to me by Mike Siefert, the parking lot entrance he is looking at is directly across from Walgreens entrance, on Bagdad Rd. With a left turn lane that is already dangerous, and backed up due to turning left/east onto Crystal Falls, I see this to be a traffic night mare as well as a danger to drivers. Many of us have been in the position where someone inevitably gets into the left turn lane too early on... and nearly comes head-on with that car when Mason Creek residents are getting into turn lane to drive into the subdivision. If they were to widen Bagdad to allow for proper turn lanes to avoid hazards, and with a sidewalk coming in soon, the frontage will be too narrow to allow for building a new building to zoning requirements.

5. DUMPSTERS/TRASH/RATS/VAGRANTS

Need I say more? The food trash from any new occupants will attract more rats and critters than we have already. Dumpster diving by vagrants and hoodlums is not out of the question.

The SMELL of garbage and food, 20-25' from my back door is Unacceptable.

6. WATER RETENTION POND / BUGS/ VARMENTS

For the residents down the block from me... this will be a horrible thing to deal with.

7. TREES and WILDLIFE DESTROYED

Taking down the wall of trees which not only shield the noise level and give us all privacy from the high volume of traffic on Bagdad Rd, it will also destroy the nesting of wild birds in the area. We have endangered species annually that migrate and nest on these trees. Golden-cheeked Warblers, Woodpeckers with the Red Throat/Head, SW Flycatchers, to name a few.

Destroying these trees, especially cedars, will ruin the future for the birds, and for the residents.

I plead with you to see this from a resident viewpoint. Come to my house, come into my kitchen, and stand at my back door, in my back yard, in my bedrooms and in my home office. I cannot have this new zoning, nor any new building constructed behind my property.

As I stand at Ground Zero on 9/11 praying for the fallen, I will also be praying that you will stop this rezoning and any future planes of building on this land.

Thank you for all of the help, education, and understanding that I have received from everyone in the Leander Planning and Zoning Commission.

Thank you for allowing me to voice my opinion that I do not agree with the proposed change in zoning for this parcel of land. The proposed re-zoning case of the property at Crystal Falls and Bagdad negatively affects me directly, both financially and my personal lifestyle and safety.

By allowing this property to become LC-2B, there will be a negative effect on my property value and that of the adjacent residential properties. The LC-2B zoning will allow Lookout Group to build even closer to my property, which is directly behind this land in question. My house is relatively small, on a small lot. Even with the current LO-1B set back of 25', there will not be much privacy allotted to me.

I have been the homeowner at 1812 Twisted Oak Drive since 1997. Over the years I have dealt with continual issues with Lookout Group/ Crystal Falls Realty, since being built adjacent my house and yard, such as lighting issues, their landscapers using the bushes behind my fence as a men's room, and using the land as a dumping ground as another example.

I oppose the LC-2B which allows them a 20' set back from MY HOME. My HOME is what we are talking about here, not some parcel of land. My PRIVACY, my SAFETY, My INVESTMENT, my RETIREMENT... ALL being *destroyed* by the allowance of not only the LC-2B re-zoning, but by Any New Building built directly behind my house.

By cramming a building so close to my fence, even with a new masonry wall, it will be creating a convenient place for vagrants and potential criminal activity.

With this type of construction, I will think twice about opening window blinds, sitting in my own back yard, and Sleeping at night. All because The Lookout Group wants to have more flexibility with their property for their greedy monetary gains.

I strongly believe that my property value as a homeowner should be considered first, before The Lookout Group or any commercial land developer. The Lookout Group should not be allowed to gain monetary value off the backs of ANY homeowners.

Mike Siefert of The Lookout Group told me that they are requesting this zoning change so they may have the future ability to lease out space in their new building(s) for food service, restaurant, salon, etc. Allowing for the business hours of 5AM to 11PM is unacceptable.

Although the property is currently zoned LO-1B, I believe the property owner should exhaust every available square inch to squeeze in an already narrow and old shaped lot, a building, parking lot and water retention pond. This lot is not suited for any additional buildings that would meet the requirements in the Composite Zoning ordinance due to the odd shape of the lot and the existing utility right-of-way. Anything other than pedestrian scale signage would be an unsightly addition to the current design and appeal of the intersection. This change would be a disaster to myself and the adjacent homeowners due to their close proximity.

***** Property Value for all homeowners will GO DOWN immediately if this goes through. *****

Sincerely,

Karen Roy



THE LOOKOUT GROUP

September 3rd, 2015

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

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

Re: Letter of Intent to Rezone 1.58 acres at Crystal Falls and Bagdad

Dear Ms. Griffin:

I respectfully request the City of Leander consider amending the current Local Office zoning at the Northeast corner of Crystal Falls and Bagdad to Local Commercial as detailed in this application.

With the tremendous growth seen in Crystal Falls (and the entire Leander area), the business and employers that servethe area are growing. As a result, the two users that currently occupy 1001 Crystal Falls Parkway need to add additional employees and office space. Crystal Falls Realty is booming and needs to add several new agents to keep up with the business in the area. Lookout Development Group is relocating the corporate office to Leander and needs to build more office space to relocate those functions currently performed in the Houston office. We expect other real estate related businesses to open up offices at this new location, starting with a title company.

We hope that "Atelier at Crystal Falls" is leased up with 100% office tenants. However we would like the flexibility to include some quality Local Commercial users in the development. We are seeking the ability to lease to such users asa bank, florist, dry cleaners, salon, compounding pharmacy, restaurant etc. None of the users will have a drive through.

Furthermore, the future land use plan approved by the City of Leander in August 2014 calls for this intersection to be a community center node with approximately 56 acres of commercial/retail/office. This request helps get closer to the desired land use mix outlined in the comprehensive plan.

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

Regards,

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



EXECUTIVE SUMMARY

SEPTEMBER 10, 2015

- Agenda Subject:** Planning & Zoning Commission Progress Report for September 2014 to September 2015.
- Background:** The Planning & Zoning Commission Progress Report is required to be submitted to the City Council on an annual basis.
- Origination:** City of Leander Planning and Zoning Commission
- Financial Consideration:** None
- Recommendation:** Approval
- Attachments:** 1. Annual Progress Report
- Prepared By:** Tom Yantis, AICP
Assistant City Manager
- 08/20/2015



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

OCTOBER 2014 – SEPTEMBER 2015

GENERAL INFORMATION

The Planning and Zoning Commission is assigned the duties and powers by Section 14.108, number 10 of the Leander City Code to “*Submit each September a progress report to the City Council summarizing its activities, major accomplishments for the past year and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.*”

SPECIAL PROJECTS / TRAINING

Special Projects

Parkland dedication - the Commission met with the Parks Board and discussed increasing the fee-in-lieu of parkland and the recreation improvement fee. This recommendation was approved by City Council and took effect February 19, 2015.

Garage placement standards - the Commission met with City Council and received feedback from homebuilders and developers regarding changes to the City's standards for the placement and percentage of frontage for residential, street facing garages. Modifications to the zoning ordinance regarding garage placement were recommended by P&Z and approved by Council on March 19, 2015.

Comprehensive Plan update - the Commission participated in joint meetings with the Council and Comprehensive Plan Steering Committee to provide input and feedback on the update to the Comprehensive Plan. The Plan is scheduled for public hearing before P&Z on September 24, 2015.

Special Meetings

11/13/2014 - Joint meeting with the Parks and Recreation Advisory Board to discuss parkland dedication and fees

2/19/2015 - Joint work session with City Council to discuss garage placement

6/4/2015 - Joint work session with City Council and Comprehensive Plan Steering Committee to discuss the update to the comprehensive plan

8/20/2015 - Joint work session with City Council to discuss Council priorities, PUD criteria, rear setbacks in SFC and SFL, and the comprehensive plan update

Training

Commissioners Anderson and Allen attended the 2014 State of Texas Planning Conference hosted by the American Planning Association in Frisco, Texas

Commissioners Hines and Schwendenmann completed their open government training.

ORDINANCE AMENDMENTS

- Composite Zoning Ordinance:
 1. Add Heritage Tree definitions.
 2. Modify Single-Family Use Components regarding garages.
 3. Update the Use and Site Components regarding outdoor animal boarding.
 4. Update the Landscape Requirements.
 5. Update the setback table and exhibits.
 6. Modify the requirements for drainage and detention facilities.
 7. Update the masonry wall requirements.
 8. Add Minor Site Development Permit provisions.
 9. Update the site development standards regarding utility line requirements.

