

AGENDA

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

Thursday ~ January 28, 2016 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. Approval of Minutes:
Regular Planning & Zoning Meeting: January 14, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 21, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-SFP-011: Consider action on the Kittie Hill Acres, Tract 13 Short Form Final Plat, being a replat for 3.30 acres more or less; WCAD Parcels R540070, R097980, and R444182; generally located on the northwest corner of the intersection of Ronald W. Reagan Blvd. and Hero Way, Leander, Williamson County Texas. Applicant/Agent: Professional StruCIVIL Engineers on behalf of Shari Carmody Greene.

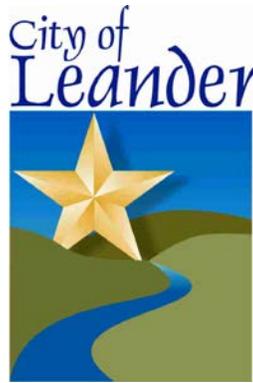
Regular Agenda

8. 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 22th day of January, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager



MINUTES

**PLANNING & ZONING COMMISSION MEETING
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Thursday ~ January 14, 2016 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
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 22, 2015
Motion made by Commissioner Hines to approve the minutes, seconded by Vice Chair Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 7, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the January 7, 2016 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
Mike Sanders spoke about HOA's

Public Hearing

7. Zoning Case 15-Z-018: Hold a public hearing and consider action on the rezoning of several parcels of land located at 1445 CR 270; 220 acres more or less: WCAD Parcels R032109 and R032201. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development) with the following base zoning district of SFC-2-A (Single Family Compact), SFU-2-A (Single family Urban), SFS-2-A (Single Family Suburban), and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant Blake Magee on behalf of Ernest Loyd and Nancy Toungate, and Mark and Laura Toungate.

Applicant withdrew zoning case 15-Z-018

8. Zoning Case 15-Z-036: Hold a public hearing and consider action on the rezoning of a lot located at 10970, 10980, and 10974 Crystal Falls Pkwy; 6.69 acres more or less; legally described as Lot 1, Blk A, Anderson Commercial, WCAD Parcel R542627. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: City of Leander on behalf of Anderson, Dorothy Jean Stephenson.

Applicant withdrew zoning case 15-Z-036

Regular Agenda

9. Planning & Zoning Commission Training Session
- Review of P&Z duties and responsibilities

 - Overview of the municipal planning process
 - Comprehensive Plan
 - Annexation
 - Zoning
 - Subdivision

 - Review P&Z progress report for fiscal year 2014-15 and discuss work plan for 2015-16

 - Review statutorily required training on Open Meetings Act and Public Information Act

 - Technology training/questions

 - Discuss future workshops and training opportunities

Staff and City Attorney presented training materials.

10. Meeting Adjourned **at 8:30 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary

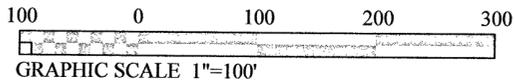


EXECUTIVE SUMMARY

JANUARY 28, 2016

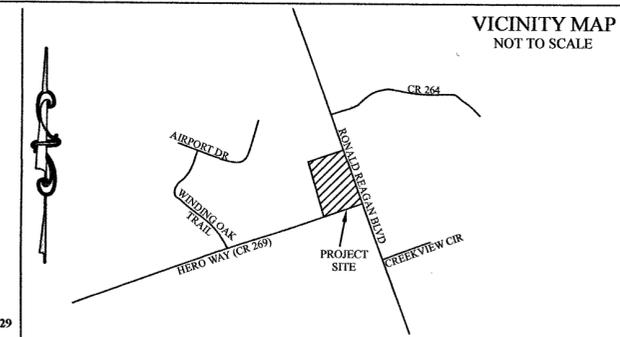
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- Agenda Subject:** Subdivision Case 15-SFP-011: Consider action on the Kittie Hill Acres, Tract 13 Short Form Final Plat, being a replat for 3.30 acres more or less; WCAD Parcels R540070, R097980, and R444182; generally located on the northwest corner of the intersection of Ronald W. Reagan Blvd. and Hero Way, 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: Professional StruCIVIL Engineers on behalf of Shari Carmody Greene.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 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 final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner

01/20/2016



KITTIE HILL ACRES, TRACT 13 REPLAT

BEING A 3.30 ACRE REPLAT OF TRACT 13, KITTIE HILL ACRES (CABINET F, SLIDE 45)
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF WILLIAMSON

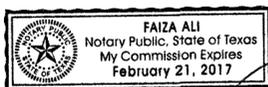
I, SSA INVESTMENTS LLC, OWNER OF LOT 13B, TRACT 13, KITTIE HILL ACRES, A SUBDIVISION RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 1997020623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THOSE CERTAIN PORTIONS RECORDED IN DOCUMENT NUMBER 2005080736 AND 2004032030, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY **RESUBDIVIDE** SAID TRACT AS SHOWN HEREON, AND DO 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.
THIS SUBDIVISION IS TO BE KNOWN AS **KITTIE HILL ACRES, TRACT 13 REPLAT**.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 12TH DAY OF JAN, 2016

