



## **AGENDA**

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

**Thursday ~ November 12, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Presentation of Service Plaque to Exiting Commissioners Saenz and Wixson
  - 15 minute recess
4. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 22, 2015
5. Director's report to P & Z Commissioners on actions taken by the City Council at the November 5, 2015 meeting.
6. Review meeting protocol
7. Citizen Communications - Three (3) minutes of time is allowed, per speaker
8. Election of Chairman
  - A. Nomination for position of Chairman
  - B. Discussion of nominees
  - C. Election of Chairman

9. Election of Vice Chairman
  - A. Nomination for position of Vice Chairman
  - B. Discussion of nominees
  - C. Election of Vice Chairman
  
10. Election of Secretary
  - A. Nomination for position of Secretary
  - B. Discussion of nominees
  - C. Election of Secretary

<b>Consent Agenda</b>
-----------------------

11. Subdivision Case 15-FP-006: Consider action on the extension of the expiration of the Carneros Ranch, Section 3 Final Plat for 26.71 acres more or less; WCAD Parcels R523829, R032156, and R523830; generally located to the southeast of the intersection of North Lakeline Blvd and Old 2243 W on the east side; Leander, Williamson County, Texas. Applicant/Agent: CSF Civil Group, LLC on behalf of CT Development, INC.
  
12. Subdivision Case 15-TOD-FP-024: Consider action on the Oak Creek, Phase 2, Section 3 Final Plat for 13.659 acres more or less; WCAD Parcel R529006; generally located to the southwest of the intersection of San Gabriel Parkway and W Broade Street; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
  
13. Subdivision Case 15-SFP-012: Consider action on the Leander 2243 Subdivision Short Form Final Plat for 19.628 acres more or less; WCAD Parcels R393875–R393879; generally located 1,500 feet to the east of the intersection of N Bagdad Road and Old 2243 W on the north side of Old 2243 W, Leander, Williamson County Texas. Applicant/Agent: Kimley-Horn (Robert Smith, PE) behalf of Hero Way 28.444 JV.
  
14. Subdivision Case 15-SFP-013: Consider action on the South San Gabriel Ranches Short Form Final Plat being 10.25 acres more or less; WCAD Parcels R037794–R037796, R539854; generally located 1,800 feet south of the intersection of CR 270 and Orchard, on the east side of CR270, Leander, Williamson County Texas. Applicant/Agent: Sheryl Vicenik on behalf of David & Sandra Clifton, Lieberman Garcia & Maria Guadalupe Palacios, and Paul Fuller.

<b>Public Hearing</b>
-----------------------

15. Zoning Case 15-Z-029: Hold a public hearing and consider action on the rezoning of two lots, for 0.9596 acres more or less, located at 1605 and 1607 Tierra Alto, WCAD Parcels R035590 and R035591. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban/Manufactured Home) and the applicant is proposing to zone the property TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: Jose Raul Reyes
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

## Regular Agenda

16. Discussion of proposed amendments to the Composite Zoning Ordinance, Subdivision Ordinance, and Sign Ordinance.

- a) Staff Presentation
- b) Discussion
- c) Consider Action

17. Discussion of City Council approval of the Comprehensive Plan update on October 15, 2015.

- a) Staff Presentation
- b) Discussion

18. Meeting Adjourned

### **CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 6 day of November, 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 ~ October 22, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:00 pm**
  - 1a. Welcome newly appointed Commissioners.  
**Commissioners Angela Means, Place 6 and Morgan Cotten, Place 2 were introduced and took their seats**
2. Roll Call  
**All Commissioners were present except Vice Chairman Allen**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 5, 2015  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Hines. Motion passed unanimously with Chair Sokol abstaining.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 15, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the October 15, 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 15-TOD-PP-005: Consider action on the Bryson, Phase 1, Sections 1A, 1B, & 1C Preliminary Plat Revision for 48.861 acres more or less; WCAD Parcels R032237, R485832, R032239, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
8. Subdivision Case 15-FP-022: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3B Final Plat for 10.272 acres more or less; TCAD Parcel 844910; generally located approximately 105 feet from the southwest corner of Granite Hill Dr and Yaupon Range Dr; Leander, Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 15-TOD-FP-021: Consider action on the Oak Creek, Phase 2, Section 2 Final Plat for 13.941 acres more or less; WCAD Parcel R529006; generally located to the southwest of the intersection of Middle Brook Drive and W Broade Street; 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-026: Consider action on the Bryson, Phase 1, Section 1B Final Plat for 22.509 acres more or less; WCAD Parcels R485832 and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy; located to the east of the Bryson. Phase 1, Section 1A subdivision, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).

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

### Public Hearing

11. Zoning Case 14-Z-029: Hold a public hearing and consider action on the rezoning of two tracts of land, for 53.985 acres more or less, located at 10744 E. Crystal Falls Parkway, WCAD Parcels R031201 & R080605. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property GC-2-A (General Commercial), Leander, Williamson County, Texas. Applicant: Bowman Consulting (W.L. Gabler) on behalf of Premas Global Leander, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the following districts as shown in Attachment 6 of the packet:**

**GC-2-A (General Commercial) – 29.73 acres**

**LC-2-A (Local Commercial) – 4.92 acres**

**LO-2-A (Local Office) – 5.11 acres**

**SFT-2-A (Single-Family Townhome) – 13.3 acres**

b) Applicant Presentation

**Applicant Bill Gabler explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing  
No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve with staff recommendation of**

**GC-2-A (General Commercial) – 29.73 acres**

**LC-2-A (Local Commercial) – 4.92 acres**

**LO-2-A (Local Office) – 5.11 acres**

**SFT-2-A (Single-Family Townhome) – 13.3 acres**

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

12. Zoning Case 15-TOD-Z-022: Hold a public hearing and consider action on the rezoning of one tract of land, for 19 acres more or less, generally located 2,100 feet to the west of the intersection of US 183 and San Gabriel Pkwy on the north side of San Gabriel Pkwy, WCAD Parcel R522995. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as SFR-3-A (Single-Family Rural) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant: Hill Country Bible Church.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested TOD/PUD amendment.**

b) Applicant Presentation

**Peter Horn applicant explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.**

**No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to approve with staff recommendation of TOD/PUD Amendment. Commissioner Means seconded the motion. Motion passed unanimously.**

13. Zoning Case 15-Z-025: Hold a public hearing and consider action on the rezoning of a tracts of land, for 18.598 acres more or less, located to the northwest of the intersection of RM 1431 & Travisso Pkwy, TCAD Parcel 447948. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis County, Texas.. Applicant: Nancy Stroder on behalf of Travisso, LTD (Taylor Morrison of Texas is the Managing partner)

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the requested PUD.**

b) Applicant Presentation

**Nancy Stroder, applicant explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing  
Tom Hawkie had concerns on the following:**

- **Multi-Family being in the PUD.**
- **The area becoming higher density.**
- **Would like to see traffic information and street layout.**
- **Has LCRA study been completed for run off due to clear cutting of property and moving of dirt?**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve with staff recommendation of PUD with the condition that the current tree ordinance applies to this property. Commissioner Schwendenmann seconded the motion. Motions passed unanimously.**

<b>Work Session</b>
---------------------

14. Work Session to discuss the proposed zoning of the property located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits; 13.590 acres more or less. Currently, the property is zoned SFU-2-B (Single-Family Urban)

a) Applicant Presentation

**Dan Appling discussed the proposed zoning of the property with the Planning and Zoning Commission.**

b) Discussion

**Discussion took place.**

15. Meeting Adjourned at **8:49 pm**

\_\_\_\_\_  
Chairman Sokol

ATTEST:

\_\_\_\_\_  
Ellen Pizalate, Secretary



## EXECUTIVE SUMMARY

NOVEMBER 12, 2015

- 
- Agenda Subject:** Subdivision Case 15-FP-006: Consider action on the extension of the expiration of the Carneros Ranch, Section 3 Final Plat for 26.71 acres more or less; WCAD Parcels R523829, R032156, and R523830; generally located to the southeast of the intersection of North Lakeline Blvd and Old 2243 W on the east side; Leander, Williamson County, Texas.
- Background:** This final plat was approved by the Planning & Zoning Commission on May 14, 2015. After the approval, the final plat expires if the conditions are not met and the final plat is not recorded. The applicant has the option to request one six month extension if the applicant can demonstrate substantial progress in compliance with the conditions. In this case, the conditions were the completion of the improvements associated with the subdivision.
- Origination:** Applicant/Agent: CSF Civil Group, LLC on behalf of CT Development, INC.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the extension request. The subdivision is currently under construction and in the final stages of completion.
- Attachments:**
1. Extension Request Letter
  2. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

11/02/2015



Plans  
Permits  
Construction

**CSF Civil Group, LLC**

Texas Registered Firm No. F-12377  
3636 Executive Center Drive, Suite 209  
Austin, Texas 78731  
(512) 614-4466

October 26, 2015

Ms. Robin Griffin, AICP  
Senior Planner  
City of Leander  
P.O. Box 319  
Austin, Texas 78646

Re: 15-FP-006, Carneros Ranch Sec. 3, Final Plat  
Extension Request

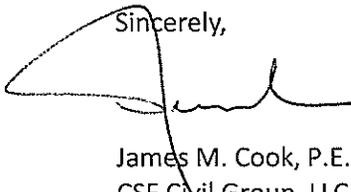
Dear Ms. Griffin:

Please accept this letter as a request for a six month extension of the previous conditional approval (May 14, 2015) of the referenced plat pursuant to Article II, Section 24 (h)(3) of the City of Leander Subdivision Ordinance.

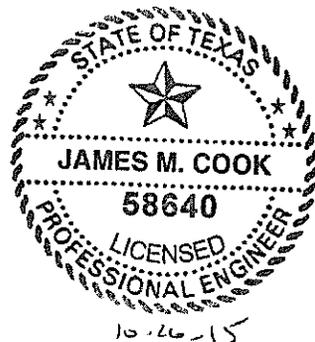
Substantial progress of the subdivision has been accomplished. The entire project infrastructure has been constructed. The engineering department has performed a final inspection and their punch list items are nearly completed with the exception of establishing revegetation on some of the disturbed areas of the project. All plat related fees have been paid, parkland dedication and recreation improvement fees have been secured by letter of credit and the associated escrow agreement has been executed. Therefore we believe this demonstrates substantial completion under the requirements of the ordinance.

Therefore we request that you place this item on the November 12<sup>th</sup> planning commission agenda. If you should need anything further please let me know.

Sincerely,



James M. Cook, P.E.  
CSF Civil Group, LLC  
512-614-4466 x 102







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

## METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

## METES AND BOUNDS DESCRIPTION (cont.)

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

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

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

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

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

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

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



## FINAL PLAT CARNEROS RANCH SECTION THREE

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

DRAWING NAME  
CARNEROS 3

SHEET  
3 of 4

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

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

KNOW ALL MEN BY THE PRESENTS:

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

### CARNEROS RANCH, SECTION THREE

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

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

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

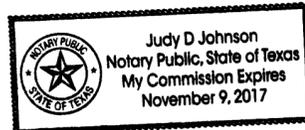
*[Signature]*  
KENNEDY PROPERTIES OF TEXAS, L.P.  
WWWK INC. IT'S GENERAL PARTNER  
STEPHANIE ST. JOHN, TREASURER  
14 EXECUTIVE COURT  
SOUTH BARRINGTON, ILLINOIS 60010

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

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

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

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



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

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

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

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



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

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

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

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

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

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



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

PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

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

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

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

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

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

#### ENGINEER'S CERTIFICATION:

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

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

*[Signature]* 4-28-15  
JAMES M. COOK, P.E.  
ENGINEERING BY:  
CSF CIVIL GROUP, LLC  
3636 EXECUTIVE CENTER DRIVE, SUITE 209  
AUSTIN, TEXAS 78731  
(512) 614-4466  
THE FIRM REGISTRATION NO. 12377



#### LAND SURVEYOR'S STATEMENT

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

*[Signature]* 4/28/15  
DAVID R. HARTMAN, R.P.L.S. NO. 5264  
DATE  
LANDESIGN SERVICES, INC.  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800  
(512) 238-7901



#### GENERAL NOTES:

- 1) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
- 2) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 3) A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- 4) NO BUILDINGS, FENCES, LANDSCAPE OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 5) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 6) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.
- 7) IN ADDITION TO THE EASEMENT SHOWN HERON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 8) PORTIONS OF THIS TRACT ARE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP 48491C0455 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS
- 9) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- 10) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF CAMAY STREET, ABRUZZI STREET, ALLEGRI STREET, RAN ROAD, SAUTERNE DRIVE, TINTO STREET, AND THE SUBDIVISION SIDE OF LAKELINE BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS ABUTTING A RESIDENTIAL LOT SHALL BE BUILT BY THE HOMEOWNER.
- 11) ALL SITE UTILITY LINES MUST BE UNDERGROUND.
- 12) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.
- 13) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 15 BLOCK B, LOT 14 BLOCK G, AND LOT 28 BLOCK M.
- 14) THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015023276.
- 15) THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 16) THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 17) PARKLAND REQUIREMENTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE "PARKLAND DEVELOPMENT PLAN FOR THE CARNEROS RANCH".

