



AGENDA

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

Thursday ~ February 25, 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: February 11, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the February 18, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-FP-013: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3H Final Plat for 13.772 acres more or less; TCAD Parcel 844910; generally located to the west and south of the terminus of Osage Dr.; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls LLC.

8. Subdivision Case 15-FP-017: Consider action on the Carneros Ranch Section 2 Final Plat for 27.49 acres more or less; WCAD Parcels R523829 and R524598; generally located to the west and south of the terminus of Osage Dr.; Leander, Williamson County, Texas. Applicant/Agent: CSF Civil Group, LLC (Jim Cook) on behalf of MHI Partnership LTD & MHI Central Texas, LLC

Regular Agenda

9. 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 19th day of February, 2016 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 ~ February 11, 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 7:02 pm
2. Roll Call
All Commissioners were present except Chairman Sokol
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 28, 2016
Motion made by Commissioner Cotten to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the February 4, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the February 4, 2016 meeting.**
5. Review meeting protocol
Vice Chair Allen referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizen wished to speak.

Consent Agenda

7. Subdivision Case 15-FP-030: Consider action on the Travisso, Phase 2, Section 1F Final Plat for 23.820 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the west of the intersection of Sandorna View and Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
8. Subdivision Case 15-FP-031: Consider action on the Travisso, Phase 2, Section 1G Final Plat for 6.503 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the northwest of the intersection of Sandorna View and Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

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

Public Hearing

9. Zoning Case 15-Z-018: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the east of the eastern terminus of E San Gabriel Pkwy at the intersection with CR 270, on east of CR 270; 230 acres more or less; WCAD Parcels R037768, R032201, R051334, R099151, R032200, and R032109. 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 districts: 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/Agent Blake Magee on behalf of Ernest Loyd and Nancy Toungate, and Mark and Laura Toungate.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested PUD (Planned Unit Development) with the following base zoning districts: SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), and MF-2-A (Multi-Family).

b) Applicant Presentation

Amy Lynn Payne, agent, explained the purpose for the zoning request.

c) Open Public Hearing

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

d) Close Public Hearing

Vice Chair Allen closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

10. **Commissioner Hines moved to approve with staff recommendation of PUD (Planned Unit Development) with the following base zoning districts: SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), and MF-2-A (Multi-Family). Commissioner Anderson seconded the motion. Motion passed unanimously.**

11. Zoning Case 15-Z-036: Hold a public hearing and consider action on the rezoning of two lots generally located 750 feet to the west of the intersection of E Crystal Falls Pkwy and Ronald Reagan Blvd; 9.736 acres more or less; legally described as Lots 1 & 2 Blk A, Anderson Commercial, WCAD Parcels R542627 and R542628. 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.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed the proposed zoning request.

b) Applicant Presentation

Fire Chief Bill Gardner explained the purpose for the zoning request.

c) Open Public Hearing

Vice Chair Allen opened the public hearing.

Richard Crank – spoke in favor

Don Cox – was called to speak but did not wish to at that time.

d) Close Public Hearing

Vice Chair Allen closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to approve the GC-3-C (General Commercial) district on Lot 1 and the flag pole portion of Lot 2. Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

12. Zoning Case 16-Z-001: Hold a public hearing and consider action on the rezoning of one lot located at 1109 Leander Drive; 3.526 acres more or less; legally described as Lot 14A, Blk A of the Leander Heights Section 3 Replat, WCAD Parcel R351048. Currently, the property is zoned HC-4-D (Heavy Commercial). The applicant proposing to zone the property to HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Ron Jordan on behalf of Dennis Industries, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the requested HC-5-D (Heavy Commercial).

b) Applicant Presentation

Ron Jordan agent explained the purpose for the zoning request.

c) Open Public Hearing

Vice Chairman Allen opened the public hearing.

No one wished to speak.

d) Close Public Hearing

Vice Chairman Allen closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to approve with staff recommendation of HC-5-D (Heavy Commercial). Commissioner Anderson seconded the motion. Motion passed 5 to 1 with Commissioner Means opposing.

Commissioner Means opposed the request because she would like to preserve the aesthetics of the major corridors in the City.

Work Session

13. Meeting Adjourned at **7:50 pm**

Vice Chair Allen

ATTEST:

Ellen Pizalate, Secretary



EXECUTIVE SUMMARY

FEBRUARY 25, 2016

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- Agenda Subject:** Subdivision Case 15-FP-013: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3H Final Plat for 13.772 acres more or less; TCAD Parcel 844910; generally located to the west and south of the terminus of Osage Dr.; Leander, Travis 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: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 42 single-family lots, 3 HOA Greenbelt/PUE Lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends approval of the final plat.
- 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

02/18/2016

FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H

METES AND BOUNDS:

DESCRIPTION OF 13.772 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, THE JOSE SANCHEZ SURVEY 51, ABSTRACT NO. 693 AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.772 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHERLY LINE OF SAID 436.9248 ACRE TRACT, AT THE MOST WESTERLY NORTH CORNER OF LOT 1, BLOCK A, B.C.R.U.A. SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201000091, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST EASTERLY OR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S42°50'31"W, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 436.9248 ACRE TRACT, A DISTANCE OF 365.59 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE SAID COMMON LINE AND CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