- Subdivision Ordinance:
 1. Add Heritage Tree definitions and provisions.
 2. Require a secondary point of access as currently required by the Fire Code.
 3. Modify the Water Utility Improvements Section to change the requirements associated with fire hydrants and fire flows.
 4. Grant the City Manager the authority to sign easements granted outside of the subdivision process.
 5. Modify utility requirements.

- Comprehensive Plan:
 1. Amended the Transportation Plan:
 - a. Remove all connector roadways located within the TOD and replace with collector roads.
 - b. Change alignment of South Brook Drive to match the Oak Creek Preliminary Plat.
 - c. Add collectors approved as part of the Red Oak Valley, Bryson, Palmera Ridge, and Oak Creek Subdivisions.
 - d. Change alignment of Hero Way.
 - e. Add trails including Blockhouse Creek, Boulders at Crystal Falls, Crystal Falls West PEC, and Halsey Drive Trail.
 - f. Add W Woodview Drive collector.
 - g. Update the corresponding matrix.

- Fee Schedule:
 1. Updated TOD Fees
 2. Increased Parkland Dedication Fee in Lieu and Recreation Improvements Fees

- a. Payment of Fee In-Lieu of Parkland Dedication: Increase the payment in-lieu fee from \$825 to \$1,050 per dwelling unit.
- b. Park Improvements: Increase the park improvement fee from \$350 to \$400 per dwelling unit.

REVIEW ACTIVITY - OCTOBER 2014 THROUGH SEPTEMBER 2015

The Planning and Zoning Commission reviewed the following:

Concept Plans:	9	Preliminary Plats:	13
Final Plats:	38	Short Form Plats:	15
Amended Final Plats	6	Zoning Cases:	28
TOD Zoning Cases:	1	Special Use Permits:	1
Ordinance Amendments:	6	Street Vacate:	2
Plat Vacate:	2	Subdivision Variances:	3
Zoning Variances:	1	Comprehensive Plan Amendment:	7

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z

1. Zoning Case 14-TOD-Z-026:

- *Zoning Request:* Hold a public hearing and consider action on the rezoning of a 33.67 acre portion tract of land, AW0134 – Cochran, C. Sur., more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, WCAD Parcel# R031694. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Bob Wunsch.
- *P&Z action:* Commissioner Wixon moved to approve with staff recommendation, Vice Chairman Stephenson seconded the motion. Motion passed unanimously
- *City Council action:* Motion made by Council Member Navarrette to approve with the requirement that screening be provided adjacent to the concrete plant and against the first two houses on 183. Second by Mayor Pro Tem Garcia. Motion passes, 4 to 2 with Council Members Siebold and Abruzzese voting against.

2. Zoning Case 14-Z-027:

- *Zoning Request:* Hold a public hearing and consider action on the rezoning of a 5.69 acre tract of land, more or less, located at 1001 Horizon Park Blvd, WCAD Parcel# R036572. Currently, the property is zoned TF-2-B (Two-Family) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.
- *P&Z action:* Vice Chairman Stephenson moved to approve the zoning request with the following conditions:

- a. No neon signs are permitted (no exposed bulbs). Only back lighting can be utilized on the sign.
- b. The project shall comply with the Type B Architectural Component with the condition that the masonry requirement may be reduced to 40%.

Commissioner Anderson seconded the motion.

Commissioner Wixon moved to amend the motion to include the following:

- c. Porte Cocheres are not permitted, each unit will be required to have an enclosed garage.

Commissioner Sokol seconded the motion. Motion for the amendment passed with a four to two vote (Vice Chairman Stephenson and Chairman Seiler opposing).

The main motion as amended passed with a four to two vote (Vice Chairman Stephenson and Chairman Seiler opposing).

- *City Council action:* Motion made by Council Member Siebold to approve as submitted except with no exposed neon. Second by Mayor Pro Tem Garcia. Motion passes, 4 to 2 with Mayor Fielder and Council Member Dishongh voting against.

Neon sign is permitted with no exposed bulbs.