FINAL PLAT  
CARNEROS RANCH  
SECTION THREE

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

PROJECT NAME: CARNEROS	JOB NUMBER: 191-12-3	SCALE: 1" = 100'	
DATE: 04/02/2015	DRAWING FILE PATH: L:\CFS CIVIL\CARNEROS_DMG\		
	FIELDNOTE FILE PATH: L:\CFS CIVIL\CARNEROS_V\NOTES\CARNEROS 3.DOC		
RPLS: JB	TECH: HAS	PARTYCHIEF: AG	CHECKED BY: JB   FIELDBOOKS
DRAWING NAME CARNEROS 3			
SHEET 4 of 4			

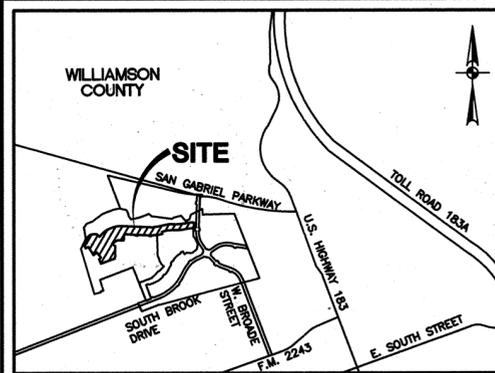


## EXECUTIVE SUMMARY

NOVEMBER 12, 2015

- 
- Agenda Subject:** Subdivision Case 15-TOD-FP-024: Consider action on the Oak Creek, Phase 2, Section 3 Final Plat for 13.659 acres more or less; WCAD Parcel R529006; generally located to the southwest of the intersection of San Gabriel Parkway and W Broade 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 50 single-family lots and 2 utility easement/parkland 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. 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

11/02/2015



**LOCATION MAP**  
NOT-TO-SCALE

## SUBDIVISION PLAT OF OAK CREEK PHASE 2, SECTION 3

A 13.659 ACRE TRACT OF LAND BEING 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.

LEGEND	
	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	FOUND 1/2" IRON ROD WITH CAP
	PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
	FOUND T&D MONUMENTATION
	OFFICIAL PUBLIC RECORDS
	DEED RECORDS
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DOCUMENT
	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:**

DAVID NAIRNE  
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:  
0.9999600016

**BENCHMARKS:**

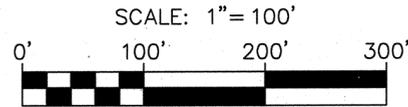
BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.

**BENCHMARK NO. 12**

N: 10188038.7  
E: 3073691.2  
ELEVATION: 974.75  
SET 1/2" IRON ROD WITH RED "PAPE-DAWSON CAP"

**BENCHMARK NO. 21**

N: 10186544.6  
E: 3071413.3  
ELEVATION: 991.39  
SET 1/2" IRON ROD WITH RED "PAPE-DAWSON CAP"



**BENCHMARK NO. 12**  
N: 10188038.7  
E: 3073691.2  
Elevation: 974.75  
SET 1/2" IRON ROD WITH RED "PAPE-DAWSON CAP"

**LOT SUMMARY**

TOTAL ACREAGE:	13.659 ACRES
TOTAL NUMBER OF BLOCKS:	2
RESIDENTIAL LOTS:	50
UTILITY EASEMENT/PARKLAND LOTS:	2

**LINEAR FEET OF NEW STREET**

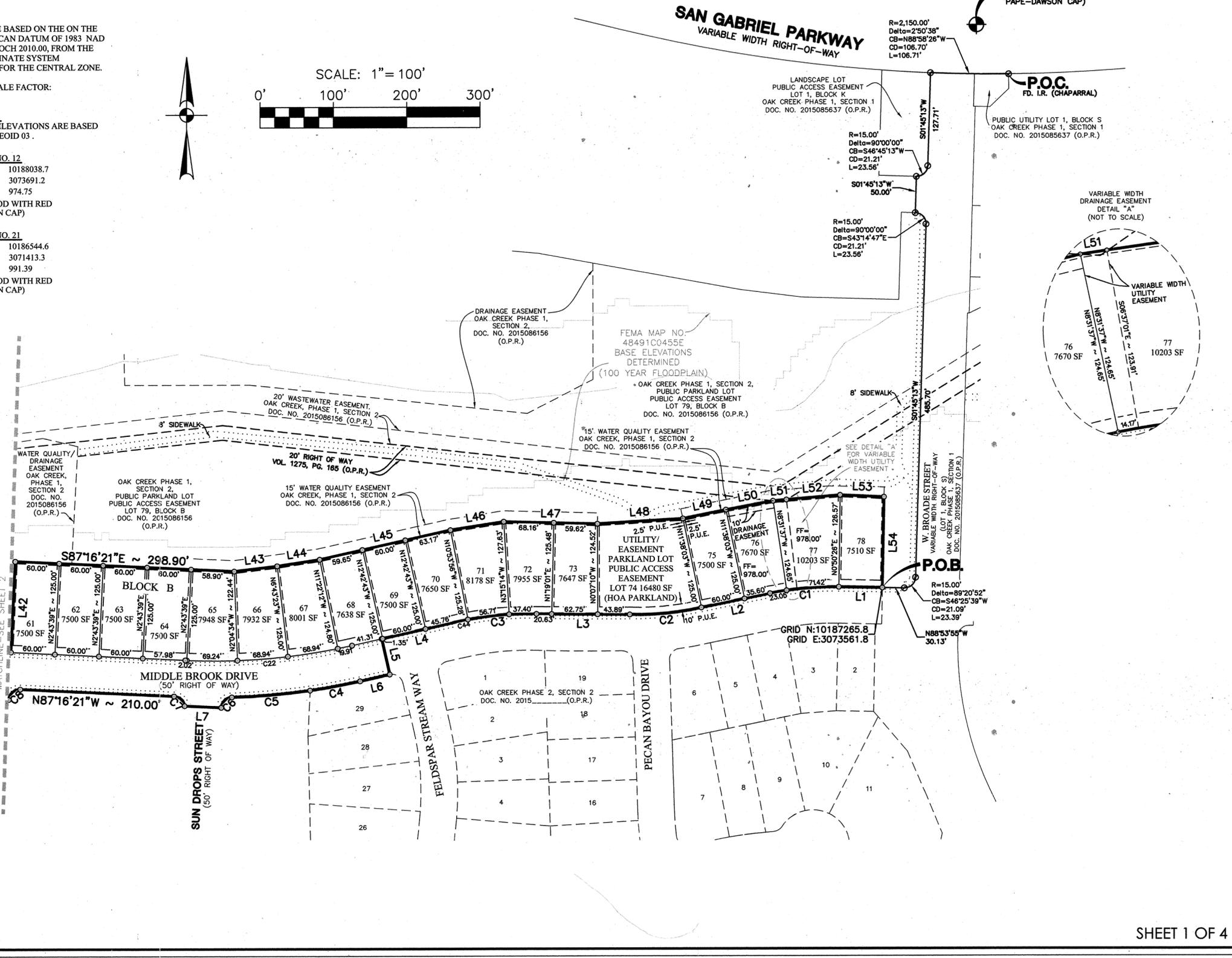
MIDDLE BROOK DRIVE:	1656 LF
LACEFLOWER LANE:	310 LF
CACTUS APPLE STREET:	159 LF
SUN DROPS STREET:	40 LF
SWAN FLOWER STREET:	37 LF

PRELIMINARY--FOR REVIEW ONLY



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  
Copyright © 2015 Pape-Dawson Engineers, Inc. All Rights Reserved.



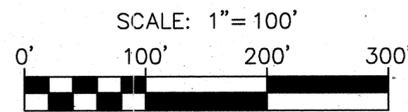
OAK CREEK PHASE 2, SECTION 3  
Civil Job No. 50802-02: Survey Job No. 50784-02  
Date: Oct 22, 2015, 7:24am User: JD\_Vazquez  
File: H:\survey\GML\50784-02\PLAT\PS0784-02 Phase 2 Section 3 R1.dwg

# SUBDIVISION PLAT OF OAK CREEK PHASE 2, SECTION 3

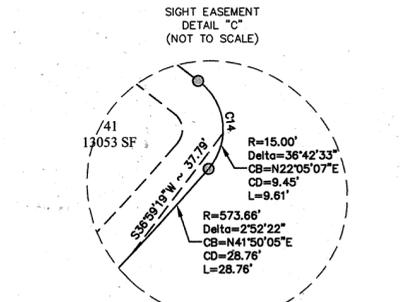
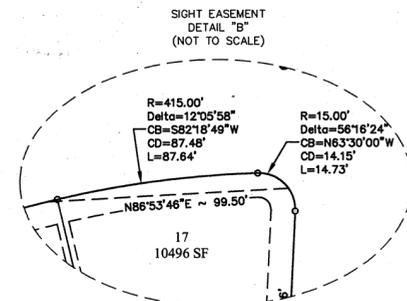
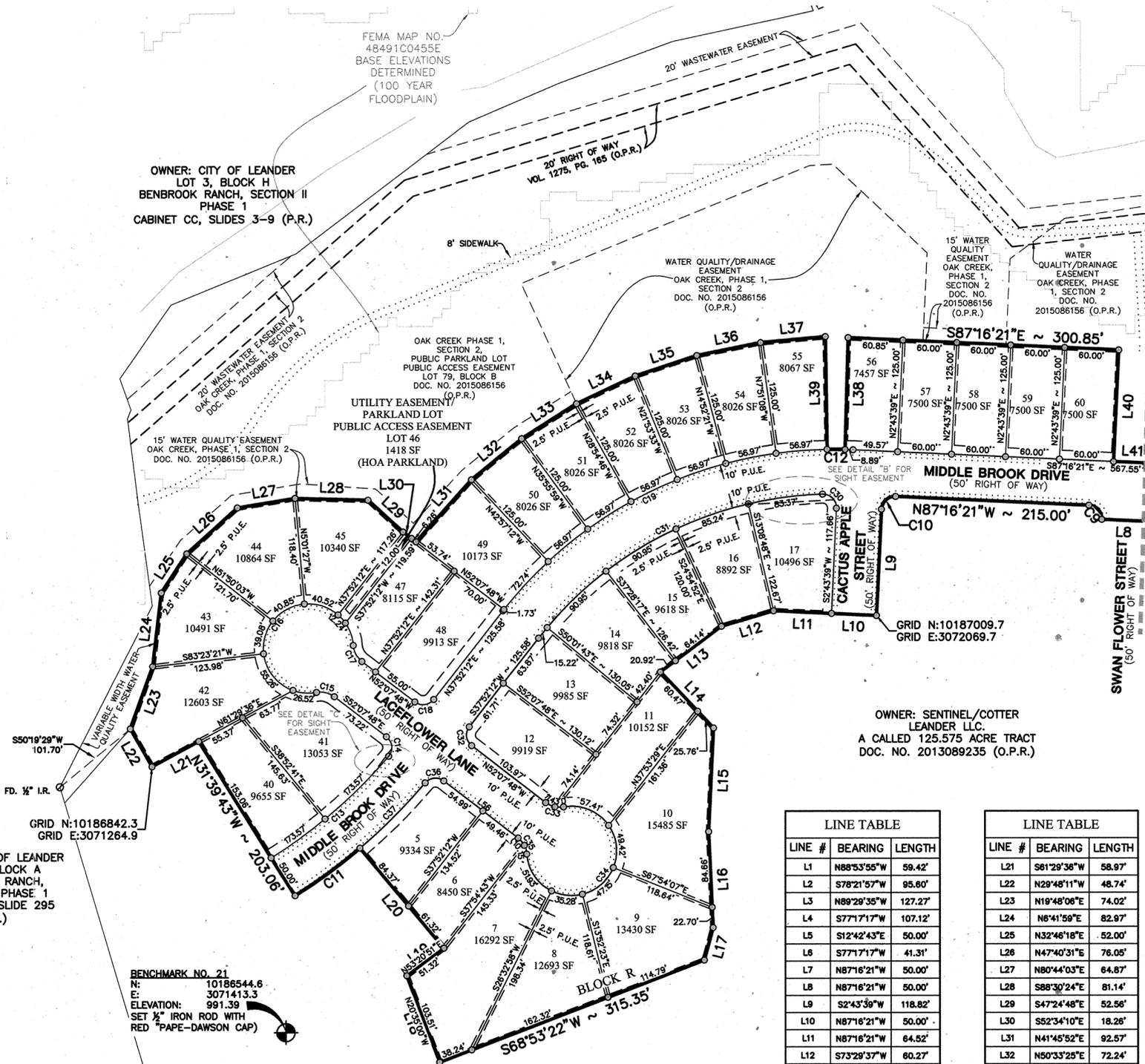
A 13.659 ACRE TRACT OF LAND BEING OUT OF A CALLED 125.575 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SENTINEL/COTTER LEADER LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY TEXAS.

## LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	425.00'	12°44'08"	S84°44'01"W	94.27'	94.47'
C2	384.11'	14°41'02"	S84°28'43"W	98.17'	98.44'
C3	425.00'	14°30'01"	S84°32'17"W	107.27'	107.56'
C4	900.00'	4°25'15"	S79°29'54"W	69.43'	69.44'
C5	900.00'	6°49'07"	S85°07'05"W	107.04'	107.10'
C6	15.00'	85°48'00"	S45°37'39"W	20.42'	22.46'
C7	15.00'	81°20'58"	N47°22'16"W	19.55'	21.30'
C8	15.00'	90°00'00"	S47°43'39"W	21.21'	23.56'
C9	15.00'	90°00'00"	N42°16'21"W	21.21'	23.56'
C10	15.00'	90°00'00"	S47°43'39"W	21.21'	23.56'
C11	625.00'	8°13'54"	S53°38'51"W	89.72'	89.79'
C12	465.00'	2°27'52"	S89°35'59"E	20.00'	20.00'
C13	573.86'	17°20'07"	N49°03'58"E	172.91'	173.57'
C14	15.00'	94°07'37"	N6°37'25"W	21.96'	24.64'
C15	25.00'	48°11'23"	N78°13'29"W	20.41'	21.03'
C16	50.00'	27°22'46"	N37°52'12"E	66.67'	241.19'
C17	25.00'	48°11'23"	S28°02'06"E	20.41'	21.03'
C18	15.00'	90°00'00"	N82°52'12"E	21.21'	23.56'
C19	465.00'	51°17'52"	N63°31'09"E	402.56'	416.32'
C22	850.00'	15°28'22"	N85°00'28"E	228.36'	229.05'
C30	15.00'	94°21'51"	N44°27'17"W	22.01'	24.70'
C31	415.00'	50°29'36"	S63°07'00"W	354.01'	365.73'
C32	15.00'	90°00'00"	S70°7'48"E	21.21'	23.56'
C33	25.00'	48°11'23"	S78°13'29"E	20.41'	21.03'
C34	50.00'	27°22'46"	S37°52'12"W	66.67'	241.19'
C35	25.00'	48°11'23"	N28°02'06"W	20.41'	21.03'
C36	15.00'	87°46'13"	S83°59'06"W	20.80'	22.98'
C37	625.00'	9°25'54"	S44°48'57"W	102.77'	102.88'
C44	425.00'	1°48'47"	S78°11'40"W	13.45'	13.45'
C72	25.00'	24°55'36"	S39°40'00"E	10.79'	10.88'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°53'55\"	59.42'
L2	S78°21'57\"	95.80'
L3	N89°29'35\"	127.27'
L4	S77°17'17\"	107.12'
L5	S12°42'43\"	50.00'
L6	S77°17'17\"	41.31'
L7	N87°16'21\"	50.00'
L8	N87°16'21\"	50.00'
L9	S47°24'48\"	118.82'
L10	N87°16'21\"	50.00'
L11	N87°16'21\"	64.52'
L12	S73°29'37\"	60.27'
L13	S53°05'56\"	85.06'
L14	S43°10'57\"	86.23'
L15	S2°43'39\"	115.90'
L16	S2°36'03\"	107.36'
L17	S15°05'05\"	37.52'
L18	N20°35'00\"	103.51'
L19	N53°20'51\"	51.32'
L20	N39°45'05\"	145.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S61°29'36\"	58.97'
L22	N29°48'11\"	48.74'
L23	N19°48'06\"	74.02'
L24	N6°41'59\"	82.97'
L25	N32°46'18\"	52.00'
L26	N47°40'31\"	76.05'
L27	N80°44'03\"	64.87'
L28	S88°30'24\"	81.14'
L29	S47°24'48\"	52.56'
L30	S52°34'10\"	18.26'
L31	N41°45'52\"	92.57'
L32	N50°33'25\"	72.24'
L33	N57°34'38\"	72.24'
L34	N64°35'50\"	72.24'
L35	N71°37'03\"	72.24'
L36	N78°38'16\"	72.24'
L37	N84°45'22\"	72.32'
L38	N1°37'57\"	125.11'
L39	S0°49'55\"	126.14'
L40	S2°43'39\"	125.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S87°16'21\"	42.00'
L42	N2°43'39\"	125.00'
L43	N83°07'04\"	58.94'
L44	N81°08'50\"	58.79'
L45	N77°17'17\"	182.83'
L46	N81°05'27\"	73.56'
L47	S88°34'50\"	127.78'
L48	N86°34'55\"	116.86'
L49	N78°21'57\"	60.00'
L50	N79°22'48\"	65.41'
L51	N84°44'41\"	18.32'
L52	N85°08'53\"	73.54'
L53	S87°24'19\"	60.02'
L54	S1°06'05\"	125.00'
L55	S52°07'48\"	103.97'
L56	N52°07'48\"	104.45'
L57	N52°07'48\"	73.22'
L58	S52°07'48\"	74.18'

**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  
Copyright © 2015 Pape-Dawson Engineers, Inc. All Rights Reserved.

Civil Job No. 50802-02: Survey Job No. 50784-02 OAK CREEK PHASE 2, SECTION 3 Date: Oct. 22, 2015, 7:21 am User: ID: vzacherer File: H:\Survey\Civil\50784-02\PAPE\50784-02 Phase 2 Section 3 Pl.dwg

SUBDIVISION PLAT  
OF  
OAK CREEK PHASE 2, SECTION 3

A 13.659 ACRE TRACT OF LAND BEING 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.

FIELD NOTES  
FOR  
PHASE 2, SECTION 3

A 13.659 acre tract of land being 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 13.659 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

COMMENCING: At a found iron rod with cap marked "Chaparal", the northeast corner of Public Utility Lot 1, Block S recorded in Oak Creek Phase 1, Section 1 recorded in Document No. 2015085673 of the Official Public Records of Williamson County, Texas, same being the northwest corner 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, also being a point in the south right of way line of San Gabriel Parkway, a variable width right of way:

THENCE: Southwesterly, along a curve to the right, with the south right of way line of said San Gabriel Parkway same being the north line of said Oak Creek Phase 1, Section 1, said curve having radius of 2149.70 feet, a central angle of 02°50'39", a chord bearing and distance of N 88°58'29" W, 106.70 feet, an arc length of 106.71 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing the south right of way line of said San Gabriel Parkway, with the west right of way line of W. Broade Street, a variable width right way recorded in said Oak Creek Phase 1, Section 1, same being the east line of Landscape Lot Public Access Easement, Lot 1, Block K recorded in said Oak Creek Phase 1, Section 1, the following two (2) courses and distances:

1. S 01°45'13" W, a distance of 127.71 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. Southwesterly, along a tangent 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 found 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 01°45'13" W, with the west right of way line of said W. Broade Street, a distance of 50.00 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" in the north line of Oak Creek Phase 1 Section 2, Public Parkland Lot Public Access Easement, Lot 79, Block B recorded in Document No. 2015086156 of the Official Public Records of Williamson County, Texas and point of non-tangent curvature;

THENCE: Continuing with the west and north right of way line of said W. Broade Street, same being the east and south line of said Public Parkland Lot Public Access Easement, Lot 79, Block B the following four (4) courses and distances:

1. along the arc of said curve to the right, 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 found 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
2. S 01°45'13" W, a distance of 485.70 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
3. along the arc of said curve to the right, 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 found 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
4. N 88°53'55" W, a distance of 30.13 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the POINT OF BEGINNING of herein described tract;

THENCE: departing the west right of way line of said W. Broade Street, through the interior of said 125.575 acre tract the following seventy-two (72) courses and distances:

1. N 88°53'55" W, a distance of 59.42 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature;
2. along the arc of said curve to the left, having a radius of 425.00 feet, a central angle of 12°44'09", a chord bearing and distance of S 84°44'01" W, 94.27 feet, an arc length of 94.47 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
3. S 78°21'57" W, a distance of 95.60 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature;
4. along the arc of said curve to the right, having a radius of 384.11 feet, a central angle of 14°41'02", a chord bearing and distance of S 84°28'43" W, 98.17 feet, an arc length of 98.44 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
5. N 89°29'35" W, a distance of 127.27 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature;
6. along the arc of said curve to the left, having a radius of 425.00 feet, a central angle of 14°30'01", a chord bearing and distance of S 84°32'17" W, 107.27 feet, an arc length of 107.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
7. S 77°17'17" W, a distance of 107.12 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
8. S 12°42'43" E, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
9. S 77°17'17" W, a distance of 41.31 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature;
10. along the arc of said curve to the right, having a radius of 900.00 feet, a central angle of 04°25'15", a chord bearing and distance of S 79°29'54" W, 69.43 feet, an arc length of 69.44 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of compound curvature;
11. along the arc of said curve to the right, having a radius of 900.00 feet, a central angle of 06°49'07", a chord bearing and distance of S 85°07'05" W, 107.04 feet, an arc length of 107.10 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature;
12. along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 85°48'00", a chord bearing and distance of S 45°37'39" W, 20.42 feet, an arc length of 22.46 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
13. N 87°16'21" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature;

14. along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 81°20'58", a chord bearing and distance of N 47°22'16" W, 19.55 feet, an arc length of 21.30 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;

15. N 87°16'21" W, a distance of 210.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature;

16. along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 47°43'39" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;

17. N 87°16'21" W, a distance of 50.00 feet to a set 1/2" 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 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 42°16'21" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;

19. N 87°16'21" W, a distance of 215.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature;

20. along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 47°43'39" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;

21. S 02°43'39" W, a distance of 118.82 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

22. N 87°16'21" W, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

23. N 87°16'21" W, a distance of 64.52 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

24. S 73°29'37" W, a distance of 60.27 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

25. S 53°05'56" W, a distance of 85.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

26. S 43°10'57" E, a distance of 86.23 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

27. S 02°43'39" W, a distance of 115.90 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

28. S 02°36'03" E, a distance of 107.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

29. S 15°05'05" W, a distance of 37.52 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

30. S 68°53'22" W, a distance of 315.35 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

31. N 20°35'00" W, a distance of 103.51 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

32. N 53°20'51" E, a distance of 51.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

33. N 39°45'05" W, a distance of 145.69 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature;

34. along the arc of said curve to the right, having a radius of 625.00 feet, a central angle of 08°13'54", a chord bearing and distance of S 53°38'51" W, 89.72 feet, an arc length of 89.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;

35. N 31°39'43" W, a distance of 203.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

36. S 61°29'36" W, a distance of 58.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

37. N 29°48'11" W, a distance of 48.74 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", from which bears a found 1/2" iron rod being a western corner of said 125.575 acre tract, same being a point in the east line of Lot 1A, Block A in Benbrook Ranch, Section 1, Phase 1 recorded in Cabinet W, Slide 295 of the Plat Records of Williamson County, Texas;

38. N 19°48'06" E, a distance of 74.02 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

39. N 06°41'59" E, a distance of 82.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

40. N 32°46'18" E, a distance of 52.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

41. N 47°40'31" E, a distance of 76.05 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

42. N 80°44'03" E, a distance of 64.87 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

43. S 88°30'24" E, a distance of 81.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

44. S 47°24'48" E, a distance of 52.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

45. S 52°34'10" E, a distance of 18.26 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

46. N 41°45'52" E, a distance of 92.57 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

47. N 50°33'25" E, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

48. N 57°34'38" E, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

49. N 64°35'50" E, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

50. N 71°37'03" E, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

51. N 78°38'16" E, a distance of 72.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

52. N 84°45'22" E, a distance of 72.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

53. S 00°49'55" E, a distance of 126.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature;

54. along the arc of said curve to the right, having a radius of 465.00 feet, a central angle of 02°27'52", a chord bearing and distance of S 89°35'59" E, 20.00 feet, an arc length of 20.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;

55. N 01°37'57" E, a distance of 125.11 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

56. S 87°16'21" E, a distance of 300.85 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

57. S 02°43'39" W, a distance of 125.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

58. S 87°16'21" E, a distance of 40.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

59. N 02°43'39" E, a distance of 125.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

60. S 87°16'21" E, a distance of 298.90 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

61. N 83°07'04" E, a distance of 58.94 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

62. N 81°08'50" E, a distance of 58.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

63. N 77°17'17" E, a distance of 182.83 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

64. N 81°05'27" E, a distance of 73.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

65. S 88°34'50" E, a distance of 127.78 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

66. N 86°34'55" E, a distance of 116.86 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

67. N 78°21'57" E, a distance of 60.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

68. N 79°22'48" E, a distance of 65.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

69. N 84°44'41" E, a distance of 18.32 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

70. N 85°08'53" E, a distance of 73.54 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

71. S 87°24'19" E, a distance of 60.02 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

72. S 01°06'05" W, a distance of 125.00 feet to the POINT OF BEGINNING and containing 13.659 acres in the City of Leander, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground by Pape Dawson Engineers, Inc., Job No. 50784-02.

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. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF MIDDLE BROOK DRIVE, SUNDRIPS STREET, SWAN FLOWER STREET, LACEFLOWER LANE AND CACTUS APPLE STREET. 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 ROUTS SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. NO LOT IN THIS SUBDIVISION IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS UNDATED 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.
12. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
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. OAK CREEK, PHASE 2, SECTION 3 IS LOCATED IN THE BRUSHY CREEK WATERSHED.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
17. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 74, BLOCK B AND LOT 46, BLOCK B; DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE IN PERPETUITY.
19. 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 TRAVIS COUNTY COMMISSIONERS COURTS AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



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 # 160288-01  
Copyright © 2015 Pape-Dawson Engineers, Inc. All Rights Reserved.

OAK CREEK PHASE 2, SECTION 3  
Civil Job No. 50802-02; Survey Job No. 50784-02  
Date: Oct 13, 2015, 8:51am, User: D. G. Cochran  
File: H:\Survey\Civil\50784-02\PLAT\50784-02\_Phase 2\_Section 3.plt.dwg

SUBDIVISION PLAT  
OF  
**OAK CREEK PHASE 2, SECTION 3**

A 13.659 ACRE TRACT OF LAND BEING OUT OF A CALLED 125.575 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SENTINEL COTTER LEANDER L.L.C., 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.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINEL COTTER LEANDER L.L.C., BEING THE OWNER OF A 125.575 ACRE TRACT 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 13.659 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

**OAK CREEK PHASE 2, SECTION 3**

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 13 DAY OF October, 2015 A.D.

