AGENDA

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

Thursday ~ September 24, 2015 at 7:00 pm

Place 1 Chris Schwendenmann
Place 2 Vacant
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: September 10, 2015

4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 17, 2015 meeting.

5. Review meeting protocol

6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-TOD-FP-018: Consider action on a minor revision to 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.

8. Subdivision Case 15-TOD-FP-020: Consider action on action on a minor revision to 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 action on a minor revision to 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.

10. Subdivision Case 15-TOD-FP-019: Consider action on the Oak Creek, Phase 2, Section 1 Final Plat for 7.636 acres more or less; WCAD Parcel R529007 and R529008; generally located to the east of the intersection of South Brook Drive and Swan Flower Street; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Public Hearing

11. Comprehensive Plan Case 15-CPA-007: Hold a public hearing and consider action on the adoption of an updated Comprehensive Plan including the adoption of a future land use plan and map that provides guidance for appropriate zoning and land use regulations throughout the City, goals for future growth and development, and an action plan for implementation. Applicant: City of Leander.

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

12. Meeting adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of September 18, 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 ~ September 10, 2015 at 7:00 pm

Place 1 Chris Schwendenmann
Place 2 vacant
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 (Place 2 is vacant).

3. Approval of Minutes:
   Regular Planning & Zoning Meeting: August 27, 2015
   Motion made by Commissioner Allen to approve the minutes, seconded by Commissioner Saenz. Motion passed unanimously.

4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 3, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the September 3, 2015 meeting.**

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 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.

Commissioner Allen moved to approve the consent agenda with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

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

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

b) Applicant Presentation

Adam Diskin, applicant explained the purpose for the zoning request and explained the proposed changes to the PUD.

c) Open Public Hearing

Chairman Sokol opened the public hearing
Len Varmette – spoke in favor
Addy Sassman – spoke against
JodyHerrera – spoke against the four story buildings but supports the proposed changes.

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Schwendenmann moved to approve the amended request that reduces the density from 186 units to 84 units all being single story buildings Commissioner Allen seconded the motion. Motion passed 5 to 1 with Commissioner Hines opposing.

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. Mike Siefert on behalf of Lookout Partners, LP.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and recommends denial of the LC-2-B and recommends a zoning change of LC-2-A.

b) Applicant Presentation

Mike Siefert, applicant explained the purpose for the zoning request.

c) Open Public Hearing

Chairman Sokol opened the public hearing
Leslye Irwin – spoke against
Dan Oliver- spoke against

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Anderson moved to approve with staff recommendation of LC-2-A. Commissioner Allen seconded the motion. Motion passed 4 to 2 with Commissioner Saenz and Commissioner Hines opposing.

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

The Commission discussed the progress over the past year and the importance of recruiting a geographic diversity of residents to serve on the P&Z and other city boards and committees.

Commissioner Hines requested adding to the annual work plan for next fiscal year a workshop and discussion regarding the City's policies related to the development and expansion of the pedestrian and bicycle network.

The Commission recommended forwarding the report as modified to City Council for approval.

13. Meeting adjourned **at 8:37 pm**

_____
Chairman Sokol

ATTEST:

_____
Ellen Pizalate, Secretary

EXECUTIVE SUMMARY

SEPTEMBER 24, 2015

Agenda Subject: Subdivision Case 15-TOD-FP-018: Consider action on a minor revision to 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.

Background: This final plat was approved by the Planning & Zoning Commission on August 27, 2015. The approved Public Improvement District (PID) associated with this subdivision requires a public access easement on all lots that include public improvements associated with the PID. These improvements include the masonry screening wall, landscaping, entry features, and signage. This easement was not included on the plat that was presented on August 27, 2015. The final plat was not recorded. The attached updated final plat includes the required easements.

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 63 single-family lots, 1 fire station lot, and 3 parkland/drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat.

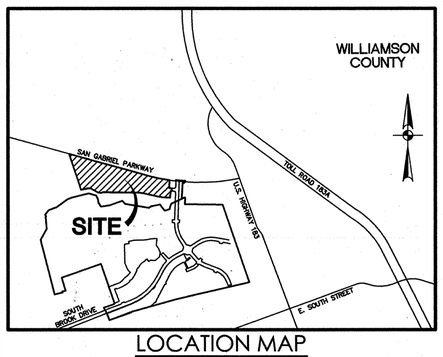
Motion: The Planning & Zoning Commission recommends approval of the final plat for the subject property.

Attachments: 1. Final Plat

Prepared By: Robin M. Griffin, AICP
Senior Planner 09/17/2015

SUBDIVISION PLAT
OF
OAK CREEK, PHASE 5

A 17.071 ACRE TRACT OF LAND OUT OF A 25.319 ACRE TRACT RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'
0' 100' 200' 300'

LOT SUMMARY

TOTAL LOT ACREAGE:	17.071 ACRES
TOTAL NUMBER OF BLOCKS:	2
RESIDENTIAL DISTRICT LOTS:	63
PARKLAND/DRAINAGE LOTS:	3
FIRE STATION LOTS:	1

LINEAR FEET OF NEW STREET

MISTFLOWER SPRINGS DRIVE:	1553 LF
MUSTANG BROOK LANE:	301 LF

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

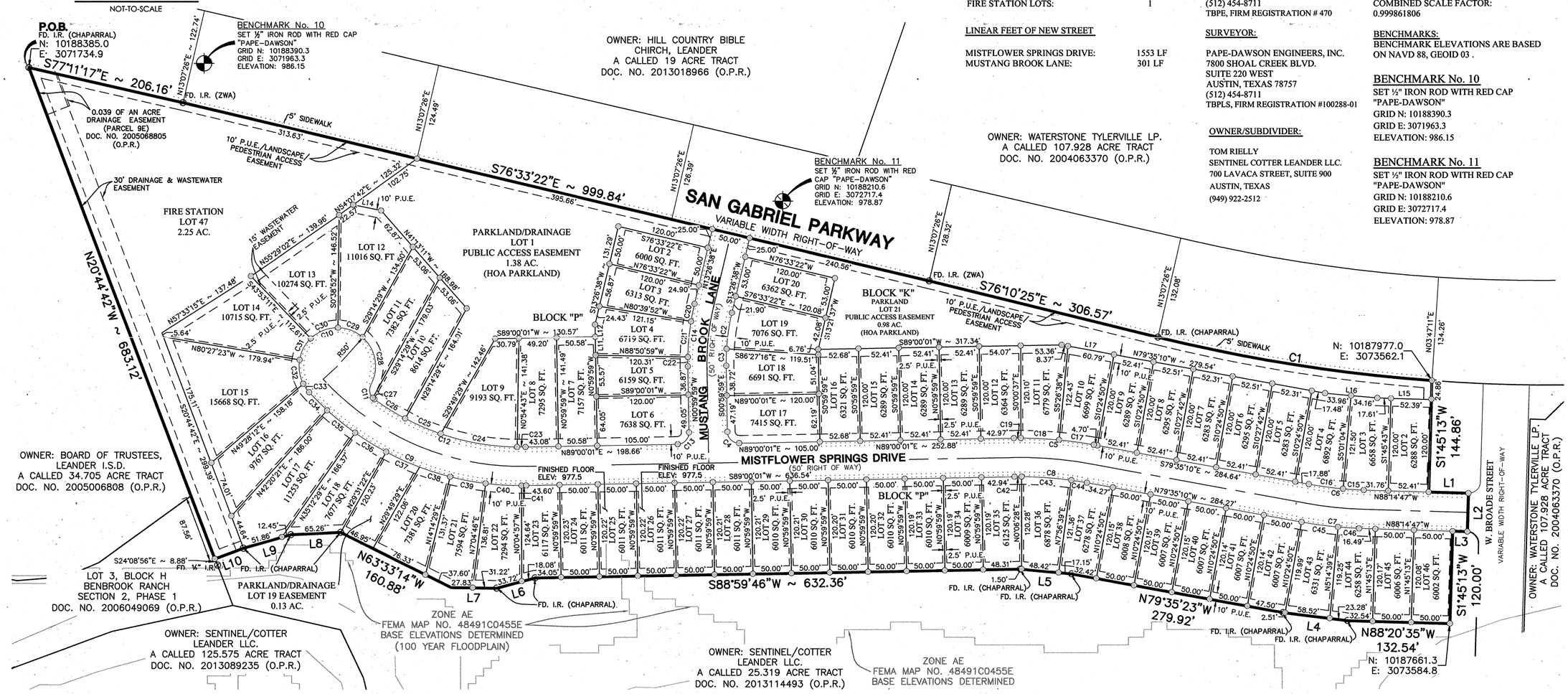
BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.999861806

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

BENCHMARK No. 10
SET ½" IRON ROD WITH RED CAP
"PAPE-DAWSON"
GRID N: 10188390.3
GRID E: 3071963.3
ELEVATION: 986.15

BENCHMARK No. 11
SET ½" IRON ROD WITH RED CAP
"PAPE-DAWSON"
GRID N: 10188210.6
GRID E: 3072717.4
ELEVATION: 978.87



LEGEND

⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR) ⊘	FOUND 1/2" IRON ROD WITH CAP
○	SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
FD.	FOUND
I.R.	IRON ROD
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
BL	BUILDING LINE
PUE	PUBLIC UTILITY EASEMENT
DOC No.	DOCUMENT NUMBER

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2150.00'	9°37'11"	S80°59'01"E	360.55'	360.98'
C2	275.00'	9°53'53"	S8°29'41"W	47.45'	47.51'
C3	275.00'	4°32'43"	S1°16'22"W	21.81'	21.82'
C4	15.00'	90°00'00"	S45°59'59"E	21.21'	23.56'
C5	525.00'	11°24'49"	S85°17'35"E	104.41'	104.58'
C6	475.00'	8°39'36"	S83°54'58"E	71.73'	71.79'
C7	527.54'	8°39'33"	N83°53'45"W	79.65'	79.73'
C8	475.00'	11°24'49"	N85°17'35"W	94.47'	94.62'
C9	375.00'	48°25'35"	N66°47'12"W	307.60'	316.95'
C10	50.00'	251°00'27"	N82°55'49"E	81.41'	219.05'
C11	15.00'	82°26'35"	S12°47'15"E	19.77'	21.58'
C12	325.00'	36°59'27"	S72°30'16"E	206.20'	209.82'
C13	15.00'	90°00'00"	N44°00'01"E	21.21'	23.56'
C14	325.00'	14°26'37"	N6°13'19"E	81.71'	81.93'
C15	475.00'	3°14'29"	N86°37'32"W	26.87'	26.87'
C16	475.00'	5°25'07"	N82°17'44"W	44.91'	44.92'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C17	525.00'	4°58'12"	N82°04'16"W	45.53'	45.54'
C18	525.00'	5°27'31"	N87°17'08"W	50.00'	50.02'
C19	525.00'	0°59'06"	S89°29'34"W	9.03'	9.03'
C20	325.00'	4°06'30"	S11°23'23"W	23.30'	23.30'
C21	325.00'	8°11'06"	S5°14'35"W	46.39'	46.43'
C22	325.00'	2°09'01"	S0°04'31"W	12.20'	12.20'
C23	325.00'	1°54'42"	S89°57'22"W	10.84'	10.84'
C24	325.00'	17°51'18"	N80°09'38"W	100.87'	101.28'
C25	325.00'	8°52'58"	N66°47'30"W	50.34'	50.39'
C26	325.00'	8°20'29"	N58°10'46"W	47.27'	47.32'
C27	15.00'	10°51'31"	N48°34'46"W	2.84'	2.84'
C28	50.00'	77°07'20"	N10°07'37"W	62.33'	67.30'
C29	50.00'	40°14'23"	N68°48'29"W	34.40'	35.12'
C30	50.00'	44°57'31"	S68°35'34"W	38.23'	39.23'
C31	50.00'	36°31'17"	S27°51'11"W	31.33'	31.87'
C32	50.00'	36°43'11"	S8°46'03"E	31.50'	32.04'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C33	50.00'	15°26'46"	S34°51'02"E	13.44'	13.48'
C34	375.00'	5°05'15"	S45°07'02"E	33.29'	33.30'
C35	375.00'	7°07'52"	S51°13'35"E	46.64'	46.67'
C36	375.00'	7°16'06"	S58°25'34"E	47.54'	47.57'
C37	375.00'	7°17'47"	S65°42'30"E	47.72'	47.75'
C38	375.00'	6°24'08"	S72°33'27"E	41.88'	41.90'
C39	375.00'	7°09'43"	S79°20'22"E	46.84'	46.87'
C40	375.00'	7°09'43"	S86°30'06"E	46.84'	46.87'
C41	375.00'	0°55'02"	N89°27'32"E	6.00'	6.00'
C42	475.00'	1°06'27"	N89°33'14"E	9.18'	9.18'
C43	475.00'	7°50'11"	S85°58'26"E	64.92'	64.97'
C44	475.00'	2°28'10"	S80°49'15"E	20.47'	20.47'
C45	527.48'	5°11'10"	S82°09'32"E	47.73'	47.74'
C46	527.48'	3°28'27"	S86°29'20"E	31.98'	31.98'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S88°14'47"E	51.41'
L2	S1°45'13"W	50.00'
L3	N88°14'47"W	19.08'
L4	N82°53'11"W	84.30'
L5	N84°42'16"W	67.07'
L6	S75°05'55"W	51.80'
L7	N89°16'20"W	59.04'
L8	S87°19'48"W	65.26'
L9	S74°14'18"W	64.31'
L10	S69°46'58"W	39.70'
L11	N0°59'59"W	23.87'
L12	N0°59'59"W	15.82'
L14	N78°19'10"W	37.17'
L15	N88°14'47"W	70.00'
L16	N84°47'26"W	68.13'
L17	N79°35'10"W	69.16'

PAPE-DAWSON ENGINEERS

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

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

OAK CREEK SECTION 5

Civil Job No. 50784-05; Survey Job No. 50784-02

Date: Sep 17, 2015, 10:20am User ID: vZurcher
File: n:\survey\Civil\50784-05\Plat\VP50784-05_Phase 5.dwg

SUBDIVISION PLAT
OF
OAK CREEK, PHASE 5

A 17.071 ACRE TRACT OF LAND OUT OF A 25.319 ACRE TRACT RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES

FOR

A 17.071 acre, tract of land out of a 25.319 acre tract 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. Said 17.071 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 ½" iron rod with cap marked "Chaparral", the northwest corner of said 25.319 acre tract, the northeast corner of a called 34.705 acre tract recorded in Document No. 2005068805 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of San Gabriel Parkway, a variable with right of way recorded in Document No. 2005011119 of the Official Public Records of Williamson County, Texas;

THENCE: With the north line of said 25.319 acre tract and the south right of way line of said San Gabriel Parkway, the following bearings and distances:

S 77°11'17" E, a distance of 206.16 feet to a found iron rod with cap marked "ZWA";

S 76°33'22" E, a distance of 999.84 feet to a found iron rod with cap marked "ZWA";

S 76°10'25" E, a distance of 306.57 feet to a found iron rod with cap marked "Chaparral";

THENCE: Southeasterly, along a tangent curve to the left, said curve having radius of 2150.00 feet, a central angle of 09°37'11", a chord bearing and distance of S 80°59'01" E, 360.55 feet, an arc length of 360.98 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing the north line of said 25.319 acre tract and the south right of way line of said San Gabriel Parkway, over and across said 25.319 acre tract the following bearings and distances:

S 01°45'13" W, a distance of 144.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 88°14'47" E, a distance of 51.41 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 01°45'13" W, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 88°14'47" W, a distance of 19.08 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 01°45'13" W, a distance of 120.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 88°20'35" W a distance of 132.54 feet to a found iron rod with cap marked "Chaparral";

N 82°53'11" W, a distance of 84.30 feet to a found iron rod with cap marked "Chaparral";

N 79°35'23" W, a distance of 279.92 feet to a found iron rod with cap marked "Chaparral";

N 84°42'16" W, a distance of 67.07 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 88°59'46" W, a distance of 632.36 feet to found iron rod with cap marked "Chaparral";

S 75°05'55" W, a distance of 51.80 feet to found iron rod with cap marked "Chaparral";

N 89°16'20" W, a distance of 59.04 feet to found iron rod with cap marked "Chaparral";

N 63°33'14" W, a distance of 160.88 feet to found iron rod with cap marked "Chaparral";

S 87°19'48" W, a distance of 65.26 feet to found iron rod with cap marked "Chaparral";

S 74°14'18" W, a distance of 64.31 feet to found iron rod with cap marked "Chaparral";

S 69°46'58" W, a distance of 39.70 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", a point in the west line of said 25.319 acre tract, a point in the east line of Lot 3, Block H of Benbrook Ranch Section 2, Phase 1 recorded in Document No. 2006049069 of the Official Public Records of Williamson County, Texas, from which a found ⅜" iron rod bears S 24°10'29" E, 8.86 feet;

THENCE: N 20°44'42" W, with the west line of said 25.319 acre tract and the east line of said Lot 3, Block H, at a distance of 87.43 feet passing the northeast corner of said Lot 3, Block H, the southwest corner of a called 34.705 acre tract recorded in Document No. 2005006808 of the Official Public Records of Williamson County, Texas, continuing with the west line of said called 25.319 acre tract and the east line of said called 34.705 acre tract for a total distance of 683.12 feet to a the POINT OF BEGINNING and containing 17.071 acres in the City of Leander, Williamson County, Texas. Said tract being accordance with a survey made on the ground and a survey map prepared under Job No. 50784-00 by Pape Dawson Engineers, Inc.

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER, TEXAS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. 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 TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
7. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. 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.
10. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF MISTFLOWER SPRINGS DRIVE AND MUSTANG BROOK LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES, SAN GABRIEL PARKWAY SIDEWALK SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
12. LOT 25. BLOCK P IN THIS SUBDIVISION IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491CO455E EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
13. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
14. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
15. 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.
16. OAK CREEK, PHASE 5 IS LOCATED IN THE BRUSHY CREEK WATERSHED.
17. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
18. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
19. IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED: A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE: (THE FOLLOWING NOTE IS INCLUDED ON THE PLAT). FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1, BLOCK P; LOT 21, BLOCK K, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LAGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. tWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO=FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NO PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
20. LOT 47, BLOCK P WILL BE OWNED AND MAINTAINED BY THE CITY OF LEANDER.
21. A PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED ON LOT 21, BLOCK K AND LOT 1, BLOCK P.

PAPE-DAWSON ENGINEERS

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

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

Civil Job No. 50784-05; Survey Job No. 50784-02

Date: Sep 17, 2015, 10:20am User ID: YZarcher
File: N:\Survey\OAK\50784-05\PLAT\PS50784-05_Phase 5.dwg

SUBDIVISION PLAT
OF
OAK CREEK, PHASE 5

A 17.071 ACRE TRACT OF LAND OUT OF A 25.319 ACRE TRACT RECORDED IN DOCUMENT NO. 2013114493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT 134, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

OAK CREEK SECTION 5

Civil Job No. 50784-05; Survey Job No. 50784-02

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINAL COTTER LEANDER L.L.C., BEING THE OWNER OF 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 17.071 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 5

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 12th DAY OF AUGUST, 2015 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 12 DAY OF August, 2015 AD.

Mary Helen Tello
NOTARY PUBLIC, STATE OF TEXAS

MARY HELEN TELLO
NOTARY PUBLIC
State of Texas
Comm. Exp. 08/14/2016

Mary Helen Tello
PRINTED NAME

08.14.2016
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 12, 2015 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2013114493.

LIENHOLDER NAME: FIRST CONTINENTAL INVESTMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP.

NAME: TODD AIKEN
TITLE: EXECUTIVE VICE PRESIDENT
DATE: AUGUST 13, 2015

THE STATE OF TEXAS

COUNTY OF HARRIS

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

COUNTY OF HARRIS DAY OF 8/13/15 PERSONALLY APPEARED TODD AIKEN DID SAY THAT (S)HE IS EXECUTIVE VICE PRESIDENT OF FIRST CONTINENTAL INVESTMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP (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 13th DAY OF AUGUST 2015

Cynthia Gage
NOTARY PUBLIC-STATE OF TEXAS

CYNTHIA GAGE
MY COMMISSION EXPIRES
August 15, 2018

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 12, 2015 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2013114493.

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

NAME: THOMAS J. RIELLY
TITLE: V.P.
DATE: 12/8/15

THE STATE OF TEXAS

COUNTY OF TRAVIS

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

COUNTY OF TRAVIS DAY OF 12th PERSONALLY APPEARED THOMAS J. RIELLY DID SAY THAT (S)HE IS AGENT / V.P. OF 886342 B.C. LTD. A BRITISH COLUMBIA (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 12 DAY August OF 2015.

Mary Helen Tello
NOTARY PUBLIC-STATE OF TEXAS

MARY HELEN TELLO
NOTARY PUBLIC
State of Texas
Comm. Exp. 08/14/2016

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

JAMES A. HUFFCUT, JR. P.E. 55253 10.12.15

STATE OF TEXAS
JAMES A HUFFCUT, JR.
55253
REGISTERED
PROFESSIONAL ENGINEER

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 TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, AUSTIN, TEXAS, FILE NO. CTA1404883 A, EFFECTIVE DATE OF DECEMBER 19, 2014 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.

Aug 12, 2015

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

STATE OF TEXAS
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

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.

ATTEST: _____
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 _____ 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

PAPE-DAWSON ENGINEERS

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

Date: Aug 12, 2015, 2:55pm User ID: JCampbell
File: H:\survey\CIVIL\50784-05\PLAT\P50784-05_Phase 5.dwg

EXECUTIVE SUMMARY

SEPTEMBER 24, 2015

Agenda Subject: Subdivision Case 15-TOD-FP-020: Consider action on a minor revision to 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 final plat was approved by the Planning & Zoning Commission on September 24, 2015. The approved Public Improvement District (PID) associated with this subdivision requires a public access easement on all lots that include public improvements associated with the PID. These improvements include the masonry screening wall, landscaping, entry features, and signage. This easement was not included on the plat that was presented on September 24, 2015. The final plat was not recorded. The attached updated final plat includes the required easements.

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 09/17/2015

FINAL PLAT
OF
OAK CREEK PHASE 1, SECTION 1

A 7.755ACRE, 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 SENTINAL 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 8.065 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 1 DAY OF SEPT, 2015 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 SELLY~~ David Nairne, 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 1st DAY OF September, 2015 A.D.

NOTARY PUBLIC, STATE OF TEXAS

Rhonda Karcher-Logan — August 31, 2018
PRINTED NAME — MY COMMISSION EXPIRES

RHONDA M. KARCHER-LOGAN
MY COMMISSION EXPIRES
August 31, 2018

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: David Nairne
TITLE: Authorized Signatory
DATE: Sept. 1, 2015

THE STATE OF Texas

COUNTY OF Travis

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

COUNTY OF Travis 1st DAY OF September PERSONALLY APPEARED David Nairne, DID, SAY THAT (S)HE IS Authorized Signatory OF 686342 B.C. LTD. A British Columbia ~~(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 1st DAY OF September 20 15.

Rhonda Karcher-Logan
NOTARY PUBLIC-STATE OF TEXAS

RHONDA M. KARCHER-LOGAN
MY COMMISSION EXPIRES
August 31, 2018

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 — 8-27-15

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
PROFESSIONAL ENGINEER

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 R.P.L.S. 6222 — AUGUST 27, 2015

STATE OF TEXAS
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

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

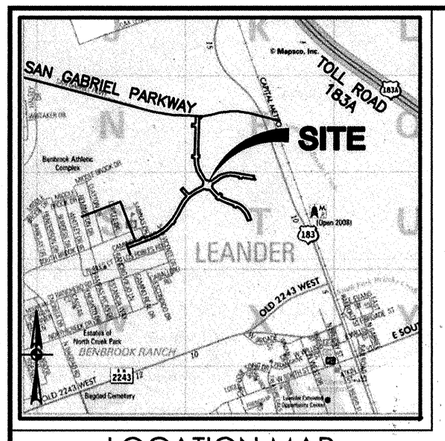
PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

OAK CREEK PHASE 1, SECTION 1
SURVEY JOB NO. 50784-01
Date: Aug 27, 2015, 5:11am User ID: VZurcher
File: H:\survey\CIVIL\50784-01\PLAT\PL50784-01_OakCreek_Grid.dwg

FINAL PLAT
OF
OAK CREEK PHASE 1, SECTION 1

A 7.755 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



LOCATION MAP
NOT TO SCALE

SCALE: 1"= 100'
0' 100' 200' 300'

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 0.99986806

BENCHMARKS ELEVATION BASED ON NAVD 88, GEOID 03

LOT SUMMARY

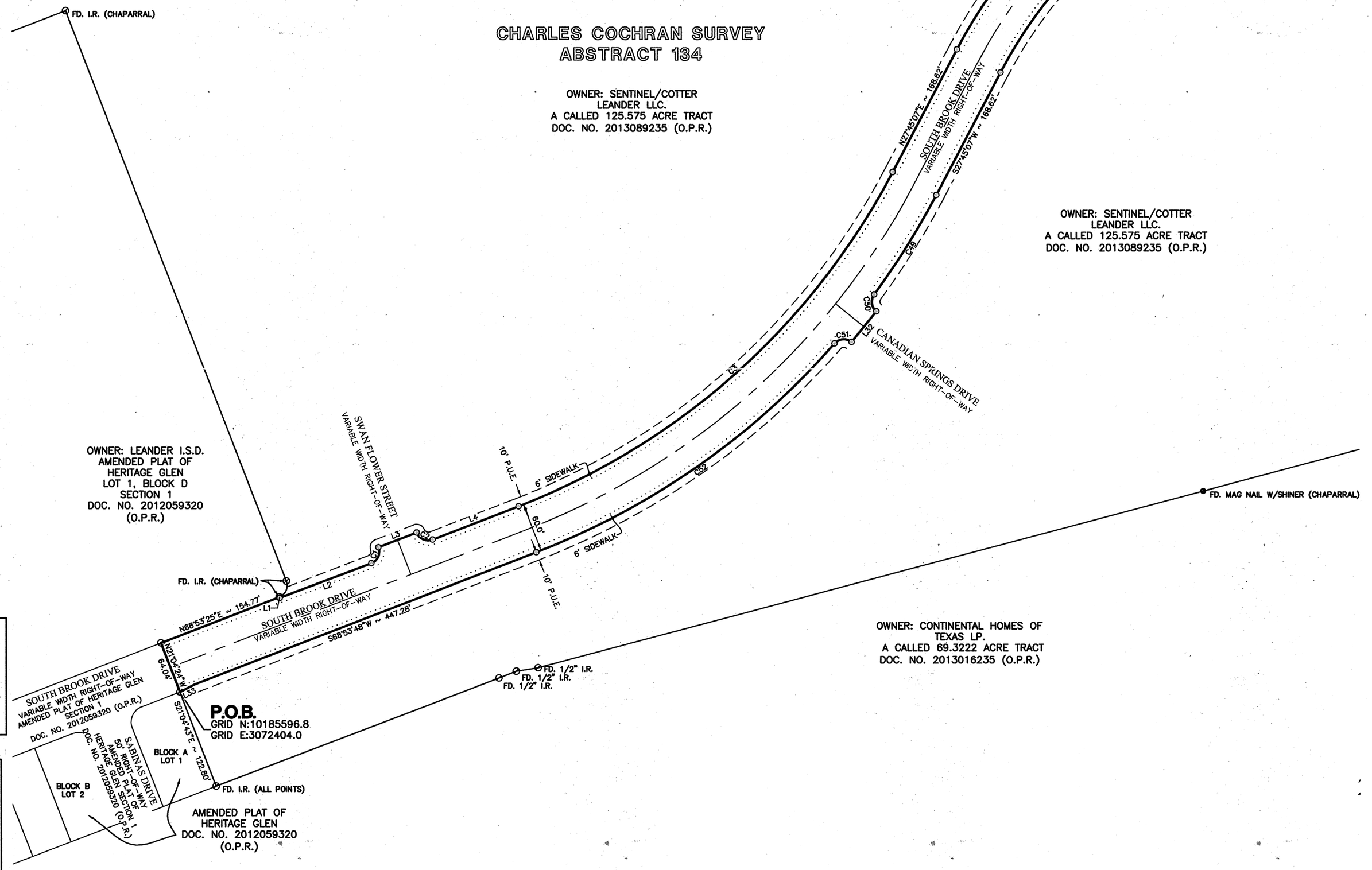
TOTAL RIGHT OF WAY ACREAGE:	7.610
TOTAL WATER QUALITY & PARKLAND ACREAGE (LOT 1, BLOCK Q):	0.31
TOTAL PUBLIC UTILITY LOT ACREAGE (LOT 1, BLOCK S):	0.041
TOTAL LANDSCAPE, PARKLAND & PUE ACREAGE (LOT 1, BLOCK T):	0.104
TOTAL ACREAGE:	8.065
TOTAL NUMBER OF LOTS:	3

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

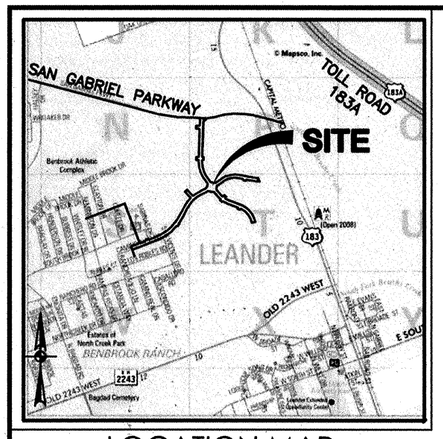
LEGEND

○	FOUND MOUMENT, 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



PAPE-DAWSON ENGINEERS
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

OAK CREEK PHASE 1, SECTION 1
SURVEY JOB NO. 50784-01
Date: Sep 18, 2015, 10:21am User ID: VZurcher
File: H:\survey\CIVIL\50784-01\PLAT\PLS0784-01_OakCreek_Grid.dwg



LOCATION MAP
MAPSCO MAP GRID: 496H&M

FINAL PLAT OF OAK CREEK PHASE 1, SECTION 1

A 7.755 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.

OWNER: WATERSTONE TYLERVILLE LP.
A CALLED 107.928 ACRE TRACT
DOC. NO. 2004063370 (O.P.R.)

SAN GABRIEL PARKWAY
VARIABLE WIDTH RIGHT-OF-WAY

FD. I.R. (CHAPARRAL)

GRID N:10187972.8
GRID E:3073628.4

10' P.U.E.

N1°45'13"E ~ 127.71'

8' SIDEWALK

60.0'

6' SIDEWALK

MISTFLOWER SPRINGS DRIVE
VARIABLE WIDTH RIGHT-OF-WAY

L9

C16

OWNER: SENTINEL/COTTER LEANDER LLC.
A CALLED 25.319 ACRE TRACT
DOC. NO. 2013114493 (O.P.R.)

10' PUE, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT

ZONE X*
FEMA MAP NO. 48491C0455E
AREAS OF 0.2% ANNUAL CHANCE FLOOD

APPROXIMATE CENTERLINE SAN GABRIEL CREEK

ZONE AE
FEMA MAP NO. 48491C0455E
BASE ELEVATIONS DETERMINED

N1°45'13"E ~ 485.70'

20' RIGHT OF WAY
VOL. 1275, PG. 185
(O.P.R.)

W. BROADE STREET
VARIABLE WIDTH RIGHT-OF-WAY

S2°08'05"W ~ 363.68'

ZONE X
FEMA MAP NO. 48491C0455E
AREAS DETERMINED TO BE OUTSIDE
OTHER 0.2% CHANCE FLOODPLAIN.

10' P.U.E.

L8

C15

MIDDLE BROOK DRIVE
VARIABLE WIDTH RIGHT-OF-WAY

L7

C14

L6

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

CHARLES COCHRAN SURVEY
ABSTRACT 134

C13

8' SIDEWALK

10' PUE, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT

60.0'

N33°20'58"W ~ 118.61'

10' P.U.E.

C12

C18 C19 C53 C54 C10 L10 L11 L14 L12 L13

FD. I.R. (CHAPARRAL)

10' P.U.E.

PUBLIC UTILITY LOT
PUBLIC UTILITY/PUBLIC ACCESS EASEMENT
LOT 1
BLOCK S
0.041 AC.

FD. I.R. (CHAPARRAL)

FD. I.R. (CHAPARRAL)

44.40'

L13

FD. I.R. (CHAPARRAL)

15' UTILITY EASEMENT
DOC. NO. 2006012423 (O.P.R.)

OWNER: WATERSTONE TYLERVILLE LP.
A CALLED 107.928 ACRE TRACT
DOC. NO. 2004063370 (O.P.R.)

S88°14'47"E ~ 122.78'

284.43'

S1°45'13"W ~ 98.01'

WATER QUALITY/HOA PARKLAND
DRAINAGE EASEMENT & PUBLIC ACCESS EASEMENT
LOT 1
BLOCK Q
0.31 AC.

S14°41'23"E ~ 102.19'

N88°14'47"W ~ 151.71'

OWNER: SENTINEL/COTTER LEANDER LLC.
A 0.310 OF AN ACRE TRACT
DOC. NO. 2013114493 (O.P.R.)

ZONE AE
FEMA MAP NO. 48491C0455E
BASE ELEVATIONS DETERMINED

OWNER: ARNOLD AND JEANNE THOMPSON
A CALLED 3.150 ACRE TRACT
DOC. NO. 2000053933 (O.P.R.)

APPROXIMATE CENTERLINE SAN GABRIEL CREEK

FD. I.R. (CHAPARRAL)

ZONE X*
FEMA MAP NO. 48491C0455E
AREAS OF 0.2% ANNUAL CHANCE FLOOD

ZONE X
FEMA MAP NO. 48491C0455E
AREAS DETERMINED TO BE OUTSIDE
OTHER 0.2% CHANCE FLOODPLAIN.

OWNER: WATERSTONE MICHELLE LP.
A CALLED 164.466 ACRE TRACT
DOC. NO. 2004063368 (O.P.R.)

C20 L15 C26 L16 C24 L17

C22

6' SIDEWALK

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

BENCHMARK No. 2
SET 1½" ALUMINUM CAP
STAMPED "PAPE-DAWSON"
SET IN CONCRETE
ELEV. = 984.88

S33°20'58"E ~ 111.11'

LANDSCAPE/DRAINAGE LOT
PUBLIC UTILITY/PUBLIC ACCESS EASEMENT
LOT 1
BLOCK T
0.104 AC.

10' P.U.E.

C23 C24 C25

N55°56'11"E
129.38'

121.87'
S55°56'11"W

C30

6' SIDEWALK

C28

10' P.U.E.

GRID N:10186886.7
GRID E:3074679.1

S79°58'09"E ~ 336.04'

SOUTH BROOK DRIVE
VARIABLE WIDTH RIGHT-OF-WAY

C31

6' SIDEWALK

L19 C29 L18 C29

10' P.U.E.