1. N47°09'24"W, A DISTANCE OF 136.56 FEET TO AN IRON ROD WITH G&R CAP SET;
2. S81°49'09"W, A DISTANCE OF 110.94 FEET TO AN IRON ROD WITH G&R CAP SET;
3. S79°55'14"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 29.64 FEET AND A CHORD WHICH BEARS N15°33'27"W, A DISTANCE OF 29.59 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
5. S58°46'55"W, A DISTANCE OF 121.82 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N20°09'24"W, A DISTANCE OF 5.38 FEET TO AN IRON ROD WITH G&R CAP SET;
7. N35°34'35"W, A DISTANCE OF 414.55 FEET TO AN IRON ROD WITH G&R CAP SET;
8. N61°18'59"W, A DISTANCE OF 87.08 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N61°55'44"E, A DISTANCE OF 166.60 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
10. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 45.78 FEET AND A CHORD WHICH BEARS N23°18'09"W, A DISTANCE OF 45.72 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
11. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.77 FEET AND A CHORD WHICH BEARS N62°36'23"W, A DISTANCE OF 27.82 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
12. N18°01'08"W, A DISTANCE OF 50.02 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
13. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.76 FEET AND A CHORD WHICH BEARS N28°12'17"E, A DISTANCE OF 28.53 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
14. N17°17'41"W, A DISTANCE OF 156.75 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
15. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.44 FEET AND A CHORD WHICH BEARS N60°54'04"W, A DISTANCE OF 27.59 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
16. N14°30'27"W, A DISTANCE OF 70.00 FEET TO AN IRON ROD WITH G&R CAP SET;
17. N29°54'13"W, A DISTANCE OF 36.18 FEET TO AN IRON ROD WITH G&R CAP SET IN THE SOUTHEASTERLY LINE OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015-----, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE SOUTHEASTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, THE FOLLOWING EIGHT (8) COURSES:

1. N59°33'26"E, A DISTANCE OF 123.61 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 102.41 FEET AND A CHORD WHICH BEARS N64°38'58"E, A DISTANCE OF 90.42 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
3. S74°14'52"E, A DISTANCE OF 42.21 FEET TO AN IRON ROD WITH G&R CAP SET;
4. N50°22'15"E, A DISTANCE OF 109.37 FEET TO AN IRON ROD WITH G&R CAP SET;
5. N35°34'39"E, A DISTANCE OF 151.05 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N22°45'06"E, A DISTANCE OF 172.85 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S72°38'04"E, A DISTANCE OF 107.57 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 39.44 FEET AND A CHORD WHICH BEARS N15°52'44"E, A DISTANCE OF 39.44 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;

THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G AND CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, THE FOLLOWING TEN (10) COURSES:

1. S81°59'26"E, A DISTANCE OF 49.04 FEET TO AN IRON ROD WITH G&R CAP SET;
2. S25°50'50"W, A DISTANCE OF 301.01 FEET TO AN IRON ROD WITH G&R CAP SET;
3. S08°18'06"W, A DISTANCE OF 78.63 FEET TO AN IRON ROD WITH G&R CAP SET;
4. S05°09'07"E, A DISTANCE OF 70.01 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S20°50'49"E, A DISTANCE OF 61.99 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S35°34'35"E, A DISTANCE OF 126.48 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S60°11'21"W, A DISTANCE OF 30.15 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S35°34'35"E, A DISTANCE OF 315.24 FEET TO AN IRON ROD WITH G&R CAP SET;
9. S50°05'19"E, A DISTANCE OF 61.98 FEET TO AN IRON ROD WITH G&R CAP SET;
10. S41°35'16"E, A DISTANCE OF 224.98 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 13.772 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	10°57'23"	155.00'	29.64'	N15°33'27"W	29.59'	14.87'
C2	9°32'14"	275.00'	45.78'	S23°18'09"E	45.72'	22.94'
C3	88°08'43"	20.00'	30.77'	N62°36'23"W	27.82'	19.36'
C4	90°59'54"	20.00'	31.76'	N28°12'17"E	28.53'	20.35'
C5	87°12'46"	20.00'	30.44'	N60°54'04"W	27.59'	19.05'
C6	97°47'41"	60.00'	102.41'	N64°38'58"E	90.42'	68.77'
C7	2°58'24"	760.00'	39.44'	N15°52'44"E	39.44'	19.72'
C8	58°07'37"	690.00'	700.01'	N46°25'45"E	670.37'	383.47'
C9	51°30'43"	760.00'	683.28'	N43°07'18"E	660.50'	366.68'
C10	86°10'20"	20.00'	30.08'	S25°47'29"W	27.32'	18.71'
C11	90°00'00"	20.00'	31.42'	S62°17'41"E	28.28'	20.00'
C12	91°47'14"	20.00'	32.04'	S26°48'42"W	28.72'	20.63'
C13	16°29'41"	225.00'	64.77'	S27°19'45"E	64.55'	32.61'
C14	17°02'34"	275.00'	81.80'	S27°03'18"E	81.50'	41.20'
C15	25°29'50"	205.00'	91.23'	N22°49'41"W	90.48'	46.38'
C16	25°29'50"	155.00'	68.98'	N22°49'41"W	68.41'	35.07'
C17	71°43'05"	20.00'	25.03'	N71°26'08"W	23.43'	14.46'
C18	49°59'41"	20.00'	17.45'	N47°42'29"E	16.90'	9.33'
C19	171°42'28"	50.00'	149.84'	N71°26'08"W	99.74'	689.74'
C20	49°59'41"	20.00'	17.45'	S10°34'45"E	16.90'	9.33'
C21	55°46'16"	20.00'	19.47'	S63°27'44"E	18.71'	10.58'
C22	291°32'32"	60.00'	305.30'	N54°25'25"E	67.50'	40.82'
C23	55°46'16"	20.00'	19.47'	N07°41'27"W	18.71'	10.58'
C24	60°00'00"	20.00'	20.94'	S47°17'41"E	20.00'	11.55'
C25	30°00'00"	20.00'	10.47'	N87°42'19"E	10.35'	5.36'
C26	32°39'11"	50.00'	28.50'	S39°02'13"W	28.11'	14.65'
C27	54°18'14"	50.00'	47.39'	S82°30'56"W	45.64'	25.64'
C28	45°23'37"	50.00'	39.61'	N47°38'09"W	38.59'	20.91'
C29	34°51'56"	50.00'	30.43'	N07°30'22"W	29.96'	15.70'
C30	4°29'30"	50.00'	3.92'	N12°10'21"E	3.92'	1.96'
C31	41°58'58"	60.00'	43.96'	N70°21'23"W	42.99'	23.02'
C32	28°51'26"	60.00'	30.22'	N34°56'11"W	29.90'	15.44'
C33	29°20'02"	60.00'	30.72'	N05°50'27"W	30.38'	15.70'
C34	57°31'11"	60.00'	60.23'	N37°35'10"E	57.74'	32.93'
C35	28°43'06"	60.00'	30.07'	N80°42'18"E	29.76'	15.36'
C36	28°41'49"	60.00'	30.05'	S70°35'14"E	29.74'	15.35'
C37	52°34'00"	60.00'	55.05'	S29°57'20"E	53.14'	30.63'
C38	19°13'10"	60.00'	20.13'	S05°56'15"W	20.03'	10.84'
C39	4°38'50"	60.00'	4.87'	S17°52'15"W	4.87'	2.43'
C40	1°30'06"	205.00'	5.37'	N34°49'32"W	5.37'	2.69'
C41	7°07'24"	205.00'	25.49'	N30°30'47"W	25.47'	12.76'
C42	16°52'19"	205.00'	60.37'	N18°30'56"W	60.15'	30.40'
C43	14°32'26"	155.00'	39.34'	N28°18'22"W	39.23'	19.77'
C44	7°30'20"	275.00'	36.02'	S31°49'26"E	36.00'	18.04'
C45	54°29'07"	760.00'	722.72'	N41°38'05"E	695.80'	391.30'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S79°55'14"W	50.00'
L2	N20°09'24"W	5.38'
L3	N18°01'08"W	50.02'
L4	N14°30'27"W	70.00'
L5	N29°54'13"W	36.18'
L6	S74°14'52"E	42.21'
L7	S81°59'26"E	49.04'
L8	S08°18'06"W	78.63'
L9	S05°09'07"E	70.01'
L10	S20°50'49"E	61.99'
L11	S60°11'21"W	30.15'
L12	S50°05'19"E	61.98'
L13	N56°47'03"E	62.39'
L14	N64°14'28"E	60.66'
L15	N78°26'29"E	60.30'
L16	N88°16'33"E	72.67'
L17	N54°25'25"E	69.02'
L18	N19°40'03"E	25.00'
L19	N17°17'41"W	122.32'
L20	S85°17'50"E	58.94'
L21	S39°17'44"E	25.89'
L22	S28°01'15"E	18.45'
L23	S01°16'51"W	56.87'
L24	S54°25'25"W	133.70'
L25	S39°35'56"E	68.70'



SURVEYING, LLC
 1805 OUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-8385
 FIRM NO. 10032000
 SHEET 2 OF 3

FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 13.772 ACRES OF LAND OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, THE JOSE SANCHEZ SURVEY 51, ABSTRACT NO. 693 AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 13.772 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER AND TRAVIS COUNTY TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3H", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

MICHAEL SLACK, VICE PRESIDENT
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
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. FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF CORALBUSH DRIVE, SILVERGRASS COVE AND DESERT SHADE BEND. FIVE FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF OSAGE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 9, BLOCK B, LOTS 1 AND 21, BLOCK V.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
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. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-40639, ISSUED APRIL 30, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin

PHILLIP L. McLAUGHLIN 02-18-16
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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 TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK ____ M., AND
DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK
____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY
OF _____, 20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY _____
DEPUTY



SURVEYING, LLC

1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 3 OF 3

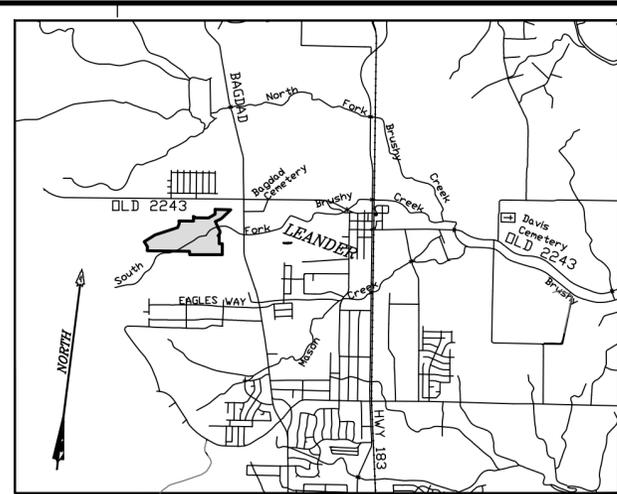


EXECUTIVE SUMMARY

FEBRUARY 25, 2016

- Agenda Subject:** Subdivision Case 15-FP-017: Consider action on the Carneros Ranch Section 2 Final Plat for 27.49 acres more or less; WCAD Parcels R523829 and R524598; generally located to the west and south of the terminus of Osage Dr.; 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: CSF Civil Group, LLC (Jim Cook) on behalf of MHI Partnership LTD & MHI Central Texas, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 43 single-family lots and 1 Public Parkland and Drainage Easement Lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
 2. TIA Fees are paid in the amount of \$5,418.00 prior to the recording of the final plat.
 3. Fiscal surety for recreation improvements in the amount of \$15,050 will be provided prior to plat recordation.
- 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

02/17/2016



VICINITY MAP
(NOT TO SCALE)

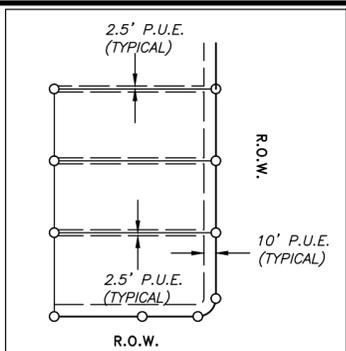
1" = 100'
SCALE IN FEET

LEGEND

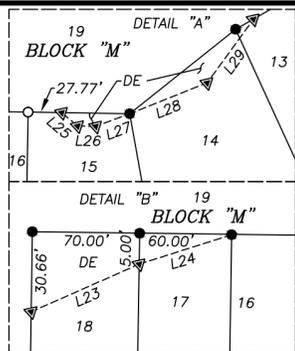
- 1/2" IRON REBAR W/CAP MARKED TERRA FIRMA FOUND (unless noted)
- 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET (unless noted)
- ▲ NAIL FOUND
- ▲ CALCULATED POINT
- B.L. BUILDING LINE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ... SIDEWALK 4' WIDE
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- BFE ESTIMATED BASE FLOODPLAIN ELEVATION
- MFFE MINIMUM FINISH FLOOR ELEVATION

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C1	50°22'45"	50.00	43.96	S85°32'04"E	42.56
C2	90°00'00"	15.00	23.56	S23°23'02"W	21.21
C3	90°00'00"	15.00	23.56	N66°36'58"W	21.21
C4	52°01'12"	15.00	13.62	S42°22'26"W	13.16
C5	194°55'56"	50.00	170.11	N66°10'12"W	99.15
C6	52°01'12"	15.00	13.62	N05°17'10"E	13.16
C7	52°01'12"	15.00	13.62	N46°44'03"W	13.16
C8	194°02'25"	50.00	169.33	N24°16'34"E	99.25
C9	52°01'12"	15.00	13.62	S84°42'50"E	13.16
C10	36°30'48"	155.00	98.78	N51°01'10"E	97.11
C11	11°06'28"	205.00	39.74	N38°19'00"E	39.68
C12	11°06'28"	155.00	30.05	S38°19'00"W	30.00
C13	36°30'48"	205.00	130.64	S51°01'10"W	128.44
C14	90°00'00"	15.00	23.56	S24°16'34"W	21.21
C15	90°53'31"	15.00	23.80	S66°10'12"E	21.38
C16	29°43'31"	15.00	7.78	S53°31'17"W	7.70
C17	22°17'42"	15.00	5.84	S27°30'41"W	5.80
C18	96°51'46"	50.00	84.53	S64°47'43"W	74.82
C19	74°26'56"	50.00	64.97	N29°32'57"W	60.49
C20	23°37'15"	50.00	20.61	N19°29'09"E	20.47
C21	14°20'48"	50.00	12.52	N65°34'15"W	12.49
C22	73°44'53"	50.00	64.36	N21°31'24"W	60.01
C23	90°47'42"	50.00	79.23	N60°44'54"E	71.20
C24	15°09'01"	50.00	13.22	N66°16'44"W	13.18
C25	09°28'42"	155.00	25.64	N64°32'13"E	25.61
C26	27°02'05"	155.00	73.14	N46°16'49"E	72.46
C27	03°32'05"	155.00	9.56	S42°06'11"W	9.56
C28	07°34'22"	155.00	20.49	S36°32'57"W	20.47
C29	05°29'19"	205.00	19.64	S35°30'26"W	19.63
C30	14°52'30"	205.00	53.22	S45°41'21"W	53.07
C31	14°28'48"	205.00	51.81	S60°22'00"W	51.67
C32	01°40'10"	205.00	5.97	S68°26'29"W	5.97

NUMBER	DIRECTION	DISTANCE
L1	N32°48'57"W	61.36'
L2	S20°43'26"E	11.07'
L3	S36°06'38"W	58.43'
L4	S43°44'27"W	58.66'
L5	S42°19'45"W	60.02'
L6	N43°52'14"E	4.61'
L7	S21°36'58"E	48.42'
L8	S11°47'32"W	71.88'
L9	N68°23'02"E	25.02'
L10	N68°23'02"E	73.30'
L11	N32°45'46"E	77.56'
L12	N43°52'14"E	76.46'
L13	S43°52'14"W	76.46'
L14	S32°45'46"W	77.56'
L15	N20°43'26"W	80.01'
L16	N12°53'04"W	60.57'
L17	N09°39'46"W	61.14'
L18	N20°43'26"W	60.00'
L19	N33°40'32"W	61.57'
L20	N20°43'26"W	60.00'
L21	N29°47'45"E	56.47'
L22	N38°32'34"E	60.26'
L23	N49°08'39"E	74.56'
L24	N64°30'45"E	60.21'
L25	S71°20'11"E	8.67'
L26	N69°16'34"E	7.54'
L27	N47°51'11"E	15.06'
L28	N46°36'16"E	34.69'
L29	N14°21'16"E	32.83'



TYPICAL SIDE LOT LINE
PUE DETAIL
SCALE 1" = 100'

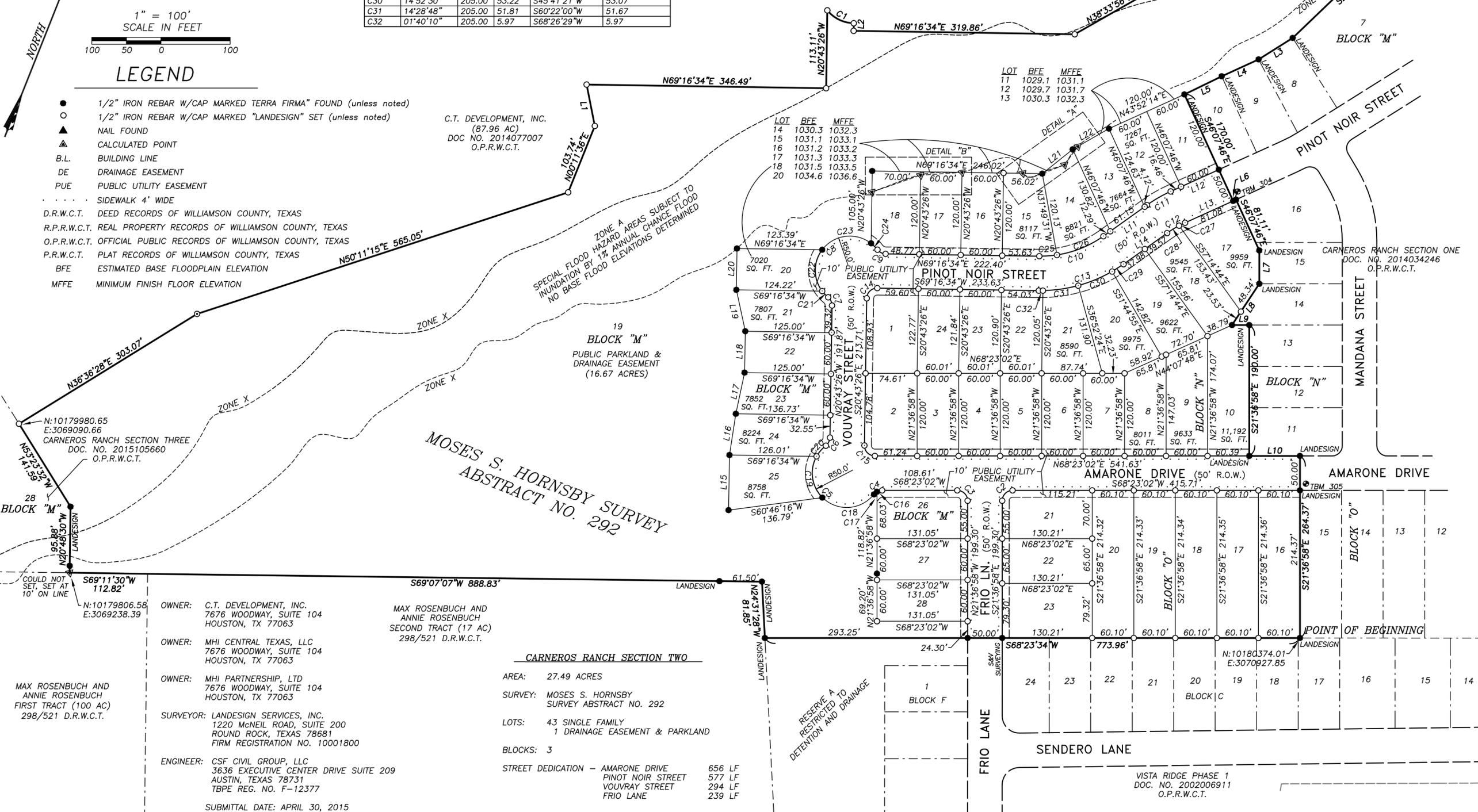


BENCHMARK:
BM 304, ELEV.:1033.95'
SQUARE CUT ON TOP OF CURB ON THE SOUTH ROW LINE OF PINOT NOIR STREET, AND THE NORTHWEST CORNER OF LOT 16, BLOCK N, CARNEROS SECTION 1

TBM 305, ELEV.:1048.97'
SQUARE CUT ON TOP OF CURB ON THE SOUTH ROW LINE OF AMARONE DRIVE, AND THE NORTHWEST CORNER OF LOT 15, BLOCK O, CARNEROS SECTION 1

BEARINGS BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE
NAD 83. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 CENTRAL ZONE, DERIVED BY GPS RTK. DISTANCES SHOWN HEREON ARE SURFACE. SCALE FACTOR 0.99986 TO GET THE GRID DIVIDE BY SCALE FACTOR OF 0.99986

WESTWOOD SEC. 2
LOT 41, BLOCK A
DOC 2001018438
O.P.R.W.C.T.



C.T. DEVELOPMENT, INC.
(87.96 AC)
DOC NO. 2014077007
O.P.R.W.C.T.

MOSES S. HORNSBY SURVEY
ABSTRACT NO. 292

OWNER: C.T. DEVELOPMENT, INC.
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

OWNER: MHI CENTRAL TEXAS, LLC
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

OWNER: MHI PARTNERSHIP, LTD
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

AREA: 27.49 ACRES

SURVEY: MOSES S. HORNSBY SURVEY ABSTRACT NO. 292

LOTS: 43 SINGLE FAMILY
1 DRAINAGE EASEMENT & PARKLAND

BLOCKS: 3

STREET DEDICATION - AMARONE DRIVE 656 LF
PINOT NOIR STREET 577 LF
VOUVRAY STREET 294 LF
FRIO LANE 239 LF

MAX ROSENBUCH AND ANNIE ROSENBUCH
FIRST TRACT (100 AC)
298/521 D.R.W.C.T.

OWNER: C.T. DEVELOPMENT, INC.
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

OWNER: MHI CENTRAL TEXAS, LLC
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

OWNER: MHI PARTNERSHIP, LTD
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

SURVEYOR: LANDESIGN SERVICES, INC.
1220 McNEIL ROAD, SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

ENGINEER: CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE SUITE 209
AUSTIN, TEXAS 78731
TBPE REG. NO. F-12377

SUBMITTAL DATE: APRIL 30, 2015

LANDESIGN SERVICES, INC.
512-288-7901
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

CARNEROS RANCH
SECTION TWO

PROJECT NAME: CARNEROS	SCALE: 1" = 100'
JOB NUMBER: 191-12-3	DRAWING FILE PATH: L:\CFS CIVIL\CARNEROS_1\DWG
DATE: 01/20/2016	FIELDNOTE FILE PATH: L:\CFS CIVIL\CARNEROS_1\NOTES\CARNEROS 2.DOC
RPLS: JB	TECH: HAS
CHECKED BY: JB	PARTYCHIEF: AG

DRAWING NAME
CARNEROS 2

SHEET
1 of 2

FINAL PLAT OF: CARNEROS RANCH, SECTION TWO 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 BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014077007, THAT MHI CENTRAL TEXAS, L.L.C. A TEXAS LIMITED COMPANY, BEING OWNERS OF 27.94 ACRE BEING CONVEYED BY DOCUMENT NO. 2013099954 AND THAT MHI PARTNERSHIP, LTD. A TEXAS LIMITED COMPANY, BEING OWNERS OF 3.537 ACRES BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014015739 ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE 27.49 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

CARNEROS RANCH, SECTION TWO

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.

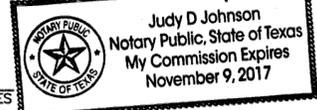
WITNESS MY HAND THIS THE 27 DAY OF January, 2016 A.D.

 C.T. DEVELOPMENT, INC. DAVID BRUNING, CFO 7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063	 MHI CENTRAL TEXAS, L.L.C. DAVID BRUNING, CFO 7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063	 MHI PARTNERSHIP, LTD. DAVID BRUNING, CFO 7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
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THE STATE OF TEXAS {}
THE COUNTY OF {}

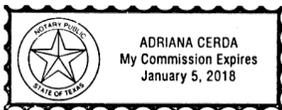
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BRUNING, CFO OF C.T. DEVELOPMENT, INC., MHI CENTRAL TEXAS, L.L.C. AND MHI PARTNERSHIP, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 27 DAY OF January, 2016 A.D.

 NOTARY PUBLIC, STATE OF TEXAS  PRINTED NAME Judy D. Johnson My Commission Expires November 9, 2017	
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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.

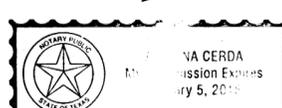

BRANDI HERMIS, SR. VICE PRESIDENT
U.S. BANK NATIONAL ASSOCIATION
HOUSING CAPITAL COMPANY, A DIVISION OF US BANK
5555 SAN FELIPE STREET, SUITE 1150
HOUSTON, TEXAS 77056


ADRIANA CERDA
My Commission Expires
January 5, 2018

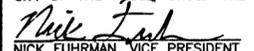
THE STATE OF TEXAS {}
THE COUNTY OF {}

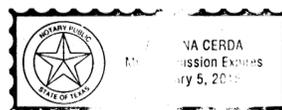
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDI HERMIS, SR. VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 27 DAY OF January, 2016 A.D.

 NOTARY PUBLIC, STATE OF TEXAS  PRINTED NAME Adriana Cerda My Commission Expires January 5, 2018	
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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.

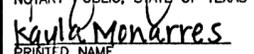
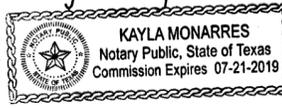

NICK FUHRMAN, VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE
500 WEST FIFTH STREET, STE. 100
AUSTIN, TX 78701


ADRIANA CERDA
My Commission Expires
January 5, 2018

THE STATE OF TEXAS {}
THE COUNTY OF {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, 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 28th DAY OF January, 2016 A.D.

 NOTARY PUBLIC, STATE OF TEXAS  PRINTED NAME Kayla Monarres My Commission Expires 7/21/2019	
---	---

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.


JAMES M. COOK, P.E.
1-28-16


JAMES M. COOK
58640
LICENSED PROFESSIONAL ENGINEER

ENGINEERING BY:
CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466
THE FIRM REGISTRATION NO. 12377

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 ~~PINOT~~ PINOT NOIR STREET, VOUVRAY STREET, AMARONE DRIVE AND FRIO LANE. THESE SIDEWALKS NOT ABUTTING A RESIDENTIAL COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS FOR 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.
- 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.

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.

CHAIRMAN: _____
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

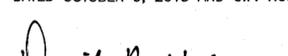
THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

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

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.


DAVID R. HARTMAN, R.P.L.S. NO. 5264
LAND DESIGN SERVICES, INC.
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800
(512) 238-7901

1/25/16
DATE


DAVID R. HARTMAN
5264
REGISTERED PROFESSIONAL LAND SURVEYOR

METES AND BOUNDS DESCRIPTION

BEING 27.49 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS AND PART OF A CALLED 87.96 ACRE TRACT DESCRIBED IN DEED TO C.T. DEVELOPMENT, INC. RECORDED IN DOCUMENT NO. 2014077007 AND BEING ALL OF THE REMAINDER OF A 27.94 ACRE TRACT DESCRIBED IN DEED TO MHI CENTRAL TEXAS, L.L.C. RECORDED IN DOCUMENT NUMBER 2013099954, AND BEING ALL OF THE REMAINDER OF A CALLED 3.537 ACRE TRACT DESCRIBED IN DEED TO MHI PARTNERSHIP, LTD. RECORDED IN DOCUMENT NO. 2014015739 ALL 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 SOUTH LINE OF SAID 3.537 ACRE TRACT, IN THE NORTH LINE OF LOT 17, BLOCK C, VISTA RIDGE PHASE I, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2002006911 OF THE O.P.R.W.C.T. AND AT THE SOUTHWEST CORNER OF LOT 15, BLOCK O, CARNEROS RANCH SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2014034246 OF THE O.P.R.W.C.T.;

THENCE SOUTH 68°23'34" WEST WITH THE SOUTH LINE OF SAID 3.537 ACRE TRACT AND THE NORTH LINE OF SAID VISTA RIDGE PHASE I, AT 430.71 FEET PASSING A 1/2" IRON ROD WITH CAP MARKED "S&V SURVEYING" FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE AND TERMINUS OF FRIO LANE (50' R.O.W.) AND THE NORTHWEST CORNER OF LOT 24, BLOCK C, VISTA RIDGE PHASE I, AT 480.71 FEET PASSING A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE EXISTING WEST RIGHT-OF-WAY AND TERMINUS OF SAID FRIO LANE, THE NORTHEAST CORNER OF RESERVE A, BLOCK F, VISTA RIDGE PHASE I, IN ALL A DISTANCE OF 773.96 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND AT THE NORTHWEST CORNER OF SAID RESERVE A, THE SOUTHWEST CORNER OF SAID 3.537 ACRE TRACT AND IN THE EAST LINE OF THE REMAINDER OF A CALLED 17 ACRE TRACT DESCRIBED AS SECOND TRACT RECORDED IN VOLUME 298, PAGE 521 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.)

THENCE NORTH 24°31'28" WEST WITH THE WEST LINE OF SAID 3.537 ACRE TRACT AND THE EAST LINE OF SAID 17 ACRE TRACT A DISTANCE OF 81.85 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHEAST CORNER OF SAID 17 ACRE TRACT;

THENCE SOUTH 69°07'07" WEST WITH THE WEST LINE OF SAID 3.537 ACRE TRACT AND THE WEST LINE OF SAID 17 ACRE TRACT AT A DISTANCE OF 61.50 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE WEST LINE OF SAID 3.537 ACRE TRACT, THE NORTH LINE OF SAID 17 ACRE TRACT AND IN THE SOUTH LINE OF SAID 87.96 ACRE TRACT AND CONTINUING IN ALL A DISTANCE OF 888.83 FEET FOR THE NORTHWEST CORNER OF SAID 17 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 100 ACRE TRACT DESCRIBED AS FIRST TRACT IN VOLUME 298, PAGE 521 OF THE D.R.W.C.T.;

THENCE SOUTH 69°11'30" WEST WITH THE SOUTH LINE OF SAID 87.96 ACRE TRACT AND THE NORTH LINE OF SAID 100 ACRE TRACT A DISTANCE OF 112.82 FEET A CALCULATED POINT FOR THE SOUTHWEST CORNER OF LOT 28, BLOCK M, CARNEROS RANCH SECTION THREE A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015105660 OF THE O.P.R.W.C.T.