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

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

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF October, 2015

\_\_\_\_\_  
NOTARY PUBLIC-STATE OF TEXAS

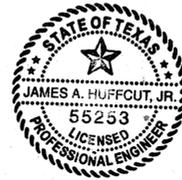


**ENGINEER'S CERTIFICATION:**

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

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4849100455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED. THE FLOODPLAIN IS CONTAINED IN A DRAINAGE EASEMENT

\_\_\_\_\_  
JAMES A. HUFFCUT, JR., P.E. 10-27-15  
ENGINEERING BY:  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
TBPE FIRM REGISTRATION NO. 470



**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 1986), 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  
OCT 12 2015  
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 ITS 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

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

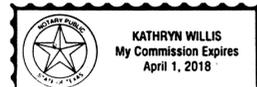
\_\_\_\_\_  
NAME: Teresa Adams  
TITLE: Sr. Vice Pres.  
DATE: 10/15/15

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 15th DAY OF October PERSONALLY APPEARED Teresa Adams DID SAY THAT (S)HE IS Sr. Vice Pres. OF First Continental Investment Co., Ltd (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 15th DAY OF Oct, 2015

\_\_\_\_\_  
NOTARY PUBLIC-STATE OF TEXAS



**PAPE-DAWSON ENGINEERS**  
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8887  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01  
Copyright © 2015 Pape-Dawson Engineers, Inc. All Rights Reserved.



## EXECUTIVE SUMMARY

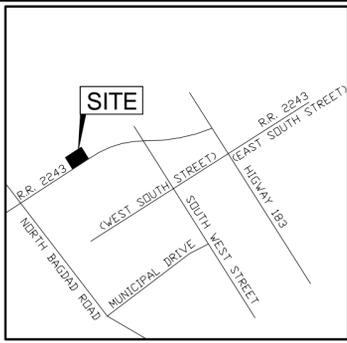
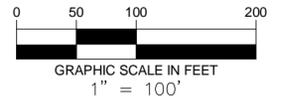
NOVEMBER 12, 2015

- 
- Agenda Subject:** Subdivision Case 15-SFP-012: Consider action on the Leander 2243 Subdivision Short Form Final Plat for 19.628 acres more or less; WCAD Parcels R393875–R393879; generally located 1,500 feet to the east of the intersection of N Bagdad Road and Old 2243 W on the north side of Old 2243 W, 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: Kimley-Horn (Robert Smith, PE) on behalf of Hero Way 28.444 JV.
- Financial Consideration:** None
- Recommendation:** This final plat includes 4 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

11/05/2015

# LEANDER 2243 SUBDIVISION LOT 1, BLOCK "A" REPLAT

BEING A REPLAT OF THE LEANDER 2243, LOTS 5 - 9,  
BLOCK "A" AMENDED SUBDIVISION,  
INSTRUMENT NO. 2015084622  
BEING AN AMENDMENT TO THE REPLAT OF LOTS 1-9,  
BLOCK "A" OF LEANDER 2243 SUBDIVISION  
(CABINET BB, SLIDE 90 AND INSTRUMENT #2005099543)  
BEING AN AMENDMENT TO THE LEANDER 2243 SUBDIVISION  
(CABINET S, SLIDE 2 AND INSTRUMENT #1999084643)



LOCATION MAP  
NOT TO SCALE

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JAMES W. RUSSELL, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLY VILLE ROAD, AVALLON IV, SUITE 300  
AUSTIN, TEXAS 78759  
PH: (512) 418-4517  
CONTACT: ROBERT J. SMITH, P.E.

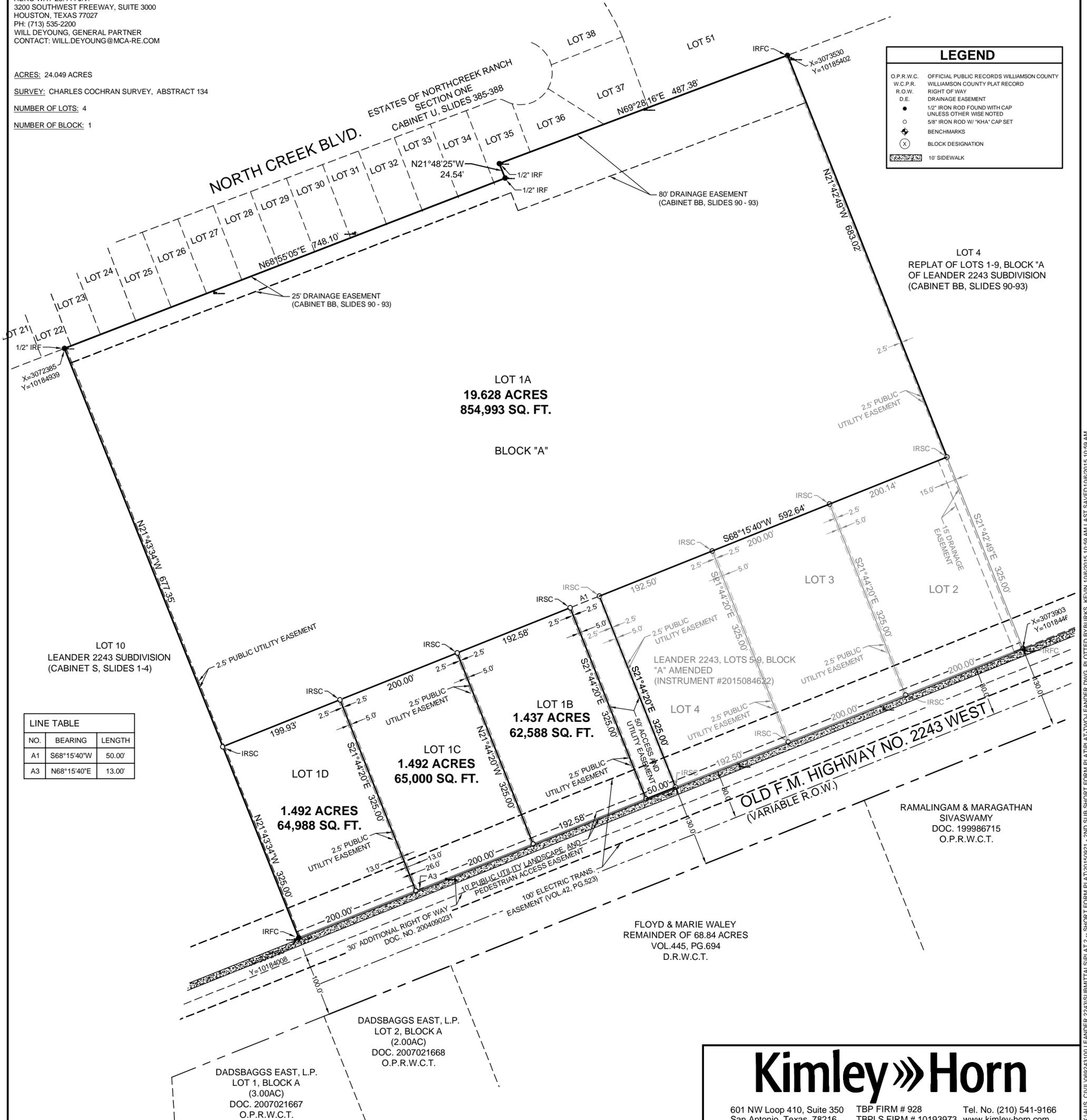
**OWNER/DEVELOPER:**  
HERO WAY 28.444 J.V.  
3200 SOUTHWEST FREEWAY, SUITE 3000  
HOUSTON, TEXAS 77027  
PH: (713) 535-2200  
WILL DEYOUNG, GENERAL PARTNER  
CONTACT: WILL.DEYOUNG@MCA-RE.COM

ACRES: 24.049 ACRES

SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT 134

NUMBER OF LOTS: 4

NUMBER OF BLOCK: 1



LEGEND	
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORD
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
●	1/2" IRON ROD FOUND WITH CAP UNLESS OTHERWISE NOTED
○	5/8" IRON ROD W/ "KHA" CAP SET
⊕	BENCHMARKS
(X)	BLOCK DESIGNATION
	10' SIDEWALK

LOT 4  
REPLAT OF LOTS 1-9, BLOCK "A"  
OF LEANDER 2243 SUBDIVISION  
(CABINET BB, SLIDES 90-93)

LOT 1A  
19.628 ACRES  
854,993 SQ. FT.

BLOCK "A"

LOT 1B  
1.437 ACRES  
62,588 SQ. FT.

LOT 1C  
1.492 ACRES  
65,000 SQ. FT.

LOT 1D  
1.492 ACRES  
64,988 SQ. FT.

LINE TABLE		
NO.	BEARING	LENGTH
A1	S68°15'40"W	50.00'
A3	N68°15'40"E	13.00'

RAMALINGAM & MARAGATHAN  
SIVASWAMY  
DOC. 199986715  
O.P.R.W.C.T.

FLOYD & MARIE WALEY  
REMAINDER OF 68.84 ACRES  
VOL.445, PG.694  
D.R.W.C.T.

DADSBAGGS EAST, L.P.  
LOT 2, BLOCK A  
(2.00AC)  
DOC. 2007021668  
O.P.R.W.C.T.

DADSBAGGS EAST, L.P.  
LOT 1, BLOCK A  
(3.00AC)  
DOC. 2007021667  
O.P.R.W.C.T.

# Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216  
TBP Firm # 928 TBPLS Firm # 10193973  
Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	10/05/2015	069243100	1 OF 2

THE STATE OF TEXAS )(  
COUNTY OF WILLIAMSON )(  
KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKSPRINGS CAPITAL TEXAS REAL ESTATE MOMENTUM FUND, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF 24.049 ACRES, BEING ALL OF LOTS 1, BLOCK "A", LEANDER 2243, LOTS 5-9, BLOCK "A" AMENDED AS RECORDED UNDER DOCUMENT NUMBER 2015084622, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, DO HEREBY SUBDIVIDE SAID 24.049 ACRES OF LAND IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS LEANDER 2243 SUBDIVISION, LOT 1, BLOCK "A" REPLAT, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS EASEMENTS PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: JM EQUITY VENTURE NO.5, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: RBGP INVESTMENTS, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: J. BEAU RYAN, VICE PRESIDENT

RCC #1, L.P., A TEXAS LIMITED PARTNERSHIP

BY: RCC #1 GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: J. BEAU RYAN, VICE PRESIDENT

ROCKSPRING CAPITAL TEXAS REAL  
ESTATE FUND US, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: CARCC #1 GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: J. BEAU RYAN, VICE PRESIDENT

COUNTY OF HARRIS:  
STATE OF TEXAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY J. BEAU RYAN, VICE PRESIDENT OF ROCKSPRING CAPITAL TEXAS REAL ESTATE MOMENTUM FUND, L.P., A DELAWARE LIMITED PARTNERSHIP.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF TRAVIS  
STATE OF TEXAS

THE STATE OF TEXAS )(  
COUNTY OF TRAVIS )(  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL#48491-C0455E, FOR WILLIAMSON COUNTY., DATED: SEPTEMBER 26, 2008.

ENGINEERED BY:   
ROBERT J. SMITH, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 106319  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 300  
AUSTIN, TEXAS 78759



I JAMES W. RUSSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILSON COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORDS HAVE BEEN SHOWN OR NOTED HEREON, AND IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER COMMITMENT No. 201401609 DATED JUNE 20, 2014. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

JAMES W. RUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4230 - STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166

COUNTY OF WILLIAMSON:  
STATE OF TEXAS:  
KNOW ALL ME BY THESE PRESENTS:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, AD, 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.

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

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

LEGAL DESCRIPTION:

24.049 ACRES OF LAND LOCATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK "A", LEANDER 2243, LOTS 5-9, BLOCK "A" AMENDED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER INSTRUMENT #2015084622, MAP RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 24.049 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2 INCH IRON ROD WITH CAP LOCATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD F.M. HIGHWAY NO. 2243 WEST AND MARKING THE NORTHWESTERLY CORNER OF THAT CERTAIN 30' RIGHT OF WAY DEDICATION DESCRIBED IN DOCUMENT NUMBER 2004090231, OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEASTERLY CORNER OF LOT 10, OF LEANDER 2243 SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET S, SLIDES 1 - 4, MAP RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE, NORTH 21DEG 43'34"WEST, LEAVING THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF OLD F.M. HIGHWAY NO. 2243 WEST, ALONG COMMON BOUNDARY LINE BETWEEN THIS TRACT AND SAID LOT 10, A DISTANCE OF 1002.35 FEET, TO A FOUND 1/2 INCH IRON ROD LOCATED IN THE SOUTHEASTERLY LINE OF THE ESTATES OF NORTHCREEK RANCH, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET U, SLIDES 385 - 388, MAP RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE SOUTHEASTERLY LINE OF THE SAID ESTATES OF NORTHCREEK RANCH, SECTION ONE, THE FOLLOWING COURSES:

NORTH 68DEG 55'05"EAST, A DISTANCE OF 748.10 FEET, TO A FOUND 1/2 INCH IRON ROD;  
NORTH 21DEG 48'25"WEST, A DISTANCE OF 24.54 FEET, TO A FOUND 1/2 INCH IRON ROD;  
NORTH 69DEG 28'16"EAST, A DISTANCE OF 487.38 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP, FOR THE NORTHWESTERLY CORNER OF LOT 4, OF SAID REPLAT OF LOTS 1-9, BLOCK "A";

THENCE, SOUTH 21DEG 42'49"EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND SAID LOT 4, A DISTANCE OF 683.02 FEET, TO A FOUND 1/2 INCH IRON ROD WITH KHA CAP MARKING THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK "A", LEANDER 2243, LOTS 5-9, BLOCK "A" AMENDED SUBDIVISION, SAME BEING THE MOST NORTHERLY CORNER OF LOT 2, BLOCK "A", LEANDER 2243, LOTS 5-9, BLOCK "A" AMENDED SUBDIVISION;

THENCE, ALONG THE COMMON BOUNDARY LINES BETWEEN SAID LOT 1 AND LOTS 2-4, BLOCK "A", LEANDER 2243, LOTS 5-9, BLOCK "A" AMENDED SUBDIVISION, THE FOLLOWING COURSES:

SOUTH 68DEG 15'40"WEST, A DISTANCE OF 592.64 FEET, TO A FOUND 1/2 INCH IRON ROD WITH KHA CAP;  
SOUTH 21DEG 44'20"EAST, A DISTANCE OF 325.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH KHA CAP LOCATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD F.M. HIGHWAY NO. 2243 WEST;

THENCE, SOUTH 68DEG 15'40"WEST, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD F.M. HIGHWAY NO. 2243 WEST, A DISTANCE OF 642.58 FEET, TO THE POINT OF BEGINNING AND CONTAINING 24.049 ACRES (1,047,569 SQUARE FEET) OF LAND MORE OR LESS.