N79°58'09"W ~ 170.10'

60.0'

S21°01'39"E
68.15'

C27

C28

C25

38.06'

MATCHLINE-SEE SHEET 1

MATCHLINE-SEE SHEET 3

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3

SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

○	FOUND MOUMENT, 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

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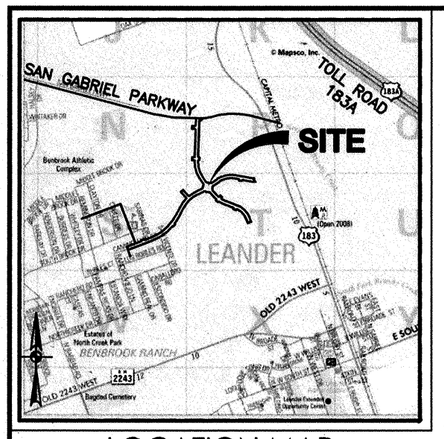
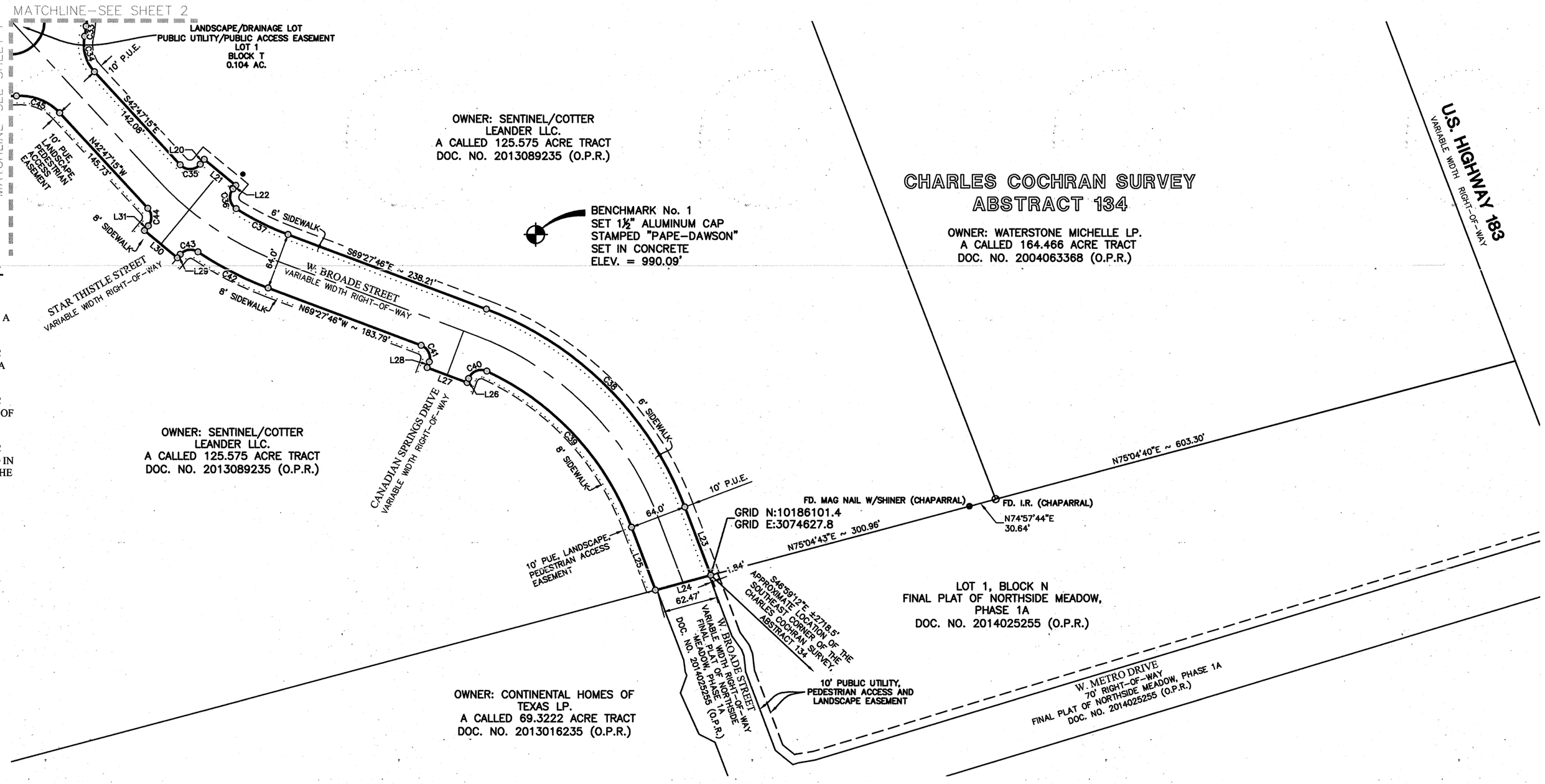


LOCATION MAP

MAPSCO MAP GRID: 496H&M

FINAL PLAT OF OAK CREEK PHASE 1, SECTION 1

A 7.755 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.



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

◎	FOUND MOUMENT, AS NOTED
(SURVEYOR) ○	FOUND 1/2" IRON ROD WITH CAP
○	SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
⊠	FOUND TxDOT MONUMENTATION
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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'	23.56'
C2	15.00'	90°00'21"	S66°06'24"E	21.21'	23.56'
C3	870.00'	41°08'18"	N48°19'16"E	611.33'	624.66'
C4	630.00'	15°46'52"	N35°38'33"E	172.97'	173.52'
C5	15.00'	86°26'40"	N0°18'39"E	20.54'	22.63'
C6	490.00'	6°35'50"	N39°36'46"W	56.39'	56.42'
C7	440.00'	6°26'04"	S39°41'39"E	49.39'	49.41'
C8	15.00'	86°26'40"	S86°08'01"E	20.54'	22.63'
C9	630.00'	12°17'05"	N56°47'11"E	134.82'	135.08'
C10	60.00'	51°38'01"	N37°06'43"E	52.26'	54.07'
C11	85.00'	10°07'16"	N16°21'21"E	15.00'	15.01'
C12	45.00'	54°45'56"	N5°58'00"W	41.39'	43.01'
C13	530.00'	34°48'37"	N15°56'39"W	317.07'	322.00'
C14	15.00'	90°21'34"	N43°43'08"W	21.28'	23.66'
C15	15.00'	89°20'52"	N46°25'39"E	21.09'	23.39'
C16	15.00'	90°00'00"	N43°14'47"W	21.21'	23.56'
C17	15.00'	90°00'00"	N46°45'13"E	21.21'	23.56'
C18	2150.00'	1°35'56"	S88°21'08"E	60.00'	60.00'
C19	2150.00'	1°14'41"	S89°46'25"E	46.71'	46.71'
C20	15.00'	90°39'08"	S43°34'21"E	21.33'	23.73'
C21	15.00'	89°34'10"	S46°19'00"W	21.13'	23.45'
C22	470.00'	34°52'53"	S15°54'31"E	281.73'	286.13'
C23	60.00'	51°38'01"	S59°09'58"E	52.26'	54.07'
C24	85.00'	15°43'05"	S77°07'26"E	23.25'	23.32'
C25	45.00'	54°45'56"	N83°21'09"E	41.39'	43.01'
C26	430.00'	44°03'40"	N78°00'01"E	322.59'	330.68'
C27	620.00'	1°17'14"	S80°36'46"E	13.93'	13.93'
C28	680.00'	4°08'23"	N82°02'20"W	49.12'	49.13'
C29	25.00'	90°00'00"	S55°01'51"W	35.36'	39.27'
C30	25.00'	90°00'00"	N34°58'09"W	35.36'	39.27'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	370.00'	44°03'40"	S78°00'01"W	277.58'	284.54'
C32	60.00'	51°38'01"	S30°09'10"W	52.26'	54.07'
C33	85.00'	7°38'31"	S8°09'26"W	11.33'	11.34'
C34	45.00'	54°45'56"	S15°24'17"E	41.39'	43.01'
C35	15.00'	97°41'38"	N88°21'56"E	22.59'	25.58'
C36	15.00'	97°12'16"	S9°05'01"E	22.50'	25.45'
C37	318.00'	11°46'37"	S63°34'28"E	65.25'	65.36'
C38	382.00'	48°39'25"	S45°08'04"E	314.74'	324.40'
C39	318.00'	44°11'39"	N42°54'10"W	239.25'	245.28'
C40	15.00'	94°27'47"	S67°46'07"W	22.02'	24.73'
C41	15.00'	86°18'21"	N26°26'15"W	20.52'	22.59'
C42	382.00'	13°20'38"	N62°47'27"W	88.77'	88.97'
C43	15.00'	84°21'44"	S81°41'59"W	20.14'	22.09'
C44	15.00'	82°18'22"	N1°38'04"W	19.74'	21.55'
C45	60.00'	51°38'01"	N68°36'15"W	52.26'	54.07'
C46	85.00'	32°06'55"	N78°21'48"W	47.02'	47.64'
C47	45.00'	54°45'56"	N89°41'19"W	41.39'	43.01'
C48	570.00'	35°10'36"	S45°20'25"W	344.48'	349.95'
C49	930.00'	8°48'12"	S32°09'13"W	142.75'	142.89'
C50	15.00'	87°38'05"	S7°15'43"E	20.77'	22.94'
C51	15.00'	87°38'05"	S85°06'12"W	20.77'	22.94'
C52	930.00'	27°36'16"	S55°05'17"W	443.74'	448.06'
C53	2150.00'	0°42'30"	S89°30'27"E	26.58'	26.58'
C54	2150.00'	0°32'12"	N89°52'13"E	20.13'	20.13'
C55	38.00'	180°00'00"	N0°00'00"E	76.00'	119.38'
C56	38.00'	180°00'00"	S0°00'00"E	76.00'	119.38'

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	S0°24'10"E	20.00'
L11	S46°02'48"W	35.85'
L12	N88°14'47"W	20.00'
L13	S88°15'50"E	2.42'
L14	S1°45'13"W	44.40'
L15	S88°53'55"E	5.00'
L16	S1°06'05"W	50.00'
L17	N88°53'55"W	5.91'
L18	N79°58'09"W	46.00'
L19	N79°58'09"W	69.95'
L20	N39°31'07"E	7.03'
L21	S50°28'53"E	46.00'
L22	S39°31'07"W	5.00'
L23	S20°48'21"E	81.91'
L24	S75°04'43"W	64.34'
L25	N20°48'21"W	75.31'

LINE TABLE

LINE #	BEARING	LENGTH
L26	S20°32'14"W	5.00'
L27	N69°27'46"W	48.00'
L28	N20°32'14"E	6.92'
L29	S39°31'07"W	5.00'
L30	N50°28'53"W	48.00'
L31	N39°31'07"E	6.76'
L32	S38°55'14"W	48.00'
L33	S62°30'59"W	19.64'

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Date: Sep 18, 2015, 10:20am User ID: VZurcher
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FINAL PLAT
OF
OAK CREEK PHASE 1, SECTION 1

A 7.755 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.
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.
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.
24. A PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED ON LOT 1, BLOCK S; LOT 1, BLOCK Q AND LOT 1, BLOCK T.

PAPE-DAWSON ENGINEERS
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

Date: Sep 18, 2015, 10:19am User ID: VZurcher
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FINAL PLAT
OF
OAK CREEK PHASE 1, SECTION 1

A 7.755 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 7.755 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 7.755 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 ½" 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:

1. S 20°42'42" E, a distance of 1.07 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
2. N 69°17'18" E, a distance of 119.52 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
3. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
4. N 68°53'12" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
5. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
6. N 68°53'25" E, a distance of 112.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
7. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
8. N 27°45'07" E, a distance of 168.62 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
9. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature
10. along the arc of a curve to the left, said curve having 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
12. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
13. N 55°07'11" E, a distance of 50.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
14. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency
15. S 42°54'41" E, a distance of 138.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
16. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
17. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
18. N 62°55'43" E, a distance of 115.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
19. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature
20. along the arc of curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature
21. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
22. N 33°20'58" W, a distance of 118.61 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature
23. along the arc of a curve to the right, said curve having 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 a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of reverse curvature
24. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and a point tangency,
25. N 88°53'55" W, a distance of 29.23 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
26. N 01°06'05" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
27. S 88°53'55" E, a distance of 30.13 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature
28. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
29. N 01°45'13" E, a distance of 485.70 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature
30. along the arc of a curve to the left, said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 43°14'47" W, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
31. N 01°45'13" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
32. 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 ½" iron rod with yellow cap marked "Pape-Dawson",
33. N 01°45'13" E, a distance of 127.71 feet to a set ½" 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:

1. S 00°24'10" E, a distance of 20.00 feet to a found iron rod with cap marked "Chaparral",
2. S 46°02'48" W, a distance of 35.85 feet to a found iron rod with cap marked "Chaparral",
3. N 88°14'47" W, a distance of 20.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",

THENCE S 01°45'13" W, a distance of 284.43 feet, set ½" 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:

1. S 2°00'05" W, a distance of 363.68 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of curvature;
2. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
3. S 88°53'55" E, a distance of 5.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
4. S 01°06'05" W, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
5. N 88°53'55" W, a distance of 5.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
6. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
7. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
8. S 33°20'58" E, a distance of 111.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
9. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
10. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
11. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
12. N 55°58'11" E, a distance of 129.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
13. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
14. S 79°58'09" E, a distance of 336.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
15. along the arc of a curve to the left, said curve having 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 ½" 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 ½" 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:

1. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
2. N 79°58'09" W, a distance of 170.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
3. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson",
4. N 79°58'09" W, a distance of 46.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
5. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
6. N 79°58'09" W, a distance of 69.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
7. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
8. S 55°58'11" W, a distance of 121.87 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
9. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
10. along a reverse curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
11. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
12. S 42°47'15" E, a distance of 142.08 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
13. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
14. N 39°31'07" E, a distance of 7.03 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
15. S 50°28'53" E, a distance of 46.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
16. S 39°31'07" W, a distance of 5.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
17. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
18. along a compound curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
19. S 69°27'46" E, a distance of 238.21 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
20. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
21. S 20°48'21" E, a distance of 81.91 feet to a set ½" 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,
22. 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 ½" 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 eight (28) courses and distances:

1. N 20°48'21" W, a distance of 75.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature, ,
2. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
3. along the arc of a curve to the left, said curve having 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 ½" 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 a set ½" iron rod with yellow cap marked "Pape-Dawson",
5. N 69°27'46" W, a distance of 48.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
6. N 20°32'14" E a distance of 6.92 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
7. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
8. N 69°27'46" W, a distance of 183.79 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
9. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
10. along the arc of a curve to the left, said curve having 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 ½" 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 set ½" iron rod with yellow cap marked "Pape-Dawson",
12. N 50°28'53" W, a distance of 48.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
13. N 39°31'07" E, a distance of 6.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
14. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
15. N 42°47'15" W, a distance of 145.73 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
16. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
17. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
18. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
19. S 62°55'43" W, a distance of 122.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
20. along the arc of a curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson",
21. S 27°45'07" W, a distance of 168.62 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
22. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
23. along a reverse curve to the left, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
24. S 38°55'14" W, a distance of 48.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
25. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
26. along the arc of a curve to the right, said curve having 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 ½" iron rod with yellow cap marked "Pape-Dawson",
27. S 68°53'48" W, a distance of 447.28 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
28. S 62°30'59" W, a distance of 19.64 feet to the POINT OF BEGINNING and containing 7.755 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.

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

Date: Sep 11, 2015, 9:07am User ID: VZurcher
File: H:\survey\CIVIL\50784-01\PLAT\PL50784-01_OakCreek_Grid.dwg

EXECUTIVE SUMMARY

SEPTEMBER 24, 2015

Agenda Subject: Subdivision Case 15-TOD-FP-025: Consider action on a minor revision to 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 final plat was approved by the Planning & Zoning Commission on September 24, 2015. The approved Public Improvement District (PID) associated with this subdivision requires a public access easement on all lots that include public improvements associated with the PID. These improvements include the masonry screening wall, landscaping, entry features, and signage. This easement was not included on the plat that was presented on September 24, 2015. The final plat was not recorded. The attached updated final plat includes the required easements.

Origination: Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Financial Consideration: None

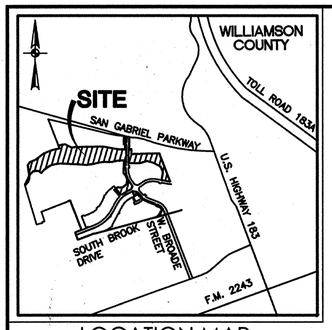
Recommendation: This final plat includes 2 public parkland lots, 1 HOA parkland lot, 1 open space lot, and 3 landscape lots. water quality, parkland, and utility lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with 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

SCALE: 1"= 100'

0' 100' 200' 300'

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 MOUMENT, 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

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

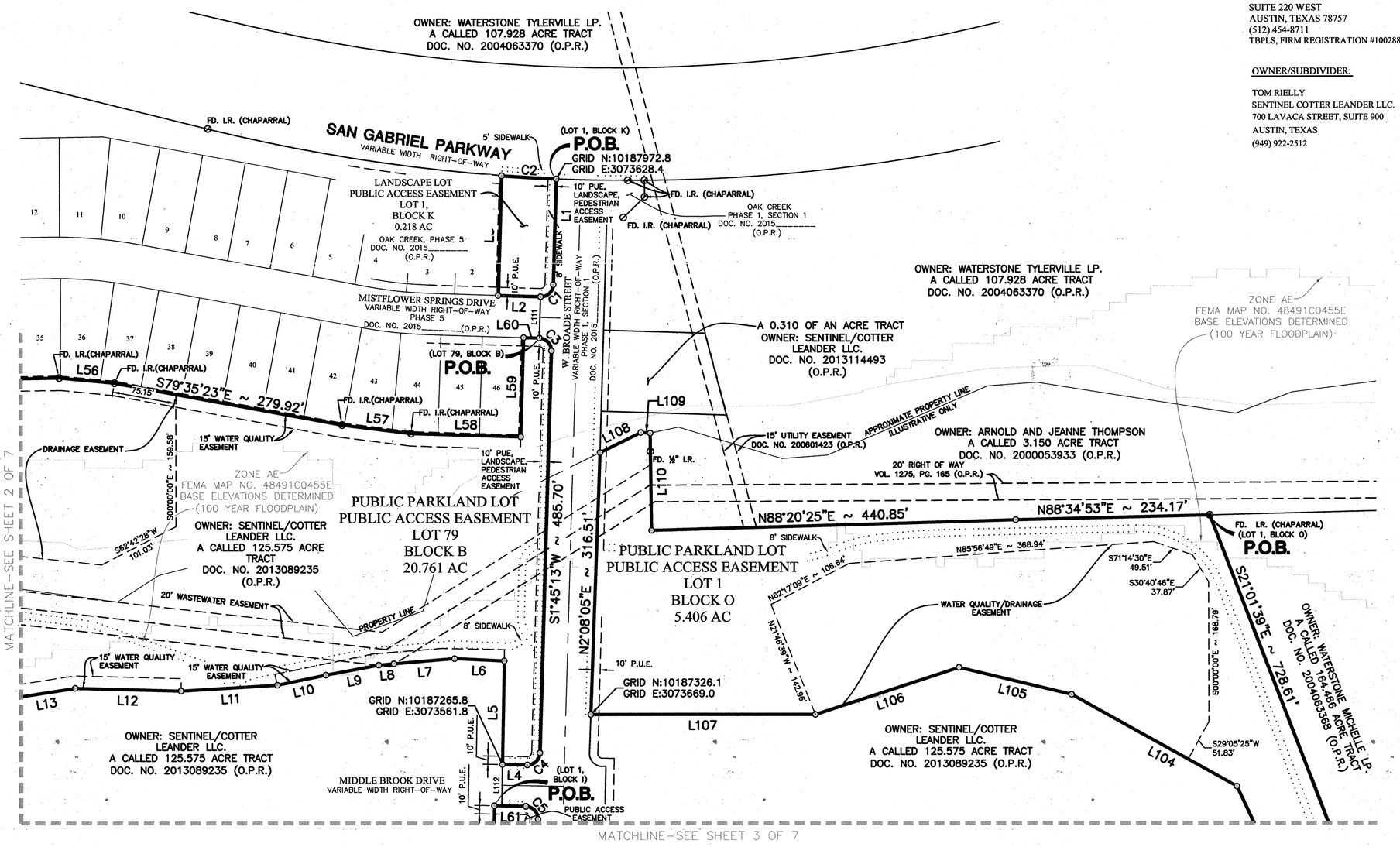
BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.

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



PAPE-DAWSON ENGINEERS

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

Date: Sep 18, 2015, 11:43am User ID: VZurcher
File: H:\survey\CIVIL\50784-01\PLAT\PL50784-01_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.

SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

	FOUND MOUMENT, 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

MISTFLOWER SPRINGS DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
PHASE 5
DOC. NO. 2015_____(O.P.R.)

OAK CREEK PHASE 5
DOC. NO. 2015_____(O.P.R.)

0.039 OF AN ACRE DRAINAGE EASEMENT (PARCEL 9E) DOC. NO. 2005068805 (O.P.R.)

FD. 3/8" I.R.

FD. I.R.(CHAPARRAL)

N88°59'46"E ~ 632.36'

131.21'

N00°59'46"W ~ 177.32'

15' WATER QUALITY EASEMENT

DRAINAGE EASEMENT

PUBLIC PARKLAND LOT
PUBLIC ACCESS EASEMENT
LOT 79
BLOCK B
20.761 AC

ZONE AE
FEMA MAP NO. 48491C0455E
BASE ELEVATIONS DETERMINED
(100 YEAR FLOODPLAIN)

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

APPROXIMATE BOUNDARY LINE ILLUSTRATIVE ONLY

N52°35'48"E ~ 241.79'

20' RIGHT OF WAY VOL. 1275, PG. 185 (O.P.R.)

20' WASTEWATER EASEMENT

N86°55'13"E 25.85'

S46°34'23"E ~ 144.09'

N67°47'19"E ~ 346.40'

8' SIDEWALK

WATER QUALITY/DRAINAGE EASEMENT

N24°28'35"W ~ 148.08'

PROPERTY LINE

N84°01'13"W ~ 380.08'

N90°00'00"W ~ 170.90'

N81°23'38"E ~ 139.44'

S76°25'41"E 48.97'

N53°31'23"E 75.50'

S03°02'17"W ~ 162.13'

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.)

S02°43'39"W 98.73'

15' WATER QUALITY EASEMENT

N02°43'39"E 96.21'

N87°16'21"W ~ 125.36'

N87°16'21"W ~ 300.85'

N87°16'21"W 77.08'

N87°16'21"W ~ 298.90'

10' P.U.E.

N26°56'19"E ~ 227.17'

VARIABLE WIDTH WATER QUALITY EASEMENT

GRID N:10186819.7
GRID E:3071162.4

FD. ½" I.R.

FD. I.R. (RPLS 5043)

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

MATCHLINE - SEE SHEET 1 OF 7

PAPE-DAWSON ENGINEERS
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

Date: Sep 16, 2015, 11:43am User ID: VZurcher
File: H:\survey\CIVIL\50784-01\PLAT\PLS0784-01_OakCreek_Ph_1_Sec_2.dwg

SCALE: 1"= 100'

0' 100' 200' 300'

MATCHLINE–SEE SHEET 1 OF 7

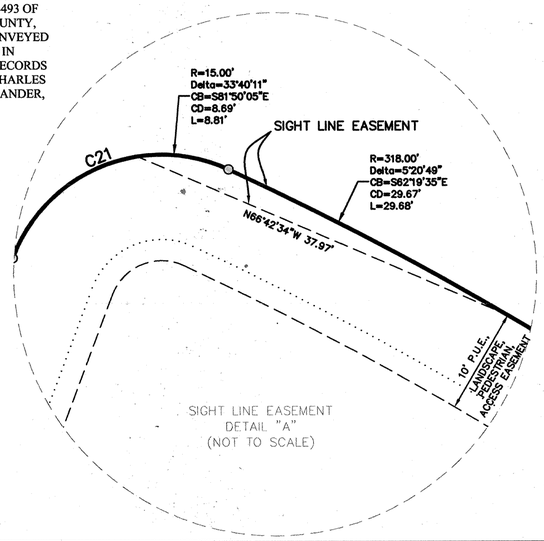
LEGEND

○	FOUND MOUMENT, 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.



SIGHT LINE EASEMENT DETAIL "A" (NOT TO SCALE)

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

PUBLIC PARKLAND LOT
PUBLIC ACCESS EASEMENT
LOT 1
BLOCK O
5.406 AC

CHARLES COCHRAN SURVEY
ABSTRACT 134

OWNER: WATERSTONE MICHELLE LP.
A CALLED 164.466 ACRE TRACT
DOC. NO. 2004063368 (O.P.R.)

GRID N:10186886.7
GRID E:3074679.1

HOA
PARKLAND
LOT 1, BLOCK I
1.667 ACRES

LANDSCAPE LOT
PUBLIC ACCESS EASEMENT
LOT 19
BLOCK L
0.274 ACRE

(LOT 19, BLOCK L)
P.O.B.

LANDSCAPE LOT
PUBLIC ACCESS EASEMENT
LOT 13
BLOCK M
0.165 ACRE

P.O.B.
(LOT 13, BLOCK M)

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

LANDSCAPE/DRAINAGE LOT
PUBLIC UTILITY/PUBLIC ACCESS EASEMENT
LOT 1
BLOCK T
0.104 AC.
OAK CREEK, PHASE 1, SECTION 1
DOC. NO. 2015_____ (O.P.R.)

CHARLES COCHRAN SURVEY
ABSTRACT 134

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

OPEN SPACE/LANDSCAPE LOT
PUBLIC ACCESS EASEMENT
LOT 49
BLOCK A
0.506 ACRE

P.O.C.
(LOT 49, BLOCK A)
(LOT 13, BLOCK M)
(LOT 19, BLOCK L)
FD. MAG NAIL W/SHINER (CHAPARRAL)
N75°04'43"E ~ 300.96'

LOT 1, BLOCK N
FINAL PLAT OF
NORTHSIDE MEADOW, PHASE 1A
DOC. NO. 2014025255 (O.P.R.)

(LOT 49, BLOCK A)
P.O.B.
GRID N:10186084.8
GRID E:3074565.6

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

SOUTH BROOK DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
PHASE 1, SECTION 1
DOC. NO. 2015_____ (O.P.R.)

W. BROADE STREET
VARIABLE WIDTH RIGHT-OF-WAY
PHASE 1, SECTION 1
DOC. NO. 2015_____ (O.P.R.)

STAR THISTLE STREET
VARIABLE WIDTH RIGHT-OF-WAY

CANADIAN SPRINGS DRIVE
VARIABLE WIDTH RIGHT-OF-WAY

PECAN BAYOU DRIVE
50' WIDTH RIGHT-OF-WAY
DOC. NO. 2015_____ (O.P.R.)

SIGHT LINE EASEMENT
SEE DETAIL "A" AND NOTE THIS SHEET

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

SURVEY JOB NO. 50784-01
Date: Sep 18, 2015, 11:42am User ID: VZurcher
File: H:\survey\CIVIL\50784-01\PLAT\PL50784-01_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.

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	149.80'
L46	N66°43'13"E	108.25'
L47	N69°50'23"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°14'18"E	64.31'
L52	N87°19'48"E	65.26'
L53	S63°33'14"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'
L78	N50°57'10"W	138.80'
L79	N42°47'15"W	20.00'
L80	S47°12'45"W	29.30'
L81	S62°55'43"W	24.76'
L82	N27°04'17"W	111.75'

LINE TABLE		
LINE #	BEARING	LENGTH
L83	S42°47'15"E	145.73'
L84	S39°31'07"W	6.76'
L85	N69°27'46"W	157.20'
L86	N69°27'46"W	20.00'
L87	N64°07'47"W	132.43'
L88	N39°31'07"E	13.72'
L89	S69°27'46"E	183.79'
L90	S20°32'14"W	10.68'
L91	S75°04'43"W	258.95'
L92	N14°55'17"W	0.65'
L93	N26°01'01"E	118.50'
L94	N23°16'37"E	6.69'
L95	N69°27'46"W	20.00'
L96	N20°32'14"E	23.46'
L97	N69°27'46"W	131.14'
L98	N20°32'14"E	27.70'
L99	S20°48'21"E	75.31'
L100	N79°58'09"W	199.08'
L101	N10°01'51"E	161.95'
L102	N0°00'00"E	54.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L103	N25°09'23"W	112.68'
L104	N60°54'35"W	227.90'
L105	N76°28'41"W	140.01'
L106	S71°57'27"W	182.94'
L107	S89°59'51"W	271.47'
L108	N63°52'34"E	54.95'
L109	S86°44'26"E	11.33'
L110	S0°44'37"E	117.75'
L111	S1°45'13"W	50.00'
L112	S1°06'05"W	50.00'
L113	N50°28'53"W	48.00'
L114	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'	10°07'16"	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'	12°17'05"	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'	1°17'14"	N80°36'46"W	13.93'	13.93'
C28	465.00'	2°27'52"	N89°35'59"W	20.00'	20.00'

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
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.
3. 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.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
5. 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.
6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. 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.
10. 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.
11. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
14. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
16. 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.
17. OAK CREEK PHASE 1, SECTION 2 IS LOCATED IN THE BRUSHY CREEK WATERSHED.
18. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION, AND WATER QUALITY ARES IN ACCORDANCE WITH OAK CREEK, PHASE 1, SECTION 2 SUBDIVISION CONSTRUCTION PLANS (14-TOD-PICP-051)
19. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
20. 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.
21. LOT 79, BLOCK B; LOT 1, BLOCK O PUBLIC PARKLAND LOT IS HEREBY DEDICATED TO THE CITY OF LEANDER FOR MAINTENANCE IN PERPETUITY.
22. THE HOA MUST MAINTAIN THE PERMANENT POOL IN ALL WATER QUALITY WET BASINS AND IS RESPONSIBLE FOR SECURING THE SOURCE OF THE WATER.
23. A PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED ON LOTS: LOT 1, BLOCK K; LOT 79, BLOCK B; LOT 1, BLOCK O; LOT 1, BLOCK I; LOT 19, BLOCK L; LOT 13, BLOCK M; LOT 49, BLOCK A.

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

Date: Sep 18, 2015, 11:42am User ID: VZurcher
File: H:\Survey\CIVIL\50784-01\PLAT\PL50784-01_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

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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson",
5. N 01°06'05" E, a distance of 125.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
6. N 87°24'19" W, a distance of 60.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
7. S 85°08'53" W, a distance of 73.54 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
8. S 84°44'41" W, a distance of 18.32 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
9. S 79°22'48" W, a distance of 65.41 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
10. S 78°21'57" W, a distance of 60.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
11. S 86°34'55" W, a distance of 116.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
12. N 88°34'50" W, a distance of 127.78 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
13. S 81°05'27" W, a distance of 73.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
14. S 77°17'17" W, a distance of 182.83 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
15. S 81°08'50" W, a distance of 58.79 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
16. S 83°07'04" W, a distance of 58.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
17. N 87°16'21" W, a distance of 298.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
18. S 2°43'39" W, a distance of 125.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
19. N 87°16'21" W, a distance of 40.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
20. N 2°43'39" E, a distance of 125.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
21. N 87°16'21" W, a distance of 300.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
22. S 1°37'57" W, a distance of 125.11 feet to a set ½" 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson",
25. S 84°45'22" W, a distance of 72.32 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
26. S 78°38'16" W, a distance of 72.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
27. S 71°37'03" W, a distance of 72.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
28. S 64°35'50" W, a distance of 72.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
29. S 57°34'38" W, a distance of 72.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
30. S 50°33'25" W, a distance of 72.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
31. S 41°45'52" W, a distance of 92.57 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
32. N 52°34'10" W, a distance of 18.26 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
33. N 47°24'48" W, a distance of 52.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
34. N 88°30'24" W, a distance of 81.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
35. S 80°44'03" W, a distance of 64.87 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
36. S 47°40'31" W, a distance of 76.05 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
37. S 32°46'18" W, a distance of 52.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
38. S 06°41'59" W, a distance of 82.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
39. S 19°48'06" W, a distance of 74.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and,
40. S 41°31'31" W, a distance of 110.22 feet to a set ½" 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 ½" 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 1 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 ½" iron rod,
2. N 07°45'22" W, a distance of 114.04 feet to a found ½" iron rod,
3. N 07°05'26" W, a distance of 89.72 feet to a found ½" 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 ½" iron rod,
6. N 19°14'53" W, a distance of 37.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
7. N 34°39'48" E, a distance of 99.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
8. N 67°40'33" E, a distance of 149.80 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
9. N 52°35'48" E, a distance of 241.79 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
10. N 66°43'13" E, a distance of 108.25 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
11. N 69°50'23" E, a distance of 135.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and,
12. N 77°48'43" E, a distance of 160.41 feet to a set ½" 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, at 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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" W, 21.21 feet, an arc length of 23.56 feet to a set ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson" and,
8. S 01°06'05" W, a distance of 50.00 feet to a set ½" 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 traet 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 ½" 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 ½" 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 ½" 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 ½" 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°45'56", a chord bearing and distance of S 05°58'00" E, 41.39 feet, an arc length of 43.01 feet to a set ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
12. along the arc of said 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson",
14. S 82°58'23" E, a distance of 50.96 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
15. S 89°30'35" E, a distance of 63.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
16. N 53°01'28" E, a distance of 56.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
17. N 49°28'29" E, a distance of 71.20 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
18. N 10°51'29" E, a distance of 48.62 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
19. N 11°17'11" E, a distance of 60.74 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
20. N 22°11'57" W, a distance of 57.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
21. N 23°03'46" W, a distance of 65.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
22. N 40°08'59" W, a distance of 71.39 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
23. N 01°06'05" E, a distance of 120.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
24. S 88°53'55" E, a distance of 8.87 feet to the POINT OF BEGINNING and containing 1.667 acres in the City of Leander, Williamson County, Texas.