Garages are not required for this project. Units will have an attached porte-cochere with an enclosed 4X8 storage area (minimum) to the rear of the porte-cochere with driveways at least 18 feet long and 9 feet wide. Each porte-cochere may be flush or behind the primary façade. Each porte-cochere shall include 2 screening walls which conform to the masonry requirements stated above. The roofing on the porte-cochere shall match the roofing on the home.

3. Zoning Case 14-Z-028:

- *Zoning Request:* Hold a public hearing and consider action on the rezoning of a 18.00 acre tract of land, more or less, generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. and the northwest corner of the intersection of Northcreek Dr. and N. Bagdad Rd, WCAD Parcels #R304545 and #R304546. Currently the property is zoned LC-2-B (Local Commercial), and the applicant is proposing to zone the property GC-3-C (General Commercial) and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of Firstmark Credit Union.

- *P&Z action:* Commissioner Wixon moved to approve with staff recommendation of the requested MF-2-A (Multi-Family) and GC-3-C (General Commercial) districts, but leaving the southern and western most 410' portion of the property as LC-2-B (Local Commercial) and adding the following conditions:
 - a. The building setback for the MF-2-A development shall be 30 feet from the single-family residential properties. The building height may increase one foot for every additional foot the building is setback from the 30' setback.
 - b. The non-residential wall requirements shall apply. A six foot tall masonry wall shall be required between the MF-2-A development and the single-family residential properties.

Vice Chairman Stephenson seconded the motion. Motion passed unanimously.

- *City Council action:* Motion made by Mayor Fielder to approve with the following conditions:
 - a. The buildings associated with the MF-2-A development shall be limited to two stories within 50 feet of the north and west property lines.
 - b. The non-residential wall requirements shall apply. A six foot tall masonry wall shall be required between the MF-2-A development and the single-family residential properties.
 - c. The southern and western most 410' portion of the property shall be rezoned to LC-2-B (Local Commercial)

Second by Council Member Navarrette. Motion passes, all voting "aye"

4. Zoning Case 15-Z-001:

- Hold a public hearing and consider action on the rezoning of a portion of a tract of land, for 1.89 acres more or less, generally located to the northwest of the intersection of South Bagdad Road and Marsala Circle, WCAD Parcel R430194. Currently, the property is zoned LO-2-B (Local Office) and the applicant is proposing to zone the property MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Ken Liem on behalf of Emmet J. and Sally Hawkes.
- *P&Z action:* Commissioner Saenz moved to approve with staff recommendation of approval of the MF-2-B (Multi-Family) zoning district, Commissioner Anderson seconded the motion. Motion passed unanimously.
- *City Council action:* Motion made by Council Member Dishongh to deny the zoning change. Second by Mayor Pro Tem Navarrette. Motion passes to deny, all voting "aye".

5. Zoning Case: 15-Z-007

- Hold a public hearing and consider action on the rezoning of 1.7 acres more or less of Lot 1, Block A of the Village Subdivision, located at 801 Apache Trail, WCAD ID #R487426. Currently, the property is zoned GC-3-C (General Commercial) the applicant is proposing to zone the property to MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Mike O'Dell.
- *P&Z action:* Commissioner Wixson moved to approve the requested MF-2-B (Multi-Family) district with staff recommendation and the following conditions:
 - a. A six (6') foot masonry wall is required to be constructed on the east property line adjacent to the single-family development.
 - b. Access to the site will be provided by the existing driveway, any other driveways will be for emergency access only.
 - c. No parking modules, drive aisles, driveways, garages or similar facilities are permitted between the building(s) closest to the street(s) and the street frontage.

Commissioner Saenz seconded the motion. Motion passed unanimously.

- *City Council action:* Motion made by Council Member Siebold to deny the request. Second by Council Member Lynch. Motion passes, all voting "aye"