GENERAL NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL#48491-C0455E, FOR WILLIAMSON COUNTY., DATED: SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF OLD 2243 W, THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
13. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE ENTIRE DEVELOPMENT INDICATES THAT THE AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.
14. THIS REPLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS REPLAT IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LEANDER 2243, LOTS 5-9, BLOCK "A" AMENDED SUBDIVISION RECORDED WITH INSTRUMENT #2015084622, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
15. THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN THE 100 YEAR FLOOD PLAIN) ACCORDING TO THE MAP FOR WILLIAMSON COUNTY, TEXAS, NO. 48491C 0455E, DATED: SEPTEMBER 26, 2008.
16. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF LEANDER ZONING ORDINANCE.
17. DRIVEWAY ACCESS TO OLD 2243 W SHALL BE LIMITED TO THE FOLLOWING:
  - ONE SHARED DRIVEWAY BETWEEN LOTS 1C AND 1D.
  - DRIVEWAY ACCESS TO LOT 1B SHALL BE PROVIDED FROM LOT 1A.
  - ONE SHARED DRIVE ACCESS TO LOT 1A.

STATE OF TEXAS )(  
COUNTY OF WILLIAMSON )(  
I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND WAS DULY RECORDED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M., PLAT RECORDS OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

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

# Kimley»Horn

601 NW Loop 410, Suite 350 TBP FIRM # 928 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 TBPLS FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	10/05/2015	069243100	2 OF 2



## EXECUTIVE SUMMARY

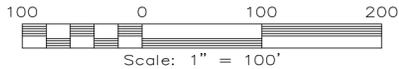
NOVEMBER 12, 2015

- 
- Agenda Subject:** Subdivision Case 15-SFP-013: Consider action on the South San Gabriel Ranches Short Form Final Plat being 10.25 acres more or less; WCAD Parcels R037794–R037796, R539854; generally located 1,800 feet south of the intersection of CR 270 and Orchard, on the east side of CR270, 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: Sheryl Vicenik on behalf of David & Sandra Clifton, Lieberman Garcia & Maria Guadalupe Palacios, and Paul Fuller.
- Financial Consideration:** None
- Recommendation:** This final plat includes 4 residential lots. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

11/3/2015

# FINAL PLAT OF SOUTH SAN GABRIEL RANCHES, LOT II REPLAT

BEING A 10.25 ACRE REPLAT OF LOT 11, SOUTH SAN GABRIEL RANCHES (CABINET B, SLIDES 86-87), CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.



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

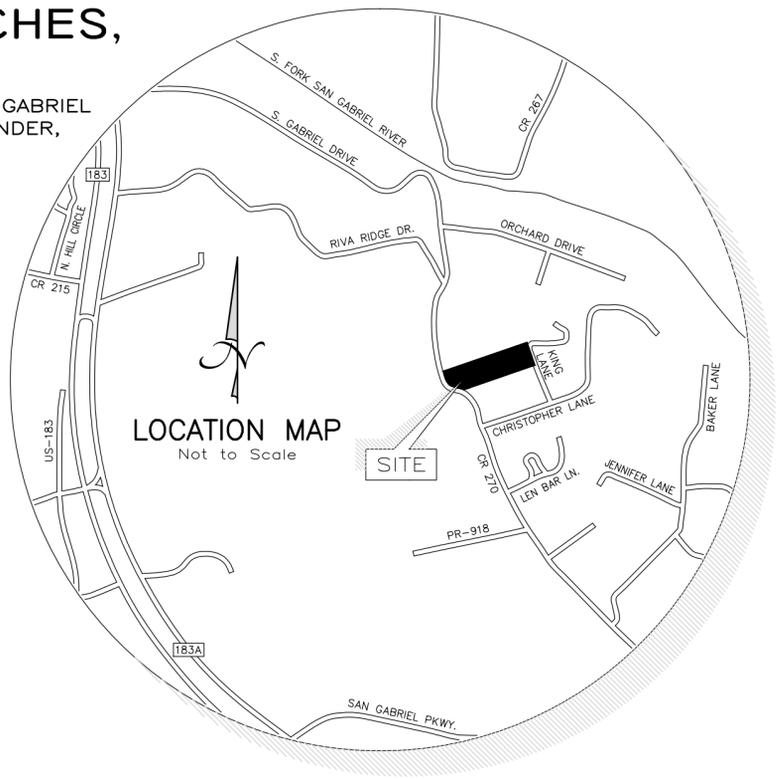
LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
○	NAIL FOUND IN PAVED ROAD
///	PAVEMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT

SYMBOLS	DESCRIPTION
—	BOUNDARY LINES
- - -	EASEMENT LINES
---	NEIGHBOR LINES

**NOTE:**

**RECORD CALLS:**  
(X XX'XX" X XXX.XX' CALL)—RX  
BEARING/DISTANCE/DEED—REFERENCE

**DEED REFERENCE:**  
VOLUME 820, PAGE 239 (R1)  
DOCUMENT NO. 2014085526 (R2)  
DOCUMENT NO. 2014077800 (R3)



## SOUTH SAN GABRIEL RANCHES, LOT 11 REPLAT

**OWNERS:** David B. Clifton & Sandra Lee Clifton  
601 County Road 270  
Leander, TX 78628

Paul's Lawn and Landscape, L.L.C.  
201 King Lane  
Leander, TX 78641

Maria Guadalupe Palacios and Liberman Garcia  
235 King Lane  
Leander, TX 78641

**ACREAGE:** 10.25 Acres  
**SURVEY:** Henry Garmes Survey,  
Abstract No. 269

**NO. OF BLOCKS:** 1  
**NO. OF LOTS:** 4  
**NEW STREETS:** None  
**SUBMISSION DATE:** August 25, 2015  
**RESUBMISSION DATE:** September 21, 2015  
**SURVEYOR:** Texas Land Surveying, Inc.  
3613 Williams Drive, Ste 903  
Georgetown, Texas 78628  
512-930-1600 - phone  
512-930-9389 - fax

**ENGINEER:** Scheibe Consulting, LLC  
TBPE Firm #13880  
P.O. Box 161357  
Austin, Texas 78716  
512-263-0418 - phone

**PERIMETER FIELD NOTES**

Being 10.25 acres out of the Henry Garmes Survey, Abstract No. 269 in Williamson County, Texas, being all of Tract W-11A called 3.07 acres and Tract W-11B called 2.45 acres as described in a deed to David B. Clifton and Sandra Lee Clifton as recorded in Volume 820, Page 239, Deed Records of Williamson County, Texas, and all of that tract called 2.377 acres in a deed to Paul's Lawn and Landscape, LLC as recorded in Document No. 2014085526, Official Public Records of Williamson County, Texas, and all of that tract called 2.337 acres in a deed to Maria Guadalupe Palacios and Liberman Garcia as recorded in Document No. 2014077800 of said Official Public Records, and further described by the metes and bounds as follows:

**BEGINNING:** at a concrete nail found in the center of County Road No. 270, marking the southwest corner of that tract conveyed to Thomas C. Penick and Nancy Knickerbocker Penick by deed recorded in Document No. 2000007057, said Official Public Records, for the northwest corner of said Tract W-11A and this tract;

**THENCE:** with the south line of said Penick tract the following two (2) courses:

- N 69°59'00" E 667.42 feet to a 1/2 inch iron pin with plastic cap inscribed "TLS INC" set, marking the northeast corner of said Tract W-11A and the northwest corner of said Palacios tract, for an angle point in north line of this tract,
- N 70°07'12" E 509.09 feet to a 1/2 inch iron pin found in the center of a 50-foot wide roadway easement (known as King Lane) recorded in Volume 577, Page 134 of said Deed Records, marking the southeast corner of said Penick tract and the southwest corner of that tract called 4.87 acres in a deed to James H. Gardner and Jean A. Gardner recorded in Volume 669, Page 711 of said Deed Records, being the northwest corner of that tract called 2.95 acres in a deed to said James H. Gardner and Jean A. Gardner recorded in Volume 1172, Page 798 of said Deed Records, for the northeast corner of said Palacios tract and this tract;

**THENCE:** with the center of said roadway easement and the west line of said 2.95 acre Gardner tract the following two (2) courses:

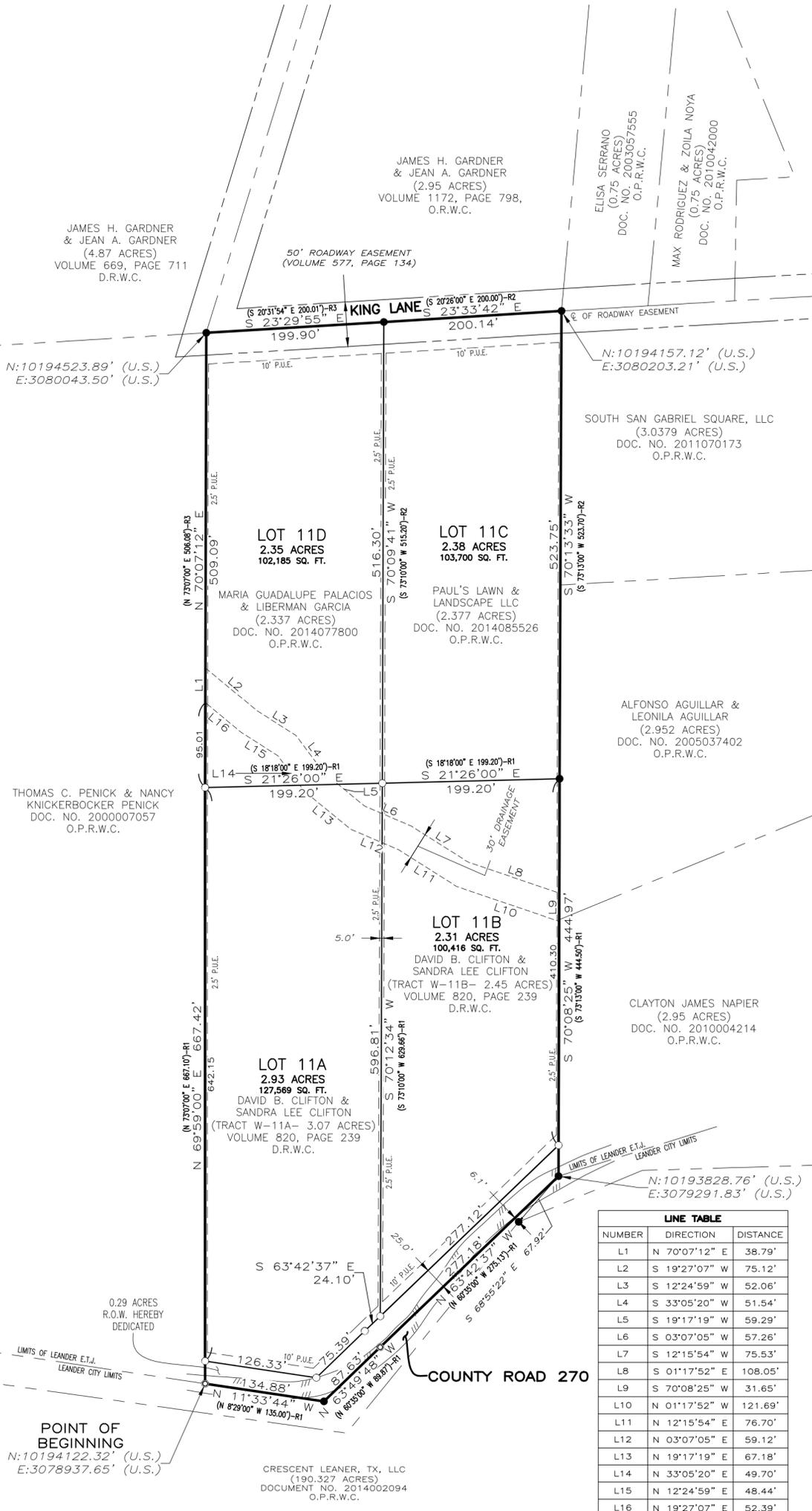
- S 23°29'55" E with the east line of said Palacios tract, 199.90 feet to a 1/2 inch iron pin found, marking the southeast corner of said Palacios tract and the northeast corner of said Paul's Lawn and Landscape tract, for an angle point in east line of this tract,
- S 23°33'42" E with the east line of said Paul's Lawn and Landscape tract, 200.14 feet to a 1/2 inch iron pin found, marking the southwest corner of said 2.95 acre Gardner tract and the northwest corner of that tract called 0.75 acres in a deed to Elisa Serrano recorded in Document No. 2003057555 of said Official Public Records, being the northeast corner of that tract called 3.0379 acres in a deed to South San Gabriel Square, LLC recorded in Document No. 2011070173 of said Official Public Records, for the southeast corner of said Paul's Lawn and Landscape tract and this tract;

**THENCE:** S 70°13'33" W with the south line of said Paul's Lawn and Landscape tract, 523.75 feet to a 1/2 inch iron pin found in the north line of that tract called 2.952 acres in a deed to Alfonso Aguillar and Leonila Aguillar recorded in Document No. 2010004214 of said Official Public Records, marking the southeast corner of said Tract W11-B and the southwest corner of said Paul's Lawn and Landscape tract, for an angle point in the south line of this tract;

**THENCE:** S 70°08'25" W with the south line of said Tract W11-B, 444.97 feet to a 1/2 inch iron pin found in the center of said County Road No. 270, marking the northwest corner of that tract called 2.95 acres in a deed to Clayton James Napier recorded in Document No. 2010004214 of said Official Public Records, for the southwest corner of said Tract W-11B and this tract;

**THENCE:** with the center of said County Road No. 270 the following three (3) courses:

- N 63°42'37" W with the west line of said Tract W-11B, 277.18 feet to a 1/2 inch iron pin found, marking the northwest corner of said Tract W-11B and the southwest corner of said Tract W-11A, for an angle point in west line of this tract,
- N 63°49'48" W with the west line of said Tract W-11A, 87.63 feet to a 1/2 inch iron pin found, for an angle point in the west line of said Tract W-11A and this tract;
- N 11°33'44" W with the west line of said Tract W-11A, 134.88 feet to the POINT OF BEGINNING.