[Signature]
DATE 1/12/16
RIYAZ SUMEDARA MEMBER
SSA INVESTMENTS, LLC
7603 REDMOND COURT
SUGARLAND, TX 77479

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RIYAZ SUMEDARA** MEMBER, SSA INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12TH DAY OF JAN, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 02/21/2017



STATE OF TEXAS
COUNTY OF WILLIAMSON

I, SHARI CARMODY GREENE, OWNER OF LOT 13A, TRACT 13, KITTIE HILL ACRES, A SUBDIVISION RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 1997020623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THOSE CERTAIN PORTIONS RECORDED IN DOCUMENT NUMBER 2005080736 AND 2004032030, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY **RESUBDIVIDE** SAID TRACT AS SHOWN HEREON, AND DO 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.
THIS SUBDIVISION IS TO BE KNOWN AS **KITTIE HILL ACRES, TRACT 13 REPLAT**.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13TH DAY OF January, 2016.

[Signature]
DATE 01-13-2016
SHARI CARMODY GREENE
17601 RONALD W. REAGAN BLVD.
LEANDER, TX 78641

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHARI CARMODY GREENE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13TH DAY OF JAN, 2016.

[Signature]
DATE 11-04-2012
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11-04-2012



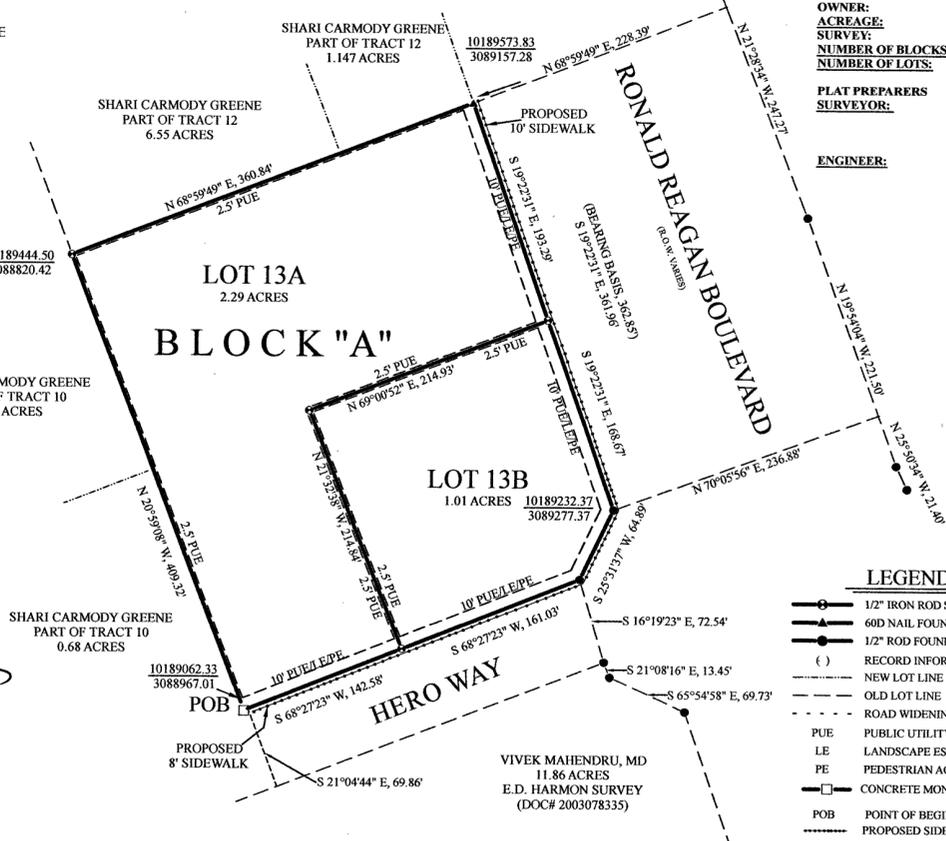
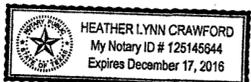
BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED 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 AS ABOVE DATED 01-13-2016 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT VOL. 2005080736, PAGE 1 / DOCUMENT NO. 2005080736.

[Signature]
DATE Jan. 14, 2016
UNITED HERITAGE CREDIT UNION
BUDDY SCHROEDER
PRESIDENT / CEO
1001 EAST WHITSTONE BLVD.
LEANDER PARK, TX 78641

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **SHARI CARMODY GREENE**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14TH DAY OF January, 2016.