6. Zoning Case: 15-Z-006

- Hold a public hearing and consider action on the rezoning of 11.065 acres more or less, generally located to the southwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R484293, R517839, and R096984; TCAD ID 823336. Currently, the property is zoned SFT-2-A (Single Family Townhouse). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Lookout Partners LP (Mike Siefert).
- *P&Z action:* Commissioner Hines moved to approve with staff recommendation with the condition that sidewalks, a minimum of four (4') foot wide and constructed of crushed/decomposed granite or concrete, are constructed throughout the neighborhood and connecting to Local Rebel. Commissioner Schwendenmann seconded the motion. Motion passed unanimously.
- *City Council action:* Motion made by Council Member Abruzzese to approve with P & Z recommendations of Sidewalks which will be a minimum of four (4') foot wide and constructed of crushed/decomposed granite or concrete, are constructed throughout the neighborhood and connecting to Local Rebel, and also that this will be a gated community and structures will have an earth tone color palate and no more than 8 units can be attached and if fencing is proposed it must be constructed of wrought iron or decorative tubular metal. Second by Council Member Seiler. Motion passes, all voting "aye"

7. Zoning & Subdivision Case: 14-Z014; 14-CP-007; & 14-PP-008

- Hold a public hearing and consider action on the rezoning and approval of the Woodview Village Concept Plan and Preliminary Plat of 20.679 acres more or less, generally located to the southwest of the intersection of East Woodview Drive and Raider Way, WCAD ID #R031251. 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 PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Darren Webber on behalf of DeWette Partners, LTD.

- *P&Z action:* Commissioner Wixson moved to approve with staff recommendation with the following conditions:

The Planning & Zoning Commission unanimously recommended approval at the July 09, 2015 meeting with the following conditions:

- a. Strike the last sentence of Item 19 in Exhibit A that states “All home construction will meet Type A architectural requirements and garage ordinance standards in effect as of the date of adoption hereof.”
- b. Restrictive covenants will be submitted to City Staff for review prior to recordation.
- c. A required mix of elevations and floor plans will be required similar to the requirements of Article III, Section 5 of the Composite Zoning Ordinance.

Commissioner Hines seconded the motion. Motion passed unanimously.

- *City Council action:* Motion made by Mayor Pro Tem Navarrette to deny. Second by Council Member Shepherd.

Motion passes to deny with Council Member Stephenson voting against the denial.

8. Zoning Case 14-Z-034

- Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; 262 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: David Singleton on behalf of Deerbrooke Land Austin, LLC.

- *P&Z action:* Commissioner Hines moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

- *City Council action:* Motion made by Mayor Fielder to approve to architectural standard “A”, the trail system to be put in place, parkland to be above and beyond the requirement and roundabouts be placed for traffic control. Second by Mayor Pro Tem Navarrette.

Council Member Shepherd asked to modify the motion to include a 10ft. setback if property backs up to a greenbelt otherwise 15 ft. setback. Second by Mayor Pro Tem Navarrette.

Motion passes unanimously with all modifications listed.

9. Zoning Case: 15-Z-014

- Hold a public hearing and consider action on the rezoning of two parcels of land located at 18130 Ronald W. Reagan Blvd; 58.675 acres more or less; WCAD Parcels R489942 and R021710. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to SFC-2-A (Single Family Compact) and LC-2-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.
- *P&Z action:* Commissioner Hines moved to approve with staff recommendation, Commissioner Wixson seconded the motion. Motion passed unanimously.
- *City Council action:* Motion made by Mayor Fielder to deny the request. Second by Council Member Seiler.

Motion passes to deny, all voting “aye”

PROPOSED WORK PROGRAM

The proposed work program for 2015-16 includes implementation of the updated comprehensive plan including necessary amendments to the City's development ordinances. In addition, P&Z will oversee an annual update to the zoning, subdivision and sign ordinances to address issues identified by staff, applicants and citizens during the normal course of applying the ordinances.

The Commission will also continue to hold joint work sessions with City Council at least twice annually. Commissioners Hines and Schwendenmann will attend the 2015 State of Texas Planning Conference hosted by the American Planning Association in Galveston, Texas.

Staff will also work with the Commission to schedule a retreat and training date in the 2015-16 fiscal year.

ATTENDANCE RECORD

Total absences from October 2014 through September 2015 were as follows:

Name/Position	Number of Absences
Christiane Schwendenmann, Place 1: (term began May 2015)	2
Joel Wixon, Place 2:	3
Jason Anderson, Place 3:	0
Sid Sokol, Chairman, Place 4:	1
Richard Allen, Vice Chairman, Place 5:	4
Betty Saenz, Place 6:	5
Marshall Hines, Place 7: (term began May 2015)	1

Total regular meetings for the year – 23