PAPE-DAWSON ENGINEERS
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

Date: Aug 31, 2015, 2:13pm User ID: VZurcher
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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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson",
6. N 20°32'14" E, a distance of 23.46 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
7. N 69°27'46" W, a distance of 131.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
8. N 20°32'14" E, a distance of 27.70 feet to a set ½" 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 ½" 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 ½" 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, situate 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson",
2. N 69°27'46" W, a distance of 157.20 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
3. N 69°27'46" W, a distance of 20.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
4. N 64°07'47" W, a distance of 132.43 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
5. N 39°31'07" E, a distance of 14.62 feet to a set ½" 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 ½" 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 ½" 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, situate 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 () courses and distances;

1. N 50°57'10" W, a distance of 138.80 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
2. N 42°47'15" W, a distance of 20.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
3. S 47°12'45" W, a distance of 29.30 feet to a set ½" 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson",
6. N 27°04'17" W, a distance of 111.75 feet to a set ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 four (4) courses and distances:

1. S 01°45'13" W, a distance of 127.71 feet to a set ½" 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 ½" 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 ½" 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 ½" 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, situate 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 ½" iron rod with yellow cap marked "Pape-Dawson" being the northeast corner of said 125.578 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 164.446 acre tract, a distance of 728.61 feet to a set ½" 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 164.446 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 ½" 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 ½" iron rod with yellow cap marked "Pape-Dawson",
3. N 10°01'51" E, a distance of 161.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
4. N 00°00'00" E, a distance of 54.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
5. N 25°09'23" W, a distance of 112.68 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
6. N 60°54'35" W, a distance of 227.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
7. N 76°28'41" W, a distance of 140.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
8. S 71°57'27" W, a distance of 182.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
9. S 89°59'51" W, a distance of 271.47 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
10. N 02°08'05" E, a distance of 316.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
11. N 63°52'34" E, a distance of 54.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and,
12. S 86°44'26" E, a distance of 11.33 feet to a set ½" 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 ½" iron rod and,
2. S 00°44'37" E a distance of 95.50 feet to a set ½" 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.

SHEET 6 OF 7
JOB NO. 50784-01

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
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, 2016, 2:12pm User ID: YZurcher
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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.

OAK CREEK PHASE 1, SECTION 2

SURVEY JOB NO. 50784-01

Date: Sep 01, 2015, 4:00pm User ID: otherera

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINAL 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 1 DAY OF Sept., 2015 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~~ DAVID NAIRNE 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 1st DAY OF September 20 15 AD.

Rhonda Karcher-Logan
NOTARY PUBLIC, STATE OF TEXAS

RHONDA M. KARCHER-LOGAN
MY COMMISSION EXPIRES
August 31, 2018

Rhonda Karcher-Logan August 31, 2018
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. 2013111493 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: David Nairne
TITLE: Authorized Signatory
DATE: Sept. 1, 2015

THE STATE OF Texas

COUNTY OF Travis

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

COUNTY OF ~~Travis~~ THE STATE OF Texas

COUNTY OF Travis 1st DAY OF September PERSONALLY APPEARED David Nairne DID SAY THAT (S)HE IS Authorized Signatory OF 686342 B.C. LTD. A British Columbia ~~(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 1st DAY OF September 20 15

Rhonda Karcher-Logan
NOTARY PUBLIC-STATE OF TEXAS

RHONDA M. KARCHER-LOGAN
MY COMMISSION EXPIRES
August 31, 2018

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.

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
PROFESSIONAL ENGINEER

JAMES A. HUFFCUT, JR., P.E. 55253 9-1-15

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

SURVEYOR'S CERTIFICATION:

I, PARKER J. GRAHAM, 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.

PARKER J. GRAHAM, R.P.L.S. 5556
SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

STATE OF TEXAS
REGISTERED
PARKER GRAHAM
5556
PROFESSIONAL
LAND SURVEYOR

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

PAPE-DAWSON ENGINEERS

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

EXECUTIVE SUMMARY

SEPTEMBER 24, 2015

Agenda Subject: Subdivision Case 15-TOD-FP-019: Consider action on the Oak Creek, Phase 2, Section 1 Final Plat for 7.636 acres more or less; WCAD Parcel R529007 and R529008; generally located to the east of the intersection of South Brook Drive and Swan Flower Street; 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 84 single-family lots, 4 landscape lots, and 4 alley lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:

1. Recordation of restrictive covenants regarding maintenance of alleys.
2. TIA Fees in the amount of $10,584 ($126 X 84 lots) shall be paid prior to recordation.
3. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

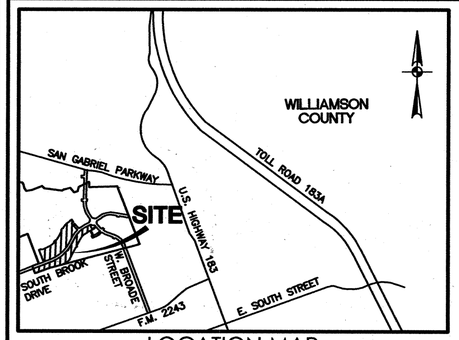
Motion: The Planning & Zoning Commission recommends approval of the final plat for the subject property.

Attachments: 1. Final Plat

Prepared By: Robin M. Griffin, AICP
Senior Planner 09/18/2015

SUBDIVISION PLAT
OF
OAK CREEK PHASE 2, SECTION 1

A 7.636 ACRE, MORE OR LESS, AND A 6.275 ACRE, MORE OR LESS, OUT OF A CALLED 125.575 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SENTINEL/COTTER LEANDER LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY TEXAS.



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 100'

0' 100' 200' 300'

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.

COMBINED SCALE FACTOR:
0.999861806

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

BENCHMARK No. 17
GRID N: 10185549.1
GRID E: 3072303.5
ELEV: 1015.45'

BENCHMARK No. 18
GRID N: 10185337.4
GRID E: 3072386.7
ELEV: 1019.28'

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:

PACESETTER HOMES LLC.
7940 SHOAL CREEK BLVD. STE. 200
AUSTIN, TEXAS 78757
(512) 323-5252

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

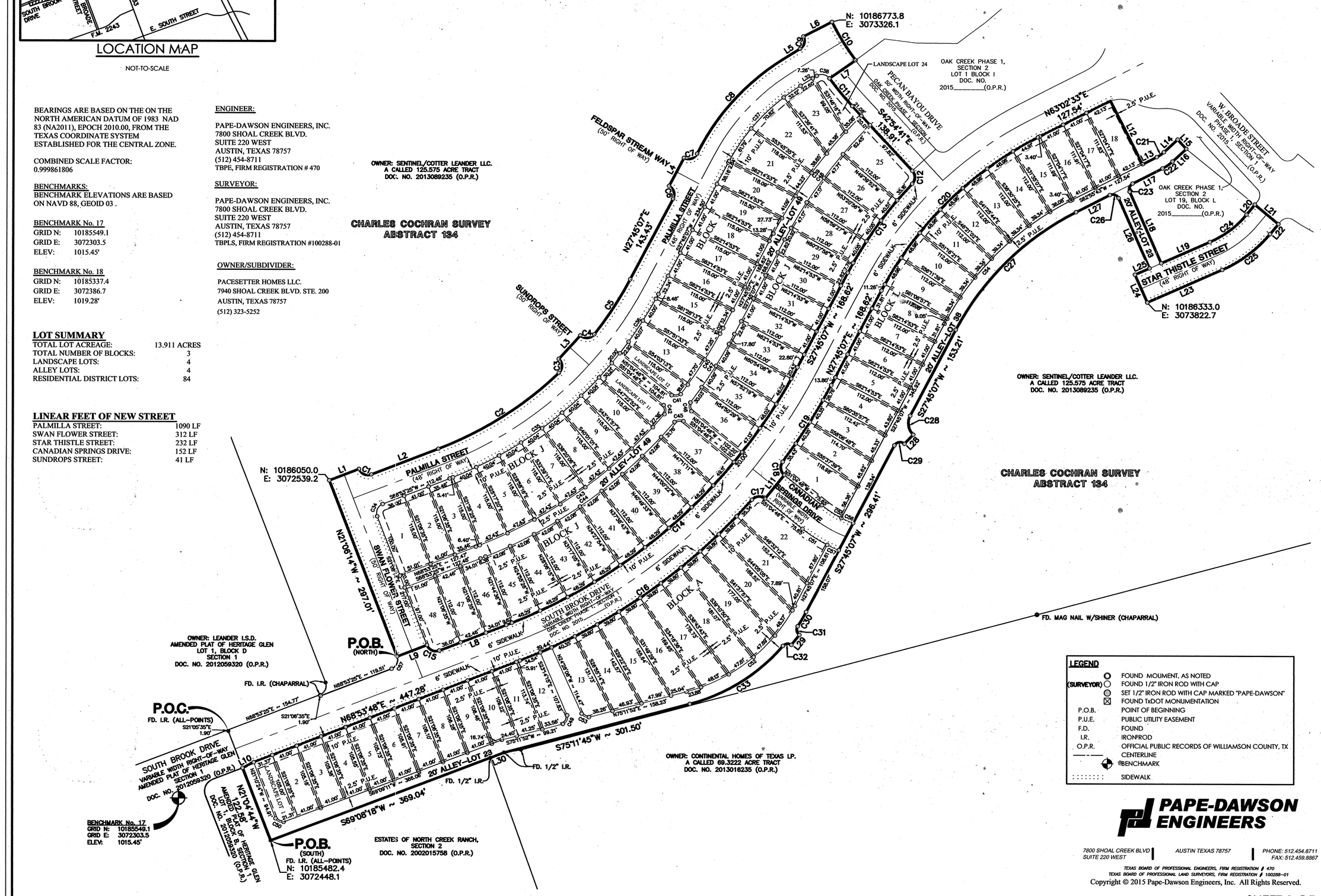
CHARLES COCHRAN SURVEY
ABSTRACT 134

LOT SUMMARY

TOTAL LOT ACREAGE:	13.911 ACRES
TOTAL NUMBER OF BLOCKS:	3
LANDSCAPE LOTS:	4
ALLEY LOTS:	4
RESIDENTIAL DISTRICT LOTS:	84

LINEAR FEET OF NEW STREET

PALMILLA STREET:	1090 LF
SWAN FLOWER STREET:	312 LF
STAR THISTLE STREET:	232 LF
CANADIAN SPRINGS DRIVE:	152 LF
SUNDROPS STREET:	41 LF



LEGEND

	FOUND MOUMENT, 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

PAPE-DAWSON ENGINEERS

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

OAK CREEK PHASE 2, SECTION 1
Civil Job No. 50802-02; Survey Job No. 50784-02
Date: Sep 11, 2015, 11:26pm User ID: YZumbier
File: H:\survey\CIVIL\50784-02\PLAT\FP50784-02_Phase 2_Section 1.dwg

SUBDIVISION PLAT
OF
OAK CREEK PHASE 2, SECTION 1

A 7.636 ACRE, MORE OR LESS, AND A 6.275 ACRE, MORE OR LESS, OUT OF A CALLED 125.575 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SENTINEL/COTTER LEANDER LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY TEXAS.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'21"	S66°06'24"E	21.21'	23.56'
C2	573.00'	22°32'00"	N57°37'25"E	223.90'	225.35'
C3	15.00'	94°06'39"	N0°41'55"W	21.96'	24.64'
C4	15.00'	94°06'39"	N85°11'27"E	21.96'	24.64'
C5	573.00'	10°23'00"	N32°56'37"E	103.70'	103.84'
C6	15.00'	90°00'00"	N17°14'53"W	21.21'	23.56'
C7	15.00'	92°17'22"	N72°13'25"E	21.63'	24.16'
C8	365.00'	32°08'48"	N42°09'20"E	202.11'	204.79'
C9	15.00'	85°27'25"	N15°30'02"E	20.36'	22.37'
C10	440.00'	9°14'57"	S31°51'09"E	70.95'	71.03'
C11	490.00'	6°35'50"	S39°36'46"E	56.39'	56.42'
C12	15.00'	86°26'40"	S0°18'39"W	20.54'	22.63'
C13	630.00'	15°46'52"	S35°38'33"W	172.97'	173.52'
C14	870.00'	41°08'18"	S48°19'16"W	611.33'	624.66'
C15	15.00'	90°00'21"	N66°06'24"W	21.21'	23.56'
C16	930.00'	27°36'16"	N55°05'17"E	443.74'	448.06'
C17	15.00'	87°38'05"	N85°06'12"E	20.77'	22.94'
C18	15.00'	87°38'05"	N7°15'43"W	20.77'	22.94'
C19	923.90'	8°51'42"	N32°09'13"E	142.75'	142.89'
C20	570.00'	35°10'36"	N45°20'25"E	344.48'	349.95'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	50.00'	15°42'58"	N55°04'14"E	13.67'	13.71'
C22	70.00'	15°42'58"	S55°04'14"W	19.14'	19.20'
C23	10.00'	86°45'36"	S19°32'55"W	13.74'	15.14'
C24	156.00'	26°39'00"	N52°50'37"E	71.91'	72.56'
C25	204.00'	26°39'00"	S52°50'37"W	94.03'	94.89'
C26	10.00'	93°14'24"	N70°27'05"W	14.54'	16.27'
C27	438.00'	35°10'36"	S45°20'25"W	264.71'	268.91'
C28	25.00'	74°10'24"	S9°20'05"E	30.15'	32.36'
C29	10.00'	105°49'36"	S80°39'55"W	15.95'	18.47'
C30	290.00'	5°10'33"	S30°20'24"W	26.19'	26.20'
C31	10.00'	88°05'23"	S11°07'01"E	13.90'	15.37'
C32	10.00'	84°15'39"	S82°42'28"W	13.42'	14.71'
C33	290.00'	34°37'13"	S57°53'15"W	172.58'	175.23'
C34	15.00'	89°59'39"	S23°53'36"W	21.21'	23.56'
C35	623.00'	29°03'00"	S54°21'55"W	312.50'	315.87'
C36	623.00'	10°14'56"	S32°52'35"W	111.29'	111.44'
C37	315.00'	30°28'37"	S42°59'26"W	165.59'	167.56'
C38	15.00'	85°27'25"	N79°02'33"W	20.36'	22.37'
C39	762.00'	17°27'23"	N36°28'49"E	231.26'	232.16'
C40	738.00'	9°35'40"	N32°32'57"E	123.44'	123.58'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	10.00'	91°34'27"	N83°08'01"E	14.34'	15.98'
C42	10.00'	91°34'27"	N5°17'32"W	14.34'	15.98'
C43	738.00'	28°23'43"	N54°41'33"E	362.02'	365.75'
C44	758.00'	28°28'39"	S54°39'06"W	372.88'	376.74'
C45	10.00'	88°30'28"	S84°40'08"W	13.96'	15.45'
C46	10.00'	88°30'28"	S6°49'32"E	13.96'	15.45'
C47	758.00'	9°40'35"	S32°35'25"W	127.86'	128.01'
C48	742.00'	17°24'21"	N36°27'17"E	224.54'	225.41'
C49	10.00'	98°26'07"	S25°58'48"W	15.14'	17.18'
C50	10.00'	89°40'25"	N66°00'37"W	14.10'	15.65'
C51	224.00'	11°52'05"	S57°00'48"E	46.32'	46.40'
C52	270.00'	47°26'45"	N51°28'29"E	217.25'	223.58'
C53	10.00'	80°22'03"	N64°37'07"W	12.90'	14.03'
C54	458.00'	35°10'36"	S45°20'25"W	276.79'	281.19'
C55	176.00'	18°35'26"	N60°22'28"W	56.86'	57.11'
C56	176.00'	6°31'54"	S66°24'14"E	20.05'	20.06'
C57	224.00'	5°07'33"	N65°30'37"W	20.03'	20.04'
C57	15.00'	89°59'35"	N23°53'34"E	21.21'	23.56'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N68°53'46"E	50.00'
L2	N68°53'25"E	112.45'
L3	N42°14'46"E	50.00'
L4	N27°45'07"E	50.00'
L5	N58°13'44"E	29.86'
L6	N62°46'19"E	50.00'
L7	S55°07'11"W	50.02'
L8	S68°53'25"W	112.49'
L9	S68°53'12"W	50.00'
L10	N62°30'48"E	19.64'
L11	N38°55'14"E	48.00'
L12	S27°04'17"E	111.75'
L13	N62°55'43"E	24.76'
L14	N47°12'45"E	29.30'
L15	S42°47'15"E	20.00'
L16	S47°12'45"W	29.30'
L17	S62°55'43"W	52.66'
L18	S23°49'52"E	123.15'
L19	N66°10'08"E	83.45'
L20	N39°31'07"E	20.53'

LINE TABLE

LINE #	BEARING	LENGTH
L21	S50°28'53"E	48.00'
L22	S39°31'07"W	20.53'
L23	S66°10'08"W	128.28'
L24	N23°49'52"W	48.00'
L25	N66°10'08"E	24.83'
L26	N23°49'52"W	120.89'
L27	S62°55'43"W	59.58'
L28	S43°34'43"W	20.00'
L29	S38°39'46"W	20.04'
L30	S68°39'40"W	22.69'
L32	S58°13'44"W	29.86'
L44	S27°45'07"W	153.21'
L46	S27°45'07"W	296.41'
L50	N21°06'14"W	297.01'
L51	S27°45'07"W	168.62'
L52	N68°53'48"E	447.28'
L53	S75°11'45"W	301.50'
L54	N27°45'07"E	168.62'

BLOCK A

LOT No.	AREA	LOT TYPE
1	3264 SQ. FT.	LANDSCAPE LOT
2	4309 SQ. FT.	SINGLE FAMILY
3	4316 SQ. FT.	SINGLE FAMILY
4	4324 SQ. FT.	SINGLE FAMILY
5	4331 SQ. FT.	SINGLE FAMILY
6	4339 SQ. FT.	SINGLE FAMILY
7	4346 SQ. FT.	SINGLE FAMILY
8	4354 SQ. FT.	SINGLE FAMILY
9	4361 SQ. FT.	SINGLE FAMILY
10	4400 SQ. FT.	SINGLE FAMILY
11	4571 SQ. FT.	SINGLE FAMILY
12	4931 SQ. FT.	SINGLE FAMILY
13	5467 SQ. FT.	SINGLE FAMILY
14	5853 SQ. FT.	SINGLE FAMILY
15	6401 SQ. FT.	SINGLE FAMILY
16	7055 SQ. FT.	SINGLE FAMILY
17	7615 SQ. FT.	SINGLE FAMILY
18	7878 SQ. FT.	SINGLE FAMILY
19	7838 SQ. FT.	SINGLE FAMILY
20	7495 SQ. FT.	SINGLE FAMILY
21	6886 SQ. FT.	SINGLE FAMILY
22	8042 SQ. FT.	SINGLE FAMILY
23	25516 SQ. FT.	ALLEY

BLOCK J

LOT No.	AREA	LOT TYPE
1	5817 SQ. FT.	SINGLE FAMILY
2	4715 SQ. FT.	SINGLE FAMILY
3	4757 SQ. FT.	SINGLE FAMILY
4	5029 SQ. FT.	SINGLE FAMILY
5	5029 SQ. FT.	SINGLE FAMILY
6	5029 SQ. FT.	SINGLE FAMILY
7	5029 SQ. FT.	SINGLE FAMILY
8	5029 SQ. FT.	SINGLE FAMILY
9	5029 SQ. FT.	SINGLE FAMILY
10	5029 SQ. FT.	SINGLE FAMILY
11	3879 SQ. FT.	LANDSCAPE
12	2956 SQ. FT.	LANDSCAPE
13	5047 SQ. FT.	SINGLE FAMILY
14	5017 SQ. FT.	SINGLE FAMILY
15	4781 SQ. FT.	SINGLE FAMILY
16	4715 SQ. FT.	SINGLE FAMILY
17	4715 SQ. FT.	SINGLE FAMILY
18	4715 SQ. FT.	SINGLE FAMILY
19	4720 SQ. FT.	SINGLE FAMILY
20	4781 SQ. FT.	SINGLE FAMILY
21	6284 SQ. FT.	SINGLE FAMILY
22	6284 SQ. FT.	SINGLE FAMILY
23	5203 SQ. FT.	SINGLE FAMILY
24	2488 SQ. FT.	LANDSCAPE
25	6212 SQ. FT.	SINGLE FAMILY
26	4941 SQ. FT.	SINGLE FAMILY

BLOCK J

LOT No.	AREA	LOT TYPE
27	4884 SQ. FT.	SINGLE FAMILY
28	4884 SQ. FT.	SINGLE FAMILY
29	4721 SQ. FT.	SINGLE FAMILY
30	4592 SQ. FT.	SINGLE FAMILY
31	4592 SQ. FT.	SINGLE FAMILY
32	4592 SQ. FT.	SINGLE FAMILY
33	4695 SQ. FT.	SINGLE FAMILY
34	4822 SQ. FT.	SINGLE FAMILY
35	4822 SQ. FT.	SINGLE FAMILY
36	4846 SQ. FT.	SINGLE FAMILY
37	5054 SQ. FT.	SINGLE FAMILY
38	5061 SQ. FT.	SINGLE FAMILY
38	16799 SQ. FT.	ALLEY
39	5061 SQ. FT.	SINGLE FAMILY
40	5061 SQ. FT.	SINGLE FAMILY
41	5061 SQ. FT.	SINGLE FAMILY
42	5061 SQ. FT.	SINGLE FAMILY
43	5061 SQ. FT.	SINGLE FAMILY
44	5061 SQ. FT.	SINGLE FAMILY
45	5061 SQ. FT.	SINGLE FAMILY
46	4818 SQ. FT.	SINGLE FAMILY
47	4756 SQ. FT.	SINGLE FAMILY
48	5664 SQ. FT.	SINGLE FAMILY
49	25865 SQ. FT.	ALLEY

BLOCK L

LOT No.	AREA	LOT TYPE
1	6636 SQ. FT.	SINGLE FAMILY
2	5003 SQ. FT.	SINGLE FAMILY
3	4854 SQ. FT.	SINGLE FAMILY
4	4728 SQ. FT.	SINGLE FAMILY
5	4592 SQ. FT.	SINGLE FAMILY
6	4592 SQ. FT.	SINGLE FAMILY
7	4592 SQ. FT.	SINGLE FAMILY
8	4700 SQ. FT.	SINGLE FAMILY
9	4945 SQ. FT.	SINGLE FAMILY
10	4945 SQ. FT.	SINGLE FAMILY
11	4945 SQ. FT.	SINGLE FAMILY
12	4945 SQ. FT.	SINGLE FAMILY
13	4945 SQ. FT.	SINGLE FAMILY
14	4945 SQ. FT.	SINGLE FAMILY
15	4916 SQ. FT.	SINGLE FAMILY
16	4590 SQ. FT.	SINGLE FAMILY
17	4587 SQ. FT.	SINGLE FAMILY
18	4710 SQ. FT.	SINGLE FAMILY
23	11162 SQ. FT.	ALLEY
38	16799 SQ. FT.	ALLEY

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER TEXAS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. 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 TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
7. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. 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.
10. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SOUTH BROOK DRIVE, SWAN FLOWER STREET, PALMILLA STREET, SUNDROPS STREET, FELDSPAR STREAM WAY, PECAN BAYOU DRIVE, STAR THISTLE STREET AND CANADIAN SPRINGS DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
12. NO LOT IN THIS SUBDIVISION IN ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0455E EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
13. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
14. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
15. 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.
16. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 11, 12 & 24 BLOCK J AND LOT 1, BLOCK A ALONG WITH ALL ALLEY WAYS (LOT 49, BLOCK J; LOT 23; BLOCK A; LOT 38, BLOCK L) THE CITY RETAINS AUTHORITY TO RECOVER ATTORNEY FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT OF MAINTAINING SAID LOTS AND ALLEY WAYS.
17. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
18. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
19. LOTS WITH FRONTAGE ONTO AN ALLEY MUST TAKE ACCESS FROM THE ALLEY AND NOT THE ADJACENT SIDE STREET.
20. THE HOA SHALL PROVIDE PERPETUAL MAINTENANCE OF THE ALLEYS PER THE HOA BYLAWS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.

PAPE-DAWSON ENGINEERS

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

OAK CREEK PHASE 2, SECTION 1
Civil Job No. 50802-02; Survey Job No. 50784-02
Date: Sep 09, 2015, 11:54am User ID: VZuniga
File: n:\survey\Civil\50784-02\PLAT\VP50784-02_Phase 2_Section 1.dwg

SUBDIVISION PLAT
OF
OAK CREEK PHASE 2, SECTION 1

A 7.636 ACRE, MORE OR LESS, AND A 6.275 ACRE, MORE OR LESS, OUT OF A CALLED 125.575 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SENTINEL/COTTER LEANDER LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY TEXAS.

FIELD NOTES
FOR
PHASE 2, SECTION 1
(NORTH)

A 7.636 acre tract out of a called 125.575 acre tract, described in conveyance to Sentinel/Cotter Leander LLC, in Special Warranty Deed recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract No. 134, Williamson County Texas. Said 7.636 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 ½" iron rod with yellow cap marked "Pape-Dawson", being a point in the northeast right of way line of said South Brook Drive, same being a point in a west line of said called 125.575 acre tract, from which a found iron rod with cap marked "ALL POINTS" bears S 21°04'24" E, 1.90 feet being a point in the northeast right of way line of said South Brook Drive, same being a southeast corner of Lot 1, Block D of said Amending Plat of Heritage Glen, also being a northwest corner of said called 125.575 acre tract;

THENCE: N 68°53'25" E, departing the northeast right of way line of said South Brook Drive, with the south line of said Lot 1, Block D and a north line of said 125.575 acre tract, a distance of 154.77 feet to a found iron rod with cap marked "Chaparral";

THENCE departing the south line of said Lot 1, Block D, through the interior of said 125.575 acre tract the following three (3) courses and distances for the herein described tract;

1. S 21°06'35" E, a distance of 1.90 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
2. N 68°53'25" E, a distance of 119.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature and,
3. along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 89°59'35", a chord bearing and distance of N 23°53'34" E, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the POINT OF BEGINNING of herein described tract;

THENCE continuing through the interior of said 125.575 acre tract the following twenty-sight (28) courses and distances for the herein described tract;

1. N 21°06'14" W, a distance of 297.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
2. N 68°53'46" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
3. along the arc of said curve to the left, 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
4. N 68°53'25" E, a distance of 112.45 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
5. along the arc of said curve to the left, having radius of 573.00 feet, a central angle of 22°32'00", a chord bearing and distance of N 57°37'25" E, 223.90 feet, an arc length of 225.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
6. along the arc of said curve to the left, having radius of 15.00 feet, a central angle of 94°06'39", a chord bearing and distance of N 00°41'55" W, 21.96 feet, an arc length of 24.64 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
7. N 42°14'46" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangency curvature,
8. along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 94°06'39", a chord bearing and distance of N 85°11'27" E, 21.96 feet, an arc length of 24.64 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature,
9. along the arc of said curve to the left, having radius of 573.00 feet, a central angle of 10°23'00", a chord bearing and distance of N 32°56'37" E, 103.70 feet, an arc length of 103.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
10. N 27°45'07" E, a distance of 143.43 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
11. along the arc of said curve to the left, having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 17°14'53" W, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
12. N 27°45'07" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
13. along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 92°17'22", a chord bearing and distance of N 72°13'25" E, 21.63 feet, an arc length of 24.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
14. along the arc of said curve to the right, having a radius of 365.00 feet, a central angle of 32°08'48", a chord bearing and distance of N 42°09'20" E, 202.11 feet, an arc length of 204.79 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
15. N 58°13'44" E, a distance of 29.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
16. along the arc of said curve to the left, having radius of 15.00 feet, a central angle of 85°27'25", a chord bearing and distance of N 15°30'02" E, 20.36 feet, an arc length of 22.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
17. N 62°46'19" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
18. along the arc of said curve to the left, having a radius of 440.00 feet, a central angle of 09°14'57", a chord bearing and distance of S 31°51'09" E, 70.95 feet, an arc length of 71.03 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
19. S 55°07'11" W, a distance of 50.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
20. along the arc of said curve to the left, having a radius of 490.00 feet, a central angle of 06°35'50", a chord bearing and distance of S 39°36'46" E, 56.39 feet, an arc length of 56.42 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
21. S 42°54'41" E, a distance of 138.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
22. along the arc of said curve to the right, having radius of 15.00 feet, a central angle of 86°26'40", a chord bearing and distance of S 00°18'39" W, 20.54 feet, an arc length of 22.63 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
23. along the arc of said curve to the left, having radius of 630.00 feet, a central angle of 15°46'52", a chord bearing and distance of S 35°38'33" W, 172.97 feet, an arc length of 173.52 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
24. S 27°45'07" W, a distance of 168.62 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
25. along the arc of said curve to the right, having radius of 870.00 feet, a central angle of 41°08'18", a chord bearing and distance of S 48°19'16" W, 611.33 feet, an arc length of 624.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
26. S 68°53'25" W, a distance of 112.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
27. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 89°59'31", a chord bearing and distance of N 66°05'59" W, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 68°53'12" W, a distance of 50.00 feet to the POINT OF BEGINNING

FIELD NOTES
FOR
PHASE 2, SECTION 1
(SOUTH)

A 6.275 acre tract out of a called 125.575 acre tract, described in conveyance to Sentinel/Cotter Leander LLC, in Special Warranty Deed recorded in Document No. 2013089235 of the Official Public Records of Williamson County, Texas, situated in the Charles Cochran Survey, Abstract No. 134, Williamson County Texas. Said 7.636 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 iron rod with cap marked "All-Points" being the southwest corner of said 125.575 acre tract, same being the northwest corner of Estates of North Creek Ranch, Section 2 recorded in Document No. 2002015758 of the Official Public Records of Williamson County, Texas, also being the southeast corner of Lot 1, Block B, Section 1 of the Amended Plat of Heritage Glen recorded in Document No. 2012059320 of the Official Public Records of Williamson County, Texas;

THENCE N 21°04'44" W, with the west line of said 125.575 acre tract, same being the east line of said Lot 1, Block B, a distance of 122.58 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the northeast corner of said Lot 1, Block B, also being a point in the south right of way line of South Brook Drive, a variable width right of way recorded in said Amended Plat of Heritage Glen, also being a point in the west line of said 125.575 acre tract,

THENCE departing the east line of said Lot 1, Block B, through the interior of said 125.575 acre tract the following forty-four (44) courses and distances:

1. N 62°30'48" E, a distance of 19.64 feet set ½" iron rod with yellow cap marked "Pape-Dawson",
2. N 68°53'48" E, a distance of 447.28 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
3. along the arc of said curve to the left, having a radius of 930.00 feet, a central angle of 27°36'16", a chord bearing and distance of N 55°05'17" E, 443.74 feet, an arc length of 448.06 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
4. along the arc of said curve to the right, having radius of 15.00 feet, a central angle of 87°38'05", a chord bearing and distance of N 85°06'12" E, 20.77 feet, an arc length of 22.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
5. N 38°55'14" E, a distance of 48.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
6. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 87°38'05", a chord bearing and distance of N 07°15'43" W, 20.77 feet, an arc length of 22.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
7. along the arc of said curve to the left, having a radius of 923.90 feet, a central angle of 08°51'42", a chord bearing and distance of N 32°09'13" E, 142.75 feet, an arc length of 142.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
8. N 27°45'07" E, a distance of 168.62 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
9. along the arc of said curve to the right, said curve having radius of 570.00 feet, a central angle of 35°10'36", a chord bearing and distance of N 45°20'25" E, 344.48 feet, an arc length of 349.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
10. N 63°02'33" E, a distance of 127.54 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
11. S 27°04'17" E, a distance of 111.75 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
12. N 62°55'43" E, a distance of 24.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
13. along the arc of said curve to the left said curve having radius of 50.00 feet, a central angle of 15°42'58", a chord bearing and distance of N 55°04'14" E, 13.67 feet, an arc length of 13.71 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
14. N 47°12'45" E, a distance of 29.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
15. S 42°47'15" E, a distance of 20.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
16. S 47°12'45" W, a distance of 29.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
17. along the arc of said curve to the right, having a radius of 70.00 feet, a central angle of 15°42'58", a chord bearing and distance of S 55°04'14" W, 19.14 feet, an arc length of 19.20 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
18. S 62°55'43" W, a distance of 52.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
19. along the arc of said curve to the left, having a radius of 10.00 feet, a central angle of 86°45'36", a chord bearing and distance of S 19°32'55" W, 13.74 feet, an arc length of 15.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
20. S 23°49'52" E, a distance of 123.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
21. N 66°10'08" E, a distance of 83.45 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
22. along the arc of said curve to the left, having a radius of 156.00 feet, a central angle of 26°39'00", a chord bearing and distance of N 52°50'37" E, 71.91 feet, an arc length of 72.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
23. N 39°31'07" E, a distance of 20.53 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
24. S 50°28'53" E, a distance of 48.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
25. S 39°31'07" W, a distance of 20.53 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
26. along the arc of said curve to the right, having radius of 204.00 feet, a central angle of 26°39'00", a chord bearing and distance of S 52°50'37" W, 94.03 feet, an arc length of 94.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
27. S 66°10'08" W, a distance of 128.28 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
28. N 23°49'52" W, a distance of 48.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
29. N 66°10'08" E, a distance of 24.83 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
30. N 23°49'52" W, a distance of 120.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
31. along the arc of said curve to the left, having radius of 10.00 feet, a central angle of 93°14'24", a chord bearing and distance of N 70°27'05" W, 14.54 feet, an arc length of 16.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
32. S 62°55'43" W, a distance of 59.58 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
33. along the arc of said curve to the left, having radius of 438.00 feet, a central angle of 35°10'36", a chord bearing and distance of S 45°20'25" W, 264.71 feet, an arc length of 268.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
34. S 27°45'07" W, a distance of 153.21 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
35. along the arc of said curve to the left, having radius of 25.00 feet, a central angle of 74°10'24", a chord bearing and distance of S 09°20'05" E, 30.15 feet, an arc length of 32.36 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
36. S 43°34'43" W, a distance of 20.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
37. along the arc of said curve to the left, having a radius of 10.00 feet, a central angle of 105°49'36", a chord bearing and distance of S 80°39'55" W, 15.95 feet, an arc length of 18.47 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
38. S 27°45'07" W, a distance of 296.41 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
39. along the arc of said curve to the right, having a radius of 290.00 feet, a central angle of 05°10'33", a chord bearing and distance of S 30°20'24" W, 26.19 feet, an arc length of 26.20 feet to a point;
40. along the arc of said curve to the left, having a radius of 10.00 feet, a central angle of 88°05'23", a chord bearing and distance of S 11°07'01" E, 13.90 feet, an arc length of 15.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
41. S 38°39'46" W, a distance of 20.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
42. along the arc of said curve to the left, having a radius of 10.00 feet, a central angle of 84°15'39", a chord bearing and distance of S 82°42'28" W, 13.42 feet, an arc length of 14.71 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", and point of reverse curvature,
43. along the arc of said curve to the right, having a radius of 290.00 feet, a central angle of 34°37'13", a chord bearing and distance of S 57°53'15" W, 172.58 feet, an arc length of 175.23 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
44. S 75°11'45" W, a distance of 301.50 feet to a found ½" iron rod being a point in the north line of 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 a point in the south line of said 125.575 acre tract;

THENCE S 68°39'40" W, with the south line of said 125.575 acre tract, same being the north line of said 69.3222 acre tract, a distance of 22.69 feet to a found ½" iron rod being a point in the south line of said 125.575 acre tract, same being the northwest corner of said 69.3222 acre tract, also being the northeast corner of the aforementioned Estates of North Creek Ranch, Section 2;

THENCE S 69°08'18" W, with the south line of said 125.575 acre tract, same being the north line of said Estates of North Creek Ranch, Section 2, a distance of 369.04 feet to the POINT OF BEGINNING and containing 6.275 acres in the in the City of Leander, Williamson County, Texas.

PAPE-DAWSON ENGINEERS

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

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

OAK CREEK PHASE 2, SECTION 1
Civil Job No. 50802-02; Survey Job No. 50784-02
Date: Sep 08, 2015, 2:42pm User ID: VZachar
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SUBDIVISION PLAT
OF
OAK CREEK PHASE 2, SECTION 1

A 7.636 ACRE, MORE OR LESS, AND A 6.275 ACRE, MORE OR LESS, OUT OF A CALLED 125.575 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SENTINEL/COTTER LEANDER LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF Travis

KNOW ALL MEN BY THE PRESENTS:

THAT PACESETTER HOMES L.L.C., BEING THE OWNER OF A 7.655 ACRE TRACT AND A 6.282 ACRE TRACT A SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015056611 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 7.636 ACRES AND 6.275 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 2, 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 3rd DAY OF September, 2015 A.D.

BY: Tom Lynch
PACESETTER HOMES, LLC.
7940 SHOAL CREEK BLVD. STE. 200
AUSTIN TX, 78757
(512) 323-5252

STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM LYNCH, 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 3rd DAY OF September, 2015, AD.

J. Kathleen Wycoff
NOTARY PUBLIC, STATE OF TEXAS

J. Kathleen Wycoff 10/15/2018
PRINTED NAME MY COMMISSION EXPIRES

J KATHLEEN WYCOFF
MY COMMISSION EXPIRES
October 15, 2018

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 SEPTEMBER 16, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013089235.

LIENHOLDER NAME: SOUTH TEXAS DIVISION (NNLS ID# 1212241) BANK OF THE OZARKS

NAME: JULIE CRIPE
TITLE: PRESIDENT
DATE: 9-3-2015 Julie Cripe

THE STATE OF Texas
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 3rd DAY OF Sept. 2015 PERSONALLY APPEARED Julie Cripe, DID SAY THAT (S)HE IS President OF Bank of the Ozarks, 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 3rd DAY OF September 20 15.

J. Kathleen Wycoff
NOTARY PUBLIC-STATE OF TEXAS

J KATHLEEN WYCOFF
MY COMMISSION EXPIRES
October 15, 2018

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.

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

James A Huffcut JR 7-11-15
JAMES A. HUFFCUT, JR., P.E. 55253

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

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
PROFESSIONAL ENGINEER

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.

September 2, 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
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

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

PAPE-DAWSON ENGINEERS

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

OAK CREEK PHASE 2, SECTION 1
Civil Job No. 50802-02; Survey Job No. 50784-02
Date: Sep 03, 2015, 11:27am User ID: VZurcher
File: K:\Survey\Civil\50784-02\PLAT\50784-02_Phase 2_Section 1.dwg

EXECUTIVE SUMMARY

SEPTEMBER 24, 2015

Agenda Subject: Comprehensive Plan Case 15-CPA-007: Hold a public hearing and consider action on the adoption of an updated Comprehensive Plan including the adoption of a future land use plan and map that provides guidance for appropriate zoning and land use regulations throughout the City, goals for future growth and development, and an action plan for implementation.

Background: The City Charter requires the City to prepare a comprehensive plan and to review and consider amendments every five years. The last time the plan received a major update was in 2009. The City Council and Planning & Zoning Commission conducted a joint meeting in August of 2014 to discuss the comprehensive plan update process. The City Council approved the update process in October 2014 and included funds in the FY 2014-15 budget for consulting services to update the comprehensive plan.

In December 2014, the Council approved a contract with LandDesign to prepare the 2015 update to the comprehensive plan and appointed an 11 member steering committee to work with LandDesign throughout the update process.

Three community meetings (April 7th, June 3rd, and August 11th) have been conducted to solicit input from Leander citizens and stakeholders. In addition to those meetings, an all day series of stakeholder meetings (February 25th) was also conducted to gather input from representatives of specific stakeholder groups including the following:

- Neighborhood Associations
- Parks and Recreation Agencies
- Utility Providers
- Education Agencies
- Religious Leaders
- Economic Development Agencies
- Surrounding Cities and Counties
- Real Estate Brokers
- Home Builders
- Transportation Agencies

- Local Business Owners

There have been five Steering Committee meetings (January 14th, February 24th, April 8th, June 4th, and August 10th) including one joint meeting of Planning & Zoning Commission, Council and the Steering Committee (June 4th). LandDesign also presented to City Council on January 15th.

The consultants have provided the Final Draft of the Comprehensive Plan Update for review.

Origination: Applicant: City of Leander.

Financial Consideration: None

Recommendation: Staff recommends approval of the Comprehensive Plan Update with the revisions that will be provided at the meeting.

Attachments: 1. Comprehensive Plan Update

Prepared By: Robin M. Griffin, AICP
Senior Planner 09/18/2015

DESTINATION LEANDER

COMPREHENSIVE PLAN

CONNECTION. CONVENIENCE. COMMUNITY.

Draft Report | September 2015

Ordinance

ACKNOWLEDGEMENTS

Thank you to all the organizations and individuals who committed their time, insight, and energy to this effort. This plan is the result of the seamless coordination among city staff, the steering committee and the consultant team. Their efforts have leveraged the ideas gathered through an extensive public engagement strategy and community work sessions into a collection of goals and recommendations that will make Leander a destination of choice for years to come.

Mayor and City Council

Christopher Fielder - Mayor
Andrea Navarette - Mayor Pro Tem, Place 1
Michelle Stephenson - Place 2
Shanan Shepherd - Place 3
Rob Abruzzese - Place 4
Jeff Seiler - Place 5
Troy Hill - Place 6

Planning and Zoning Commission

Sid Sokol - Chairman, Place 4
Richard Allen - Vice Chairman, Place 5
Christiane "Chris" Schwendenmann - Place 1
Joel Wixson - Place 2
Jason Anderson - Place 3
Betty Saenz - Place 6
Marshall Hines - Place 7

Steering Committee

Ron Abruzzese - Council Member, Place 4
Jason Anderson - Planning and Zoning Commissioner
Bridget Brandt - Leander Chamber of Commerce
Michael Cook - Economic Development Committee
Nancy Knickerbocker-Penick - Public Arts Commission
Virginia Naumann - TIRZ Board Member
Jeff Seiler - Councilmember, Place 5
Jayne Serna - Parks Board Member
David Siebold - Citizen-at-Large
Will Streit - Leander ISD, Place 7, Board of Trustees
Dr. Vic Villarreal - Vice Chair of The Board & Trustee of ACC District
Joel Wixson - Commissioner, Place 2

City of Leander Management

Kent Cagle - City Manager
Tom Yantis - Assistant City Manager

City of Leander Staff and Technical Team

Linda Alger - Building Official
Steve Bosak - Parks & Recreation Director
Terri Crauford - Assistant City Engineer
Joshua Davis - Fire Marshall
Bill Gardner - Fire Chief
Robin Griffin - Senior Planner
Michael Lafferty - Engineer
Greg Minton - Police Chief
Dale Murphy - K Friese Engineer
Mike O'Neal - Engineer
Ellen Pizalate - Planning Coordinator
Robert Powers - Finance Director
Martin Siwek - Planner
Ivah Sorber - WCCHD
Wayne Watts - City Engineer
Mark Willis - Economic Development Director
Pat Womack - Public Works Director
Eric Zeno - Economic Development Manager

Consultant Team

Kate Pearce - LandDesign
Heth Kendrick - LandDesign
Meg Nealon - LandDesign
Jake Petrosky - LandDesign
Kathy Riley - LandDesign
Cara Murph - LandDesign
Marcela Aguirre- RS&H
Becky Bray - RS&H
Rick Mobley - RS&H

CONTENTS

HOW TO USE THIS PLAN

This plan is organized into five chapters. A brief synopsis of each chapter's purpose is defined below.

CHAPTER ONE: Destination Leander

- This chapter introduces the plan and summarizes short-term priorities.

CHAPTER TWO: A Plan for Leander's Future

- Chapter Two explains the plan's purpose, planning process, and public involvement strategy.

CHAPTER THREE: Leander Today

- The third chapter graphically summarizes key opportunities and issues.

CHAPTER FOUR: Leander Tomorrow

- The city's vision, the goals the community and other invested parties developed during the planning processes, and the future land use and transportation policy guidelines are highlighted in Chapter Four.

CHAPTER FIVE: From Vision to Action

- Chapter Five provides a comprehensive set of recommendations and implementation strategies that will help the City achieve its vision.

CHAPTER SIX: Measuring Success

- To measure success and ensure that the community's vision is achieved, Chapter Six includes a matrix which illustrates and defines the time frames, responsible parties and metrics for implementing the recommendations in this plan.

1. DESTINATION LEANDER

WHAT IS DESTINATION LEANDER AND WHY DO WE NEED THIS PLAN?

Chapter One
DESTINATION LEANDER

Leander is at an exciting and critical point in its growth and development. At no time in the city's history have its neighborhoods welcomed so many people. From a population of 3,398 in 1990 to an estimate of 38,206 in 2015, Leader grew by 488%, making it the fourth fastest-growing city in the state of Texas.

This explosive rate of growth is expected to continue. Within the next five years, the population is projected to reach more than 50,000 residents, requiring the addition of more than 7,000 new homes. City of Leaders recognize that residential growth is just part of what is necessary to create a successful and resilient community. Businesses are also needed to provide jobs for existing and future residents. Commercial services, shops and restaurants are required not only to meet local demand, but also to contribute to the tax base that finances municipal services and amenities. Finally, cultural, recreational and civic destinations are vital to a healthy and vibrant community.

One such destination that will have a significant impact on the city's future is the planned construction of the 100-acre Leander campus of Austin Community College (ACC). The ACC campus will bring a large population of students, faculty and staff to Leander each week. It is also likely that many of these individuals will make Leander their permanent residence. The city must prepare to accommodate this community and capitalize on the market opportunity of having a significantly-increased daytime population.

The projected population and need for additional jobs, shopping options and services, along with the opportunities generated by the completion of the ACC campus, will result in significant development, land use, and transportation impacts on the city. For these, as well as many other reasons, the City of Leander once again decided to proactively address the direction of growth through an update to the comprehensive plan.

Throughout the comprehensive planning process public opinion was gathered through a variety of methods. These included many public meetings, workshops, and online interaction; through these, several consistent themes emerged. The themes include an emphasis on creating great destinations, recruiting new employers, promoting development within Old Town and around Leander Station and preparing for ACC. This plan recognizes these themes and therefore proposes some significant new ideas to focus the city's efforts in the short-term on the opportunities that will have the greatest return for Leander and its citizens.

The following set of priorities are the short-term (1-5 year) strategies that City Council has identified to kick-start plan implementation. They are a subset of a comprehensive list set forth in Chapter Five.

SOURCE: CITY OF LEANDER

SHORT-TERM PRIORITIES

Position Leander as a destination for employers.

Identify target industries.
Establish local recruiting targets that complement the eight regional target industries identified by Opportunity Austin 3.0 (listed in Chapter 5).

Develop a strategy to market local targets.
Partner with the Greater Austin Chamber of Commerce and Opportunity Austin to market these targets.

Evaluate the city's existing set of economic development incentives to determine their effectiveness in attracting and retaining businesses. Consider the following in the evaluation:

- Economic benefits to local economy vs. cost of incentive
- Fiscal impacts to city
- Total impact of incentive to tax base

Expand economic development tools to match city priorities.

- Adopt Old Town Development Incentives and identify a sustainable funding source.
- Establish a Tax Increment Finance District (TIF) for business park development.

Promote Old Town as a civic and culture destination within the city.

Encourage entrepreneurs and small business owners to locate their operations in Old Town.
Adopt Old Town Development Incentives and identify a sustainable funding source.

Develop an Old Town Strategic Plan.
Develop a plan for Old Town that outlines action items that are feasible in the short-term. The plan should include the following:

- A market analysis that reveals opportunities to position Old Town as a unique destination within the network of suburban Austin communities.
- A list of catalytic development sites and infill project opportunities within Old Town.
- A set of urban design guidelines that includes a prioritized list of pedestrian infrastructure projects that promote walkability.

Promote walkability within Old Town.
Develop and implement streetscape projects within Old Town starting with N. Brushy Street between W. South Street and W. Broade Street.

Promote the Transit Oriented Development (TOD) as an urban destination within a suburban community.

Recruit TOD Developers.
Building on the findings of the TOD Leander Development Plan completed by CapMetro and subsequent studies of the area, the city should actively market the TOD area to a variety of experienced developers.

Develop a P3 (Public/Private Partnership) Strategy for the TOD Area.
Public investment in projects that are typically carried out by private developers may be delayed or never realized without the participation of the public sector. Public-private partnerships that overcome barriers to development can expedite desirable development in the TOD.

SHORT-TERM PRIORITIES

Define and participate in catalyst projects that will build momentum in the TOD and spur private investment.

- Identify key development project(s) that have the potential to transform the area and stimulate additional investment.
- Assemble and acquire key parcels, as needed, to create a development opportunity.
- Issue a developer request for proposals (RFP) to partner with the private sector in development.

Enhance Leander's public spaces to create and link destinations.

Continue to expand Leander's park and recreation system.
Build a community senior center.

Update the Parks and Recreation Master Plan.
The community has suggested numerous enhancements to the existing parks, recreation and trail system. Ideas gathered that should be explored for the update include:

- Build additional active recreation facilities.
- Connect trails and greenways to all existing city and county parks.
- Provide restrooms, pet waste disposal facilities, and adequate lighting along trails.
- Provide a trailhead every two miles, and signage along all trails.

Prepare a Public Space Master Plan.
As a component of an update to the Parks and Recreation Master Plan, or as a separate effort, the city should prepare a Public Space Master Plan. Such a plan can aid economic development efforts, as quality of life is a key factor in employer relocation.

Connect destinations.

Connect the Austin Community College (ACC) to Leander Station.

- Construct the north branch of Brushy Creek Trail segment from East Metro Drive to Mel Mathis Avenue.
- Build the following roadway connections as complete streets:
  - Metro Drive from East Street to 183 Toll
  - East Street from Hero Way to East Metro Drive Extension
- Develop a funding source to acquire right-of-way and construct trails to complete the connection along the North Branch of Brushy Creek.
- Work with the ACC design and construction team to ensure that their trail/sidewalk planning is in harmony with the city's plans.

Connect Old Town to Leander Station.

- Partner with TxDOT to improve bicycle/pedestrian access and safety features to reconnect the city across US 183 Business.
- Extend the Brushy Creek Trail to Mel Mathis Avenue.
- Coordinate with Parks Department to complete the south branch of Brushy Creek Trail.

Improve and maintain roadways.

- Reconstruct Old 2243 from Lakeline to 183.
- Reconstruct Bagdad Road from Old 2243 to CR 280.

2. A PLAN FOR LEANDER'S FUTURE

HOW WAS THIS PLAN DEVELOPED? WHO WAS INVOLVED?

Chapter Two

A PLAN FOR LEANDER'S FUTURE

THE PLAN AND ITS PURPOSE

Destination Leander is the city's planning effort to update the current comprehensive plan. A comprehensive plan is best described as a guide to the city's future. It informs current and future decision makers on where they are now, where they want to go, how they intend to get there, and who will help them along the way.

The city needs an updated comprehensive plan because it is growing and changing. Leander has evolved from a small, ranching community to a thriving suburban destination in Central Texas (Map 1: Context Area). Its location, high quality school system and relatively low cost of living continue to draw thousands of residents to its boundaries.

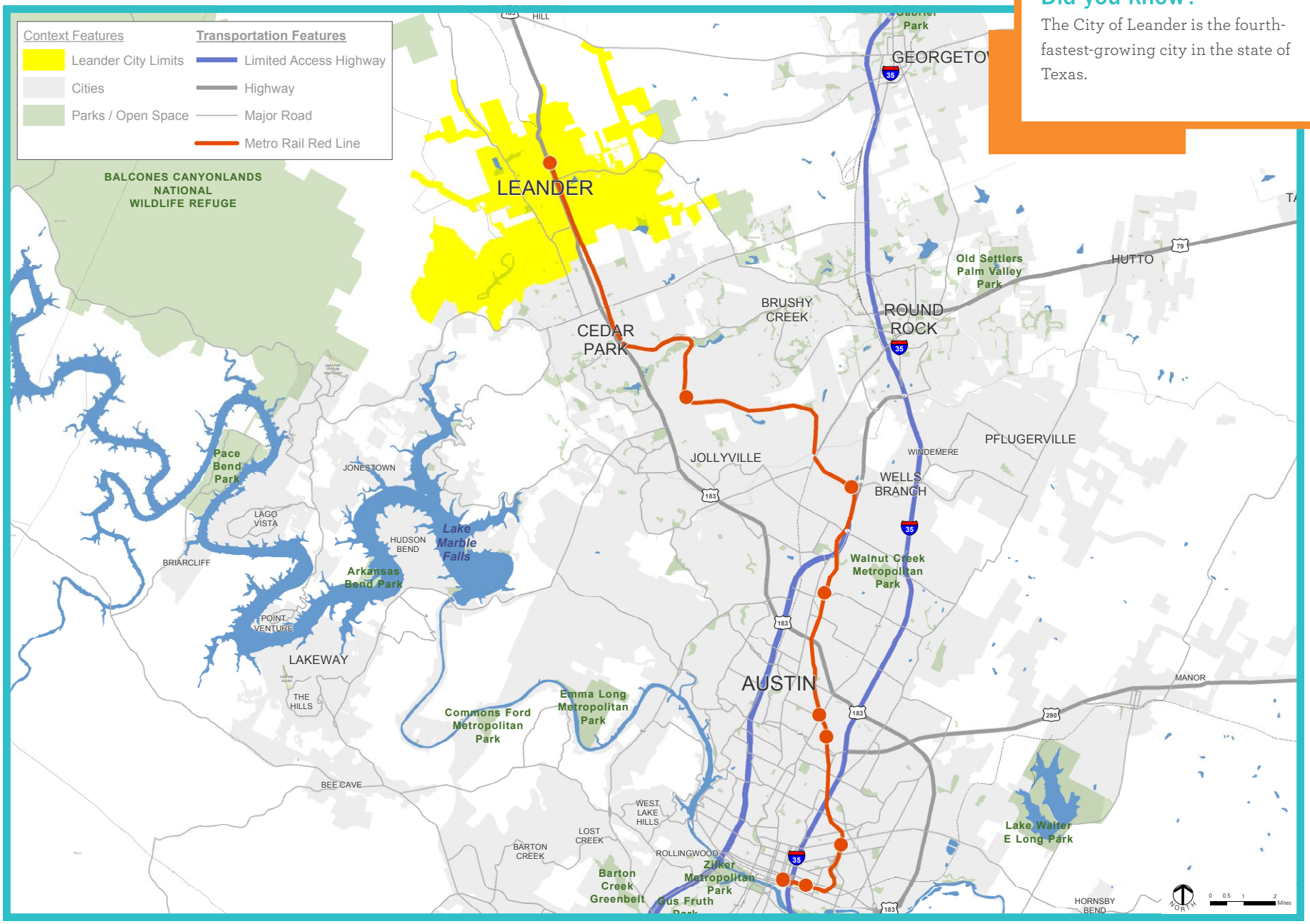
As outlined in section 10.02 of Leander's Charter, the city's comprehensive plan provides the basis for Leander's regulations and policies that guide its physical development. The plan establishes priorities for public action and direction for complementary private decisions. It provides a flexible framework that can be updated, revised, and improved upon over time to stay relevant to the issues the city must address as well as the opportunities the city chooses to pursue. It serves as a tool to evaluate new development proposals and direct capital improvements and to guide public policy in a manner that ensures that Leander continues to grow as a premier destination within the greater Austin region.

SECTION 10.02 COMPREHENSIVE PLAN. The Council shall adopt and maintain a comprehensive plan, and all public and private development shall conform with the adopted comprehensive plan, or the applicable elements or portions thereof. The comprehensive plan may be amended at anytime and shall be reviewed and considered for amendment or revision every five years.

Plan Objectives

- Define the city's biggest assets and challenges
- Make recommendations about the type and character of development appropriate in different parts of the city
- Recommend and prioritize policies, key projects, and resources and determine implementation partners
- Provide guidance to the city in developing and directing future capital budgets
- Serve as the basis for zoning decisions throughout the city

Map 1: Context Area

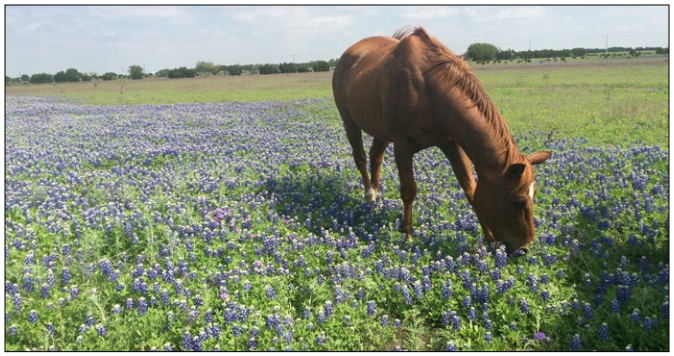


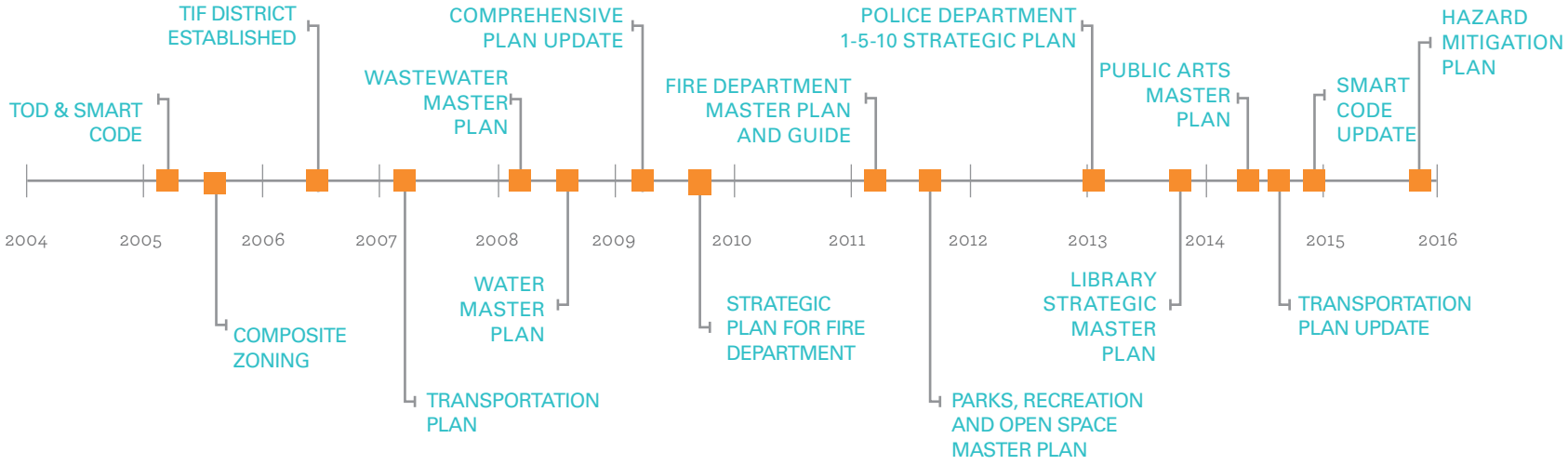
Did you know?

The City of Leander is the fourth-fastest-growing city in the state of Texas.

ONE COMMUNITY, ONE PLAN

Leander has a long-standing tradition of preparing plans to manage city operations. Each department undertakes a regular planning process to identify a program of work to strengthen and assist in the management of the city and its extraterritorial jurisdiction. Together, all of these plans, ordinances and programs make up a growth management system intended to guide development and create opportunities within the community. A comprehensive plan considers how each of these elements are interrelated and interdependent. It builds on previous planning efforts and provides an opportunity to examine these individual efforts collectively. The result, this comprehensive plan, is one that aligns individual departmental programs and serves as the general plan for the development of and investment by the city.





CITY OF LEANDER PLANS 2005-2015

(A copy of each plan is provided in the Appendix of this report.)

THE PLANNING PROCESS

The process to update Leander's Comprehensive Plan was divided into five phases. Each phase of work was guided by an inclusive public engagement process. The first phase focused on project initiation tasks such as data collection, a review of existing plans, and studies and a kick-off meeting and study area tour. During Phase Two, the consultant team inventoried existing conditions in the study area to provide an overview of issues and opportunities to be considered in subsequent phases. Land use concepts supported by illustrations and imagery were developed in Phase Three. Based on the results of the previous phases, a set of recommendations and implementation strategies that support the concepts were developed during Phase Four. The final phase of the process consisted of merging all plan components into a single comprehensive document. This report is the deliverable of this final phase of work.

THE FIVE PHASES

1 PROJECT KICKOFF

Data collection, review of existing plans and studies, kick-off meeting, study area tour

2 INVENTORY AND ASSESSMENT

Inventory and assessment of existing conditions, identification of issues and opportunities

3 PLAN DEVELOPMENT

Development of land use concepts with supporting illustrations and imagery

4 GOALS AND RECOMMENDATIONS

Creation of recommendations and implementation strategies that support the land use concepts

5 PLAN DOCUMENTATION

Collection of plan components into this final plan report document to be presented for adoption

PUBLIC INVOLVEMENT

Guiding development of the plan was an extensive public engagement process. Understanding community values today ensures that this plan, implemented in accordance with the recommendations, supports and advances those priorities over the long term. The process combined both traditional and innovative techniques to encourage a diverse group of citizens to contribute to the plan. These public engagement methods included public meetings and workshops, a robust online presence, and leadership from a Steering Committee to help guide the process.

Public meeting participation ranged from large open house type meetings to small stakeholder roundtables. Additionally, online methods such as surveys, project web page updates,MindMixer social media engagement, e-mail notifications, and Facebook posts were employed to elicit public participation. Each of these techniques encouraged the public to learn about the plan and convey their opinions regarding what was important for the city to consider over the next 20 years.

STEERING COMMITTEE

The Steering Committee, a diverse group of Leander residents, business owners and community leaders, guided this effort. Regular meetings of this group were held throughout the process to set goals, provide feedback and advise the project team on plan concepts and recommendations. A list of the Steering Committee members is found in the Acknowledgements section of this report.

TECHNICAL COMMITTEE

A committee made up primarily of Leander staff provided technical support to the planning effort. Representatives from public safety, parks, economic development, engineering, planning and development, finance and city management. A list of the Technical Committee members is listed in the Acknowledgements section of this report.

STAKEHOLDER INTERVIEWS

Stakeholder interviews were conducted to verify and supplement the data gathered, to explain the conditions observed and to further understand the issues and opportunities that affect the study area. The input from these interviews supplemented

"Planning is bringing the future into the present so that you can do something about it now."

-Alan Lakein

▲Community members attend the third public meeting of the process.

▲Regular communication among the technical committee allowed the plan to develop smoothly.

▲ Regular public meetings were held to gather public opinion about the goals and future vision for Leander.

the feedback received directly from citizens and property owners participating in the process. The stakeholders included key personnel from city and county departments as well as representatives from a variety of interest groups including real estate developers and brokers, home owners associations, religious institutions, the school district, health department and others.

COMMUNITY MEETINGS

Community meetings were held throughout the planning process to provide an opportunity for the public to come together and learn about the project and guide development of the vision for the future of Leander. During the first meeting, residents met to learn about the project and refine the goals established by the Steering Committee. Participants also participated in a live polling exercise to set priorities and identify major issues and opportunities in Leander. The second community meeting was designed as an interactive visioning session to develop the Future Land Use element of the project and to identify strategies to realize this vision. During the third and final meeting, participants refined the Future Land Use concept and suggested ways in which the plan can be effectively implemented over time.

WEBSITE

A website, www.leandertx.mindmixer.com, was developed to create a virtual meeting experience and provide an online resource for community members.

Online Participation

- Over 1,300 individuals participated online.
- Nearly 9,000 combined views on both the city's website and the MindMixer website.
- Community members contributed over 160 ideas via the website.
- The average participant was a 43-year old, female.

COMMUNITY IDEAS

Community members contributed over 160 ideas via the website. The ideas highlighted on this page are some of the ones that received the most online "likes" from the community.

"We're fortunate to reside in one of the fastest growing counties in the nation, near one of the most popular cities for a wide variety of people and events, and within one of the most pro-business states in the country. Leander has received good press and high praise from the local and statewide media and people are starting to notice. The proverbial iron is hot - now we need to strike with the direct intention of forming a community we can all be proud to call home." -Joel W.

"I hope Leander will one day have bus stops all over town along with sidewalks so you don't have to drive a car to get around town so people can walk ride a bike all over town to get where they need to be along with buses to get you not just around town but to Austin and other city's nearby." -Michael F.

"I see Old Town Leander as a place that keeps some of the historical value we have at this location. We do not have many places in town that can be viewed as historical. Old Town will be a complement to the TOD (rail station) and should have a different feel. Should be laid out for strolling and exploring with plenty of sidewalks and connectivity to the rail station. Where possible, the old buildings should be retained and new construction should be designed to complement the existing structures. A collection of boutique restaurants, shops, residences, etc." - David S.

"Leander needs a 'hub'.... a place to walk around, eat, shop, get coffee etc. & let kids play all in 1 area. Even on a small scale, that would be huge for this area. A few restaurants, play areas and shops."

- Shannon P.

"The best decision I ever made was buying a house in Leander. Being from Austin, I naturally wanted to look for a house in the Austin area, my husband is from Leander/Cedar Park, convinced me to look at some houses in the area. Granted they were a lot more within our price range but since starting a family, I feel so comfortable walking the kids to school and how friendly the school cross guards are. When thinking about growing our family and looking somewhere else to live, I now can't imaging not living in Leander or around the area we currently live in."- April B.

"I would love to see our community grow to offer more parks, a recreation center, a hike/bike trail and pedestrian friendly streets. I would also love to see new businesses come to our community, offering a wide variety of services from restaurants to gyms to professional services. This community is changing so fast-for the better-and is growing so fast! I am very excited about the new ACC campus coming and I am encouraged by the parks planning that is happening now! Great job, city leaders and residents!" - Rebecca Z.

3. LEANDER TODAY

WHAT ARE LEANDER'S BEST OPPORTUNITIES AND MOST PRESSING ISSUES?

Chapter Three

LEANDER TODAY

Leander has experienced exceptional growth over the past two decades. From a population of 3,398 in 1990 to an estimate of 38,206 in 2015, Leander grew by 488%. The City has evolved from a small ranching community to a thriving suburban destination in Central Texas.

With this growth come a variety of opportunities and challenges. Continued population growth will demand more housing. Additional households will boost retail spending potential in the area and drive commercial development. In addition, there will be demand for more community services such as schools, parks, and recreation facilities. New facilities for police, fire, and EMS will also be required to adequately serve the area. Similarly, infrastructure improvements will be needed to manage the demand placed on transportation and utility systems.

In order to pay for all of these community services and facilities, Leander needs to diversify its tax base. Currently, 78 percent of Leander's tax base is supported by residential property taxes. Over time, this imbalance will result in costs that exceed available funding, and meeting the needs of the residents will become increasingly difficult. Costs incurred to meet the demands of existing and future residents can be partially offset through tax revenue generated by nonresidential development. City leaders know that for Leander to capitalize on these opportunities, and maintain its appeal, it must diversify its tax base and become a destination for employers and retailers.

The recommendations provided in this plan will inform decision makers and future policies so that the City can leverage its attractive location, the availability of transit and quality of life in order to draw future residents and, just as important, additional employers and commercial businesses that will contribute additional revenue to the City's economy. The following pages summarize the benefits and opportunities in Leander today. A full report of the City's existing conditions can be found in the State of the City document found in the Appendix of this report.

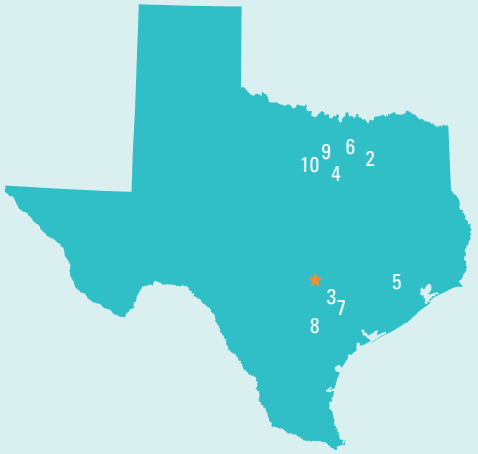
COMMUNITY COMPARISON:
POPULATION GROWTH

Texas is growing. A strong, diversified economy continues to attract people to the Lone Star State which fuels local housing markets. According to 2013 Census reports, three of the ten fastest growing metro areas in the nation are in Texas: Houston, Dallas and Austin. The following table illustrates Leander's recent population growth in comparison to other high-growth communities across the state.

COMPARATIVE CITIES GROWTH SINCE 1990

MAP REF	CITY OR TOWN	1990	2000	% CHG	2010	% CHG	2013	% CHG
★	LEANDER	3,398	7,596	124%	26,521	249%	31,717	20%
2	ROCKWALL	10,486	17,976	71%	37,490	109%	40,922	9%
3	ROUND ROCK	30,923	61,136	98%	99,887	63%	109,821	10%
4	MANSFIELD	15,607	28,031	80%	56,368	101%	60,872	8%
5	MISSOURI CITY	36,176	52,913	46%	67,358	27%	70,185	4%
6	FRISCO	6,141	33,714	449%	116,989	247%	136,791	17%
7	PFLUGERVILLE	4,444	16,335	268%	46,936	187%	53,752	15%
8	KYLE	2,225	5,314	139%	28,016	427%	31,760	13%
9	FLOWER MOUND	15,527	50,702	227%	64,669	28%	68,609	6%
10	KELLER	13,683	27,345	100%	39,627	45%	42,907	8%

SOURCE: AMERICAN COMMUNITY SURVEY 2009-2013, US CENSUS BUREAU

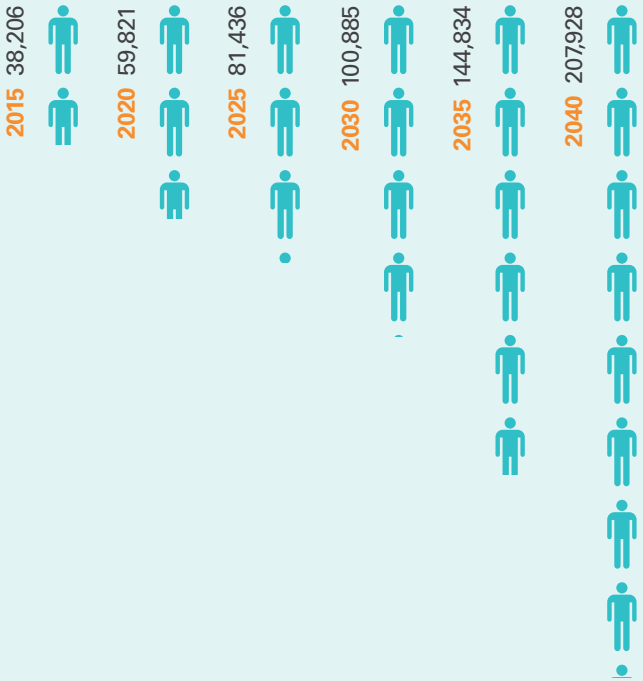


RESIDENTIAL DESTINATION

Leander will remain a place that attracts residents. The top-rated school system, housing availability and affordability and convenience to Austin and other employment centers make Leander a great choice for households looking for an easy and convenient lifestyle.

1,024%
POPULATION
INCREASE SINCE 1990

POPULATION GROWTH AND PROJECTIONS



= 25,000 PEOPLE

SOURCE: US CENSUS BUREAU (PROJECTIONS ARE FOR LEANDER ETJ)

HIGH-QUALITY LIVING

HOUSING TRENDS

Demographic trends, such as the "graying" of the population, will drive demand for more housing options for seniors. In addition, generational preferences and economic conditions will continue to impact the homeownership rate in Leander. The inability to obtain a mortgage and the Millennial's inclination toward renting are two of the contributing factors to this trend. To accommodate this diversity of housing demand, Leander will need to encourage the development of a variety of housing types, including townhomes, duplexes, bungalow courts and apartments.

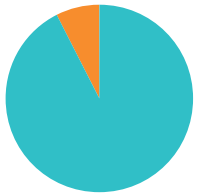
360%
INCREASE IN HOUSING UNITS
(2000-2014)

Since Leander has recently emerged as a bedroom community to Austin, the majority of its housing stock has been built since 2000.

CURRENT HOUSING MIX

7.5%
MIXED HOUSING*

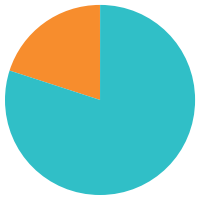
92.5%
SINGLE FAMILY HOUSING



FUTURE HOUSING MIX

20%
MIXED HOUSING*

80%
SINGLE FAMILY HOUSING



*MIXED HOUSING INCLUDES A VARIETY OF HIGHER DENSITY HOUSING TYPES INCLUDING TOWNHOMES, DUPLEXES, APARTMENTS, ETC.

ACTIVE COMMUNITY

The Leander Parks and Recreation department operates and maintains 10 parks and a variety of recreational facilities. Leander Parks and Recreation also offers a variety of recreation programs and coordinates special events.

KEY STATS

232 Acres
OF PUBLIC PARK LAND IN LEANDER

100 Acres
OF PRIVATE PARK LAND

142 Acres
OF PUBLIC GOLF COURSE CRYSTAL FALLS GOLF CLUB

HIKE & BIKE TRAILS

15 Miles
COMPLETE

140 Miles
PLANNED

SAFETY FIRST

Leander was named the
17TH SAFEST CITY IN TEXAS
(of all population sizes)
by Safe Wise!

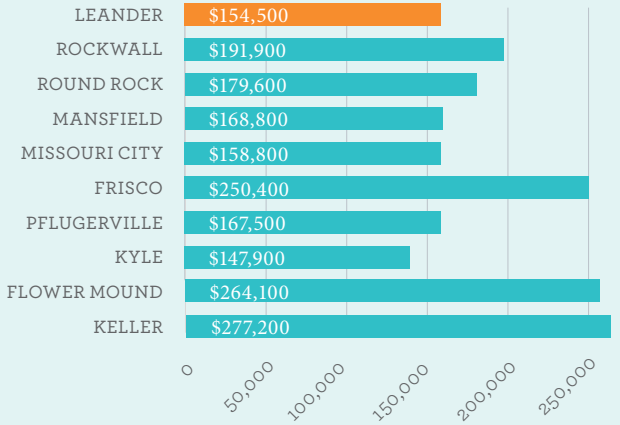
On a national level, Leander is ranked in the
TOP 100 SAFEST CITIES
in the United States.

The Leander Police Department is a full-service public safety agency that is committed to providing a wide range of community services. The Leander Fire Department is a value driven organization that is in place to protect the lives and the property of the area from fire and/or other types of disaster.

COMMUNITY COMPARISON: HOUSING

Leander offers an affordable yet high quality of living. Many residents indicated housing cost as one of the primary reasons for choosing Leander as their home. The following table illustrates median owner-occupied home value in comparison to other high-growth communities across the state.

MEDIAN OWNER-OCCUPIED HOME VALUE (2013)

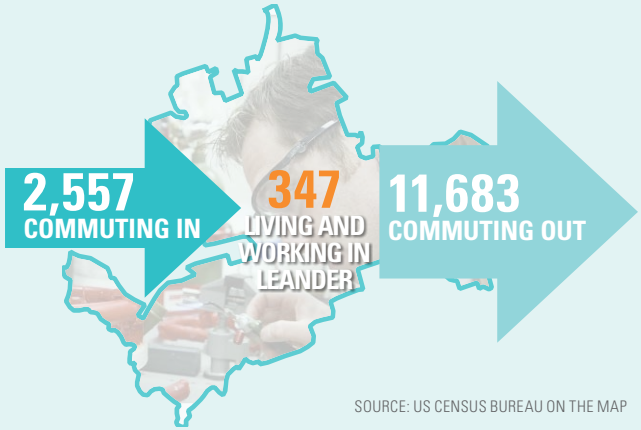


SOURCE: AMERICAN COMMUNITY SURVEY 2009-2013

EMPLOYMENT DESTINATION

The majority of Leander residents, 97%, commute outside of the City for work. In addition the City's job to housing ratio is the lowest among neighboring jurisdictions.

More local employment options would not only provide jobs for residents and increase the non-residential tax base but also result in reduced vehicle-miles-traveled, fewer air pollution emissions, lower costs to businesses and commuters, lower public expenditures on facilities and services, and a higher quality of life.



SOURCE: US CENSUS BUREAU ON THE MAP

The City of Leander has a 0.3 jobs/housing unit ratio. Comparatively, Williamson County has a 0.76 jobs/housing unit ratio, and the City of Austin reported a ratio of 1.7. A ratio of 1.0 jobs per household is a target for suburban markets.

ECONOMIC OPPORTUNITY

RETAIL GROWTH POTENTIAL

More people living and working in Leander results in a day-time population that would also support retail and commercial business. According to the Retail Coach 2013 Primary Retail Trade Area Gap Analysis, Leander loses potential sales in a variety of categories including the following:

-$13.5 Million HARDWARE STORES	**-$3.3 Million** DRINKING PLACES
-$3.7 Million SPORTING GOODS, BICYCLE AND GUNS STORES	**-$38 Million** GROCERY STORES
-$88 Million RESTAURANTS	**-$76 Million** GENERAL MERCHANDISE STORES

CONVENIENT ACCESS TO TRANSIT

The Red Line Rail service along with the three CapMetro bus routes currently comprise the existing transit in the City of Leander. CapMetro bus service provides weekday-only service on the following three routes (two express and one direct):

- 983-N US183 EXPRESS
  Connects Leander with the University of Texas and Downtown Austin.

- 985-LEANDER/LAKELINE DIRECT
  Connects Leander with East Riverside /Travis Heights, downtown Austin, University of Texas and Lakeline Mall.

- 987-LEANDER/NW EXPRESS
  Connects Leander with East Riverside /Travis Heights, University of Texas, downtown Austin and Lakeline Mall.

AVERAGE DAILY RIDERS FALL 2014 SERVICE PERIOD

Route	Service	Riders
983	Express	600
985	Express	167
987	Express	337
550	Rail	3,175
	Total	4,279

FALL SERVICE PERIOD COVERS MID-AUGUST - MID-JANUARY. CAPMETRO RIDERSHIP, 2014

EDUCATIONAL DESTINATION

Leander is a destination because of its schools. In 1855, Leander opened the first school in the area. The planned Austin Community College (ACC) will build on this history and continue the tradition of learning in the community.

ACC CAMPUS

The 100-acre Campus of ACC is projected to open in Leander in 2017, bringing more than 2,000 STUDENTS and 500 FACULTY and staff members to the city.

LEANDER ISD STATS AND FACTS

- 10th Fastest Growing School District in Texas
- Low Economically Disadvantaged population (18.9%) [59.8% in Texas]
- Leander ISD ranked 3rd in Texas High STAAR passage rate (83.3%) [71.8% in Texas]
- 53% of Leander 8th Graders are considered college-ready according to a national College Board Assessment. 25% is the national average.
- 15:1 Students/Teachers
- $7,118 spent per student ($7,127 statewide average)

4. LEANDER TOMORROW

WHAT'S THE VISION FOR THE FUTURE OF LEANDER?

Chapter Four

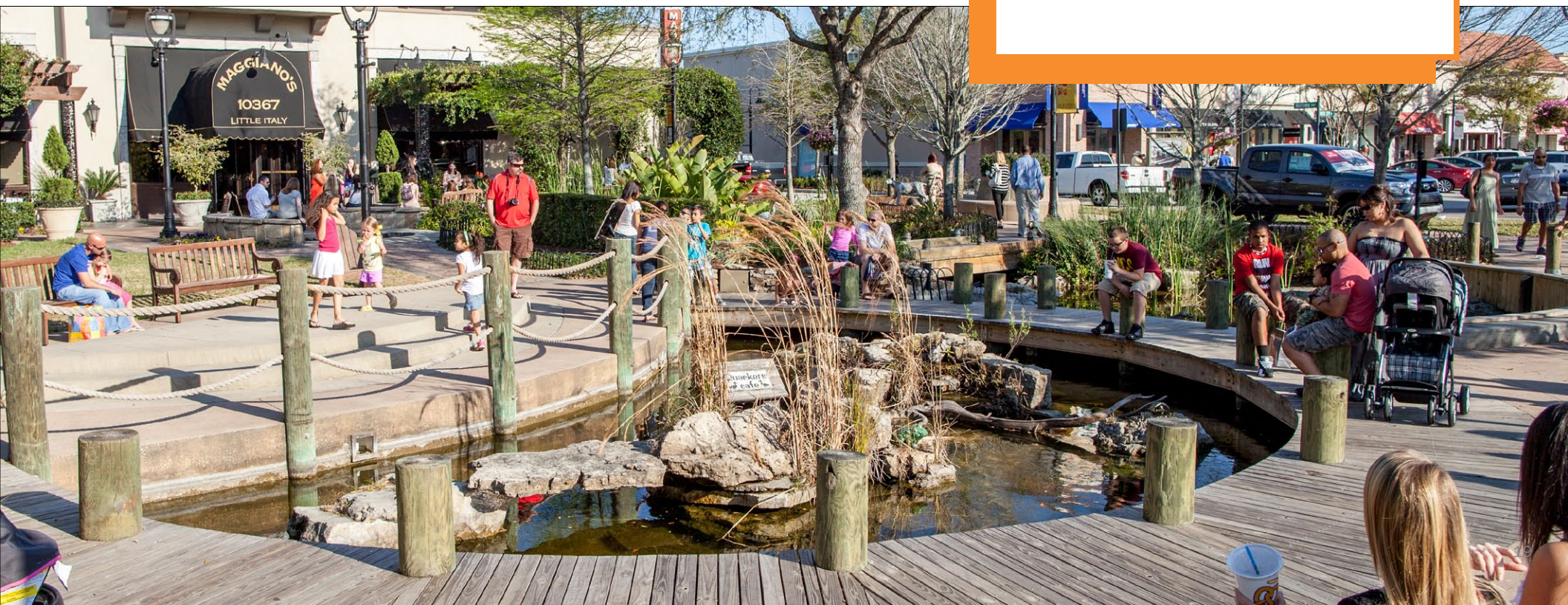
LEANDER TOMORROW

Destination Leander is a policy document intended to guide development of the city to desired, community-supported outcomes. By defining a direction forward, public investment decisions can be better informed and result in opportunities that will improve Leander's quality of life and competitive position in the region, and stimulate subsequent private-sector investment.

This section outlines the vision, goals, future land use and transportation policies that will help shape the physical development of the city over the next 20 years.

Vision for Leander

The community of Leander envisions a future where the city will continue to grow and prosper in a way that promotes a high quality of life, builds an identity through a diversity of experiences and destinations and ensures that all Leander residents have access to a variety of housing, transportation and employment options.



GOALS

This vision is supported by a set of interrelated goals. Each goal addresses a variety of elements that are typical of a comprehensive planning process. For example, for Leander to work towards the goal of becoming a destination for employers, numerous elements such as economic development, mobility, utilities and facilities, etc., have to work in

GOAL	LAND USE	MOBILITY	UTILITIES	CONSERVATION/ ENVIRONMENTAL RESOURCES	RECREATION	HOUSING	PUBLIC SERVICES/ SAFETY	ECONOMIC DEVELOPMENT	HEALTH AND HUMAN SERVICES
Provide a balanced mix of complementary uses that support a strong and diverse tax base.	◆			◆		◆		◆	
Position Leander as a destination for employers.	◆	◆	◆			◆		◆	
Prepare Leander as a destination for education.	◆	◆	◆			◆	◆	◆	◆
Promote Old Town as a civic and cultural destination.	◆	◆		◆	◆	◆		◆	◆
Promote the Transit Oriented Development (TOD) as an urban destination within a suburban community.	◆	◆	◆		◆	◆		◆	◆

GOAL	LAND USE	MOBILITY	UTILITIES	CONSERVATION/ ENVIRONMENTAL RESOURCES	RECREATION	HOUSING	PUBLIC SERVICES/ SAFETY	ECONOMIC DEVELOPMENT	HEALTH AND HUMAN SERVICES
Enhance Leander's public spaces to create and link destinations.	◆	◆		◆	◆		◆	◆	◆
Connect destinations.	◆	◆	◆		◆		◆	◆	◆
Create strong neighborhoods with a variety of housing choices.	◆	◆	◆			◆		◆	
Foster civic pride.	◆	◆	◆	◆	◆	◆	◆	◆	◆
Continue to expand infrastructure to serve Leander residents.	◆		◆					◆	◆
Continue to provide premium public safety services to Leander residents.							◆	◆	◆

LAND USE POLICIES

Provide a balanced mix of complementary uses that support a strong and diverse tax base.

Encourage a range of housing types at a variety of price points.

Focus commercial growth in Activity, Community and Neighborhood Centers.

Direct highest concentrations of land use intensity and mix within the TOD.

Consider both the land use pattern and roadway design in the development and redevelopment of corridors.

Direct job-generating uses to the Employment Mixed Use and Industrial areas.

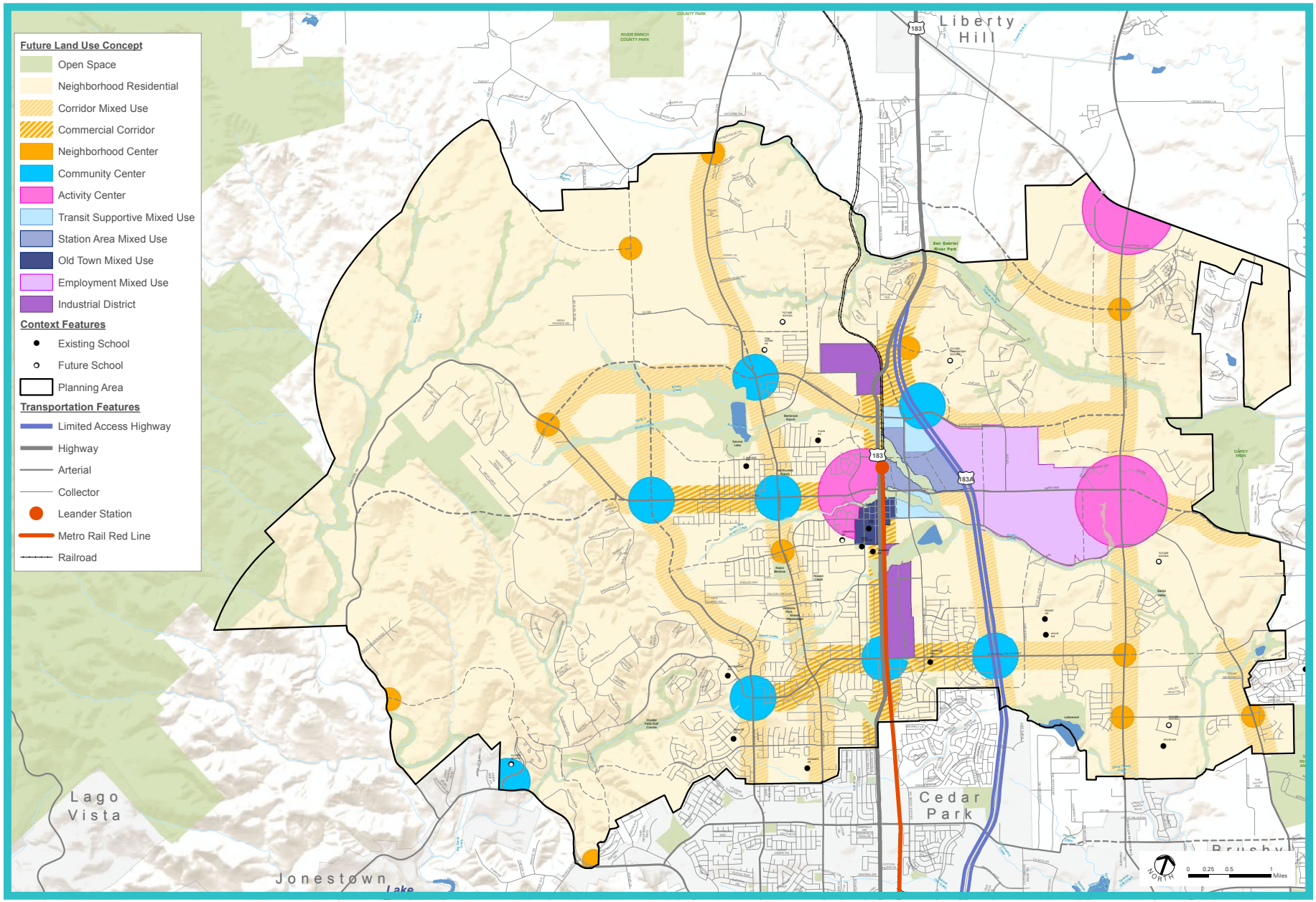
Encourage development that creates a sense of place through architectural design and landscaping.

THE FUTURE LAND USE PLAN

The Leander Future Land Use Plan (Map 2) is a conceptual representation of the development pattern leaders and citizens of Leander envision for the future of the study area. The map is descriptive, not prescriptive, conveying the community's desires for the future and the flexibility needed to respond to market opportunities over the next two decades. It was developed with the community's goals in mind.

There are 12 land use categories illustrated on the map. Each land use category is intended to indicate a predominant land use—or set of uses—as well as other features that define the character of development in connection with the category. A brief description of each category is provided below. Each description is consistent with the ideas and vision the community has for the future development pattern. These descriptions do not propose a change to existing development within each category; instead, they suggest an appropriate direction moving forward and describe the qualities to be embodied by new development and redevelopment.

Map 2: Future Land Use Plan

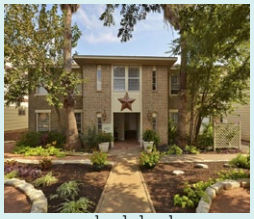


Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please 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.

THE MISSING MIDDLE

The Missing Middle is a range of housing types compatible in scale with single-family homes that help meet the growing demand for walkable living. As Leander grows, it will need to provide this range of housing within its neighborhoods to accommodate an increasingly diverse population.


side-by-side duplex


stacked duplex


quadplex


carriage house


bungalow court


townhomes


live/work units


apartments

For more information:
www.missingmiddlehousing.com
Source: Opticos Design, Inc.

NEIGHBORHOOD RESIDENTIAL

Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, and proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network. A suitability analysis was conducted to further understand the type and scale of residential appropriate in different areas of the city. A copy of this analysis is located in the Appendix of this document.

- Low-density, single-family detached residential development is appropriate in areas with steep topography, floodplain or other natural features. This includes areas within the Lower Colorado River Basin that is marked by steeper slopes and subject to strict regulations on wastewater discharge. Residential areas in the Lower Colorado River Basin should have larger lots if dependent on septic systems. If access to a public or private sewer systems is available, then a clustered development pattern is ideal in order to maintain views and reduce the need for mass grading.

- Areas that are relatively flat and where sewer systems exist or extensions are feasible will be of medium density. This includes the Brushy Creek Basin and most of the San Gabriel River Basin within the Planning Area. New development may consist of a variety of single-family detached and attached units but should be compatible with adjacent existing neighborhoods. Significant natural features, such as stands of mature forest, floodplains and areas critical to infiltration for groundwater supply should be preserved as open space. Lot size, setbacks, and frontage requirements should be flexible to allow for clustering and maximize the ability to achieve context sensitive design.

- Areas located proximate (within 1/2 mile) to identified neighborhood and community centers and roads with sufficient capacity and connectivity will provide for higher density residential. Single-family of all types, townhomes, duplexes and quadplexes are appropriate in these areas. Apartment complexes are most appropriate within the TOD or in an Activity Center. Neighborhoods should provide street and trail connections to each other and to neighborhood and community center nodes.

COMPATIBLE ZONING USE COMPONENTS: SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, PUD

Three Types of Centers:

- Activity
- Community
- Neighborhood

CENTERS

Centers are destinations within the community. They are concentrated mixed-use areas that contain a diverse mix of commercial, office, institutional and residential uses designed in a walkable, pedestrian-oriented form. A mixture of uses activates streets, creates places people want to be, and provides opportunities for safe walking and biking. They are or will be located near concentrations of existing or planned residential neighborhoods, and in areas with access to major roadways and utilities. Centers are best located at the intersections of major streets. Such uses should be discouraged from "midblock" locations where it is more difficult to distribute traffic flows.

Centers are an efficient alternative to conventional development. They create walkable environments, reduce sprawl and increase efficiency in delivering basic urban services. These areas provide residents choices, leading to a more resilient community to live, work, and play.

Key characteristics of centers include an interconnected street system that provides access to shopping, services, housing and amenities, and a well-connected pedestrian and bicycle network.

Centers should create a "park once" environment. Where possible, new commercial buildings should be oriented to activate streets; parking should be placed to the rear or side of the structure. Driveways should be consolidated and parking lots should be connected.

Centers should be seamlessly connected to adjacent neighborhoods with an appropriate transition of uses and buildings types that are compatible with single-family residential. Parks and community open spaces should be integrated and connected by a network of sidewalks and greenways. Each center should evoke a sense of place and have elements that contribute to a cohesive identity such as consistent architecture, landscaping and signage.

There are three types of centers defined for Leander: neighborhood, community and activity. Each type varies in size, the intensity and mixture of uses, and service trade area. A service trade area analysis was conducted to further the city's understanding of the appropriate location and scale of the centers throughout the community. A copy of this analysis is located in the Appendix of this document.

NEIGHBORHOOD CENTER

Neighborhood Centers are the smallest of the three types of Centers. They typically serve a local population and provide a few daily convenience uses and personal services to surrounding neighborhoods, such as corner markets, day care centers, dry cleaners and salons. Neighborhood Centers should be walkable and well-connected to existing and planned neighborhoods.

Size: Neighborhood Centers typically have fewer than 30,000 square feet of commercial uses and serve the immediate surrounding neighborhoods.

Typical Uses: Retail and service-oriented businesses; small professional offices; small-lot single-family, townhouses, duplexes and quadplexes; churches, gyms, child care centers, and other civic and institutional uses; parks and public spaces.

Targets: 45% Residential, 55% Non-residential

Compatible Zoning Use Components: LC, LO, TF, SFT, SFL, PUD

COMMUNITY CENTER

Community Centers also provide the same uses and services offered by a Neighborhood Center. Additionally, Community Centers include uses that are demanded less frequently than daily, and are typically anchored by grocery stores. Community Centers should have an internal network of streets and promote walkability within the Center.

Size: Compared to Neighborhood Centers, Community Centers serve a larger population and typically have service areas up to one mile and include up to 125,000 square feet of commercial space.

Typical Uses: Community-serving commercial uses (grocery stores, restaurants and services); small professional offices; small-lot single-family, townhomes, duplexes, quadplexes; parks and public spaces.

Targets: 45% Residential, 55% Non-residential

Compatible Zoning Use Components: GC, LC, LO, TF, SFT, SFL, PUD

ACTIVITY CENTER

Activity Centers are the shopping destinations within the community. They provide a wide range of commercial uses including restaurants and a mixture of big box (i.e., Target, Best Buy) and junior retail anchors (i.e., Ulta, PetSmart). Activity Centers should also be developed along an internal network of streets. Parking requirements should maximize land efficiency while encouraging pedestrian-oriented design.

Size: Compared to Neighborhood and Community Centers, Activity Centers serve a larger population, typically have a service area radius of up to six miles, and include up to 400,000 square feet of commercial space.

Typical Uses: Region-serving commercial uses (big box retailers, restaurants, entertainment facilities and services); office; townhomes, apartments; institutional uses; civic uses, such as libraries or recreation facilities; parks and public spaces.

Targets: 45% Residential, 55% Non-residential

Compatible Zoning Use Components: GC, LC, LO, MF, TF, SFT, PUD

Two Types of Corridors

- Commercial
- Mixed Use

CORRIDORS

Corridors are the areas between centers that support a broad range of uses and activities, including retail, offices, residential and institutional. Compared to other areas, corridors are critical both to the mobility and livability of a city. They serve as the major links between destinations within a community. As corridors develop and redevelop over time the land use pattern and roadway design should be planned together and reinforce each other.

Since corridors serve as the major gateways into Leander, special attention should be paid to the aesthetics, access and uses of these areas as redevelopment or development occurs. Landscaping, streetscaping and signage, including wayfinding, should create a cohesive identity along the corridor. New commercial buildings should be oriented to the street; parking should be placed to the rear or side of the structure. New development should avoid fronting the "service side" of commercial buildings as well as the "backs" of residential developments along corridors or appropriately screen these areas. Driveways should be consolidated and parking lots should be connected.

This category distinguishes between existing commercial corridors (i.e., US 183, Old 2243 West and Crystal Falls Parkway) and those corridors not yet built-out that could accommodate a mixture of uses (i.e., Lakeline Boulevard, Ronald Reagan Boulevard and San Gabriel Parkway).

ACCESS MANAGEMENT

Key to successful corridor development and redevelopment is integrated land use and transportation planning. Access management is one strategy that address both mobility and development along a corridor.

Access management is the process of coordinating, planning, designing and implementing land use and transportation strategies so that the flow of traffic between the road and the surrounding land is efficient and safe.

No Access Management

183 between Leander Middle School and FM 2243

Access Management

183 at Gateway at Leander

To increase roadway capacity and make corridors safer and more efficient, corridor development and redevelopment plans must take every opportunity to implement driveway consolidation, side-street access to properties, use of rear alleys for access and loading, appropriate signal controls and signage, and restriction and control of left-turn movements.

COMMERCIAL CORRIDOR

The purpose of the Commercial Corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of medium-intensity uses including general businesses and services, offices, restaurants, retail, professional and medical services, light industrial, flex space, storage and even some limited residential uses.

Design Standards:

- Minimize driveways on corridor
- Connect parking lots
- Screen parking from view
- Architecturally integrated signage
- Sidewalks and street trees

Compatible Zoning Use Components: GC, LC, LO, PUD

CORRIDOR MIXED USE

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

Design Standards:

- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

Compatible Zoning Use Components: LO, TF, SFT, SFL, PUD, LC*

*LC is only appropriate at intersections

CORRIDORS & CENTERS

Centers are destinations within the community. They are concentrated mixed-use areas that contain a diverse mix of commercial, office, institutional and residential uses designed in a walkable, pedestrian-oriented form. Corridors are the areas between centers that also support a broad range of uses and activities.

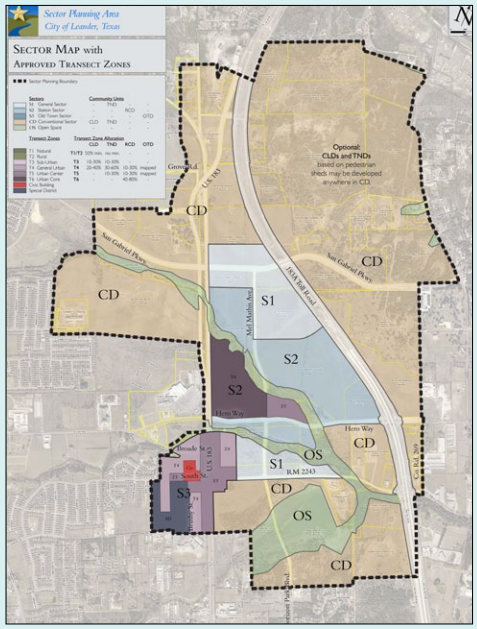
As Leander continues to grow and develop, the highest intensity commercial uses should be focused in its Centers with lower intensity uses along its Corridors.

The following example of this development pattern is from neighboring Avery Ranch.

CITY OF LEANDER
SMART CODE

The City of Leander recently completed a major update to the land development regulations known as the SmartCode.

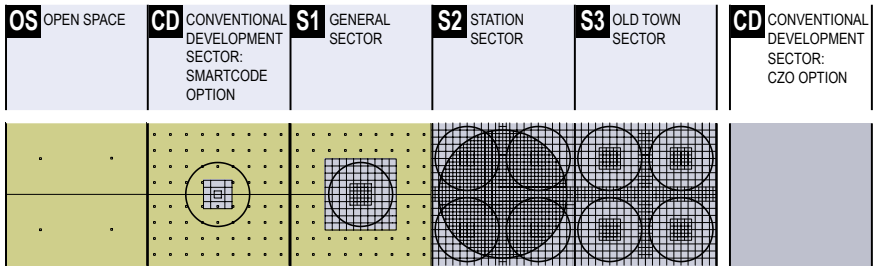
The SmartCode governs the development of land within the Transit Oriented Development (TOD) District. It includes standards for the mix of uses, types and orientation of buildings, design of streets, location of parks and open spaces and architectural standards for each Transect Zone. It's primary focus is on the appropriate urban form based upon the intensity of land use. The land use categories described in this section support the intent and vision of the SmartCode in guiding growth and development in the TOD District.



For more information on Leander's SmartCode please visit the City's website at www.leandertx.gov.

TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT

The TOD District is the area in the northeast quadrant of the city, including Old Town, the Station Area and the Transit Supportive Area. Development within each of these areas is governed by the Leander Smart Code. In the SmartCode, emphasis is placed on the location and public interface of development, i.e. "form", rather than the use of the property. The SmartCode is based upon New Urbanism principals designed to create traditional pedestrian-oriented communities with neighborhoods and town centers with a mix and integration of residential, commercial and retail uses. The transect from the adopted SmartCode is illustrated below.



▲ Leander SmartCode Transect

OLD TOWN MIXED USE

This land use category is intended to enhance and reestablish the historic character of Old Town Leander. Development within Old Town should promote the revitalization and adaptive reuse, where appropriate, of existing historic structures. Infill development should complement the existing historic fabric of Old Town. A mix of uses, including office, retail and restaurants, should complement existing civic uses along North Brushy Street. Key to the success of Old Town is encouraging people to live in the immediate area. Therefore, a variety of housing types, including higher density residential, is appropriate, provided the scale of new development is compatible with existing development in Old Town. In addition, Old Town should be extremely walkable, providing for safe and convenient pedestrian access throughout the area.

STATION AREA MIXED USE

The area considered Station Area Mixed Use is within approximately a half-mile of Leander Station. This area can support substantial mixed use development because of its proximity to existing regional thoroughfares and transit. Multi-story mixed use with retail, service, and/or restaurant uses on the ground floor should be oriented to the station. If one-story commercial buildings are present, they should be roughly equivalent in height to a two-story building or have false fronts to help hold the "outdoor room" of the street space. This category also provides several of the more urban dwelling types, including single-family, attached units, townhomes, apartments, and, in the center, mixed-use buildings such as live-work units and apartments over commercial. Station Area Mixed Use should simultaneously achieve a compact, walkable form of development while also providing the amount of parking projected for residents, workers, visitors and park-n-ride commuters. Public gathering spaces of varying sizes are desired. Block sizes and street types should facilitate safe pedestrian and bicycle movement, especially near the station.

TRANSIT SUPPORTIVE MIXED USE

The Transit Supportive Mixed Use area supports a variety of uses oriented to the Station Area. Residential uses including small-lot, single-family attached and detached residential units, townhomes, and some small-scale, multi-family units should be integrated into this area. The higher-density residential development should be encouraged, particularly proximate to the Station Area. Convenience retail, small office, neighborhood service and civic uses are also appropriate in the Transit Supportive Mixed Use area.

EMPLOYMENT AREAS

EMPLOYMENT MIXED USE

Employment Mixed Use is an area intended to accommodate a mix of light industrial, office, retail and service uses. It should complement these other mixed use areas by providing opportunities for large-footprint, single-tenant buildings that accommodate large numbers of employees but are inappropriately scaled for the walkable environments intended for Station Area Mixed Use and Transit Supportive Mixed Use Areas. With convenient access to 183A and Leander Station, and served by adequate utility service, this area is envisioned as the focus of economic development efforts to attract desirable employment and commercial uses to increase the city's tax base. In order to be competitive, and as an alternative to conventional business park development of past decades, this employment-focused, mixed use area should be developed in accordance with contemporary land use and design principles. Commercial and retail uses should be located at the intersection of major roadways, higher-density housing types along a network of internal streets and office and business park uses in a campus-like setting. An interconnected street system and well connected pedestrian and bicycle network should provide access within and between all uses.

COMPATIBLE ZONING USE COMPONENTS:
GC, LC, LO, MF, TF, SFT, HC, PUD

INDUSTRIAL

The Industrial District land use category is intended to be located in close proximity to major transportation systems, including highways, tollways, railroads, etc. These areas are intended for industrial and employment land uses that may generate traffic and noise. These uses are important for the city's economic development, and should be protected to avoid encroachment by incompatible use issues while aiding existing businesses expansion. Industrial uses should be developed with attention to aesthetics through the provision of landscaping along street frontages, screening of outdoor storage and assembly areas, and high-quality design and materials where buildings are visible from roadways or adjacent residential development areas.

COMPATIBLE ZONING USE COMPONENTS: HC, HI, PUD

TRANSPORTATION POLICIES

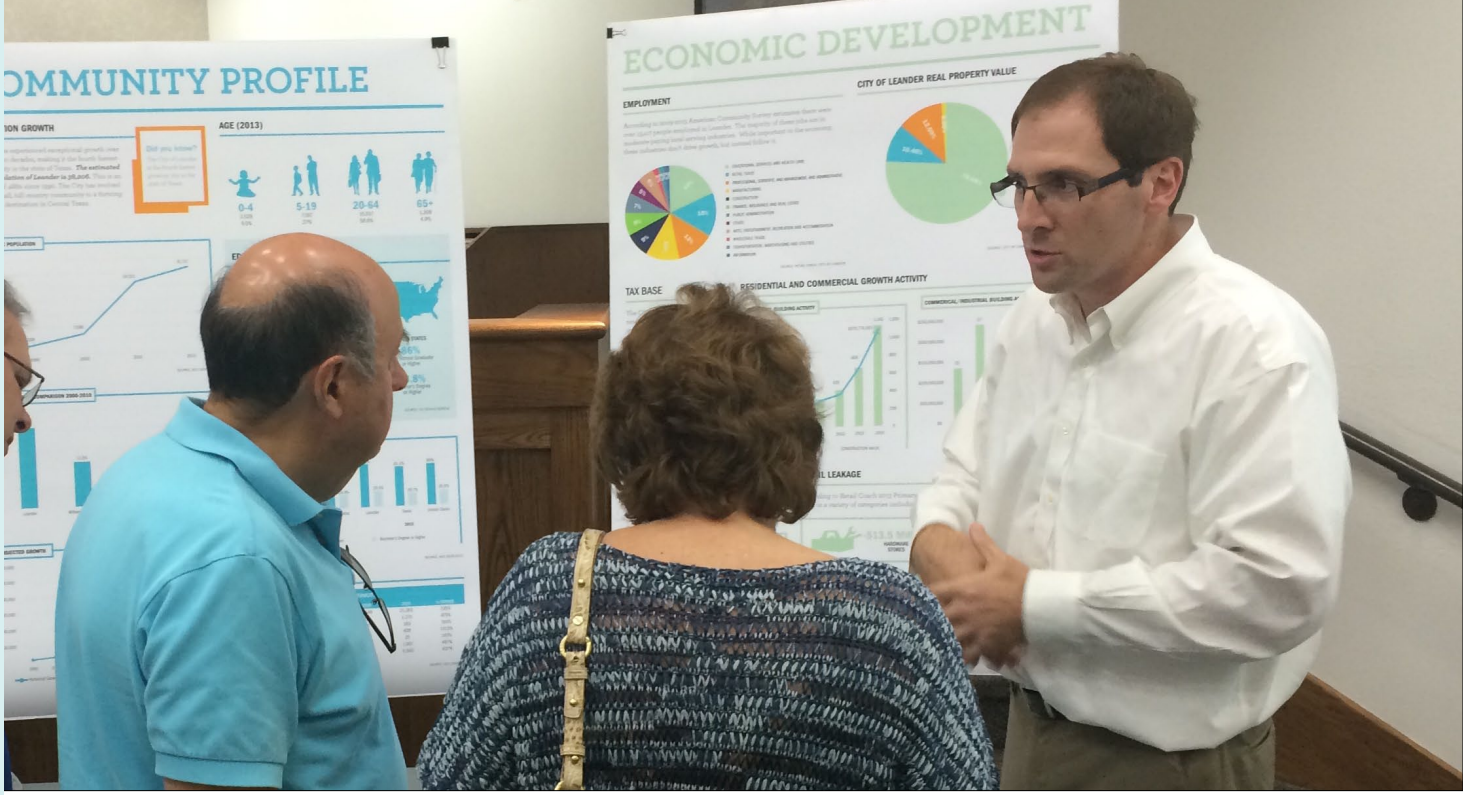
Ensure that the roadway network is consistent with current and future growth.

Land use and development should be taken into account when planning functional classifications and roadway design.

During every new roadway project, ensure that the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users.

Apply access management concepts along corridors to improve safety and mobility.

Provide a safe and interconnected network of hike and bike trails throughout the community with connections to parks, neighborhoods, schools, the TOD and centers.

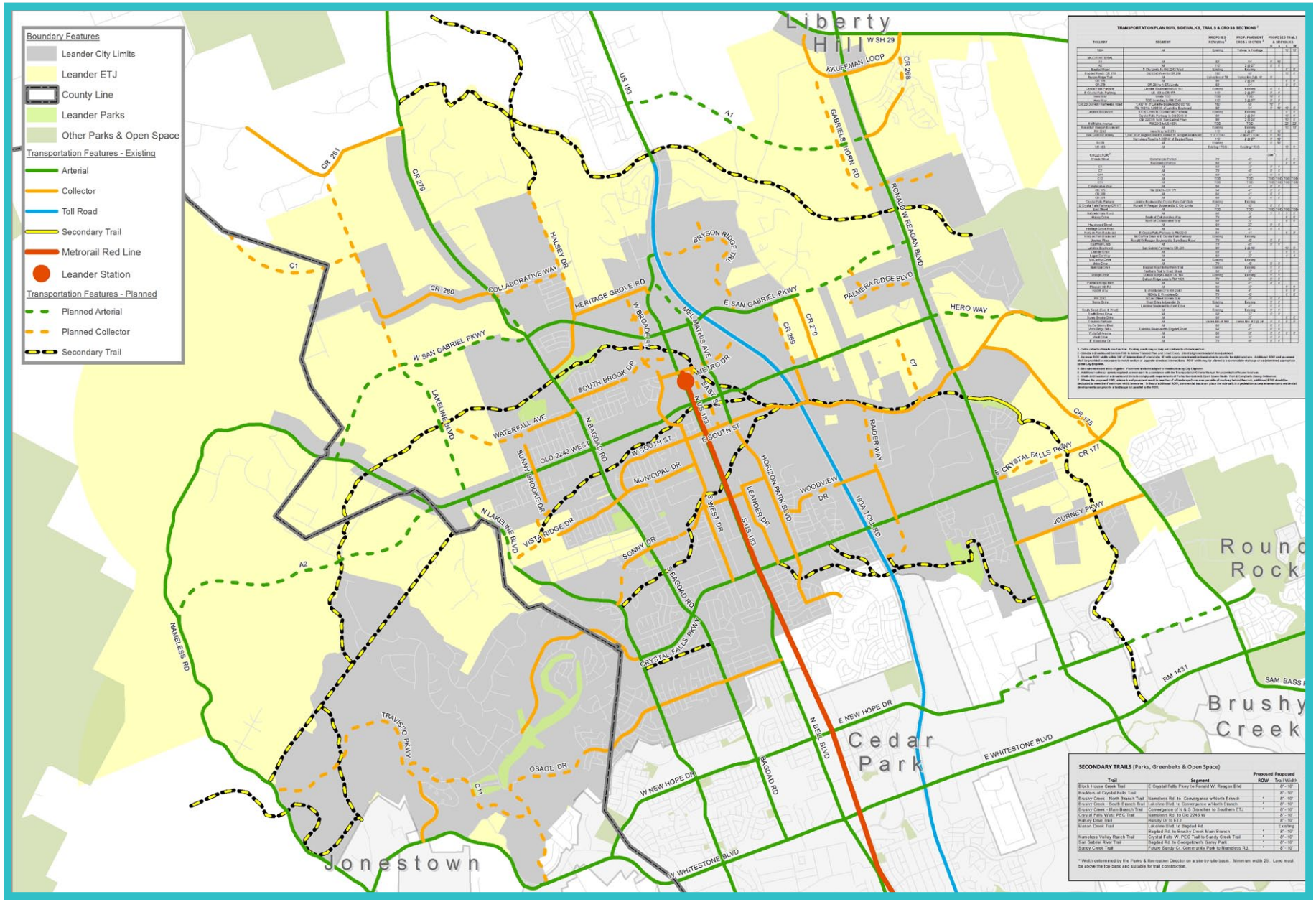


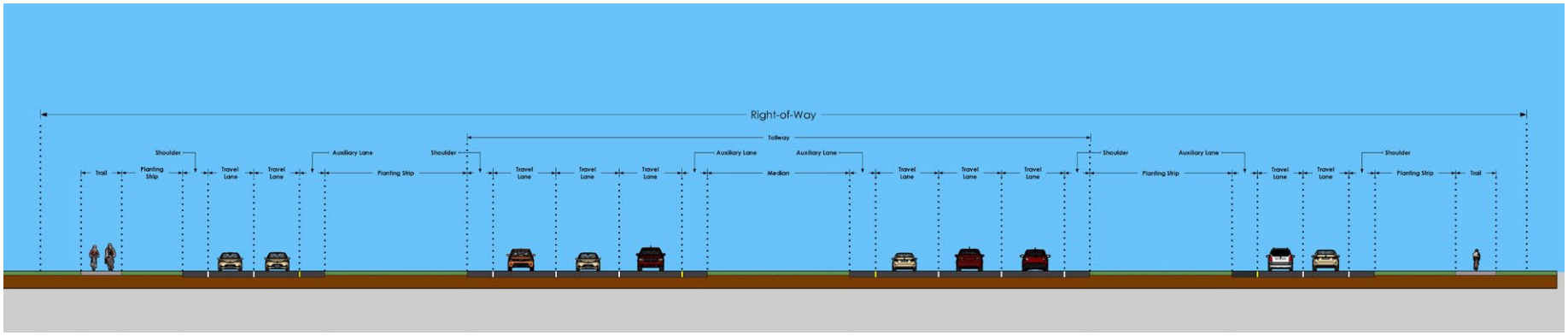
THE TRANSPORTATION PLAN

Traditionally, suburban communities have relied on their neighboring urban center for most jobs, service, and entertainment needs, and their priorities included maintaining or improving access between the community and the urban center. The City of Leander is now looking to transform beyond a bedroom community into a sustainable and attractive place to live, work, and play. The key to help achieve this vision is to develop a high quality multimodal transportation network that complements the overall community character and provides local accessibility and livability to its residents and visitors.

To develop a successful multimodal transportation network, the City of Leander must take into account important concepts such as land use and appropriate functional classifications when planning its roads and highways. Transportation and land use are inevitably interconnected. The specific use of the land impacts a city's transportation facilities and modes of travel, and vice versa. Improved integration of land use and transportation planning can reduce the need for roadway expansion and enhance the quality of life in a community.

Map 3: Transportation Map





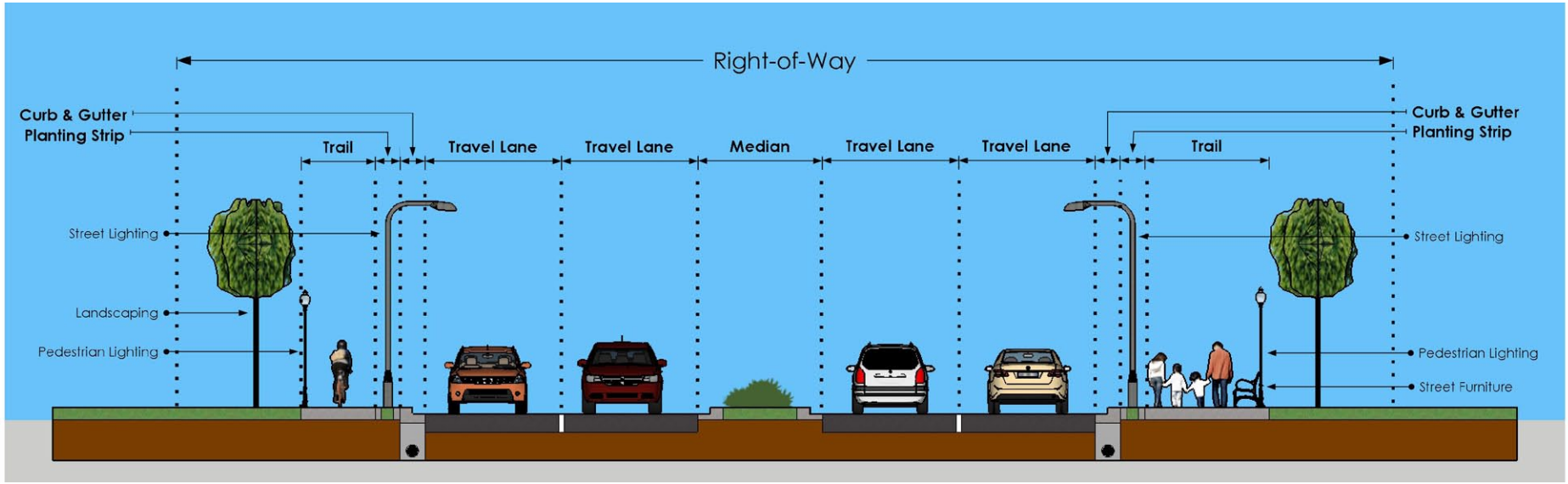
▲Toll Roads/Freeways Cross Section

FUNCTIONAL CLASSIFICATION

The concept of functionally classifying the roads within a network provides guidance for future development and suggests that the idea of a complete system consists of a mixture of roadway types. The functional classification system is a hierarchical organization of streets and highways that facilitate the safe and efficient operation of vehicles along different types of facilities. The functional roadway system facilitates a progressive transition in the flow of traffic from the provision of access to the provision of movement. The classification designation assists in selecting the appropriate roadway widths, design speeds, intersection features (stop controlled or traffic signal), and other design features. Freeway and arterial facilities are at one end of the classification system, primarily providing the function of moving vehicles. Collector and local streets are at the opposite end of the spectrum, providing access to property. To enable streets and highways to accomplish their intended function, the planning and design of the facilities should consider these elements that support the intended functions. Descriptions of the various roadway functional types and related planning and design considerations are provided in the following sections.

TOLL ROADS/FREEWAYS

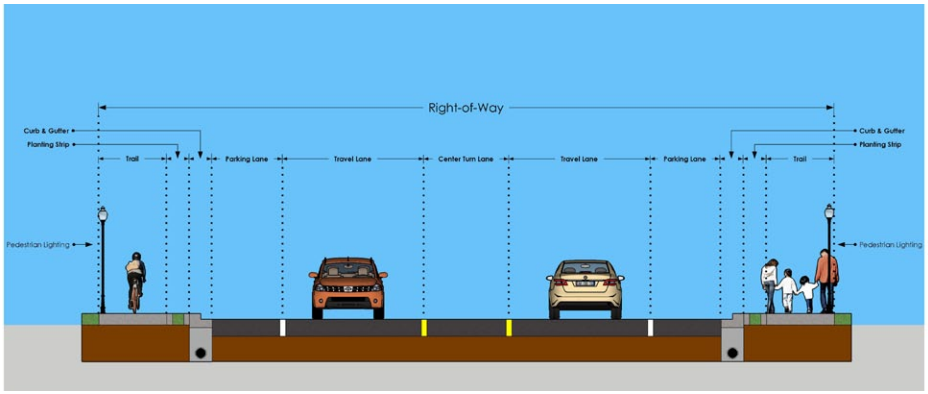
Toll Road and Freeways are access controlled roadways whose primary function is to provide for the rapid and efficient movement of large volumes of traffic between regions and within one region. Direct access to abutting property is not an intended function of these facilities. Design characteristics support the function of traffic movement by providing multiple travel lanes, a high degree of access control, and limited or no at-grade intersections.



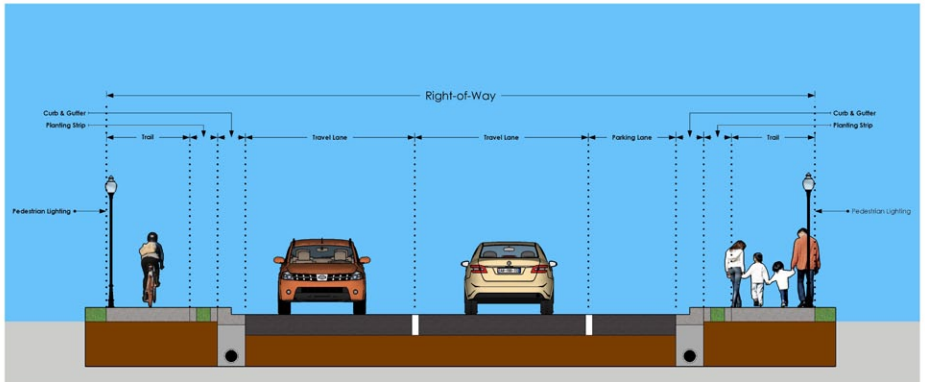
▲ Arterials Cross Section

ARTERIALS

Arterials primarily provide for traffic movements, with a minor function of providing direct access to abutting property. Arterials typically serve as connections between major traffic generators and land use concentrations, and facilitate large volumes of through traffic traveling across a community. Because direct access to abutting property is a secondary function of arterial streets, access should be carefully managed to avoid adverse impacts traffic flow on these facilities.



▲Collectors Cross Section



▲Residential Cross Section

COLLECTORS

Collector streets provide for a balance of traffic movement and property access functions. Traffic movement is often internal to localized areas, with collectors connecting residential neighborhoods, parks, churches, etc with the arterial system. These streets tend to carry a high volume of traffic over a much shorter distance while providing for land access. As compared to arterial streets, collectors accommodate smaller traffic volumes over shorter distances.

RESIDENTIAL

Residential streets are typically all other streets within the City of Leander that are not listed in any of the other descriptions. These streets provide access to adjoining residential land uses and distribute traffic to the surrounding roadway network. The character of residential streets can change from neighborhood to neighborhood. It should be noted that the roadways are not entirely for vehicular movement. They traditionally have a pedestrian and bicycle component in addition to vehicles.

COMPLETE STREETS

Complete Streets are necessary due to the mixed-use nature of the entire roadway realm. The roadway was once just considered the vehicular travel lanes from curb line to curb line. The introduction of the Complete Street encompasses all potential users within the right-of-way. This includes bicyclists, pedestrians, walkers/joggers, and ADA needs in addition to the automobile user. There are a number of different design elements that are included within the Complete Streets concept. There are some overlaps for each of the cross-sections and design elements, but in general, all the complete street encompassing details are outlined below:

- **Travel Lanes –** The travel lanes are the areas designated for use by motor vehicles. They are the primary component within the travel way. Depending on the roadway functional classification and location within the community, other uses are permitted within the travel lane boundaries. These can include dedicated bike lanes, shared bike lanes or on-street parking. When a mixture of uses is permitted, the travel lanes are typically wider than normal.

- **Roadway Median –** A roadway median may be constructed on high speed, high traffic volume roadways. The median can be removed or reduced at future date when the full roadway cross-section is required. Medians can also be utilized to improve safety and/or aesthetics of roadways with lower speeds or volumes. A median can help with access management or to provide pedestrian refuge area needs.

- **On-Street Parking –** The availability of on-street parking varies greatly by both area type and roadway classification. The On-Street Parking element is part of the Travel Way Cross-Section and can take many forms depending on the intended character of the roadway. Traditional parellel parking, angle or reverse angle parking with an accompanying planting strip can increase the comfort for pedestrians and make mixed use centers more appealing, while providing needed parking.

- **Bike Facility -** Since the bike facilities can be on- or off-street, these are either part of the travel way or the pedestrian cross-section. Historically Leander has not aggressively encouraged construction of on- or off-street bicycle lanes. However, as the City population continues to increase and areas become more developed, the City shall consider the implementation of bike lanes – on-street, off-street, or shared lane.

- **Sidewalk -** Sidewalks should be provided with all new construction and can have varying widths especially given the various area types. The sidewalk does not have to be the traditional five-foot concrete path; it can be part of a trails plan or other planned part of a development. In addition to providing sidewalks adjacent to the travel way, safe pedestrian crossings should also be provided. Pedestrian crossings are a critical part of the travel way because the potential for motorist and pedestrian conflict is at its highest. Crossings are implied at all intersections, but safety and accessibility is improved with enhanced pedestrian crossings.

- **Pedestrian Buffer -** The Pedestrian Buffer is truly dependent on the nature and classification of the adjacent roadway. The buffer is designed to provide a vegetative or other natural area between the travel way and the pedestrian area. There are established recommendations for the buffer widths, but a general rule is that the higher speed on the adjacent road the wider the buffer should be. While it is desirable to have this buffer on both sides of the street, circumstances may warrant the construction on only one side.

5. FROM VISION TO ACTION

HOW DO WE MOVE FROM VISION TO REALITY?

Chapter Five

FROM VISION TO ACTION

The following recommendations are likely to have the greatest impact on Leander over the next 20 years. The implementation of the Plan must be facilitated through strong political will and effective tools. By implementing these strategies, the city can address some of its most pressing issues and capitalize on its most viable opportunities.

The recommendations are organized by goals. The recommendations provide a measurable, intermediate end that directs progress toward a goal. The strategies provide a specific action or recommendation to achieve an identified goal or recommendation.

DESTINATION LEANDER: COMMUNITY GOALS

- *Provide a balanced mix of complementary uses that support a strong and diverse tax base.*
- *Position Leander as a destination for employers.*
- *Prepare Leander as a destination for education.*
- *Promote Old Town as a civic and cultural destination.*
- *Promote the Transit Oriented Development District (TOD) as an urban destination within a suburban community.*
- *Enhance Leander's public spaces to create and link destinations.*
- *Connect destinations.*
- *Create strong neighborhoods with a variety of housing choices.*
- *Foster civic pride.*
- *Continue to expand infrastructure to serve Leander residents.*
- *Continue to provide premium public safety services to Leander residents*

Provide a balanced mix of complementary uses that support a strong and diverse tax base.

Growth in the City will be managed to desired community outcomes.

Leander continues to be a bedroom community to Austin. The mix of non-residential and residential uses is not very diverse which affects the area's ability to support and sustain a strong tax base. Thirty-four percent of the City is currently residential. Commercial and industrial uses only make up 5% of the city. The remaining 60% is either parkland, vacant or agricultural. Leander has the opportunity to diversify land uses and capitalize on market opportunities in order to generate revenue to continue to provide facilities, services, and infrastructure that ensure Leander remains a great place to live, work, and play. The following set of strategies support this goal.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Continue to refine the city's development process.

A streamlined review process is accomplished through development codes with provisions that are clearly written, feasible, and easily followed and administered, as well as through a minimal amount of steps to obtain documented approvals. By continually examining both codes and review procedures, the city can identify opportunities for improvement and, more importantly, be competitive in business retention and attraction while maintaining its signature business-friendly environment.

Strategy 1.1

Review development proposals for consistency with the Future Land Use Plan.

Strategy 1.2

Revise development codes to ensure implementation of the Plan is possible.

Strategy 1.3

Compare the city's codes and review procedures to those of other jurisdictions, especially those that have demonstrated effective use of regulations, to achieve quality development.

Strategy 1.4

Continue to refine the city's codes and procedures to reflect changing market conditions.

Strategy 1.5

Revise the review procedures to eliminate or expedite steps that add time to the process, which can increase development costs.

Strategy 1.6

Continue the high level of customer service the city currently provides.

RECOMMENDATION 2

Continue to plan for growth and development.

Strategy 2.1

Conduct detailed small-area plans for key growth areas. Immediate small area plans to consider include:

- Old Town
- Hero Way
- Ronald Reagan Boulevard at SH 29

Strategy 2.2

Revise the Plan every 5 years, with a major update every 10 years.


OPEN
170
Greater Leander Chamber of Commerce
Congratulations
on your
Grand Opening!

Position Leander as a destination for employers.

More residents will be able to live and work in Leander. People will commute to Leander for jobs. There will be a significant day-time population to support restaurants and shops.

Ninety-seven percent of Leander's residents commute outside of the city for work. In addition, the city's jobs to housing ratio is the lowest among neighboring jurisdictions. More local employment options would not only provide jobs for residents and increase the non-residential tax base but also result in reduced vehicle-miles-traveled, fewer air pollution emissions, lower costs to businesses and commuters, lower public expenditures on facilities and services, and a higher quality of life.

The following strategies support the city's economic development efforts that focus heavily on the attraction of major employers, which in turn will serve as a catalyst for a diversity of nonresidential development.

RECOMMENDATIONS AND STRATEGIES

OPPORTUNITY AUSTIN 3.0: Regional Target Industries

- Advanced Manufacturing
- Clean Energy
- Power Technology
- Data Management
- Creative and Digital Media Technology
- Life Sciences
- Corporate Headquarters
- Regional Offices

RECOMMENDATION 1

Conduct a target industry analysis.

Strategy 1.1

Establish local recruiting targets that complement the eight regional target industries identified by Opportunity Austin 3.0.

Strategy 1.2

Explore local target industry possibilities based on the curriculum of the area colleges and universities. Texas State at Round Rock, Concordia, Southwestern and Texas Tech at Marble Falls are four area institutions that are graduating people from programs that could attract industry growth.

RECOMMENDATION 2

Develop a strategy to market local targets.

Strategy 2.1

Partner with the Greater Austin Chamber of Commerce and Opportunity Austin to market these targets.

RECOMMENDATION 3

Evaluate and expand the city's existing set of economic development incentives.

Strategy 3.1

Determine their effectiveness in attracting and retaining businesses. Consider the following in the evaluation:

- Economic benefits to local economy vs. cost of incentive
- Fiscal impacts to city
- Total impact of incentive to tax base

Strategy 3.2

Expand economic development tools to match city priorities.

Strategy 3.2.1

Adopt Old Town Development Incentives and identify a sustainable funding source.

Strategy 3.2.2

Establish a Tax Increment Finance District (TIF) for business park development.

RECOMMENDATION 4

Increase "product" to attract and retain businesses.

A lack of prepared sites and leasable building space for nonresidential uses is a deterrent for businesses wanting to locate in Leander, which affects the city's competitive edge in attracting and retaining businesses.

Strategy 4.1

Based on the target industries' site requirements, conduct a land analysis to identify and reserve tracts that would be suitable for future employment locations.

Strategy 4.2

Identify sites and partner with the Greater Austin Chamber of Commerce and Opportunity Austin to market them to potential developers and occupants. These sites should be inventoried in a readily-accessible and searchable database.

Strategy 4.3

Coordinate with willing property owners to extend utilities, or provide other assistance as feasible and appropriate.

Strategy 4.3.1

Secure funding for infrastructure development in the TIF district.

Strategy 4.3.2

Strategically rezone parcels that are highly suitable for

employment uses. This may require a zoning amendment to provide districts that are not cumulative.

Strategy 4.4
Preserve access and visibility for these sites that could be developed as employment centers.

RECOMMENDATION 5
Support existing business.

Strategy 5.1
Continue to develop programs that support existing businesses.

Strategy 5.1.1
Structure a regular visitation program in conjunction with the Chamber of Commerce.

Strategy 5.1.2
Conduct the first of an annual survey of existing business to determine issues of concern.

Strategy 5.1.3
Develop an annual program to engage and recognize existing business contributions to job growth in the city.

Strategy 5.2
Partner with ACC to develop workforce development programs that support existing businesses' talent needs.

Strategy 5.3
Strengthen relationships between the business community and city leadership.

Strategy 5.3.1
Create a lunch conversation program for existing employers with the City Council and City Manager.

Strategy 5.3.2
Conduct a regular business bus tour of major employer facilities for the City Council.

RECOMMENDATION 6
Position Leander to become a 'start-up' and entrepreneurial city.

With so many executives, retirees, and entrepreneurs living in the same city, there is an opportunity to bring them together and establish an environment of entrepreneurship and mentoring that could lead to a number of small business startups within the city.

Strategy 6.1
Partner with the Chamber to host an annual entrepreneur's forum or startup competition in the city.

Strategy 6.2
Create avenues for regular communication between local leaders, policy makers and small business owners.

Strategy 6.3
Mitigate policy and procedural barriers that impede speed-to-market for small businesses.

▲ Existing industrial along Leander Drive.

▲ Speculative commercial space on Bagdad Drive.

▲ Leander Chamber of Commerce and Economic Development Office.


ACC
FUTURE HOME OF
ACC LEANDER CAMPUS
austincc.edu

Prepare Leander as a destination for education.

Leander will be known throughout the region as a destination for learning.

Leander is a destination because of its schools. In 1855, Leander opened the first school in the area. The planned Austin Community College (ACC) will build on this history and continue the tradition of learning in the community. The city recognizes that in order to welcome students, faculty and staff to the community and capitalize on the opportunities created by the campus and its population a variety of short-term investments and longer-term strategies are needed. The following set of strategies support this goal.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Connect the Austin Community College (ACC) to Leander Station.

Strategy 1.1

Construct the North Branch of Brushy Creek Trail segment that will connect the new apartment development adjacent to Mel Mathis to Leander Station.

Strategy 1.2

Develop a funding source to acquire right-of-way and construct trails to complete the connection along the North Branch of Brushy Creek.

Strategy 1.3

Work with the ACC design and construction team to ensure that their trail/sidewalk planning coincides with the city's plans.

RECOMMENDATION 2

Leverage the economic development opportunities of the future ACC campus.

Strategy 2.1

Work with ACC to promote the presence of the Leander campus in marketing and recruitment efforts and to develop a focused curriculum that not only complements the emphases of other campuses but also supports the target industries.

Strategy 2.2

Collaborate with ACC to establish and market a workforce development program that is focused on the skill sets required by existing businesses and the target industries.

Strategy 2.2.1

Partner with representatives of potential Leander employers to define specific skills training programs.

Strategy 2.3

Promote the early college program offered within the ACC system at the Leander Campus, and assist Leander ISD in the expansion of an early college high school within the system.

RECOMMENDATION 3

Jointly plan for growth with the Leander ISD.

Strategy 3.1

Continue to support and facilitate coordination of planning with the Leander ISD for both the location and development of public educational facilities to support both existing and future population growth.

Strategy 3.2

Work with LISD to retain and expand its administrative headquarters in Old Town.

Promote Old Town as a civic and cultural destination.

Old Town is the city's civic and cultural center. It should develop as a thriving neighborhood, a commercial destination and a place people want to visit and explore.

The community envisions Old Town as a place where neighbors are able to safely walk and bike; a destination that offers a variety of activities and opportunities for people to shop and eat; and a neighborhood with a variety of living options. Old Town should provide the stage for the majority of Leander's events and festivals. It is the area of the city that visitors should remember and associate with Leander.

A revitalized and reinvigorated Old Town is one of the most important elements of a future Leander. This plan presents the following strategies to realize the potential of Old Town and Leander Station to act as two unique but linked destinations in the city. In combination, they present an opportunity to connect the nostalgia of Leander's past and the promise of Leander's future.

CASE STUDY (SUPPORTS STRATEGY 3.2)

Roanoke: The Unique Dining Capital of Texas

The City of Roanoke was officially appointed by the Texas House of Representatives as "The Unique Dining Capital of Texas." The historic downtown is home to over 40 restaurants including the famous Babe's Chicken Dinner House. The city has embraced this identity and has supported the development of Oak Street with a variety of investments including, streetscape improvements, roadway enhancements, landscaping, wayfinding and signage. In addition, the city and private partners have invested in numerous façade improvements, the rehabilitation of historic buildings and the development of complementary infill projects. Numerous other destination restaurants have since located on Oak Street. The result is a vibrant, pedestrian friendly destination with a cohesive identity that attracts visitors and diners from around the region.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Encourage entrepreneurs and small business owners to locate their operations in Old Town.

Strategy 1.1

Adopt Old Town Development Incentives and identify a sustainable funding source.

Strategy 1.2

Inventory existing small and in-home businesses to develop a database of potential targets.

Strategy 1.3

Consider a reduction in certain fees for businesses locating in Old Town.

Strategy 1.4

Develop an incubator space that provides low/no cost rent.

Strategy 1.5

Work with the Chamber to provide legal and financial technical assistance.

RECOMMENDATION 2

Develop an Old Town Strategic Plan.

Strategy 2.1

Develop a plan for Old Town that outlines action items that are feasible in the short-term. The plan should be implementable, but it should also be illustrative so that it can be used as a marketing tool to promote the vision of Old Town, build political will, and recruit champions who will advocate the plan and ensure its implementation. The plan should include the following:

- A market analysis that reveals opportunities to position Old Town as a unique destination within the network of suburban Austin communities.
- A list of catalytic development sites and infill project opportunities within Old Town.
- A set of urban design guidelines that includes a prioritized list of pedestrian infrastructure projects that promote walkability.

RECOMMENDATION 3

Develop an Old Town brand.

Strategy 3.1

Develop a brand and identity to reinforce and communicate the findings of the Old Town Strategic Plan.

Strategy 3.2

Reinforce this identity through wayfinding, signage, street toppers, etc.

Strategy 3.3

Recruit businesses that support and build on the brand.

RECOMMENDATION 4

Seek opportunities to enhance the character of Old Town.

Strategy 4.1

Develop and implement a plan for public art in Old Town. The plan should define a range of opportunities for public art in terms of appropriate locations to guide the placement and themes that emphasize Old Town's unique character and history. The plan should also address strategies for implementation and funding.

Strategy 4.2

Activate and inventory the system of alleys and "left over spaces" in and around Old Town. Art that is approachable and interactive, such as murals, sidewalk enhancements, and sculptures, could be placed in these spaces. The spaces would then create a unique experience for residents and visitors alike, celebrate the character and diversity of Leander, and activate the streetscape and public.

Strategy 4.3
Enhance the vacant lot on the corner of S. Brushy Street and W. South Street as a temporary community gathering space until such time when the lot will be developed. Farmers markets, band shelters and other unique amenities could attract users from throughout the community.

RECOMMENDATION 5
During the development of the new City Hall campus, consider a civic institution as a secondary anchor.

Strategy 5.1
Revise plans for City Hall to include a joint-use of the main building(s).

Strategy 5.2
Identify a short-list of civic institutions such as the Thinkery in Austin that might be interested in developing a satellite campus to help anchor Old Town.

Strategy 5.3
Consider incentives and partner with the Chamber to recruit such an institution.

RECOMMENDATION 6
Promote walkability within Old Town.

Strategy 6.1
Develop and implement streetscape projects within Old Town starting with N. Brushy Street between W. South Street and W. Broade Street.

Strategy 6.2
Prioritize capital investments to build pedestrian infrastructure identified in the Old Town Strategic Plan.

Strategy 6.3
Develop a wayfinding strategy for Old Town.

RECOMMENDATION 7
Create opportunity to attract more residents to Old Town.

Strategy 7.1
Identify and promote land available for residential infill.

Strategy 7.2
Modify any policies that would discourage development of higher-density residential in Old Town.

Strategy 7.3
Consider incentives that enable residential options such as live/work units and townhomes to increase residential density in Old Town.