NUMBER	DIRECTION	DISTANCE
L1	N 70°07'12" E	38.79'
L2	S 19°27'07" W	75.12'
L3	S 12°24'59" W	52.06'
L4	S 33°05'20" W	51.54'
L5	S 19°17'19" W	59.29'
L6	S 03°07'05" W	57.26'
L7	S 12°15'54" W	75.53'
L8	S 01°17'52" E	108.05'
L9	S 70°08'25" W	31.65'
L10	N 01°17'52" W	121.69'
L11	N 12°15'54" E	76.70'
L12	N 03°07'05" E	59.12'
L13	N 19°17'19" E	67.18'
L14	N 33°05'20" E	49.70'
L15	N 12°24'59" E	48.44'
L16	N 19°27'07" E	52.39'

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

**SHEET**  
1 OF 2

**OWNER'S CERTIFICATION:**

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

That I, David B. Clifton, co-owner of that certain tract of land shown hereon and described in a Deed recorded as Volume 820, Page 239 of the Deed Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicate all additional ROW, street, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as SOUTH SAN GABRIEL RANCHES, LOT 11 REPLAT.

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

David B. Clifton, Co-owner
601 County Road 270
Leander TX 78628

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

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

**OWNER'S CERTIFICATION:**

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

That I, Sandra Lee Clifton, co-owner of that certain tract of land shown hereon and described in a Deed recorded as Volume 820, Page 239 of the Deed Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicate all additional ROW, street, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as SOUTH SAN GABRIEL RANCHES, LOT 11 REPLAT.

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

Sandra Lee Clifton, Co-owner
601 County Road 270
Leander TX 78628

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

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

**OWNER'S CERTIFICATION:**

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

That I, Paul Fuller, President of Paul's Lawn and Landscape, LLC, owner of that certain tract of land shown hereon and described in a Deed recorded as Document No. 2014085526 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicate all additional ROW, street, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as SOUTH SAN GABRIEL RANCHES, LOT 11 REPLAT.

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

Paul Fuller, President
Paul's Lawn and Landscape, LLC
201 King Lane
Leander TX 78641

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

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

**LIEN HOLDER'S CERTIFICATION:**

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

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 \_\_\_\_\_, dated \_\_\_\_\_, filed of record in the Official Public Records of \_\_\_\_\_ County, Texas at Vol. \_\_\_\_\_, Page \_\_\_\_\_/Document No. \_\_\_\_\_.

Name:
Title:
Date:

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

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_ day of \_\_\_, 20\_\_\_.

Notary Public in and for the State of Texas

My Commission expires on: \_\_\_\_\_.

**OWNER'S CERTIFICATION:**

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

That I, Maria Guadalupe Palacios, co-owner of that certain tract of land shown hereon and described in a Deed recorded as Document No. 2014077800 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicate all additional ROW, street, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as SOUTH SAN GABRIEL RANCHES, LOT 11 REPLAT.

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

Maria Guadalupe Palacios
235 King Lane
Leander TX 78641

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

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

**OWNERS RESPONSIBILITY:**

It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

**AQUA SOURCE APPROVAL:**

This subdivision plat has sufficient water availability provided by Aqua Source.

Troy Bolin
Customer Field Services Manager
Date

Before me, the undersigned authority, on this the \_\_\_ day of \_\_\_, 20\_\_\_, personally appeared Troy Bolin, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he is the representative as the water provider of the property described hereon.

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

FINAL PLAT OF

SOUTH SAN GABRIEL RANCHES, LOT II REPLAT

BEING A 10.25 ACRE REPLAT OF LOT 11, SOUTH SAN GABRIEL RANCHES (CABINET B, SLIDES 86-87), CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

**GENERAL NOTES:**

- 1. This subdivision is wholly contained within the Extra Territorial Jurisdiction of the City of Leander, Texas.
2. No buildings fences, landscaping or other structures are permitted within the drainage easements shown, except as approved by the City of Leander Public Works Department.
3. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
4. All easements on private property shall be maintained by the property owner or his/her assigns.
5. In addition to the easements shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-ways and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
6. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map panel #48491C0455 E for Williamson County, Effective Sept. 28, 2014.
7. All utility lines must be located underground.
8. The monuments of this plat have been rotated to the NAD 83/93 HARN - Texas Central Zone and NAVD 88.
9. Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
10. This Subdivision in subject to all general notes and restrictions appearing on the plat of South San Gabriel Ranches, Lot 11, recorded at Cabinet B, Slides 86-87 of the Plat Records of Williamson County, Texas.
11. 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.
12. Water service will be provided by Aqua Source.

**OWNER'S CERTIFICATION:**

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

That I, Liberman Garcia, co-owner of that certain tract of land shown hereon and described in a Deed recorded as Document No. 2014077800 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicate all additional ROW, street, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as SOUTH SAN GABRIEL RANCHES, LOT 11 REPLAT.

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

Liberman Garcia
235 King Lane
Leander TX 78641

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

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

**WILLIAMSON COUNTY FLOOD PLAIN APPROVAL:**

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Joe M. England, P.E
Williamson County Floodplain Administrator

Date

**WILLIAMSON COUNTY HEALTH DISTRICT APPROVAL:**

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District (WCCHD) and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Deborah L. Marlow, RS, OS0029596
Assistant Deputy Director, Environmental Health Services, WCCHD

Date

**ENGINEER'S CERTIFICATION:**

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

I, \_\_\_\_\_, Registered Professional Engineer in the State of Texas, do hereby certify that this tract IS in compliance with all applicable City of Leander Subdivision regulations and IS located within the Edwards Aquifer Contributing Zone.

Registered Professional Engineer No. \_\_\_\_\_
State of Texas

Date

**SURVEYOR'S CERTIFICATION:**

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

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, that all easements known to this surveyor, and disclosed in an Abstractor's Certificate issued July 1, 2015 by Gracy Title Company, with a file number of 01247-42886, Abstractor's Certificate issued October 3, 2015 by Gracy Title Company, with a file number of 01247-30261, and Abstractor's Certificate issued September 25, 2015 by Independence Title Company, with a file number of 01247-42886, are shown and/or noted on this survey, that this plat conforms to the City of Leander's Subdivision Ordinance, and that the corner monument shown thereon were properly placed under my supervision in accordance with the City of Leander Regulations.

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

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

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

**COUNTY CLERK'S APPROVAL:**

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

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

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

Nancy Rister, Clerk County Court of Williamson County, Texas

By: \_\_\_\_\_, Deputy

Texas Land Surveying, Inc.

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

SHEET

2 OF 2



## EXECUTIVE SUMMARY

NOVEMBER 12, 2015

---

**Agenda Subject:** Zoning Case 15-Z-029: Hold a public hearing and consider action on the rezoning of two lots, for 0.9596 acres more or less, located at 1605 and 1607 Tierra Alto, WCAD Parcels R035590 and R035591. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban/Manufactured Home) and the applicant is proposing to zone the property TF-2-B (Two-Family), Leander, Williamson, County, Texas.

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

**Origination:** Applicant: Jose Raul Reyes

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

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

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

**Attachments:**

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

**Prepared By:** Martin Siwek, AICP, GISP  
Planner

10/30/2015



## PLANNING ANALYSIS

ZONING CASE 15-Z-029  
1605 AND 1607 TIERRA ALTO

### GENERAL INFORMATION

**Owner:** Jose Reyes

**Current Zoning:** SFU/MH-2-B (Single Family Urban / Manufactured Home)

**Proposed Zoning:** TF-2-B (Two Family)

**Size and Location:** The property is located at 1605 and 1607 Tierra Alto Street and includes approximately 0.9596 acres.

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

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU/MH-2-B	Developed Manufactured Home
EAST	LO-1-B/GC-3C	Developed Manufactured Home / Vacant
SOUTH	GC-3-C	Developed Daycare
WEST	MF-2-B	Developed Manufactured Home

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

**USE COMPONENT:****TF – TWO-FAMILY:**

*Features:* 9,000 sq. ft. lot min.; 1,200 sq. ft. for s.f. home, 900 sq. ft. per unit for 2 - family.

*Intent:* Development of two-family dwelling structures on intermediate sized lots and for other uses that are compatible and complimentary to intermediate sized lots and two-family dwellings. Such components are generally intended to provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses and to create more variety in housing opportunities and in the fabric of the neighborhoods. The goal is to avoid more than ten acres of contiguous land having a two-family component. This component should include or be located within six hundred feet of parkland or other recreational open space. To avoid street congestion due to additional on-street parking, access to lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless lots average at least one hundred feet in width or unless garage access is from an alley.

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

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

*Intent:*

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

**ARCHITECTURAL COMPONENT:****TYPE B:**

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

*Intent:*

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

- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

**COMPREHENSIVE PLAN STATEMENTS:**

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

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

**ANALYSIS:**

The applicant is requesting to zone the property from SFU/MH-2-B (Single Family Urban / Manufactured Home) district to TF-2-B (Two-Family) district. The property is located at 1605 and 1607 Tierra Alto Street, which is immediately north of a daycare located at the northwest corner of the intersection of Tierra Alto Street and Crystal Falls Pkwy. Immediately east of this property is a vacant lot and a developed manufactured home. North and west of this property are developed manufactured homes.

The intent statements of the Two Family Use Component from the Composite Zoning Ordinance provides for an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses. One of the goals is to avoid more than ten acres of contiguous land having a TF Use Component. This use component should be located within six hundred (600’) feet of parkland or other recreational space. To avoid street congestion due to additional on-street parking, access to lots shall be provided by a street with a ROW of fifty-six (56’) feet or greater and a pavement width of thirty-six (36’) feet or greater unless lots average at least one hundred feet in width or unless garage access is from an alley.

The requested Type 2 site component is consistent with the neighboring properties, and is the standard site component to be paired with the TF Use Component.

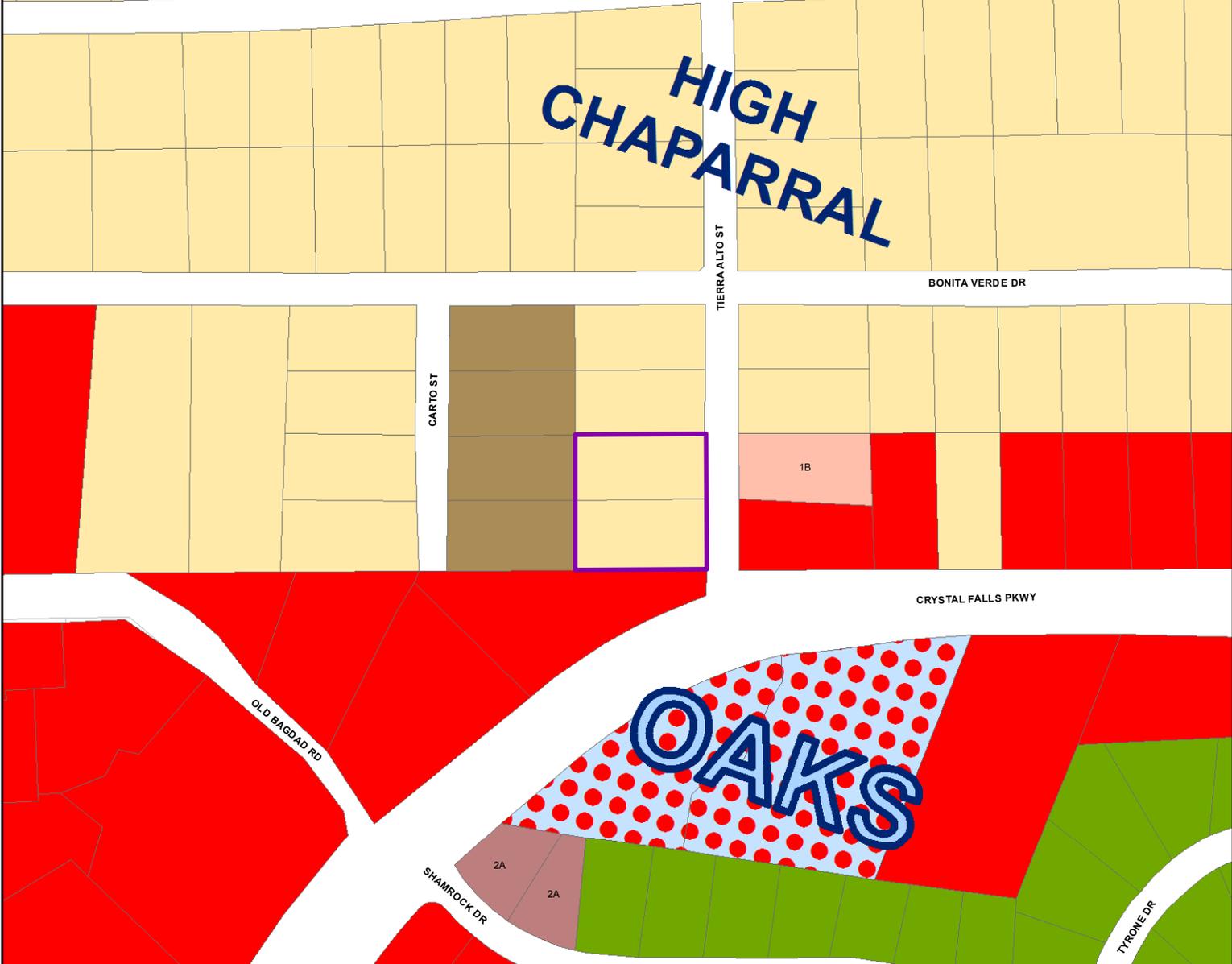
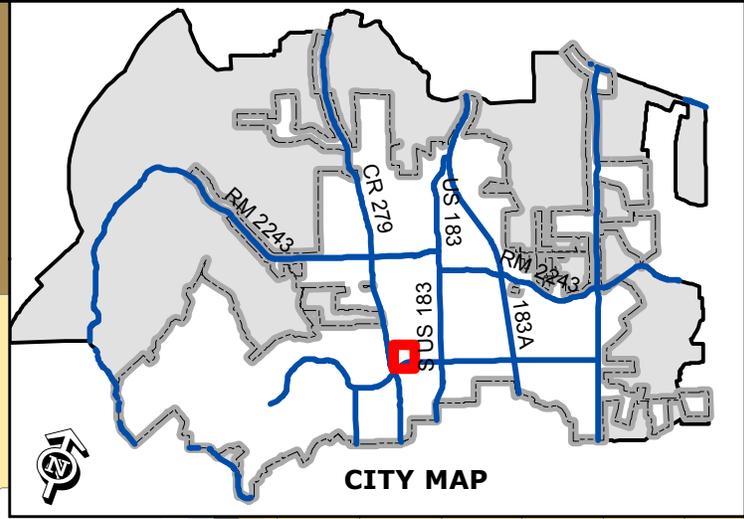
The Type B Architectural Component requires at least 85% of the exterior surface area walls to be comprised of masonry for the first floor and 50% masonry is required on each additional story thereafter. The Architectural Component would require four design features for street facing façades. This component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

This property is located within a Commercial Corridor. The purpose of this corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses. The proposed TF Use Component does not comply with the use components that are listed as compatible with the Commercial Corridor. However, the subject property does not have frontage on to Crystal Falls Parkway and the proposal is compatible with the Mixed Use Corridor designation. The Mixed Use Corridor provides for a variety of residential uses including small lot single-family, townhome, duplexes, and quadpelves.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested TF-2-B zoning district. Although the property is located within the Commercial Corridor, staff has determined that this zoning request meets the intent of the corridor designations. These corridors were established to provide a mixture of commercial land uses and high density residential. Due to the location of this property in reference to Crystal Falls Parkway and the proposed density of the development, staff has determined that this zoning district is appropriate and meets the intent of the Mixed Use Corridor. The Type 2 Site Component and Type B Architectural Component are consistent with the zoning classification of the other properties throughout this neighborhood and would be appropriate and compatible. The TF-2-B zoning district would meet the majority of the intent statements as defined in the Composite Zoning Ordinance. It would serve as a buffer between more intensely used property to the south and west, and would provide additional buffering from Crystal Falls Pkwy to the south.

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



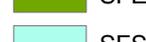
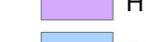
**ZONING CASE 15-Z-029**

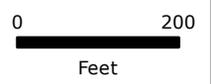
**Attachment #2**

Current Zoning Map  
1605 & 1607 Tierra Alto

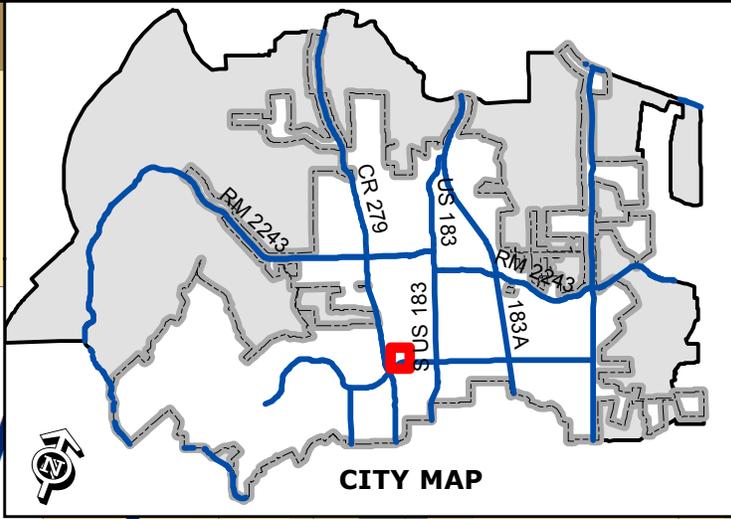


-  Subject Property
-  City Limits

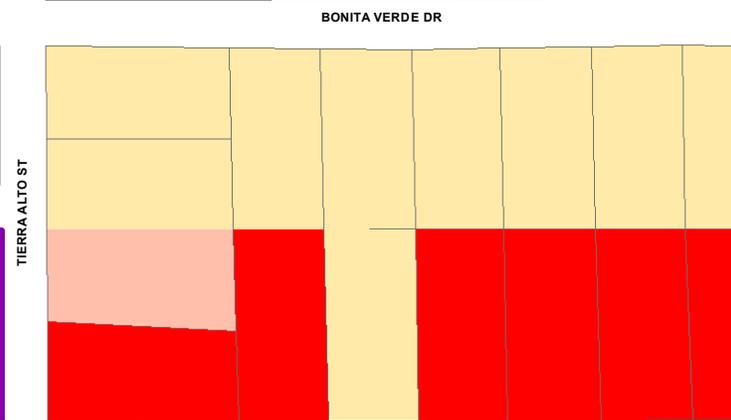
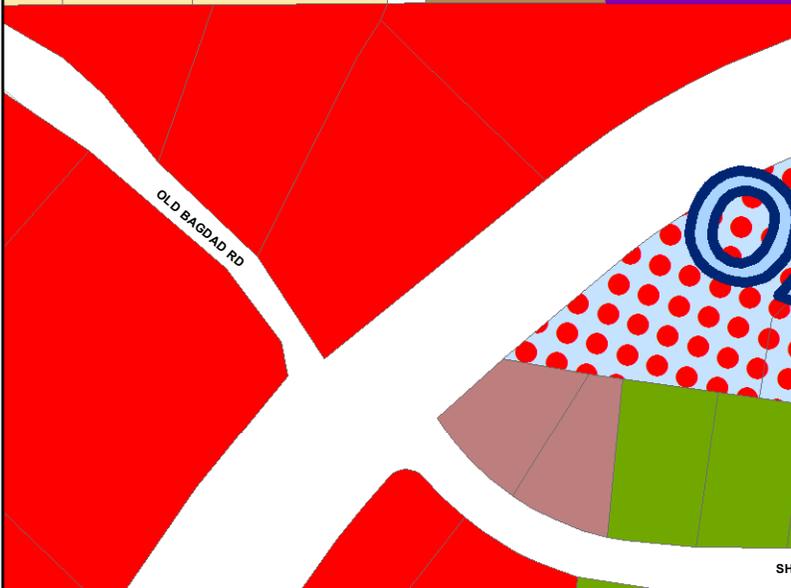
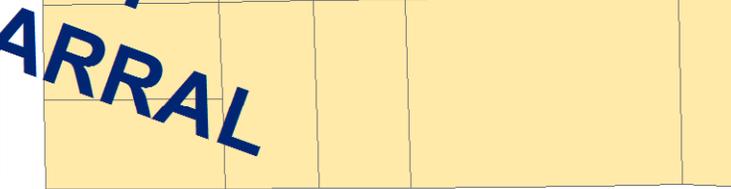
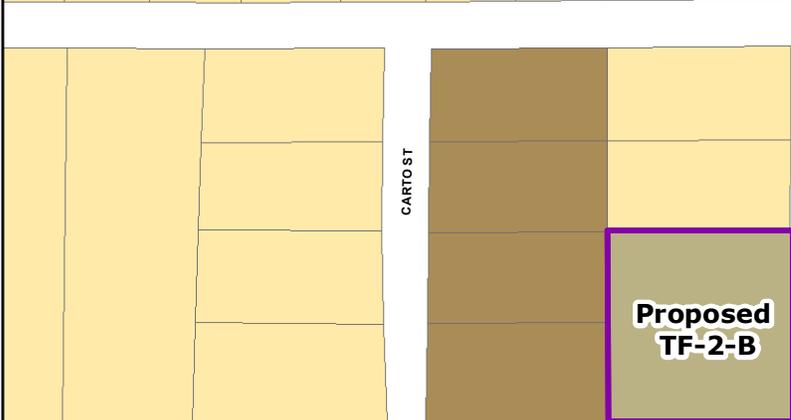
 SFR	 SFT	 GC
 SFE	 SFU/MH	 HC
 SFS	 TF	 HI
 SFU	 MF	 PUD
 SFC	 LO	
 SFL	 LC	



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



**H  
CHAPARRAL**



**ZONING CASE 15-Z-029**

**Attachment #3**

Proposed Zoning  
1605 & 1607 Tierra Alto

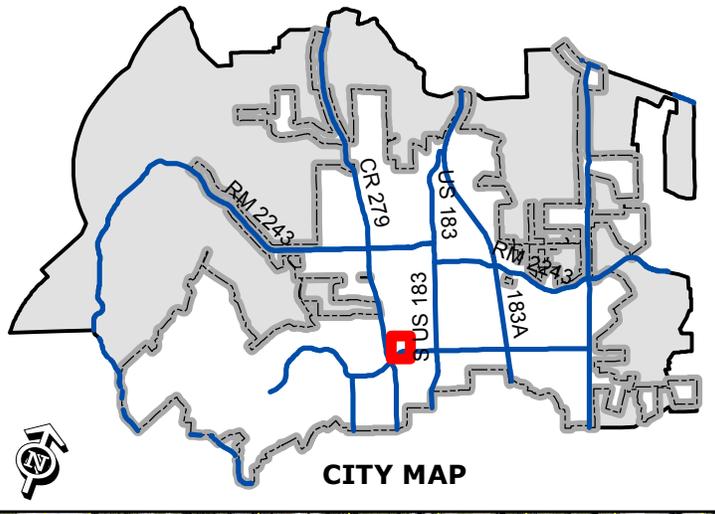
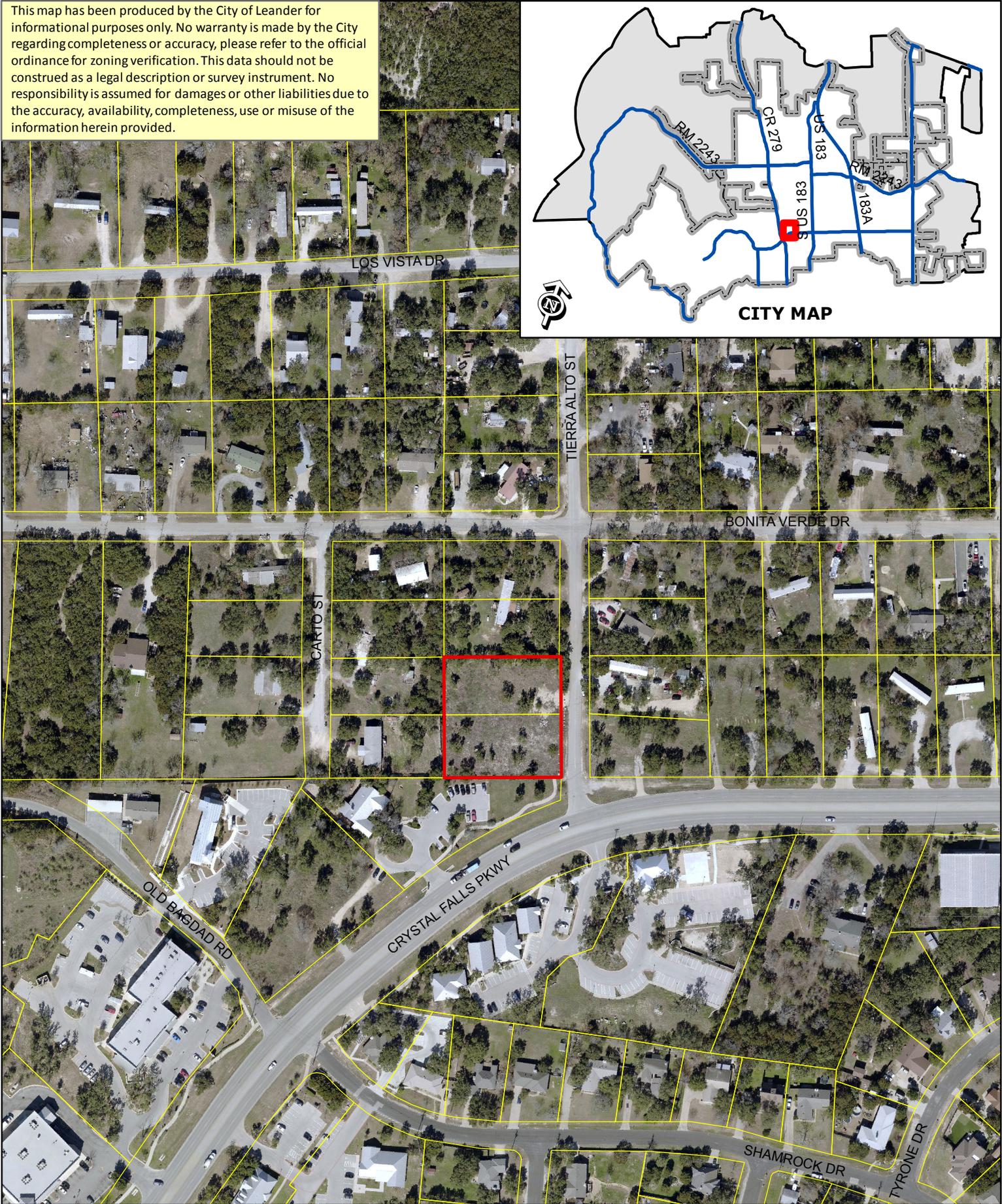