THENCE CROSSING THROUGH SAID 87.96 ACRE TRACT AND WITH THE EAST LINE OF SAID LOT 28 THE FOLLOWING TWO (2) COURSES:

1. NORTH 20°48'30" WEST AT 10.00 FEET A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR REFERENCE AND CONTINUING IN ALL A DISTANCE OF 95.88 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;

2. NORTH 53°23'32" WEST A DISTANCE OF 141.59 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

THENCE CROSSING THROUGH SAID 87.96 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 36°36'28" EAST A DISTANCE OF 303.07 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

2. NORTH 50°11'15" EAST A DISTANCE OF 565.05 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;

3. NORTH 00°11'36" EAST A DISTANCE OF 103.74 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

4. NORTH 32°48'57" EAST A DISTANCE OF 61.36 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

5. NORTH 69°16'34" EAST A DISTANCE OF 346.49 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

6. NORTH 20°43'26" WEST A DISTANCE OF 113.11 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

7. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 50°22'45", A LENGTH OF 43.96 FEET AND A CHORD WHICH BEARS SOUTH 85°32'04" EAST A DISTANCE OF 42.56 FEET TO A 1/2" REBAR WITH PLASTIC CAP MARKED "LANDESIGN" SET;

8. SOUTH 20°43'26" EAST A DISTANCE OF 11.07 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

9. NORTH 69°16'34" EAST A DISTANCE OF 319.86 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

10. NORTH 38°33'56" EAST A DISTANCE OF 176.42 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

11. NORTH 21°02'42" WEST A DISTANCE OF 115.38 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 87.96 ACRE TRACT AND IN THE SOUTH LINE OF LOT 41, BLOCK A, WESTWOOD SECTION 2 A SUBDIVISION OF RECORD IN DOCUMENT NO. 2001018438 OF THE O.P.R.W.C.T.;

THENCE NORTH 69°24'36" EAST WITH THE NORTH LINE OF SAID 87.96 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 41 A DISTANCE OF 370.55 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHWEST CORNER OF LOT 7, BLOCK M, CARNEROS RANCH SECTION ONE A SUBDIVISION OF RECORD IN DOCUMENT NO. 2014034246 OF THE O.P.R.W.C.T.

THENCE WITH THE WEST LINE OF BLOCK M, CARNEROS RANCH SECTION ONE AND THE EAST LINE OF SAID 87.96 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 24°27'58" WEST A DISTANCE OF 290.79 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;

2. SOUTH 36°06'38" WEST A DISTANCE OF 58.43 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;

3. SOUTH 43°44'27" WEST A DISTANCE OF 58.66 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND;

4. SOUTH 42°19'45" WEST A DISTANCE OF 60.02 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHWEST CORNER OF LOT 10, BLOCK M, CARNEROS RANCH SECTION ONE;

THENCE CROSSING THROUGH SAID 27.94 ACRE TRACT AND WITH THE WEST LINE OF SAID CARNEROS RANCH SECTION ONE THE FOLLOWING NINE (9) COURSES:

1. SOUTH 46°07'46" EAST, AT 120.00 FEET PASSING THE EXISTING NORTH RIGHT-OF-WAY LINE AND TERMINUS OF PINOT NOIR STREET (50' R.O.W.) IN ALL A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE EXISTING SOUTH RIGHT-OF-WAY LINE AND TERMINUS OF PINOT NOIR STREET;

2. NORTH 43°52'14" EAST A DISTANCE OF 4.61 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHWEST CORNER OF LOT 16, BLOCK N;

3. SOUTH 46°07'46" EAST A DISTANCE OF 81.11 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE WEST LINE OF LOT 15, BLOCK N;

4. SOUTH 21°36'58" EAST A DISTANCE OF 48.42 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 15 AND THE NORTHWEST CORNER OF LOT 14, BLOCK N;

5. SOUTH 11°47'32" WEST A DISTANCE OF 71.88 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 14;

6. NORTH 68°23'02" EAST A DISTANCE OF 25.02 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHWEST CORNER OF LOT 13, BLOCK N;

7. SOUTH 21°36'58" EAST A DISTANCE OF 190.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND FOR THE SOUTHWEST CORNER OF LOT 11, BLOCK N;

8. NORTH 68°23'02" EAST A DISTANCE OF 73.30 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE EXISTING NORTH RIGHT-OF-WAY LINE AND TERMINUS OF AMARONE DRIVE (50' R.O.W.);

9. SOUTH 21°36'58" EAST, AT 50.00 FEET PASSING A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" FOUND IN THE EXISTING SOUTH RIGHT-OF-WAY LINE AND TERMINUS OF SAID AMARONE DRIVE AND THE NORTHWEST CORNER OF LOT 15, BLOCK O, IN ALL A DISTANCE OF 264.37 FEET TO POINT OF BEGINNING.

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



CARNEROS RANCH SECTION TWO

PROJECT NAME: CARNEROS
 JOB NUMBER: 191-12-3
 DATE: 01/20/2016
 SCALE: 1"=100'
 DRAWING FILE PATH: L:\CFS CIVIL\CARNEROS_LOWS\1
 FIELDNOTE FILE PATH: L:\CFS CIVIL\CARNEROS_LOWS\PROJECT\CARNEROS 2.DOC
 PPLS: JB
 TECH: HAS
 PARTYCHIEF: AG
 CHECKED BY: JB
 FIELDBOOKS:

DRAWING NAME
CARNEROS 2

SHEET
2 of 2