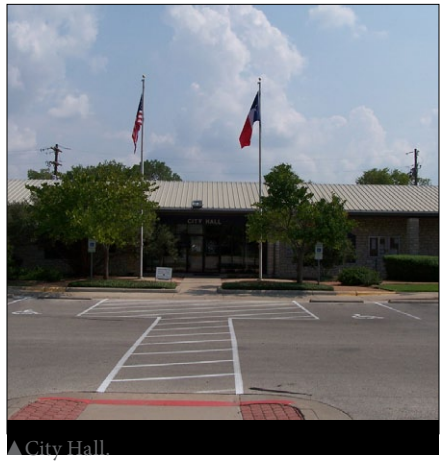
RECOMMENDATION 8
Help Old Town become a more vibrant, "24/7" environment where businesses can thrive.

Strategy 8.1
Sponsor programs and events that bring both residents and visitors into Old Town.

Strategy 8.2
Establish a regularly occurring public event showcasing Old Town businesses.

Strategy 8.3
Allow for outdoor entertainment.

Strategy 8.4
Modify any regulations that would prohibit food trucks, vendor carts or pop-up retail in appropriate destinations within Old Town.


▲City Hall.


▲Old Town Street Festival.


▲New construction in Old Town.

57


Red Downtown
105
METRORAIL

Promote the TOD as an urban destination within a suburban community.

The TOD area will attract businesses and residents of all types. It will become a 24/7 environment that is the centerpiece of Leander's economy and identity.

The TOD is of critical importance to the future of Leander. It is not only an entry and gateway to the community, but it also provides access to the regional economy. Leander Station and the MetroRail uniquely differentiate Leander from other suburban Austin communities. Undoubtedly, these amenities are one of the main reasons that the ACC campus decided to locate in the city. In ten years, the TOD will evolve into a very different, vibrant destination with a diversity of uses. People will be drawn to Leander Station to live, work, shop and explore. The city and its partners can facilitate growth envisioned by the plan in the TOD by implementing the following strategies.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Recruit TOD Developers.

The city should actively market the TOD area to a variety of experienced developers.

RECOMMENDATION 2

Develop a P3 (Public/Private Partnership) Strategy for the TOD Area.

Public investment in projects that are typically carried out by private developers may be delayed or never realized without the participation of the public sector. Public-private partnerships that overcome barriers to development can expedite desirable development in the TOD.

RECOMMENDATION 3

Define and participate in catalyst projects that will build momentum in the TOD and spur private investment.

Strategy 3.1

Identify key development project(s) that have the potential to transform the area and stimulate additional investment.

Strategy 3.2

Assemble and acquire key parcels, as needed, to create a development opportunity.

Strategy 3.3

The city should issue a developer request for proposals (RFP) for catalyst sites within the TOD.

Strategy 3.3.1

Define the specific requirements for development as conditions for the partnership.

Strategy 3.3.2

Offer public participation in the project in the form of site-related assistance.

Strategy 3.3.3

Local governments can assist with development by participating in or leading a range of development activities pertaining to the site development. The following could be considered as the city's potential responsibilities in partnering with a developer, and should be specified in the RFP:

- Donate site (whole or in part) to the developer
- Purchase and demolish existing structures
- Commission environmental reports
- Initiate preliminary design drawings and site planning
- Construct or cost share in infrastructure
- Expedite plan review and approval

RECOMMENDATION 4

Incentivize new development in the TOD.

The city should evaluate a variety of financing tools to stimulate development in the TOD including the following:

Strategy 4.1

Utilize Tax Increment Reinvestment Zone (TIRZ).

How It Works: The TIRZ provides funding based on the property's value for eligible infrastructure projects within the TOD.

Strategy 4.2

Consider developing an infrastructure grant program.

How It Works: Infrastructure grants are project-specific, and can be underwritten by either local or state governments. The amount of the grant is directly related to the capital investment. The cost recovery schedule is based on property taxes.

Strategy 4.3

Issue General Obligation Bonds.

How It Works: General Obligation Bonds are municipal bonds with fixed interest rates and terms. These bonds can be used for a variety of improvements, and typically offer a lower interest rate than would be available privately.

Strategy 4.4

Issue Revenue Bonds.

How It Works: Revenue Bonds use fees from services to repay debt. Common forms of Revenue Bonds are for water/sewer improvements and toll roads.

Strategy 4.5

Consider developing a low interest loan program.

How It Works: Low interest loans are underwritten by a public entity to provide debt for specific projects. These loans typically offer lower interest rates than would be available in the private market.

RECOMMENDATION 5

Develop a highly visible public space within the TOD.

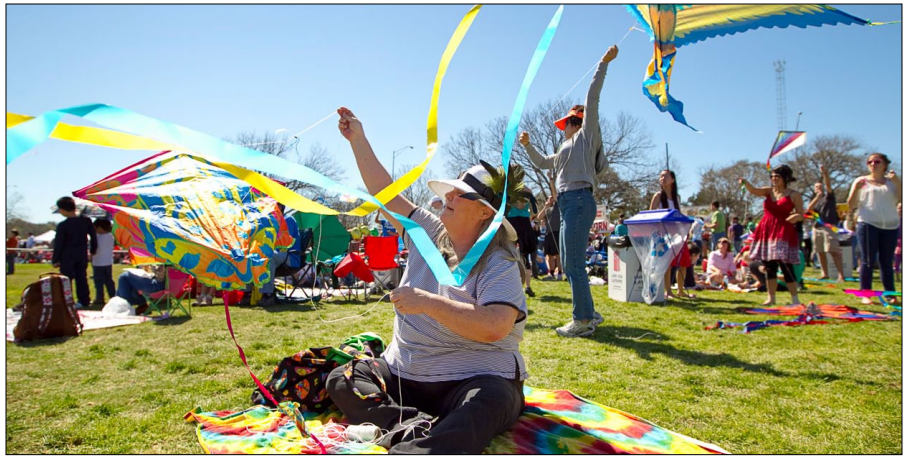
Strategy 5.1

Partner with Capital Metro to develop a public open space at Leander Station. Consider unique architectural elements and amenities that would attract users from throughout the community.

Enhance Leander's public spaces to create and link destinations.

Leander's parks, trails, streets and other public open spaces will be a key component that supports and enhances the community's unique identity.

For Leander to truly become a destination, a city not just through which to travel, but rather to experience or explore, it needs places that cause people to stop and linger. These places are the vantage points from which the city is viewed and first impressions are formed. The city's system of parks, trails and public spaces are these places that support a variety of activities that enhance the quality of life in Leander. The following set of strategies support this goal.



▲ Leander Spring Egg Stravaganza.

▲ Crystal Falls Golf Club

▲ Leander gateway marker.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Prepare a Public Space Master Plan.

As a component of an update to the Parks and Recreation Master Plan (see next recommendation) or as a separate effort, the city should prepare a Public Space Master Plan. A plan that is well-conceived and implemented can aid economic development efforts, as quality of life is a key factor in employer location decisions.

Strategy 1.1

The plan should address all elements of the public realm including gateways, parks, greenways and trails, streetscape and other forms of public open space. Partners in the development of a Public Space Master Plan should include the Chamber, ACC, Leander ISD, Williamson and Travis Counties.

RECOMMENDATION 2

Continue to expand Leander's park and recreation system.

Strategy 2.1

Update the Parks and Recreation Master Plan.

Strategy 2.1.1

During this process, the community suggested numerous enhancements to the existing system of parks, recreation facilities, trails and greenways. Ideas gathered from the public that should be explored during the next update to the Parks and Recreation Master Plan include the following:

- Construct a recreation center (with a pool, programming for all ages, etc.)
- Build additional active recreation facilities
- Connect trails and greenways to all existing city and county parks
- Provide restrooms, pet waste disposal facilities, and adequate lighting and signage along all trails
- Provide a trailhead every two miles

Strategy 2.2

Create a sustainable funding and governance structure to ensure the long-term acquisition, creation and maintenance of parks, streetscapes, gateways, and other elements of the public realm.

RECOMMENDATION 3

Develop and implement streetscape designs for key corridors.

Strategy 3.1

Identify a prioritized list of corridors for streetscape projects.

Strategy 3.2

Start with a streetscape project for N. Brushy Street between W. South Street and W. Broade Street.

Strategy 3.2.1

Define a plant palette and standards for placement. The installation of trees, shrubs, groundcovers and seasonal plants for color, particularly along N. Brushy Street and connecting to arterials, will create a more cohesive appearance and welcoming environment.

Strategy 3.2.2

Specify street furnishings and appropriate use and placement of each type. Lighting, benches, trash cans and other furnishings should improve aesthetics, reinforce the character of Leander, and add to the comfort and safety of those visiting, living and working downtown.

RECOMMENDATION 4

Develop a wayfinding and signage program and create a sense of arrival into the city with gateways that reflect Leander's identity.

Strategy 4.1

Initiate a wayfinding and signage development process.

Strategy 4.2

Identify primary and secondary gateway locations into the city. An initial list of gateways to consider include the following:

- US 183 at city limits (south)
- US 183 at River Park
- 2243 at Ronald Reagan Boulevard
- Ronald Reagan Boulevard at city limits (south)
- Lakeline Boulevard at city limits (south)
- Ronald Reagan Boulevard at SH 29

Strategy 4.3

Establish a highly visible gateway design that reflects Leander's brand through a combination of signage, art and landscape.

Strategy 4.4

Ensure signage is appropriate for a variety of users including pedestrians, bicyclists, and motorists.

RECOMMENDATION 5

Develop a corridor beautification strategy.

Strategy 5.1

Establish a city-led task force to coordinate elements of a corridor beautification strategy and create an Adopt-a-Corridor program.

Strategy 5.2

Develop a funding and maintenance protocol to enhance and maintain Leander's corridors.

Strategy 5.3

Consider providing mini-grants to HOAs and community groups as part of the Adopt-a-Corridor program.

Strategy 5.4

Develop design standards for intersections.

RECOMMENDATION 6

Enhance Leander's tree canopy.

Strategy 6.1

Increase tree preservation standards or offer incentives for protecting additional trees.

Strategy 6.2

Require street trees in new development and develop a program for planing street trees in already developed areas.

Strategy 6.3

Partner with local non-profits, such as Tree Folks, to educate neighborhood residents on the benefits of tree canopy and plant neighborhood trees.

TREEFOLKS

CASE STUDY (SUPPORTS STRATEGY 7.2)

TreeFolks

Established in 1989, TreeFolks volunteers and staff have planted 1 million trees in Central Texas at schools, parks, in medians, right of ways, community gardens, greenbelts and on private lands in fire ravaged Bastrop County. TreeFolks impact preserves the Central Texas quality of life by cooling the air, cleaning precious water, sheltering us from the hot Texas sun, and by providing a shaded sense of place that fosters a healthy, connected community. The following programs could be of interest to the City of Leander in its local efforts to maintain and enhance the tree canopy:

- City Shade: environmental education program
- Sapling Days: tree giveaway program
- Urban Forest Steward and Habitat Steward Training program

For more information: www.treefolks.org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Connect destinations.

Leander residents will have a variety of transportation options to choose from. Residents will be able to walk and bike safely to and from community destinations.

The City of Leander is now looking to transform beyond a bedroom community into an attractive place to live, work, and play. The key to help achieve this vision is to develop a high quality multimodal transportation network that complements the overall community character and provides regional mobility as well as local accessibility and livability to its residents and visitors. The following transportation recommendations outline implementation strategies to address the current and future transportation challenges faced by the City of Leander.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Implement a Complete Streets Policy to encourage safety, mobility and an active lifestyle in the City of Leander.

A Complete Streets policy ensures that every time there is a new project, the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users.

Adoption of a policy allows for a gradual process of creating a complete network of multimodal streets, and saves money in the long run by minimizing the need for later retrofitting projects. Adopting a Complete Streets policy is critical for communities like Leander that are experiencing increased growth and development.

Strategy 1.1

Develop a Complete Streets Policy

Strategy 1.1.1

Establish a task force for identifying local Complete Streets goals and corridor priorities.

Strategy 1.1.2

Begin drafting a Complete Streets policy that meets local needs.

Strategy 1.1.3

The Complete Streets task force should host a work session with representatives from various departments and organizations.

Strategy 1.2

Adopt and Implement the Complete Streets Policy

Strategy 1.2.1

After successfully developing a customized Complete Streets policy, the task force should seek adoption and prepare for implementation such as updating or adopting new design standards.

RECOMMENDATION 2

Work with Capital Metro and other interested partners to develop local area circulator(s) for convenient access between neighborhoods, activity centers, and the regional transit network.

Historically, transit networks have been designed to serve downtowns and dense urban centers. Suburban development patterns have dramatically impacted the nation's transit industry and the way networks are designed and operated. Agencies have needed to adapt to changing environments and serve multiple centers, lower overall densities, and multiple origin/destination pairs. As a result, new services such as local and express bus routes and commuter rail emerged. However, suburban traffic congestion has grown tremendously, and improving mobility continues to be a difficult challenge. For the City of Leander a current challenge is to connect residents and visitors to its activity centers and regional transit network. Actions are needed to enhance and complete transit service and provide better alternatives to the single-occupant vehicle. Not only can a circulator create economic benefits for the community, it can also increase ridership for Capital Metro.

Strategy 2.1

Assemble a transit task force or committee with members of the City of Leander, Capital Metro, Williamson County, TxDOT, and interested private-sector stakeholders to form a public-private partnership (P3) and plan the development of a local area circulator.

Strategy 2.2

Develop an implementation plan that establishes a community vision with goals and objectives for the local area circulator. The plan will identify priority routes and an appropriate circulator type. In addition, the plan will address organizational structures, staffing requirements, and funding sources to implement the circulator.

RECOMMENDATION 3

Partner with TxDOT to rehabilitate Business 183 as a Complete Street with safety features for cyclists, pedestrians, and transit users.

In the past, main streets were designed to provide pedestrians and vehicles access to services and businesses within the city. With new development trends however, there has been a shift from providing access to mobility. Highways between and through towns have emphasized speed and capacity, and important main street values were lost. Cities and towns where highways are also main streets are increasingly examining methods to balance mobility and access within their corridors. Business 183 is an important commercial corridor for the City of Leander where many services and businesses are located. Being a state-owned highway, however, its function and design is aimed for vehicular travel. As a method to reclaim the city's main street and improve the livability in the heart of the community, a partnership with TxDOT will rehabilitate Business 183 as a Complete Street with safety features for cyclists, pedestrians, and transit users, while maintaining vehicular mobility.

Strategy 3.1

A corridor rehabilitation program should be created that will provide the direction needed to move the vision of a revitalized Business 183 toward reality. A task force of a variety of public and private sector stakeholders would be responsible for creating public support, developing a community vision and coordinating rehabilitation efforts.

Strategy 3.2

Develop a conceptual corridor rehabilitation plan. With the program task force as the lead, funding should be sought through grants from TxDOT or FHWA to finance the plan development. The plan should be developed in coordination with TxDOT and formally adopted by the City of Leander in its comprehensive plan.

Strategy 3.3

Seek funding strategies as the first step toward getting the project implemented, after identifying a transportation need through a corridor plan. The City of Leander should attempt to include the Business 183 Rehabilitation project in CAMPO's 2040 Regional Transportation Plan through an amendment process which will allow it to qualify for CAMPO funding. The city should also seek additional funding strategies through county and state sources such as STIP funds and bond elections.

RECOMMENDATION 4

Develop an Access Management Policy.

Access management is the process of coordinating, planning, designing and implementing land use and transportation strategies so that the flow of traffic between the road and the surrounding land is efficient and safe. To increase roadway capacity and make corridors safer and more efficient the City of Leander should develop an access management policy that results in driveway consolidation, use of intersecting collectors, frontage or backage service roads for property access and loading, appropriate signal controls and signage, and restriction and control of left-turn movements. The policy should focus on preserving and enhancing mobility and safety on existing and planned arterials and collectors.

RECOMMENDATION 5

Improve the city's thoroughfares to ensure that the roadway network is consistent with current and future growth. (Please refer to Map 3, Map 5, and the Appendix for the full set of thoroughfare recommendations.)

Strategy 5.1

Through a review and analysis of current roadway deficiencies and expected future growth, a list of recommendations with specific improvements to the city's thoroughfares was developed. The city should incorporate these improvements to the city's thoroughfare plan to most effectively meet motorist needs in the City of Leander's roadway network for the coming years.

Strategy 5.2

In the short-term address the following:

- Reconstruct Old 2243 West from Lakeline Boulevard to US 183.
- Reconstruct Bagdad Road from Old 2243 West to CR 280.
- Reconstruct Horizon Park Boulevard from E Crystal Falls Parkway to E South Street.
- Reconstruct S West Drive from Crystal Falls Parkway to West Broade Street.
- Raider Way
- Parkway from Lakeline Boulevard to US 183.

RECOMMENDATION 6

Improve bicycle and pedestrian amenities.

Strategy 6.1

In the short-term address the following:

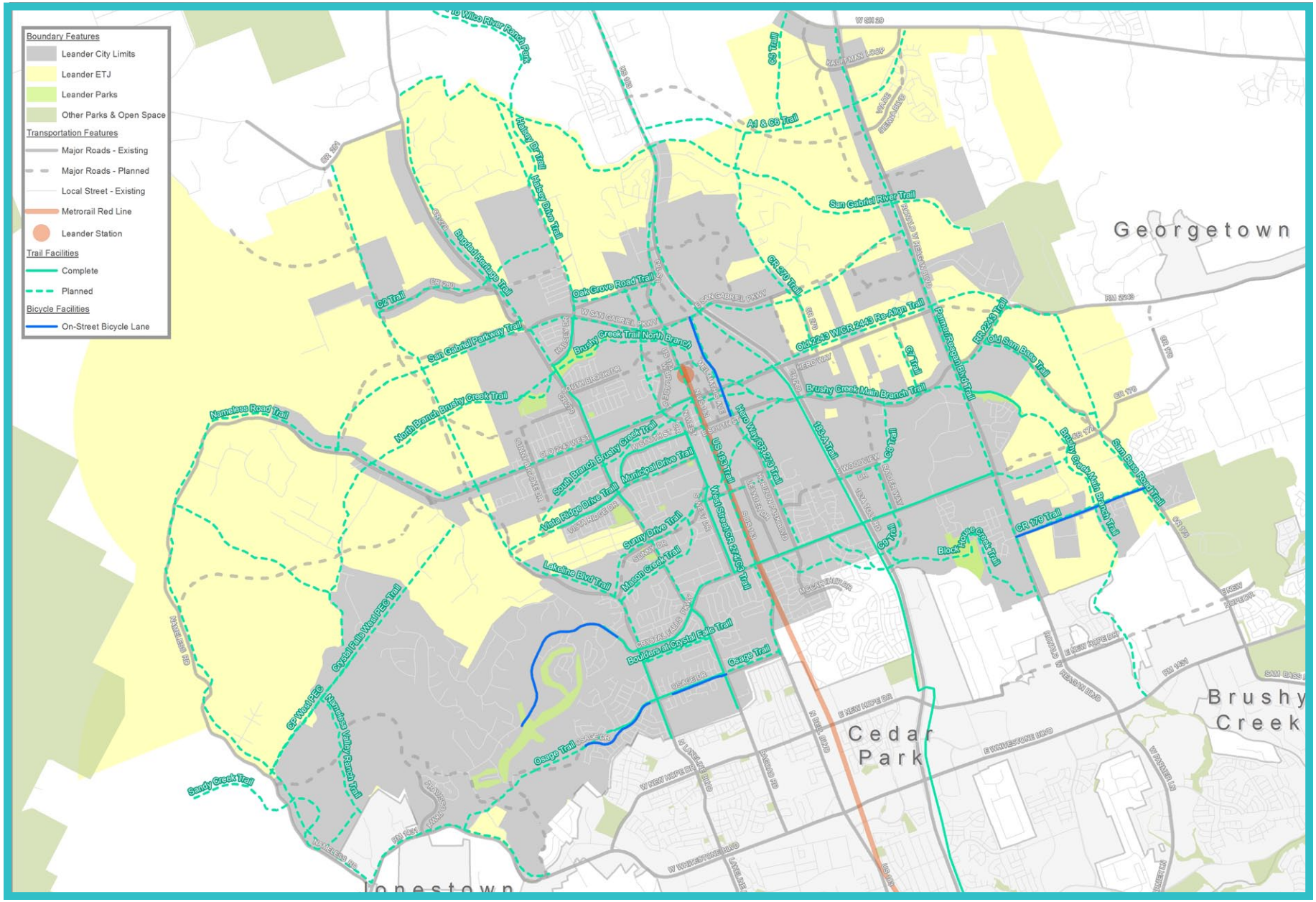
- Construct the north branch of Brushy Creek Trail segment from E Metro Drive to Mel Mathis Avenue.
- Extend the South Street Trail to Mel Mathis Avenue.
- Complete the Crystal Falls Parkway Trail gaps from Lakeline Boulevard to US 183.
- Complete the Bagdad Road Trail gaps from Crystal Falls Parkway to Municipal Drive.

Strategy 6.2

Develop a bicycle and pedestrian plan

- Update long-term plans for and prioritize on-road and off-road bicycle and pedestrian facilities.
- Building on Strategy 1.1, 1.2, and 3.2, refine the Thoroughfare Plan to include detailed, long-term cross section needs for existing and planned collectors and arterials that integrates complete streets features to produce a connected bicycle and pedestrian network while accomplishing the city's land use, access management, safety and aesthetic goals.

Map 5: Trails and Bike Lane Map



Create strong neighborhoods with a variety of housing options.

Leander residents will have a variety of housing options at a diversity of price points to choose from.

Leander is a place that attracts family households. The high-quality school system, cost of housing, small town lifestyle and convenience to major employment centers make Leander an ideal destination for families. However, consistent with state and national trends the population is also diversifying. Demographic trends, such as the "graying" of the population, will drive demand for more housing options for seniors. Multigenerational living is also on the rise. Families will continue to need living options to accommodate an evolving household composition. In addition, generational preferences and economic conditions will continue to impact the homeownership rate in Leander. To accommodate this diversity of housing demand, Leander will continue to need to allow and encourage the development of a variety of housing types. The following recommendations support a diverse housing supply in the City.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Amend ordinances to accommodate a mixture of housing types.

Strategy 1.1

Review and update the city's code to allow housing options that accommodate a variety of age and income groups. Examples of housing options to investigate include the following:

- Co-housing
- Granny flats, accessory dwelling units
- Bungalow courts

Strategy 1.2

Update the subdivision ordinance to include the design of areas for various housing types and lot sizes in the planning of new subdivisions.

RECOMMENDATION 2

Provide safe, sound, and well-maintained neighborhoods.

Strategy 2.1

Partner with public safety providers and residents to inventory existing neighborhoods to identify issues.

Strategy 2.2

Establish a Neighborhood Improvement Program to improve and maintain the public realm in existing neighborhoods including landscaping, lighting, sidewalk connections, boundary fencing, etc.

Strategy 2.2.1

Partner with HOAs to implement the Neighborhood Improvement Program.

Strategy 2.2.2

Provide organizational support to neighborhoods without strong HOAs.

- Identify the informal network of neighborhood leaders and convene those individuals on a regular basis to identify, discuss and mitigate issues.

Strategy 2.3

Host regular neighborhood-level clean up days. Continue to refine the city's codes and procedures to reflect changing market conditions.


read all over

Foster Civic Pride.

Leander residents will be actively engaged in their community. A sense of community pride and ownership will continue to develop as the city grows.

The majority of Leander's residents have moved to the city within the past ten years. And with new residents entering each year, Leander has the opportunity to build the city and story to fit the preferences of this new crop of residents. These residents will be able to take an active role in shaping the city where they live, work and play. The following recommendations offer suggestions as to how city leaders can foster activities and policies that unite residents and make them proud to call Leander their home.

CASE STUDY (SUPPORTS STRATEGY 1.1)

HICKORY, NC – "Life. Well Crafted."

This branding effort has established an identity for Hickory that celebrates its long history of craftsmanship, particularly in furniture manufacturing. Once considered the furniture capital of the world, the city is still home to many artisans and engineers who take great pride in the creation of all types of products ranging from furniture to pottery to fiber optic cable. This brand has helped bolster employer recruitment strategies, clarify the missions of local organizations, influence themes of local events and public art, and strengthen the cohesiveness of the Hickory community by generally increasing the community's awareness of and appreciation for the city's past.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Conduct a branding study for the entire city.

Leander needs to continue to build on the Destination Leander brand to establish an identity that not only helps create a sense of place and community pride, but can also influence decisions about the city's growth and development, employer recruitment, promotion of tourism, programming of cultural events, and investment in civic infrastructure, etc.

Strategy 1.1

This branding effort should consider the city's history and also recognize the various assets that can contribute to the definition of its identity. Potential ideas that could be generated during the process include the following:

- A center for educational excellence, building on its role—historically and currently—as a center for education
- A culinary arts and food hub that celebrates the city's agricultural heritage
- An active, healthy lifestyle community (with a parks and trail system and recreational opportunities in the surrounding hill country)

RECOMMENDATION 2

Consistently promote the city.

With or without a brand that reinforces Leander's identity, the city's positive attributes should still be clearly defined and communicated through coordinated marketing efforts.

Strategy 2.1

Coordinate with the Chamber, Economic Development Department and local real estate professionals to develop a marketing strategy for the city.

Strategy 2.2

Consider a public outreach strategy to effectively and consistently promote the city both internally (to residents) and externally (to potential businesses, future residents, etc.).

Strategy 2.3

Consider adding a public information officer position within the city.

RECOMMENDATION 3

Capitalize on current and potential future visitor activities.

The city is currently a draw for a narrow set of activities and because the city lacks hotels and other hospitality services, the city loses these retail and hospitality dollars to neighboring communities.

Strategy 3.1

Inventory the types of activities that could be catalysts for additional development that would help to expand tourism and reduce the retail leakage.

Strategy 3.2

Build a recruitment strategy to attract businesses that complement these activities.

RECOMMENDATION 4

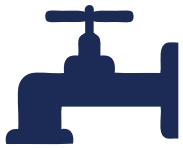
Increase programming that brings the community together while simultaneously attracting visitors from outside Leander.

Hosting events that bring residents together helps build a sense of community. If such events are unique, and reinforce the identity of the community by celebrating its assets, they can increase tourism. City parks, greenway trails, local schools, and the heart of Old Town are among the locations to host such events.

Strategy 4.1

Build on existing events with complementary programming. For example, add a Farmer's Market component to the Leander Car Show event. Other events to bolster include the following:

- Old Town Leander Festival
- Bluegrass Festival
- Christmas Parade and Tree Lighting
- Liberty Fest
- Kite Festival
- Full Moon Concert Series
- Movies and Music in the Park



Continue to expand infrastructure to serve Leander residents.

Leander's infrastructure will help the community achieve its land use and growth management objectives.

As Leander continues to growth, there will be increased demands for improvements. The systems and services that support growth in the City will become increasingly complex. The following recommendations address how those services can be delivered at the highest level possible for resources that are available.

RECOMMENDATION 1

Invest in utility planning that supports the land use pattern envisioned by the Future Land Use Plan.

Strategy 1.1

Ensure adequate water service in the city.

Strategy 1.1.1

Construct a waterline and an elevated storage tank at Ronald Reagan Boulevard and SH 29.

Strategy 1.1.2

Complete design and construction of the Hero Way Waterline.

RECOMMENDATIONS AND STRATEGIES

Strategy 1.1.3

Study and begin implementation of waterline upgrades for fire protection in Old Town.

Strategy 1.1.4

Construct a Bagdad Road Water Main to Liberty Hill.

Strategy 1.1.5

Update the Water Plan regularly.

Strategy 1.2

Ensure adequate wastewater service in the city.

Strategy 1.2.1

Monitor wastewater interceptor flows to identify when additional capacity is needed.

Strategy 1.2.2

Develop the Falcon Oaks Service Plan.

Strategy 1.2.3

Construct a San Gabriel Basin Infrastructure Lift Station.

Strategy 1.2.4

Update the Wastewater Plan regularly.

Strategy 1.3

Support the conservation and reuse of water.

Strategy 1.3.1

Support innovative site and street design that reduces the impact of the built environment on water quality, including exceeding requirements for riparian buffers and incorporating pervious pavements, rain gardens, bio-swales, stormwater planters and other features in new development.

Strategy 1.4

Consider the creation of a drainage utility fund.

Strategy 1.4.1

Conduct a study to determine appropriate ways to fund long term maintenance of drainage infrastructure.


Pierce
TEAM

Continue to provide premium public safety services to Leander residents.

Leander will continue to be a safe and secure community that attracts new residents and businesses.

As Leander continues to growth, there will be increased demands for public safety services. The systems and services that support growth in the city will become increasingly complex. The following recommendations address how those services can be delivered at the highest level possible for resources that are available.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Continue to provide excellent fire and emergency services in all areas of the community.

Strategy 1.1

Improve Performance Indicators for urban and suburban area.

- Increase station locations.
- Completely staff currently-built facilities.
- Increase support to match increases in staff, equipment, and facilities.

Strategy 1.2

Maintain or Improve ISO rating in 2018.

- Update the Fire Code.
- Increase the number of inspectors.
- Improve water distribution to match necessary fire flows in downtown area.
- Establish a multi-family distribution plan to eliminate safety risks.

Strategy 1.3

Gain Best Practices Accreditation.

- Pursue and receive Accreditation of the Fire Department.
- Review and update the policy for Accreditation Review.
- Update data collection capabilities to meet accreditation requirements.
- Obtain equipment for special events as measured by accreditation.

Strategy 1.4

Develop a Disaster Plan.

- Staff Emergency Management
- Implement Mitigation Plan Activities
- Improve preparedness education

Strategy 1.5

Plan for Horizon Issues.

- Workforce looking for alternative schedules
- Workforce looking for work live environment
- Increase demand for out of hospital medical needs
- Increase service demands and scope of service

RECOMMENDATION 2

Continue to provide excellent police services in all areas of the community.

Strategy 2.1

Reinforce the general mission of policing.

Strategy 2.1.1

Provide high-quality police work in the community.

Strategy 2.1.2

Strive to maintain a culture of service to the community through:

- High-profile and conspicuous patrol,
- Timely response to emergency and non-emergency calls,
- Crime prevention and public education, and
- Continued involvement of community stakeholders in the overall crime reduction effort.

Strategy 2.2

Develop a comprehensive annual workload analysis to provide an on-going evaluation of staffing needs based on service demands, dedicated and undedicated patrol time, and the desires of the community for the amount of officer patrol.

- A "best practices" (ICMA Center for Public Safety) recommendation is that an officer should spend approximately 60% of their time on call response and other directed activities, and 40% on undirected patrol and public interaction activities.
- When the analysis indicates that more than 60% of a patrol officer's time is spent on call response, then additional staffing should be considered. This does not include additional support or investigations staffing needs.

Strategy 2.3

Hire civilian staff members and leverage volunteers to handle work performed by sworn officer personnel that would be better accomplished by civilian staff. Civilian or volunteer staff could thereby allow sworn staff to focus solely on law enforcement duties.

Strategy 2.4

Purchase necessary vehicles, including traditional marked patrol cars and detective sedans; special-use vehicles for the traffic enforcement, K-9, special weapon, and tactics units; and any other special or support service vehicles required to accomplish the general goal.

Strategy 2.5

Achieve a median five-minute response time to emergency calls for police service.

Strategy 2.5.1

Ensure that all personnel, including communications and responding officers are handling calls in the most effective and efficient manner possible.

Strategy 2.5.2

Allow data made available from the CAD (Computer Aided Dispatch) system, to determine the factors that will drive the distribution and location of patrol officers. This data will ensure that personnel are geographically dispersed to respond in a timely manner to emergency calls and non-emergency calls.

Strategy 2.6

Enhance community education and involvement.

Strategy 2.6.1

Increase public education and involvement by 10% annually through:

- Strong crime reduction programs with neighborhoods and businesses

- Increase in outreach events, crime prevention and community policing programs
- Continual development of partnerships that solve problems, address crime and social disorder reduce the fear of crime, and improve the overall quality of life in the community.

Strategy 2.7

Add additional personnel to the Community Services Unit.
Currently the Community Services Unit is staffed with one full-time sworn officer. Additional personnel will be needed as programs and projects evolve.

Strategy 2.7.1

Implement the LPD 1-5-10 Year Strategic Plan which indicates a desire to build a unit or division of staff members, including a full-time Sergeant, two full-time officers, and a number of support personnel necessary to administer developed programs and projects, as well as a growing number of volunteers and volunteer programs.

Strategy 2.7.2

Leverage volunteers to assist with administration of programs and projects. Many of the programs and projects are designed specifically to engage and involve members of the public, such as Citizens Police Academy. Citizens on Patrol, etc.

Strategy 2.7.3

Ensure that the unit is self-sufficient and able to respond to citizen requests for crime prevention presentations and public appearances by providing resources for the necessary public educational materials, printed documents and portable display and presentation equipment that such Community Services Unit programs generally require.

Strategy 2.7.4

Provide fleet vehicles for the unit that are versatile and suited for the special nature of the programs and projects. Vehicles purchased and used by this unit may vary from the traditional marked patrol unit, to pick-up trucks, small vans, passenger vans, and citizen patrol vehicles.

6. MEASURING SUCCESS

HOW DO WE ENSURE THE RECOMMENDATIONS ARE IMPLEMENTED?

Chapter Six

MEASURING SUCCESS

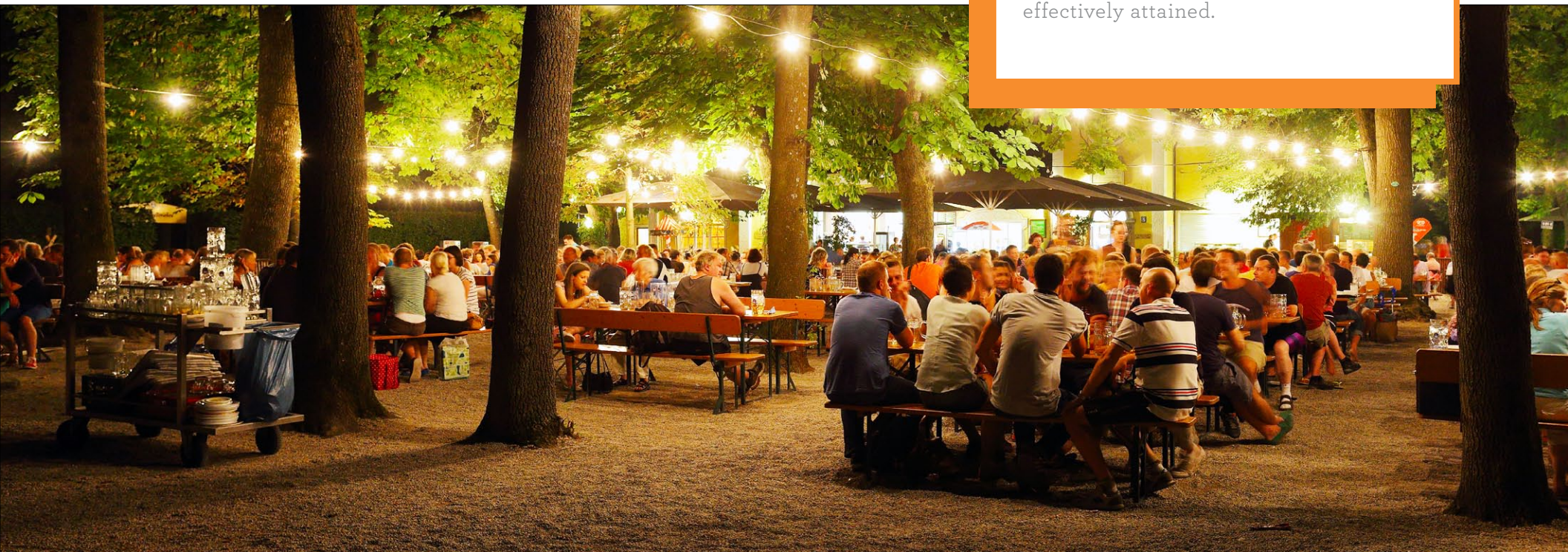
This plan is a document to guide policies and decision making in order to realize the community's vision for Leander's future. In order to ensure that the recommendations in this plan are implemented effectively. the city should create a Destination Leander Comprehensive Plan Implementation Committee consisting of city staff, key stakeholders, and other engaged citizens. This committee would be responsible for:

- Coordination and prioritization of plan implementation efforts
- Identification of funding opportunities
- Project outreach, education and advocacy efforts
- Monitoring and measurement of progress.

In addition, the city should update the Capital Improvements Program (CIP) to include the priority projects identified in the Comprehensive Plan via the annual budget.

Implementation Matrix

The following pages contain a matrix that reiterates the city's goals and priority projects along with their accompanying recommendations. The table also lists the appropriate timeframe, responsible entity and metric for success to ensure that the community's vision for Leander is effectively attained.



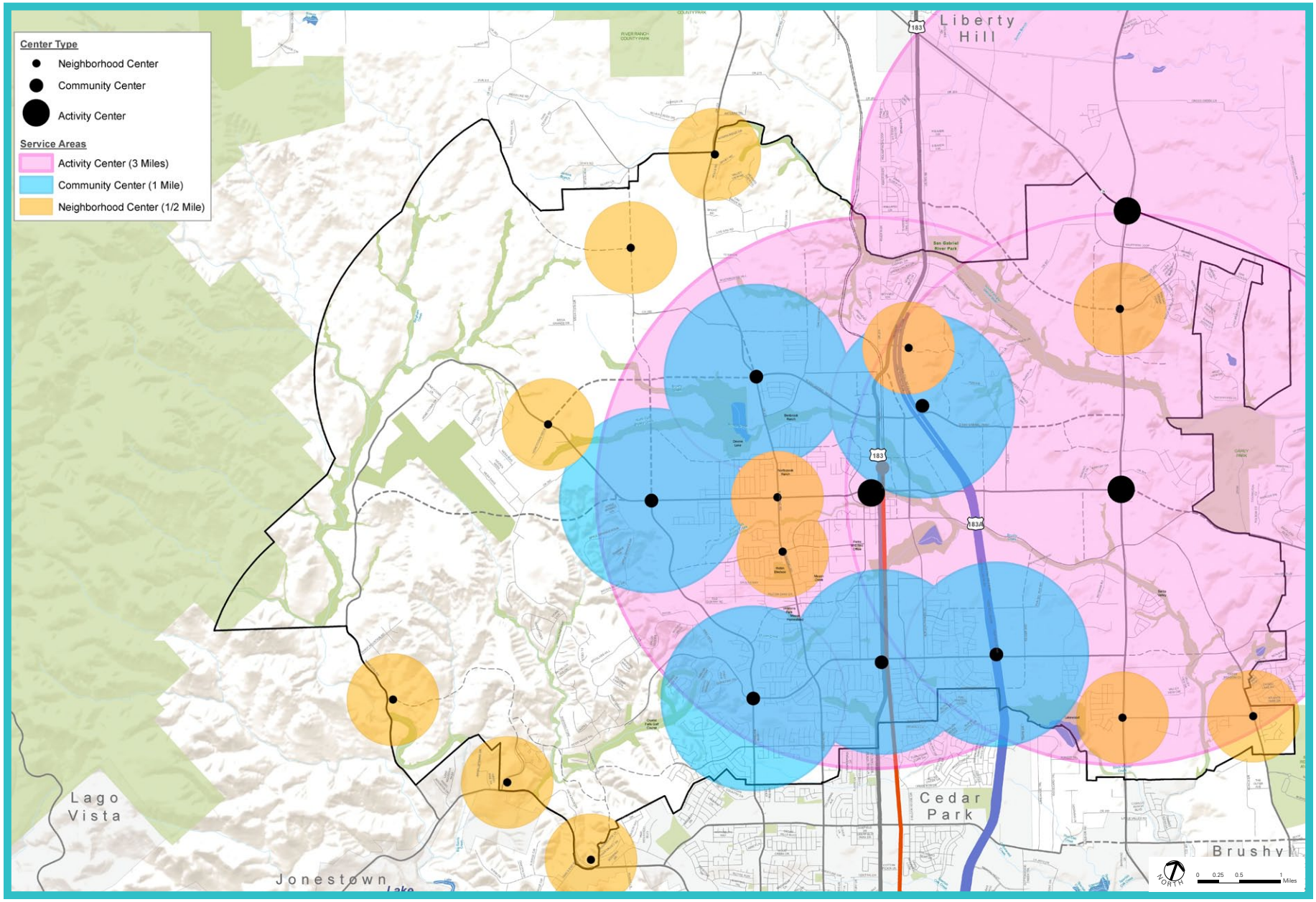
GOAL	RECOMMENDATION	TIMEFRAME	RESPONSIBLE GROUP(S)	METRIC (5YR EVALUATION)
Position Leander as a destination for employers.	Conduct a target industry analysis.	Short-term	Economic Development, Chamber of Commerce, Greater Austin Chamber of Commerce, ACC	• 10% growth in in-city jobs • 10% growth in average in-city wages • 15% growth in the value of non-residential tax base • 15% growth in retail sales • 25% growth in new investment prospects visiting the city
	Develop a strategy to market local targets.	Short-term		
	Evaluate and expand the city's existing set of economic development incentives.	Short-term		
	Increase "product" to attract and retain businesses.	Mid-term		
	Support existing businesses.	Ongoing		
	Position Leander to become a 'start-up' and entrepreneurial city.	Long-term		
Prepare Leander as a destination for education.	Connect the Austin Community College (ACC) to Leander Station.	Short-term	Economic Development, Planning, Engineering, ACC	
	Leverage the economic development opportunities of the future ACC campus.	Mid-term		
	Jointly plan for growth with the Leander ISD			
Promote Old Town as a civic and cultural destination.	Encourage entrepreneurs and small business owners to locate their operations in Old Town.	Short-term	Planning, Economic Development, Chamber of Commerce, Engineering, Public Works	• 5 participants in Old Town Incentive program (1 each year) • 25% growth in the value of non-residential tax base in Old Town • 10% increase in number of residential units in Old Town
	Develop an Old Town Strategic Plan.	Short-term		
	Develop an Old Town brand.	Mid-term		
	Seek opportunities to enhance the character of Old Town.	Mid-term		
	During the development of the new City Hall campus, consider a civic institution as a secondary anchor.	Mid-term		
	Promote walkability within Old Town.	Short-term		
	Create opportunity to attract more residents to Old Town.	Long-term		
	Help Old Town become a more vibrant, "24/7" environment where businesses can thrive.	Ongoing		

GOAL	RECOMMENDATION	TIMEFRAME	RESPONSIBLE GROUP(S)	METRIC (5YR EVALUATION)
Promote the TOD as an urban destination within a suburban community.	Recruit TOD Developers.	Short-term	Planning, Economic Development, Engineering, Public Works, Park and Recreation	• 15% growth in the tax base value in TOD • 10% increase in number of residential units in TOD
	Develop a P3 (Public/Private Partnership) Strategy for the TOD Area.	Short-term		
	Define and participate in catalyst projects that will build momentum in the TOD and spur private investment.	Mid-term		
	Incentivize new development in the TOD.	Mid-term		
	Develop a highly visible public space within the TOD.	Long-term		
Enhance Leander's public spaces to create and link destinations.	Prepare a Public Space Master Plan.	Mid-term	Planning, Engineering, Public Works, Park and Recreation	• Reach 11 acres of parkland per 1,000 residents goal • 15% increase in number of residents living within walking distance of a park, trail or recreation facility • Recruit 5 Adopt-a-Corridor participants • Host 1 community clean up every other quarter
	Continue to expand Leander's park and recreation system.	Short-term		
	Develop and implement streetscape designs for key corridors.	Short-term		
	Develop a wayfinding and signage program and create a sense of arrival into the city with gateways that reflect Leander's identity.	Short-term		
	Develop a corridor beautification strategy.	Mid-term		
	Provide safe, sound, and well-maintained neighborhoods.	Mid-term		
	Enhance Leander's tree canopy.	Mid-term		
Connect destinations.	Implement a Complete Streets Policy to encourage safety, mobility and an active lifestyle in the City of Leander.	Short-term	Planning, Engineering, Public Works, Park and Recreation	• 10% decrease in Vehicle Miles Traveled • 25% increase in miles of sidewalk
	Work with Capital Metro and other interested partners to develop local area circulator(s) for convenient access between neighborhoods, activity centers, and the regional transit network.	Long-term		
	Partner with TxDOT to rehabilitate Business 183 as a Complete Street with safety features for cyclists, pedestrians, and transit users	Mid-term		
	Improve the city's thoroughfares to ensure that the roadway network is consistent with current and future growth.	Mid-term		
	Improve bicycle and pedestrian amenities.	Short-term		

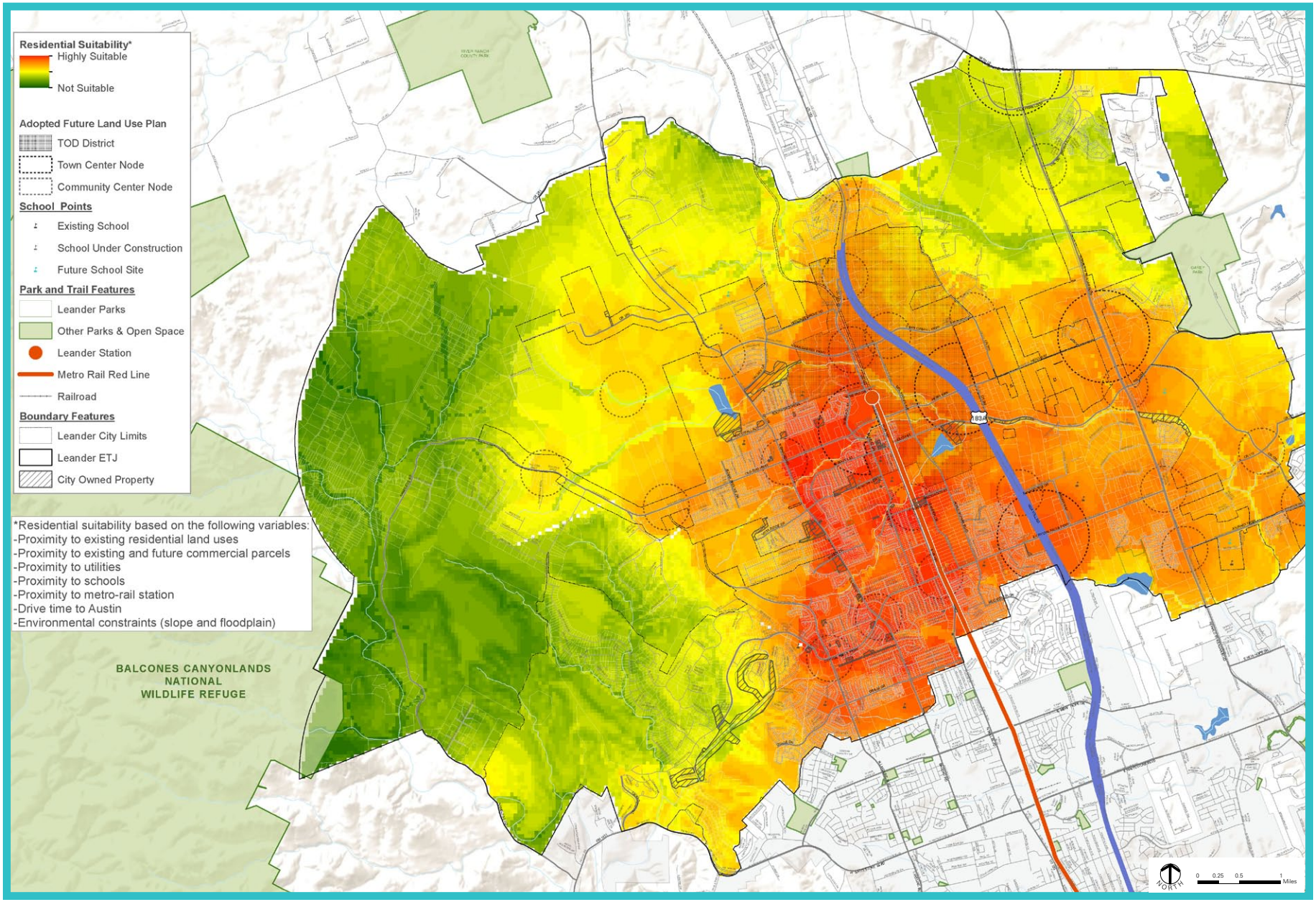
GOAL	RECOMMENDATION	TIMEFRAME	RESPONSIBLE GROUP(S)	METRIC (5YR EVALUATION)
Create strong neighborhoods with a variety of housing options.	Amend ordinances to accommodate a mixture of housing types.	Short-term	Planning, Public Safety	• Improve mix of housing to 10% mixed housing/ 90% single-family housing
	Provide, safe, sound and well-maintained neighborhoods.	Mid-term		
Foster civic pride.	Conduct a branding study for the entire city.	Short-term	Economic Development, Chamber of Commerce	• No long-term vacancy on city-appointed boards and committees • 10% increase in visitorship levels
	Consistently promote the city.	Ongoing		
	Capitalize on current and potential future visitor activities.	Mid-term		
	Increase programming that brings the community together while simultaneously attracting visitors from outside Leander.	Mid-term		
Continue to expand infrastructure to serve Leander residents	Invest in utility planning that supports the land use pattern envisioned by the Future Land Use Map.	Ongoing	Engineering, Public Works, Planning	• TBD • TBD
Continue to provide premium public safety services to Leander residents.	Continue to provide excellent fire and emergency services in all areas of the community.	Ongoing	Fire Department, Police Department	• Improve ISO rating (fire) • Achieve a 5-min response time (police) • 10% increase in public safety public engagement and participation
	Continue to provide excellent police and emergency services in all areas of the community.	Ongoing		
	Enhance community education and involvement	Ongoing		

APPENDIX A: MAPS

Commercial Center Service Areas

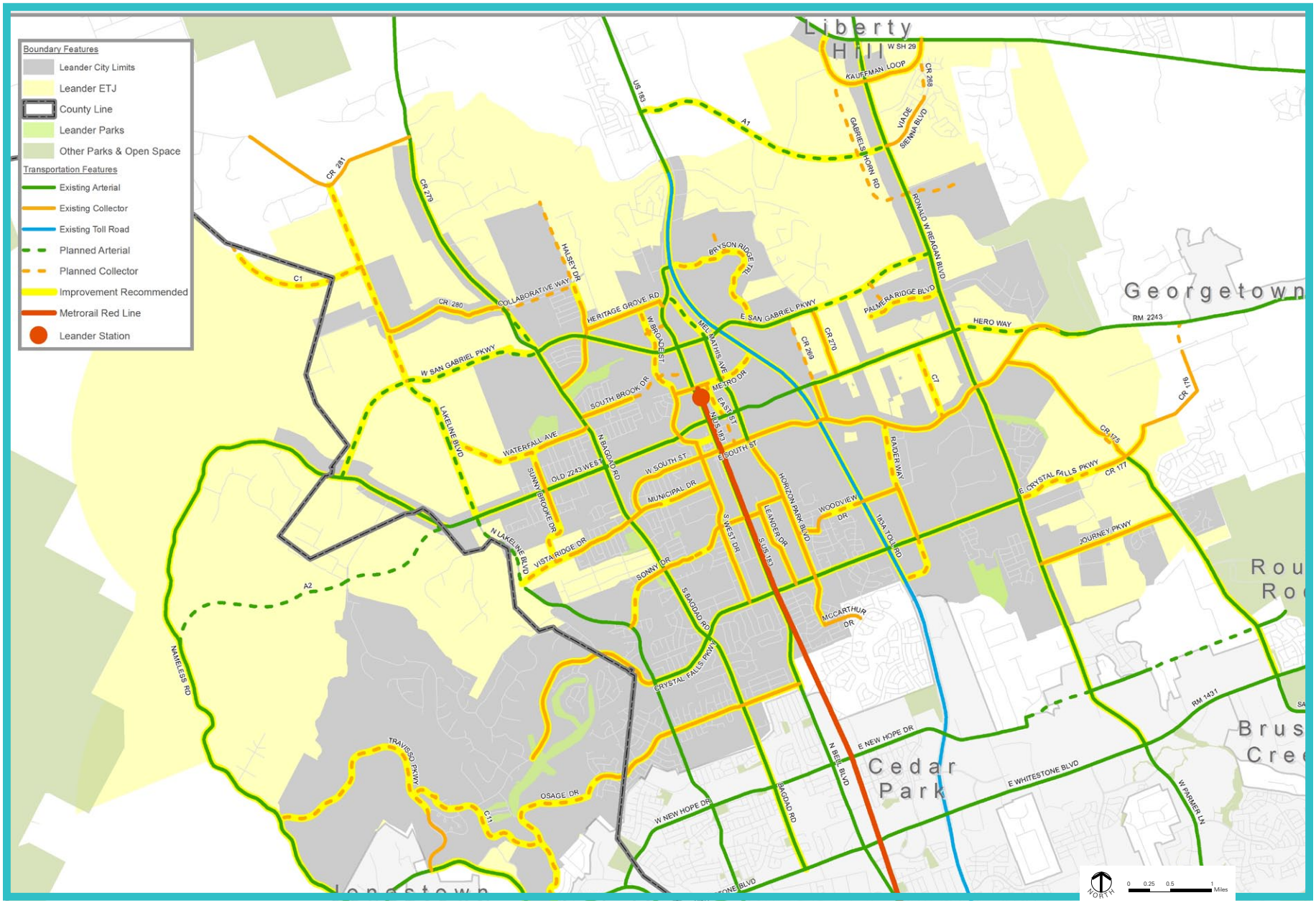


Land Suitability Map



APPENDIX B: TRANSPORTATION RECOMMENDATIONS

Thoroughfare Recommendations Map



THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Toll Roads/Highways								
183 A Toll	South City Limit	US 183N	Toll Road	6 lanes	6 lanes	Divided	US 183A Trail	Partner with CTRMA to improve signage for Leander exits and identification and to maintain surface connections for bicycle and pedestriian use on local streets.
US 183	South City Limit	US 183 A Toll	Business Highway	4 lanes	4 lanes	Variable	US 183A Trail	Partner with TxDOT to improve Bicycle/Pedestrian Access and Safety Features to reconnect the City across US 183 Business.
US 183	US 183/ 183 Toll	North City Limit	Highway	6 lanes	6 lanes	Divided	US 183A Trail	Partner with TxDOT to improve signage for Leander exits and identification north and south of Leander; and, to maintain surface connections for bicycle and pedestrian use on local streets.
Arterial/Collectors (N-S)								
Bagdad Rd	W Whitestone Blvd	Old 2243 West	Arterial	4-6 lanes	4 lanes	Undivided	Bagdad Heritage Trail	Widen to 6 lanes as development continues. Consider divided cross section.
W Broade St	US 183	W Metro Dr	Collector	2-4 lanes	2 lanes	Undivided	W Broade St Trail	Widen to 4 lanes as development continues.
W Broade St	W Metro Dr	Heritage Grove Rd	Collector	2-4 lanes	Unbuilt	Unbuilt	W Broade St Trail	Complete connection to Heritage Grove Rd.
Collector 7	FM 2243	Hero Way	Collector	2-4 lanes	Unbuilt	Unbuilt	C7 Trail	Build to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (N-S)								
CR 175	Whitestone Blvd	CR 177	Arterial	2-4 lanes	2-4 lanes	Varies	Old Sam Bass/Sam Bass Trail	Widen to 6 lanes as development continues. Consider divided cross section.
CR 175	CR 177	2243	Collector	2-4 lanes	2 lanes	Undivided	Old Sam Bass/Sam Bass Trail	Widen to 6 lanes as development continues. Consider divided cross section.
CR 175	CR 177	2243	Collector	2-4 lanes	2 lanes	Undivided	Old Sam Bass/Sam Bass Trail	Widen to 4 lanes as development continues. Consider divided cross section.
CR 269	2243	Hero Way	Collector	2-4 lanes	2 lanes	Undivided	NA	Widen to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
CR 270	Hero Way	E San Gabriel Pkwy	Collector	2-4 lanes	2 lanes	Undivided	CR 270 Trail	Widen to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
CR 279 (Bagdad Rd Extension)	CR 280	North City Limit/North ETJ	Arterial	6 lanes	2 lanes	Undivided	Bagdad Heritage Trail	Widen to 5 lanes as development continues.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (N-S)								
East St	Hero Way	Metro Dr	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Halsey Dr	N Bagdad Rd	Hartman Dr	Collector	4 Lanes	4 lanes	Undivided	Halsey Drive Trail	Consider divided cross section.
Halsey Dr	Hartman Dr	CR 280 Extension	Collector	4 lanes	Unbuilt	Unbuilt	Halsey Drive Trail	Complete connection to CR 280 Extension. Consider divided cross section.
Horizon Park Blvd	McCarthur Dr	E South St	Collector	2-4 Lanes	2 lanes	Undivided	Hero Way/ CR 273 Trail	Widen to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Lakeline Blvd	Old 2243 West	W San Gabriel Pkwy	Arterial	4-6 lanes	Unbuilt	Unbuilt	Lakeline Blvd Trail	Complete Lakeline Blvd. Consider divided cross section.
Lakeline Blvd	W San Gabriel Pkwy	CR 281/North City Limit/ North ETJ	Collector	2-4 lanes	Unbuilt	Unbuilt	Lakeline Blvd Trail	Complete Lakeline Blvd. Consider divided cross section.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (N-S)								
Leander Dr	Crystal Falls Pkwy	Hazelwood St	Collector	2-4 lanes	2 lanes	Undivided	NA	Widen to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Mel Mathis Ave	E South Street	E San Gabriel Pkwy	Arterial	4-6 lanes	4 lanes	Undivided	Hero Way/ CR 273 Trail	Widen to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the proposed development.
Mel Mathis Ave	E San Gabriel Pkwy	US 183	Arterial	4-6 lanes	Unbuilt	Unbuilt	Hero Way/ CR 273 Trail	Build to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the proposed development.
Nameless Rd	South City Limit/ETJ	Old 2243 West	Arterial	4-6 lanes	2 lanes	Undivided	Nameless Road Trail	Widen to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities would be appropriate to serve the proposed development.
Raider Way	183 Toll	E Crystal Falls Pkwy	Collector	2-4 lanes	Unbuilt	Unbuilt	C8/C9 Trails	Build to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Raider Way	E Crystal Falls Pkwy	E Woodview Dr	Collector	2-4 lanes	2 lanes	Undivided	C8/C9 Trails	Widen to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Raider Way	E Woodview Dr	FM 2243	Collector	2-4 lanes	Unbuilt	Unbuilt	C8/C9 Trails	Build to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (N-S)								
Ronald W Reagan Blvd	E Whitestone Blvd/W Parmer Ln	W State Highway 29	Arterial	6 lanes	4 lanes	Divided	Parmer/ Reagan Blvd Trail	Widen to 6 lanes as development continues.
Sunny Brooke Dr	Vista Ridge Dr	Grassland Dr	Collector	2-4 Lanes	Unbuilt	Unbuilt	NA	Complete connection to Vista Ridge Dr Extension. Widen to 4 lanes as development continues.
Sunny Brooke Dr	Grassland Dr	S of Waterfall Ave	Collector	2-4 lanes	2 lanes	Undivided	NA	Complete connection to Waterfall Avenue Extension. Widen to 4 lanes as development continues.
S West Dr	Crystal Falls Pkwy	W Broade St	Collector	2-4 lanes	2 lanes	Undivided	S West St/ CR 274/C3 Trail	Widen to 4 lanes as development continues.
Travisso Pkwy	Crystal Falls Pkwy	Nameless Rd	Collector	4 lanes	Unbuilt	Unbuilt	NA	Complete Travisso Parkway to 4 lanes as development continues.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (E-W)								
Arterial 1	US 183	Ronald W Reagan Blvd	Arterial	4-6 lanes	Unbuilt	Unbuilt	NA	Coordinate with Williamson County to complete 6 lane ultimate cross section.
Bryson Ridge Tr	US 183	E San Gabriel Pkwy	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
Collector 1	Travis/ Williamson County Line	N Lakeline Blvd Extension	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
Collector 11	Nameless Rd	Osage Dr	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
CR 280	N Lakeline Blvd Extension	CR 279/N Bagdad Rd	Collector	2-4 lanes	2 lanes	Undivided	C2 Trail	Build to 4 lane ultimate cross section.
Crystal Falls Pkwy	Goodnight Trail	N Lakeline Blvd	Collector	2-4 lanes	2 lanes	Divided	NA	Widen to 4 lanes as development continues.
Crystal Falls Pkwy	N Lakeline Blvd	N Bell Blvd	Arterial	4-6 lanes	4 lanes	Varies	Crystal Falls Parkway Trail	Widen to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (E-W)								
E Crystal Falls Pkwy	N Bell Blvd	Ronald W Reagan Blvd	Arterial	4-6 lanes	4 lanes	Divided	Crystal Falls Parkway Trail	Widen to 6 lanes as development continues. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development
E Crystal Falls Pkwy (CR 177)	Ronald W Reagan Blvd	CR 175	Collector	2-4 lanes	Unbuilt	Unbuilt	Crystal Falls Parkway Trail	Build to 4 lanes as development continues. Consider divided cross section.
Hazelwood St	Leander Dr	Horizon Park Blvd	Collector	2-4 lanes	2 lanes	Undivided	NA	Widen to 4 lanes if density warrants.
Heritage Grove Rd	Halsey Dr	US 183	Collector	2-4 lanes	2 lanes	Undivided	Oak Grove Rd Trail	Build to 4 lane ultimate cross section.
Hero Way	E of CR 269	Ronald W Reagan Blvd	Arterial	4-6 lanes	2 lanes	Undivided	Old 2243/ CR2443 Realign Trail	Widen to 4 lanes as development continues.
Hero Way	Ronald W Reagan Blvd	FM 2243	Arterial	4-6 lanes	Unbuilt	Unbuilt	Old 2243/ CR2443 Realign Trail	Complete connection to RR 2243.
Journey Pkwy	Ronald Reagan Blvd	CR 175	Collector	2-4 lanes	2 lanes	Undivided	CR 179 Trail	Coordinate with Parks and Recreation Department to accommodate planned bicycle/pedestrian trail.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (E-W)								
Kauffman Lp	SH 29, West of Ronald W Reagan Blvd	Existing Kauffman Lp	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
Kauffman Lp	N of CR 267	SH 29	Collector	2-4 lanes	2 lanes	Undivided	NA	Consider ultimate 4 lane cross section if development intensity warrants it.
Meadow View Dr	Horizon Park Blvd	Woodview Dr	Collector	2 lanes	2 lanes	Undivided	NA	Sign for neighborhood speeds.
W Metro Dr	W Broade St	US 183	Collector	2-4 lanes	2 lanes	Undivided	W Metro Drive Trail	Consider ultimate 4 lane cross section if development intensity warrants it. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Metro Dr	US 183	East of East St	Collector	2-4 lanes	2 lanes	Undivided	NA	Consider ultimate 4 lane cross section if development intensity warrants it. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Metro Dr	East of East St	183 Toll	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Municipal Dr	Bagdad Rd	W South St	Collector	2-4 lanes	2 lanes	Divided	Vista Ridge Dr/ Municipal Dr Trail	Stripe to 4 lanes as development intensity warrants it.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (E-W)								
Municipal Dr	W South St	E of Northern Trail	Collector	2-4 lanes	2 lanes	Undivided	Vista Ridge Dr/ Municipal Dr Trail	Consider ultimate 4 lane cross section if development intensity warrants it.
Municipal Dr	E of Northern Trail	W of 609 Municipal Dr	Collector	2-4 lanes	Unbuilt	Unbuilt	Vista Ridge Dr/ Municipal Dr Trail	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
Municipal Dr	W of 609 Municipal Dr	S West Dr (CR 274)	Collector	2-4 lanes	2 lanes	Undivided	Vista Ridge Dr/ Municipal Dr Trail	Consider ultimate 4 lane cross section if development intensity warrants it.
Osage Dr	W Whitestone Blvd	Existing Osage Dr @ Shumard Bluff Dr	Collector	2-4 lanes	Unbuilt	Unbuilt	Osage Trail	Build to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development
Osage Dr	Shumard Bluff Dr	N Bell Blvd	Collector	2-4 lanes	2 lanes	Varies	Osage Trail	Widen to 4 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the existing and proposed development.
Palmera Ridge Blvd	E Logan Del Way Blvd	Ronald W Reagan Blvd	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
RR 2243	Mel Mathis Ave	Hero Way (Old FM 2243)	Collector	4 lanes	2 lanes	Undivided	Brushy Creek Main Branch Trl	Consider ultimate 4 lane cross section if development intensity warrants it. Coordinate with Parks Department to complete planned Bicycle/ Pedestrian Trail.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (E-W)								
W San Gabriel Pkwy	Nameless Rd	N Bagdad Rd	Arterial	4-6 lanes	Unbuilt	Unbuilt	San Gabriel Parkway Trail	Build to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the proposed development.
W San Gabriel Pkwy	N Bagdad Rd	US 183/183 Toll	Arterial	4-6 lanes	2 lanes	Undivided	San Gabriel Parkway Trail	Build to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the proposed development.
E San Gabriel Pkwy	US 183/183 Toll	CR 270	Arterial	4-6 lanes	2 lanes	Undivided	San Gabriel Parkway Trail	Build to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the proposed development.
E San Gabriel Pkwy	CR 270	Ronald W Reagan Blvd	Arterial	4-6 lanes	Unbuilt	Unbuilt	San Gabriel Parkway Trail	Build to 6 lanes as development continues. Consider divided cross section. Bicycle and pedestrian amenities in a complete streets cross section will be critical to serve the proposed development.
Sonny Dr	N Lakeline Blvd	N of MacFarland St	Collector	4 lanes	2 lanes	Undivided	Sonny Drive Trail	Widen to 4 lanes as development continues. Consider divided cross section.
Sonny Dr	N of MacFarland St	Peregrine Way/Sonny Dr Traffic Circle	Collector	4 lanes	Unbuilt	Unbuilt	Sonny Drive Trail	Build to 4 lanes as development continues. Consider divided cross section.
Sonny Dr	Peregrine Way/Sonny Dr Traffic Circle	E of Moon Glow Dr	Collector	4 lanes	2 lanes	Undivided	Sonny Drive Trail	Widen to 4 lanes as development continues. Consider divided cross section.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (E-W)								
Sonny Dr	E of Moon Glow Dr	E of Cotton Patch Tr	Collector	4 lanes	Unbuilt	Unbuilt	Sonny Drive Trail	Build to 4 lanes as development continues. Consider divided cross section.
Sonny Dr/E Sonny Dr	E of Cotton Patch Tr	Leander Dr	Collector	4 lanes	2 lanes	Undivided	Sonny Drive Trail	Build to 4 lanes as development continues. Consider divided cross section.
W South St	Municipal Dr	US 183	Collector	2-4 lanes	2 lanes	Undivided	W South St Trail	Consider ultimate 4 lane cross section if development intensity warrants it.
E South St	US 183	Mel Mathis Ave	Collector	2-4 lanes	2 lanes	Undivided	NA	Consider ultimate 4 lane cross section if development intensity warrants it. Extend W South St Trail to Mel Mathis Avenue.
South Brook Dr	N Bagdad Rd	E of San Vicente Dr	Collector	2-4 lanes	2 lanes	Undivided	NA	Consider ultimate 4 lane cross section if development intensity warrants it.
Vista Ridge Dr	N Lakeline Blvd	W of Alta Vista Dr	Collector	2-4 lanes	Unbuilt	Unbuilt	Vista Ridge Dr/ Municipal Dr Trail	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
Vista Ridge Dr	W of Alta Vista Dr	Bagdad Rd	Collector	2-4 lanes	2 lanes	Undivided	Vista Ridge Dr/ Municipal Dr Trail	Consider ultimate 4 lane cross section if development intensity warrants it.

THOROUGHFARE RECOMMENDATIONS

THOROUGHFARE	LIMITS FROM	LIMITS TO	CLASSIFICATION	PLAN STATUS	BUILT STATUS	DIVIDED UNDIVIDED	TRAILS	RECOMMENDATIONS
Arterial/Collectors (E-W)								
Waterfall Ave	N Lakeline Blvd Extension	E of Sunny Brook Ln Extension	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lane cross section if development intensity warrants it.
Waterfall Ave	E of Sunny Brook Ln Extension	N Bagdad Rd	Collector	2-4 lanes	2 lanes	Undivided	NA	Consider ultimate 4 lane cross section if development intensity warrants it.
W Whitestone Blvd	Travisso Pkwy	Osage Dr	Arterial	4-6 lanes	4 lanes	Varies	Nameless Road Trail	Widen to 6 lanes as development continues. Consider divided cross section. Partner with Jonestown and Cedar Park to maintain continuity.
Woodview Dr	W of Clear Lake Ln	183 Toll	Collector	2-4 lanes	Unbuilt	Unbuilt	NA	Build to 2 lanes as development continues. Consider ultimate 4 lanes cross section if development intensity warrants it.
Woodview Dr	SB FR @ 183 Toll	NB FR @ 183 Toll	Collector	2 lanes	Unbuilt	Unbuilt	NA	Coordinate with CTRMA to develop a grade separated 2 lane cross section if possible
E Woodview Dr (CR 271)	183 Toll	Raider Way	Collector	2-4 lanes	2 lanes	Undivided	C8 Trail	Widen to 4 lanes as development continues.

*Trail and Lane Limits may vary from street limits. For more information on bicycle and pedestrian trails and their status, please see the City of Leander Trails Master Plan: http://www.leandertx.gov/sites/default/files/fileattachments/Parks%20and%20Recreation/page/300/trail_master_plan_map_11x17.pdf

APPENDIX C: STATE OF THE CITY