- Subject Property
- City Limits

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



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



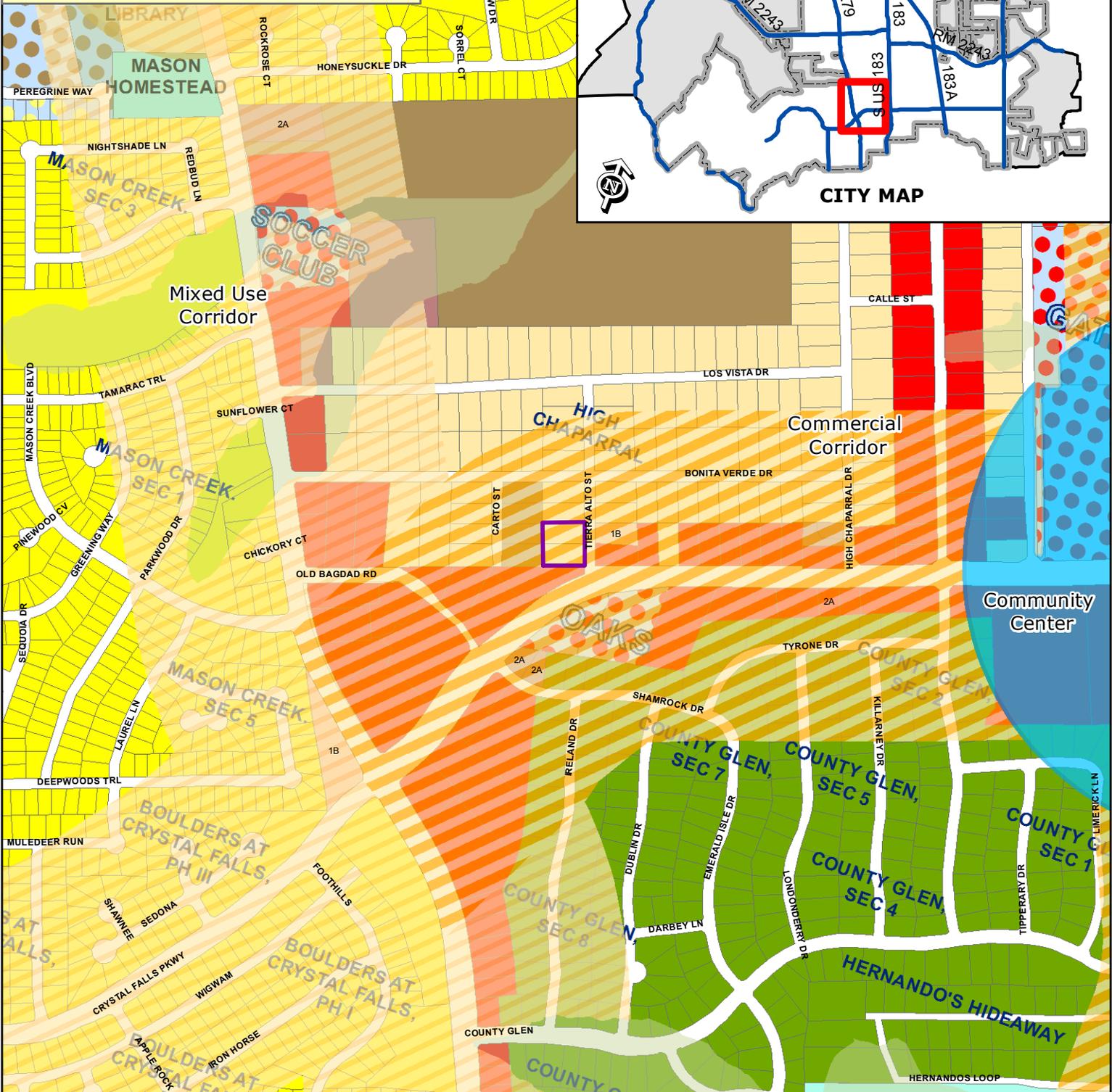
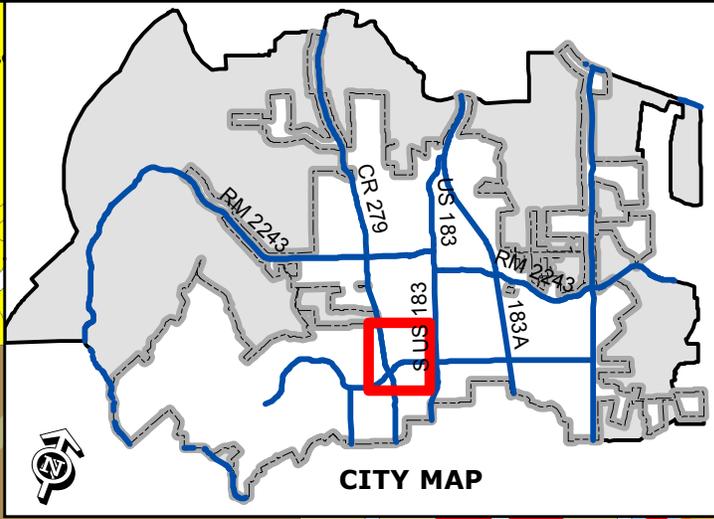
### ZONING CASE 15-Z-029 Attachment #4

Aerial Exhibit - Approximate Boundaries  
1605 & 1607 Tierra Alto



-  Subject Property
-  City Limits

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



**ZONING CASE 15-Z-029**

**Attachment #5**

Location Map  
1605 & 1607 Tierra Alto

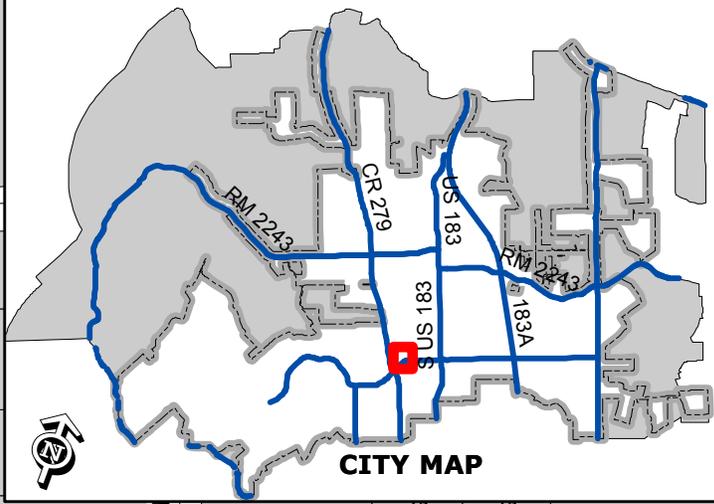


-  Subject Property
-  City Limits

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



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

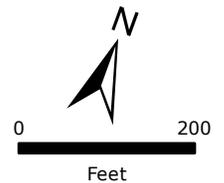


## ZONING CASE 15-Z-029

### Attachment #6

Notification Map  
1605 & 1607 Tierra Alto

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



# ATTACHMENT 7

To: Whom it may concern.

From: J. Raul Reyes.

Regards: Letter of intent of use of Lots 1 and 2 of Block 7, High Chaparral.

I, J. Raul Reyes, kindly ask for your consideration of this matter. My intent of use for these 2 lots is to be able to build one Duplex on each lot, I request a TF-2-B . I believe, each lot is big enough to hold a multifamily dwelling. Lots 5,6,7 and 8 right behind on the same block 7 appear to be zoned for multifamily.

Thank you very much for your consideration.

Sincerely,

J. Raul Reyes

512-517-5709



## EXECUTIVE SUMMARY

NOVEMBER 12, 2015

---

<b>Agenda Subject:</b>	Discussion of proposed amendments to the Composite Zoning Ordinance, Subdivision Ordinance, and Sign Ordinance.
<b>Background:</b>	City staff is proposing several amendments to the Composite Zoning Ordinance, Subdivision Ordinance, and Sign Ordinance to provide clarification to the ordinance.
<b>Origination:</b>	City of Leander Planning Department
<b>Financial Consideration:</b>	None
<b>Recommendation:</b>	None
<b>Attachments:</b>	1. Summary of Proposed Amendments.
<b>Prepared By:</b>	Robin M. Griffin, AICP Senior Planner

11/02/2015

# COMPOSITE ZONING ORDINANCE

## ARTICLE I – GENERAL

### Section 6 – Definitions

- Update lot width measurement definition.

## ARTICLE III – USE COMPONENTS

### Section 1 – SFR Single-Family Rural

- Change in home day care to limit number of children to 5 to match the fire code.
- Add temporary parking associated with model homes and sales trailer prior to the completion of model homes.

### Section 14 – HC Heavy Commercial

- Add Gambling/Gaming Machines

### Section 16 – PUD Planned Unit Development

- Include additional information for PUD criteria

## ARTICLE V- SITE COMPONENTS

### Section 3 – Type 3: Increase the distance requirement for gas stations from residential.

## ARTICLE VI - SITE STANDARDS

### Section 1 – Landscaping, Tree Preservation & Protection, and Screening Requirements

- Define tree survey requirements – only survey where construction will occur associated with residential uses.
- Clarify soil specifications – define soil composition
- Screening of outdoor storage – currently ordinance permits privacy fencing. Update to require masonry when adjacent to arterials or collectors.
- Add screening and distance from residential requirements for lift stations.
- Clarify disturbance zones during construction plan phase.

### Section 3 – Off-Street Parking Requirements

- Add old SmartCode provisions regarding shared parking ratios.
- Add parking requirements for daycares
- Add provisions for senior apartments/housing

### Section 6 – Setbacks

- Increase rear setbacks and decrease front setbacks (tables need to be updated too)

### Section 7 – Drainage & Detention Facilities

- Update masonry requirements associated with pond walls. **Consider defining visible and providing more specifics regarding textured.**

### Section 12 – Outdoor Lighting

- Clarify that lighting must be dark sky compliant

### Section 14 – Additional Multi-Family and Non-Residential Standards

- Masonry walls are required for screening outdoor storage, etc.
- Clarify the masonry wall requirements along major corridors. Prohibit stucco and precast concrete permitted on screening walls. **Instead of prohibiting stucco, consider limiting to a certain percentage. Define pre-cast concrete panels instead of prohibiting panels.**

### Section 16 – Fences

- Clarify provisions for 8' privacy fences (provide minimum slope requirements or eliminate provision).

## **ARTICLE VII – ARCHITECTURAL COMPONENTS**

Section 2 – Type B

- Clarify masonry percentage on second floor.

General – Panels are permitted with board and batten application

## **ARTICLE VIII – ARCHITECTURAL STANDARDS**

General – Require a masonry calculation table at the building permit stage.

## **ARTICLE IX – SITE DEVELOPMENT**

Section 1 – require Minor Site Development Permit for Brush Clearing. **Instead of requiring a permit, provide a list of requirements in the ordinance.**

## **SUBDIVISION ORDINANCE**

### **ARTICLE I – GENERAL**

Section 8 – Make consistent with Building Code with regarding the timing of acceptance of infrastructure and the issuance of building permits.

### **ARTICLE II – PROCEDURE**

Section 22 – Preliminary Plat: Update tree preservation requirements to match the Composite Zoning Ordinance.

Section 23 – Construction Plans: Add provisions for construction plan permit.

Section 28 – Completion of Improvements: Make consistent with Building Code with regarding the timing of acceptance of infrastructure and the issuance of building permits.

### **ARTICLE III – DESIGN STANDARDS**

Section 49 – Riparian Corridors: update section

### **ARTICLE IV – IMPROVEMENTS**

Section 61 – Clarify that the park land requirements apply to projects within the ETJ.

## **SIGN ORDINANCE**

1. Clarify the number of pylon signs. **Allow large commercial projects close to major intersections to have pylon signs.**
2. Clarify Master Sign Plan provisions – height stays the same
3. Update wall sign size requirements.
4. Provide maximum wall sign for signs that do not face public ROW.