[Signature]
DATE 12-17-16
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 12-17-16



OWNER: SHARI CARMODY GREENE
ACREAGE: 3.30 ACRES
SURVEY: TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2
PLAT PREPARERS SURVEYOR:
ENGINEER:
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
PHONE # 512-249-8149 FAX # 512-331-5217
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
12710 RESEARCH BOULEVARD, STE. 390, AUSTIN, TX 78759
PHONE # 512-238-6422

- NOTES:**
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - 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.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
 - NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL #48491C 0455E FOR WILLIAMSON CO., EFFECTIVE 09/26/2008.
 - 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.
 - A TEN (10') FOOT SIDEWALK SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD W. REAGAN BOULEVARD (NOT BOTH SIDES) AND AN EIGHT (8') FOOT SIDEWALK INSTALLED ON THE SUBDIVISION SIDE OF HERO WAY (NOT BOTH SIDES). 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 UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - 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.
 - AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
 - BOUNDARY STREET IMPROVEMENT FEES ARE REQUIRED FOR THE FRONTAGE ALONG HERO WAY.
 - WATER SERVICE MUST BE EXTENDED TO THE SITE AND ALONG THE RONALD W. REAGAN BLVD. AND HERO WAY FRONTAGE WITH THE SITE DEVELOPMENT.
 - ONE JOINT-USE DRIVEWAY IS PERMITTED ON HERO WAY BETWEEN LOTS 13A & 13B AND ONE JOINT-USE DRIVEWAY IS PERMITTED ON RONALD W. REAGAN BLVD. FOR THE BENEFIT OF LOTS 13A & 13B.
 - THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF KITTIE HILL ACRES, TRACT 13, RECORDED AT CABINET F, SLIDE 45 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD SET
- ▲ 60D NAIL FOUND
- 1/2" ROD FOUND
- () RECORD INFORMATION
- NEW LOT LINE
- - - OLD LOT LINE
- - - ROAD WIDENING ESMT
- PUBLIC UTILITY ESMT
- LANDSCAPE ESMT
- PEDESTRIAN ACCESS ESMT
- CONCRETE MONUMENT SET
- POB POINT OF BEGINNING
- - - PROPOSED SIDEWALK

BEING 3.30 ACRES OF LAND, BEING ALL OF TRACT 13, KITTIE HILL ACRES, A SUBDIVISION RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 1997020623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THOSE CERTAIN PORTIONS RECORDED IN DOCUMENT NUMBER 2005080736 AND 2004032030, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.30 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron set in concrete in the northerly right-of-way line of Hero Way, at the southeast corner of Tract 10 of said subdivision, same being the southwest corner of said Tract 13, for the southwest corner hereof;
THENCE North 20 degrees 59 minutes 08 seconds West, along the common line of said Tract 10 and 13, 409.32 feet to an iron rod set in at the southwest corner of Tract 12 of said subdivision, same being the northwest corner of said Tract 13, for the northwest corner hereof;
THENCE North 68 degrees 59 minutes 49 seconds East, along the southerly line of said Tract 12 and the northerly line of said Tract 13, 360.84 feet to a 60D nail found in said line, in the westerly right-of-way line of Ronald Reagan Boulevard, for the northeast corner hereof;
THENCE South 19 degrees 22 minutes 31 seconds East, along said Ronald Reagan Boulevard, through said Tract 13, 361.96 feet to an iron rod found at the intersection of said Ronald Reagan Boulevard and said Hero Way, for the southeast corner hereof;
THENCE South 25 degrees 31 minutes 37 seconds West, along said Hero Way, continuing through said Tract 13, 64.89 feet to an iron rod found in said Hero Way, same being in the southerly line of said Tract 13, for an angle corner in the southerly line hereof;
THENCE South 68 degrees 27 minutes 23 seconds West, along said Hero Way and the southerly line of said Tract 13, 303.61 feet to the Point of Beginning.

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E) AND COMPLIES WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

[Signature]
DATE 10/13/2015
MIRZA TAHER BAIG, P.E. NO. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
12710 RESEARCH BLVD., SUITE NO. 390
AUSTIN, TEXAS 78759 (512) 238-6422



I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES TO THE CITY OF LEANDER SUBDIVISION ORDINANCE AND 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; THAT ALL BOUNDARY MONUMENTATION ARE IN PLACE AS INDICATED HEREON AND THAT A TITLE COMMITMENT WAS FURNISHED BY INDEPENDENCE TITLE GF# 1430824-BAL DATED JULY 30TH, 2015.

[Signature]
DATE 10/13/2015
EDWARD C. RUMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5729



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

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 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 0 O'CLOCK M AND DULY RECORDED ON THIS THE DAY OF 20 A.D., AT 0 O'CLOCK M IN THE PLAT RECORDS OF SAID COUNTY IN CABINET , SLIDE .

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY