



## **AGENDA**

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

**Thursday ~ April 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: April 14, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 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-PP-014: Consider action on the Travisso, Phase 2, Section 2C, 2D, 2E, 2F, 2G, & 2G Preliminary Plat for 101.17 acres more or less; TCAD Parcels 844740, 353024, 863593, and 353650; generally located to the northwest of the intersection of Travisso Parkway and RM 1431; Leander, Travis County, Texas. Applicant/Agent: Pape-Dawson Engineers on behalf of Travisso, LTD.
8. Subdivision Case 15-FP-002: Consider action on the Borho Ph 8 Final Plat for 4.922 acres more or less; WCAD Parcel R031532; generally located approximately 82 ft east from the northeast corner of the intersection of Blended Tree Ranch Dr. and Twisted Trees Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC
9. Subdivision Case 15-FP-011: Consider action on the Palmera Ridge, Section 3 Final Plat for 17.82 acres more or less; WCAD Parcels R031617 and R333713; generally located approximately 130 ft north from the northwest corner of the intersection of Zamora Rd. and Carretera Dr.; Leander, Williamson County, Texas. Applicant/Agent: Randall Jones Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.

**Regular Agenda**

10. 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 21th day of April, 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 ~ April 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 except Commissioner Means. Commissioner Means took her seat at 7:03**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: March 24, 2016  
**Motion made by Vice Chair Allen to approve the minutes, seconded by Commissioner Cotten. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 7, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at April 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  
**No citizen wished to speak.**

## Consent Agenda

7. Subdivision Case 15-SFP-005: Consider action on the Trails of Leander Short Form Final Plat for 51.83 acres more or less; WCAD Parcels R031330 and R031331; generally located to the east of the intersection of South Bagdad Road and Still Meadow Drive; Leander, Williamson County, Texas. Applicant/Agent: Anthony Goode/Fred Lockwood on behalf of American Housing Ventures, LLC.
  
8. Subdivision Case 15-TOD-SFP-016: Consider action on the Bryson, Phase 1, Section 1F Short Form Final Plat for 7.571 acres more or less; WCAD Parcel R485834; generally located to the southwest of the intersection of Bryson Ridge Trail and Pleasant Hill Road; Leander, Williamson County, Texas. Applicant/Agent: Brett Burke (Bury, Inc) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
  
9. Subdivision Case 16-SFP-001: Consider action on the South San Gabriel Ranches Lot 11B Short Form Final Plat for 2.31 acres more or less; WCAD Parcel R544528; generally located ½ mile to the south of the intersection of South Gabriel Dr. and CR 270; on the east side of CR 270., Williamson County Texas. Applicant/Owner: John and Sheryl Vicenik.

**Commissioner Hines moved to approve the consent agenda with staff recommendations, Vice Chair Allen seconded the motion. Motion passed unanimously.**

## Public Hearing

10. Zoning Case 15-Z-015: Hold a public hearing and consider action on the rezoning of a parcel of land 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; WCAD Parcel R031782. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

a) Staff Presentation

**Martin Siwek, Planner, discussed the proposed zoning request.**

b) Applicant Presentation

**Dan Appling was present and answered P & Z Commissioners questions.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to deny the zoning request and Commissioner Means seconded the motion. Motion passed 4 to 3 with Commissioners Anderson, Schwendenmann and Chair Sokol opposing.**

11. Zoning Case 16-Z-004: Hold a public hearing and consider action on the rezoning of a parcel of land located at 801 Apache Trail; 1.50 acres more or less; WCAD Parcel R487426. Currently, the property is zoned GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a zoning base district of MF-2-A (Multi-Family) Leander, Williamson County, Texas. Applicant: Dannen Development LLC (Josh Becker).

a) Staff Presentation

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

b) Applicant Presentation

**Josh Becker explained the purpose for his zoning request.**

c) Open Public Hearing

**Chair Sokol opened the public hearing**

**Laquita Turner – spoke for**

**John Frimpton – spoke against**

**Bill Russell – spoke against**

**Harold Skinner – spoke against**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Schwendenmann moved to approve the zoning request of PUD (Planned Unit development) with a base zoning district of MF-2-A with the condition that an alternative parking plan agreement will be pursued to provide for additional guest parking spaces. Commissioner Anderson seconded the motion. Motion passed unanimously.**

12. Zoning Case 16-TOD-Z-005: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the southwest of the intersection of San Gabriel Pkwy & US 183; 151.2 acres more or less; legally described as: Oak Creek, Phase 1, Sections 1 & 2; Oak Creek, Phase 2, Sections 1-3; Oak Creek, Phase 5 and WCAD Parcels R540162, R529009; R529004, R529007, R524552, R529010, and R542832. Currently, the property is zoned PUD (Planned Unit Development) with the base zoning districts of SFU-2-B (Single-Family Urban), SFC-2-B (Single-Family Compact), SFL-2-B (Single-Family Limited), SFT-2-B (Single-Family Townhouse), and MF-2-B (Multi-Family) and the applicant is proposing an amendment to the PUD to increase the residential density allowed within the properties located on the east side of West Broade Street, Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sentinel Cotter Leander LLC, Castlerock Communities L.P., Megatel Homes Inc, or its Affiliates, and Pacesetter Homes, LLC (Tom Lynch, President).

a) Staff Presentation

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

b) Applicant Presentation

**Cynthia McCalmont explained the purpose for the zoning.**

c) Open Public Hearing

**Chair Sokol opened the public hearing**

**Karen Wells – spoke against**

**Edward Valdes – had questions**

**Joe Aboulhosn - spoke against**

**Shawn Conly - spoke against**

**Patty Chalupa - spoke against**

**Stacy Ary – spoke against**

**Mike Kaply - spoke against**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Schwendenmann moved to deny the zoning request to amend the PUD (Planned Unit Development) to increase the residential density allowed within the properties located on the east side of West Broade Street. Commissioner Cotten seconded the motion. Motion passed 5 to 2 with Commissioners Hines and Anderson opposing.**

13. Zoning Case 16-Z-007: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak Rd; 76.89 acres more or less; WCAD Parcels R022926, R022924, R473840, R022625, and R473841. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFR-2-B (Single-Family Rural), Leander, Williamson County, Texas. Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts).

**Applicant postponed this agenda item.**

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

14. Meeting Adjourned at **8:44 pm**

---

Chairman Sokol

ATTEST:

---

Ellen Pizalate, Secretary



## EXECUTIVE SUMMARY

APRIL 28, 2016

- 
- Agenda Subject:** Subdivision Case 15-PP-014: Consider action on the Travisso, Phase 2, Section 2C, 2D, 2E, 2F, 2G, & 2G Preliminary Plat for 101.17 acres more or less; TCAD Parcels 844740, 353024, 863593, and 353650; generally located to the northwest of the intersection of Travisso Parkway and RM 1431; Leander, Travis County, Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Pape-Dawson Engineers on behalf of Travisso, LTD.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 247 single-family lots, 14 HOA landscape/pond lots, and 3 private drive 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 preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

04/20/2016

# TRAVISSO

## PHASE 2 - SECTION 2C, 2D, 2E, 2F, 2G & 2H

### PRELIMINARY PLAT

#### CITY OF LEANDER

#### TRAVIS COUNTY, TEXAS

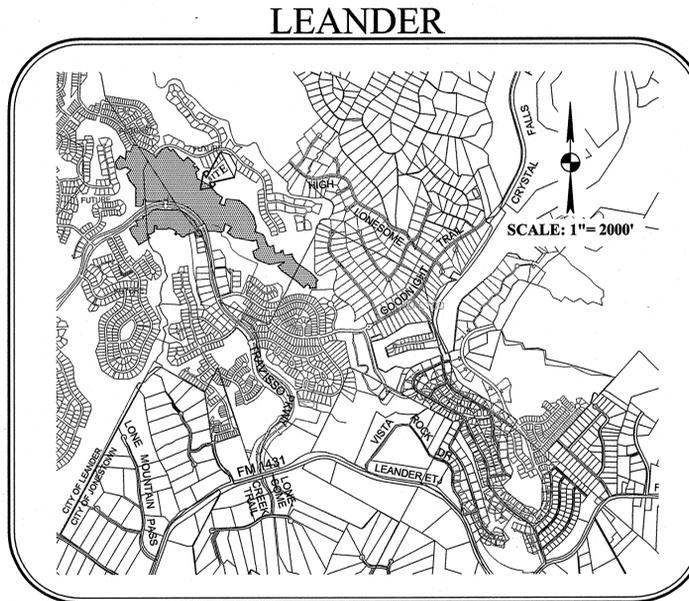
#### FEBRUARY 2016

**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 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.
- 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 FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #484530069H, FOR TRAVIS CO., EFFECTIVE SEPTEMBER 29, 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.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF TRAVISSO PARKWAY AND SIENA SUNSET ROAD. SIDEWALKS SHALL BE INSTALLED ON ONE SIDE OF ALL LOCAL STREETS. THOSE SIDEWALKS NOT ADJUTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, IRRIGATION 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.
- 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.
- ALL PRIVATE DRIVE LOTS, HOA LOTS, WQ POND LOTS, DETENTION POND LOTS, LIFT STATION LOTS AND ANY COMBINATION THEREOF SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE HOA LOT 256, BLOCK E, LOT 83, BLOCK Q, LOTS 1 & 28, BLOCK T, LOT 1, BLOCK U, LOT 1, BLOCK V, LOT 1, BLOCK Y, AND LOT 1, BLOCK Z, TWO (2) SHADE TREES TWO INCH CALIPER OR LARGER AND FOUR (4) SHRUBS (5 GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (e.g. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE HOA LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSING.
- DEVELOPER IS REQUIRED TO PAY 50% OF RECREATION IMPROVEMENT FEES TO THE CITY PRIOR TO FINAL PLAT APPROVAL. RECREATION FEE REQUIRED IS \$43,225.
- THIS SUBDIVISION IS LOCATED WITHIN LAKE TRAVIS WATERSHED.

TOTAL ACREAGE = 101.17 AC.

STREET INFORMATION			
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH
OPERA PATH	664 L.F.	50'	28' F-F
ANTICA PLACE	232 L.F.	50'	28' F-F
SIENA SUNSET ROAD SOUTH	349 L.F.	50'	28' F-F
SIENA SUNSET ROAD NORTH	1,667 L.F.	60'	40' F-F
FICUZZA WAY	790 L.F.	50'	28' F-F
PORTOBELLO ROAD	2,533 L.F.	50'	28' F-F
GILDED CREST DRIVE	2,061 L.F.	50'	28' F-F
NORMANDIA VIEW	1,041 L.F.	50'	28' F-F
BOSELLO COURT	503 L.F.	50'	28' F-F
VERCELLINA VIEW	446 L.F.	50'	28' F-F
CAPPELLI WAY	245 L.F.	50'	28' F-F
FERRARI DRIVE	715 L.F.	50'	28' F-F
FLORENTINE ROAD	709 L.F.	50'	28' F-F
BELISARIO COURT	294 L.F.	50'	28' F-F
CORTESIA WAY	502 L.F.	50'	28' F-F
PALAZZO DRIVE	330 L.F.	50'	28' F-F
GONDOLA LANE	864 L.F.	50'	28' F-F
BARDELLA DRIVE	1,093 L.F.	50'	28' F-F
ARMANI PATH	222 L.F.	50'	28' F-F
PRIVATE DRIVE LOT 108	145 L.F.	30'	26' F-F
PRIVATE DRIVE LOT 83	250 L.F.	30'	26' F-F
PRIVATE DRIVE LOT 10	119 L.F.	30'	26' F-F



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**OWNER:**

TRAVISSO, LTD.  
11200 LAKELINE BLVD., SUITE 150A  
AUSTIN, TX 78701  
(512) 590-0618  
FAX (512) 328-7988

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220-W  
AUSTIN, TEXAS 78757  
(512) 454-8711  
FAX (512) 459-8867  
TBPE, FIRM NO. # 470

**SURVEY:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220-W  
AUSTIN, TEXAS 78757  
(512) 454-8711  
FAX (512) 459-8867  
TBPE, FIRM NO. # 470

**TRAVISSO PHASE 2 - SECTION 2C, 2D, 2E, 2F, 2G & 2H**  
**ZONING DESIGNATION - PUD (PLANNED UNIT DEVELOPMENT)**

LOT INFORMATION						
SECTION	RES. LOT	HOA LOT	PVT. DRV. LOT	PARKLAND	ACRES	TIMING
2C	25	1	1	0	6.80	2016
2D	32	2	1	0	10.63	2016
2E	20	1	1	0	7.62	2016
2F	77	6	0	0	33.02	2016
2G	63	2	0	0	27.98	2016
2H	30	2	0	0	15.32	2016

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	OVERALL LOT LAYOUT & PHASING PLAN
3	ZONING MAP (SHT 1 OF 2)
4	ZONING MAP (SHT 2 OF 2)
5	PRELIMINARY PLAT (SHT 1 OF 2)
6	PRELIMINARY PLAT (SHT 2 OF 2)
7	DRAINAGE AREA MAP
8	OVERALL STORM DRAIN LAYOUT
9	OVERALL WATER LAYOUT
10	OVERALL WASTEWATER LAYOUT
11	TREE LOCATION FOR ROW-UTILITY-DRAINAGE IMPROVEMENTS
12	TREE LOCATION GRADING CRITERIA
13	PARKS MASTER PLAN

PHASE 1 - SECTION 1-2			
SFC	SFU & SFS	SFE & SFR	TOTAL
50' LOTS	60'-70' LOTS	80' LOTS	
36	94	68	198
LOTS 65-68 "B" LOTS 1-25 "F" LOTS 28-35 "F"	LOTS 2-48 "B" LOTS 87-70, 73 "B" LOTS 2-28 "C" LOTS 28-44 "C"	LOTS 3-10 "A" LOTS 12-29 "A" LOTS 49-63 "B" LOTS 71-72 "B" LOTS 10-11 "D" LOTS 14-34 "D" LOTS 170-171 "E"	

PHASE 2 - SECTION 1A-1E			
SFC	SFU & SFS	SFE & SFR	TOTAL
50' LOTS	60'-70' LOTS	80' LOTS	
55	66	11	132
LOTS 45-59 "C" LOTS 62-71 "C" LOTS 202-211 "E" LOTS 36-53 "F"	LOTS 72-81 "C" LOTS 186-199 "E" LOTS 212-217 "E" LOTS 219-225 "E" LOTS 227-244 "E" LOTS 54-64 "F"	LOTS 174-181 "E" LOTS 183-185 "E"	

PHASE 2 - SECTION 1F-1H			
SFC	SFU & SFS	SFE & SFR	TOTAL
50' LOTS	60'-70' LOTS	80' LOTS	
0	25	57	82
	LOTS 3-9 "Q" LOTS 62-71 "C" LOTS 66-67 "Q" LOTS 2-13 "R"	LOTS 1-11 "Q" LOTS 14-25 "Q" LOTS 27-28 "Q" LOTS 30-35 "Q" LOTS 36-45 "Q" LOTS 47-59 "Q" LOTS 14-18 "R"	

PHASE 2 - SECTION 1K-1M			
SFC	SFU & SFS	SFE & SFR	TOTAL
50' LOTS	60'-70' LOTS	80' LOTS	
81	30	0	111
LOTS 17-58 "Q" LOTS 27-40 "S" LOTS 3-8 "A" LOTS 10-17 "A" LOTS 24-34 "A"	LOTS 11-16 "Q" LOTS 3-7 "S" LOTS 10-20 "Q" LOTS 23-25 "S" LOTS 18-22 "A"		

PHASE 2 - SECTION 2A-2B			
SFC	SFU & SFS	SFE & SFR	TOTAL
50' LOTS	60'-70' LOTS	80' LOTS	
0	0	23	23
		LOTS 86-87 "C" LOTS 247-249 "E" LOTS 251-255 "E" LOTS 69-78 "Q" LOTS 80-82 "Q"	

PHASE 2 - SECTION 2C, 2D, 2E, 2F, 2G & 2H			
SFC	SFU & SFS	SFE & SFR	TOTAL
50' LOTS	60'-70' LOTS	80' LOTS	
25	129	93	247
LOTS 4-16 "Q" LOTS 85-98 "Q"	LOTS 2-3 "Q" LOTS 97-100, 105-107 109-129 "Q" LOTS 2-7 "T" LOTS 2-19 "U" LOTS 2-8 "V" LOTS 1-22 "W" LOTS 2-9, 11-22, 24-28 "Y" LOTS 2-6, 8-21 "Z"	LOTS 257-265 "E" LOTS 267-281 "E" LOTS 283-292 "E" LOTS 1-15 "S" LOTS 8-25 "T" LOTS 22-42 "Z" LOTS 44-48 "Z"	

TOTAL LOTS	197	344	252	793
ALLOWED PER PUD	20% OR 420-635 MAX	20% OR 420-635 MIN	25% OR 525-793 MIN	2,100-3,173
CURRENT %	25%	43%	32%	

**SUBMITTED BY:**



PAPE-DAWSON ENGINEERS  
MICHAEL S. FISHER, P.E., #87704  
VICE PRESIDENT

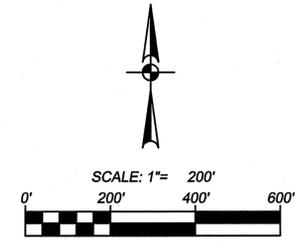
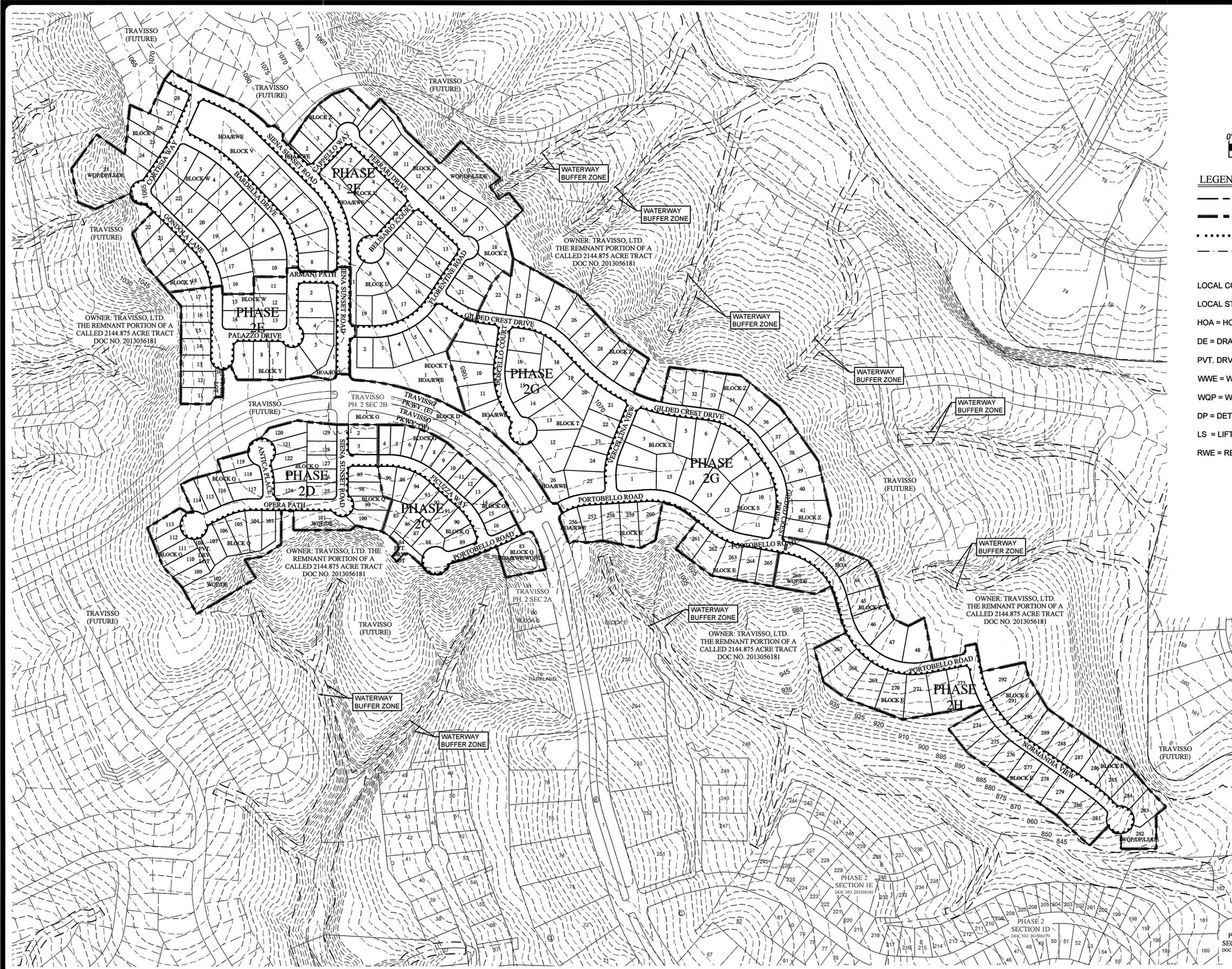
DATE

4/14/16



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

DATE: Apr 11, 2016, 8:49AM, USER: D. ACHAVEZ  
 FILE: P:\PROJECTS\50892\0212 PRELIMINARY\CIVIL\50892-00.DWG



**LEGEND**

- PROPOSED BOUNDARY
  - - - PROPOSED PHASING
  - ..... SIDEWALKS
  - - - - WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- 
- LOCAL COLLECTOR - 5' SIDEWALKS BOTH SIDES
  - LOCAL STREETS - 4' SIDEWALKS ONE SIDE ONLY
  - HOA = HOME OWNERS ASSOC. LANDSCAPE LOT
  - DE = DRAINAGE EASEMENT
  - PVT. DRV. = PRIVATE DRIVE LOT
  - WWE = WASTEWATER EASEMENT
  - WQP = WATER QUALITY POND
  - DP = DETENTION POND
  - LS = LIFT STATION LOT
  - RWE = RECLAIMED WATER EASEMENT

REVISIONS:



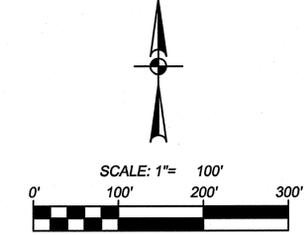
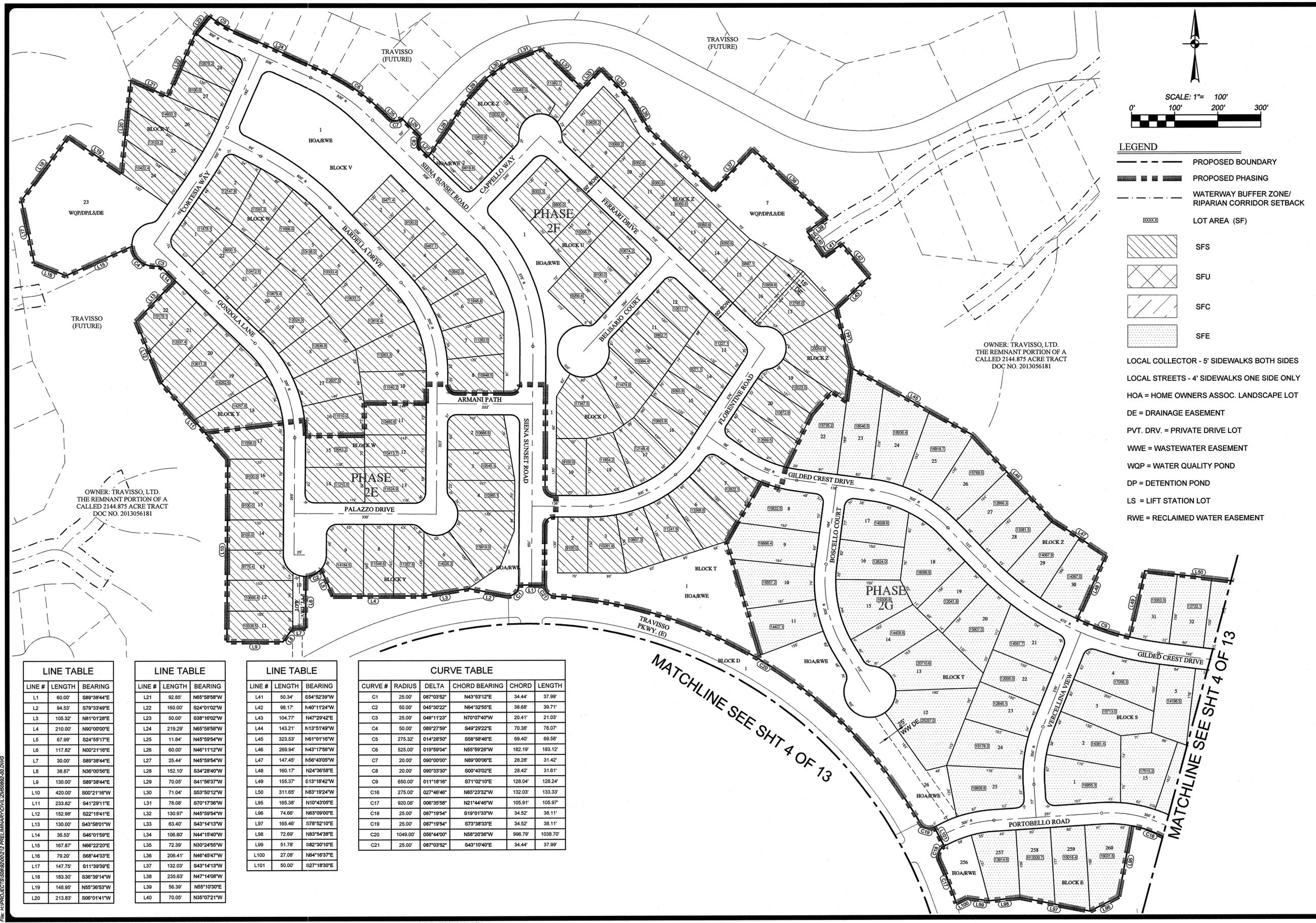
**PAPE-DAWSON  
 ENGINEERS**

1909 SHOOK CREEK BLVD | SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.464.8711 | FAX: 512.468.8867  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**TRAVISSO PHASE 2 - SECTION  
 2C, 2D, 2E, 2F, 2G & 2H  
 OVERALL LOT LAYOUT &  
 PHASING PLAN**

JOB NO. 50892-00  
 DATE FEBRUARY 2016  
 DESIGNER BDA/AC  
 CHECKED AC DRAWN GAD  
 SHEET 2 OF 13

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



- LEGEND**
- PROPOSED BOUNDARY
  - PROPOSED PHASING
  - WATERWAY BUFFER ZONE/ RIPARIAN CORRIDOR SETBACK
  - XXXXX LOT AREA (SF)
  - [Hatched Box] SFS
  - [Cross-hatched Box] SFU
  - [Diagonal Hatched Box] SFC
  - [Dotted Box] SFE
  - LOCAL COLLECTOR - 5' SIDEWALKS BOTH SIDES
  - LOCAL STREETS - 4' SIDEWALKS ONE SIDE ONLY
  - HOA = HOME OWNERS ASSOC. LANDSCAPE LOT
  - DE = DRAINAGE EASEMENT
  - PVT. DRV. = PRIVATE DRIVE LOT
  - WWE = WASTEWATER EASEMENT
  - WQP = WATER QUALITY POND
  - DP = DETENTION POND
  - LS = LIFT STATION LOT
  - RWE = RECLAIMED WATER EASEMENT

OWNER: TRAVISSO, LTD.  
THE REMNANT PORTION OF A  
CALLED 2144.875 ACRE TRACT  
DOC NO. 2013056181

OWNER: TRAVISSO, LTD.  
THE REMNANT PORTION OF A  
CALLED 2144.875 ACRE TRACT  
DOC NO. 2013056181

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	60.00	S89°38'44"E
L2	94.53	S79°33'49"E
L3	105.32	N81°01'28"E
L4	210.00	N90°00'00"E
L5	67.99	S24°55'17"E
L6	117.82	N00°21'18"W
L7	30.00	S89°38'44"E
L8	35.87	N36°00'56"E
L9	130.00	S89°38'44"E
L10	420.00	S00°21'18"W
L11	233.82	S41°29'11"E
L12	152.98	S22°15'41"E
L13	130.00	S43°58'01"W
L14	35.53	S46°01'59"E
L15	167.87	N66°22'20"E
L16	79.20	S68°44'33"E
L17	147.75	S11°39'39"E
L18	183.30	S36°39'14"W
L19	148.95	N55°36'53"W
L20	213.83	S06°01'41"W

**LINE TABLE**

LINE #	LENGTH	BEARING
L21	92.85	N65°58'58"W
L22	160.00	S24°01'02"W
L23	50.00	S38°16'02"W
L24	219.29	N65°58'58"W
L25	11.84	N45°59'54"W
L26	60.00	N46°11'12"W
L27	25.44	N45°59'54"W
L28	152.10	S34°28'40"W
L29	70.05	S41°56'37"W
L30	71.04	S53°50'12"W
L31	78.08	S70°17'36"W
L32	130.97	N45°59'54"W
L33	63.40	S43°14'13"W
L34	106.80	N44°18'40"W
L35	72.39	N30°24'55"W
L36	206.41	N46°48'47"W
L37	132.03	S43°14'13"W
L38	235.63	N47°14'08"W
L39	56.39	N55°10'30"E
L40	70.05	N35°07'21"W

**LINE TABLE**

LINE #	LENGTH	BEARING
L41	50.34	S54°52'39"W
L42	98.17	N40°11'24"W
L43	104.77	N47°29'42"E
L44	143.21	N13°51'49"W
L45	323.53	N61°01'16"W
L46	299.94	N43°17'56"W
L47	147.45	S56°43'05"W
L48	160.17	N24°36'58"E
L49	155.37	S13°18'42"W
L50	311.65	N83°19'24"W
L51	165.38	N10°43'08"E
L52	74.66	N63°09'00"E
L53	165.49	S78°52'10"E
L54	72.59	N63°54'38"E
L55	51.78	S82°30'10"E
L56	27.08	N64°16'37"E
L57	50.00	S27°18'30"E

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00	087°03'52"	N43°53'12"E	34.44'	37.99'
C2	50.00	045°30'22"	N64°32'55"E	38.68'	39.71'
C3	25.00	048°11'23"	N70°07'40"W	20.41'	21.03'
C4	50.00	089°27'59"	S49°29'22"E	70.38'	78.07'
C5	275.32	014°28'50"	S68°58'46"E	69.40'	69.58'
C6	525.00	019°59'04"	N55°59'28"W	182.19'	183.12'
C7	20.00	090°00'00"	N89°00'06"E	28.28'	31.42'
C8	20.00	090°33'30"	S00°43'02"E	28.42'	31.61'
C9	650.00	011°18'16"	S71°02'10"E	128.04'	128.24'
C10	275.00	027°46'46"	N65°23'32"W	132.03'	133.33'
C11	920.06	006°35'58"	N21°44'46"W	105.91'	105.97'
C12	25.00	087°19'54"	S19°01'33"W	34.52'	38.11'
C13	25.00	087°19'54"	S73°38'33"E	34.52'	38.11'
C14	1049.00	056°44'00"	N58°20'36"W	996.79'	1038.70'
C15	25.00	087°03'52"	S43°10'40"E	34.44'	37.99'

DATE: Apr 11, 2016, 9:49AM, USER: D. ACHANEZ, FILE: H:\PROJECTS\2016\20160212 PRELIMINARY\CIVIL\2144875-20.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INVOLUNTARILY ALTERED. RELY ONLY ON FINAL HAND-COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

REVISIONS:

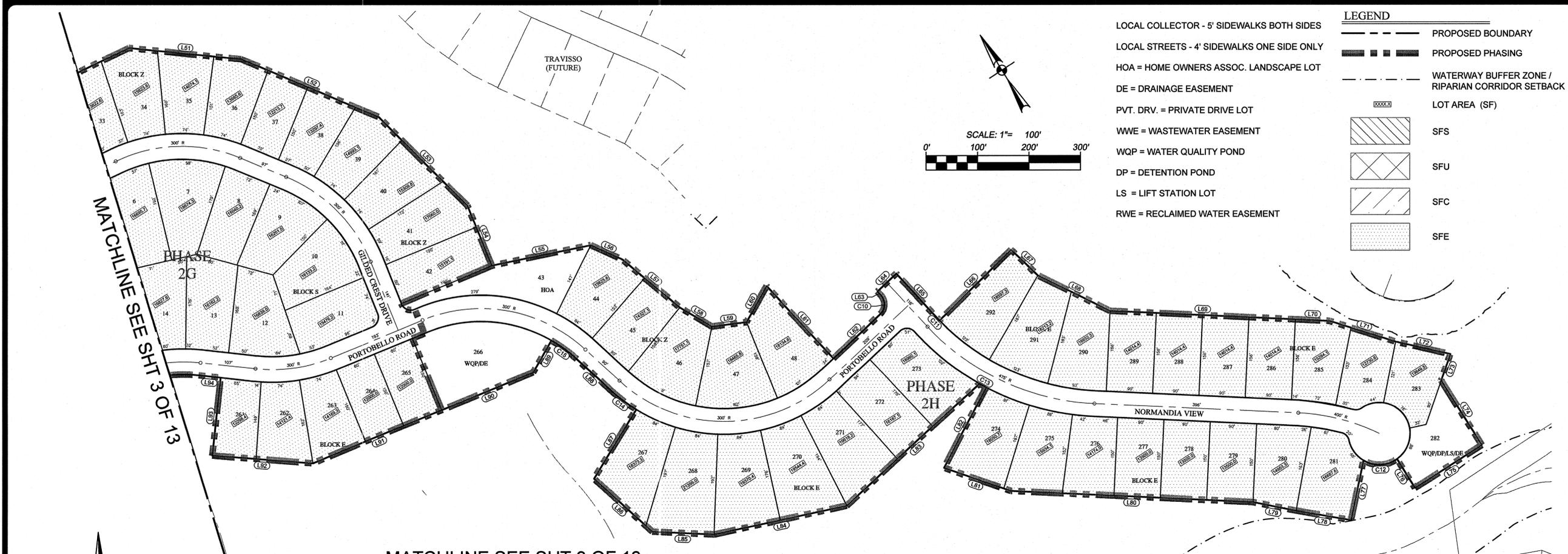


**PAPE-DAWSON ENGINEERS**

2620 SIOUX CREEK BLVD | SUITE 200 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8897  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

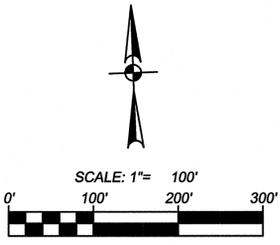
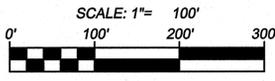
**TRAVISSO PHASE 2 - SECTION  
2C, 2D, 2E, 2F, 2G & 2H  
ZONING MAP (SHT 1 OF 2)**

JOB NO. 50892-00  
DATE: FEBRUARY 2016  
DESIGNER: BDA/AC  
CHECKED: AC DRAWN: GAD  
SHEET 3 OF 13

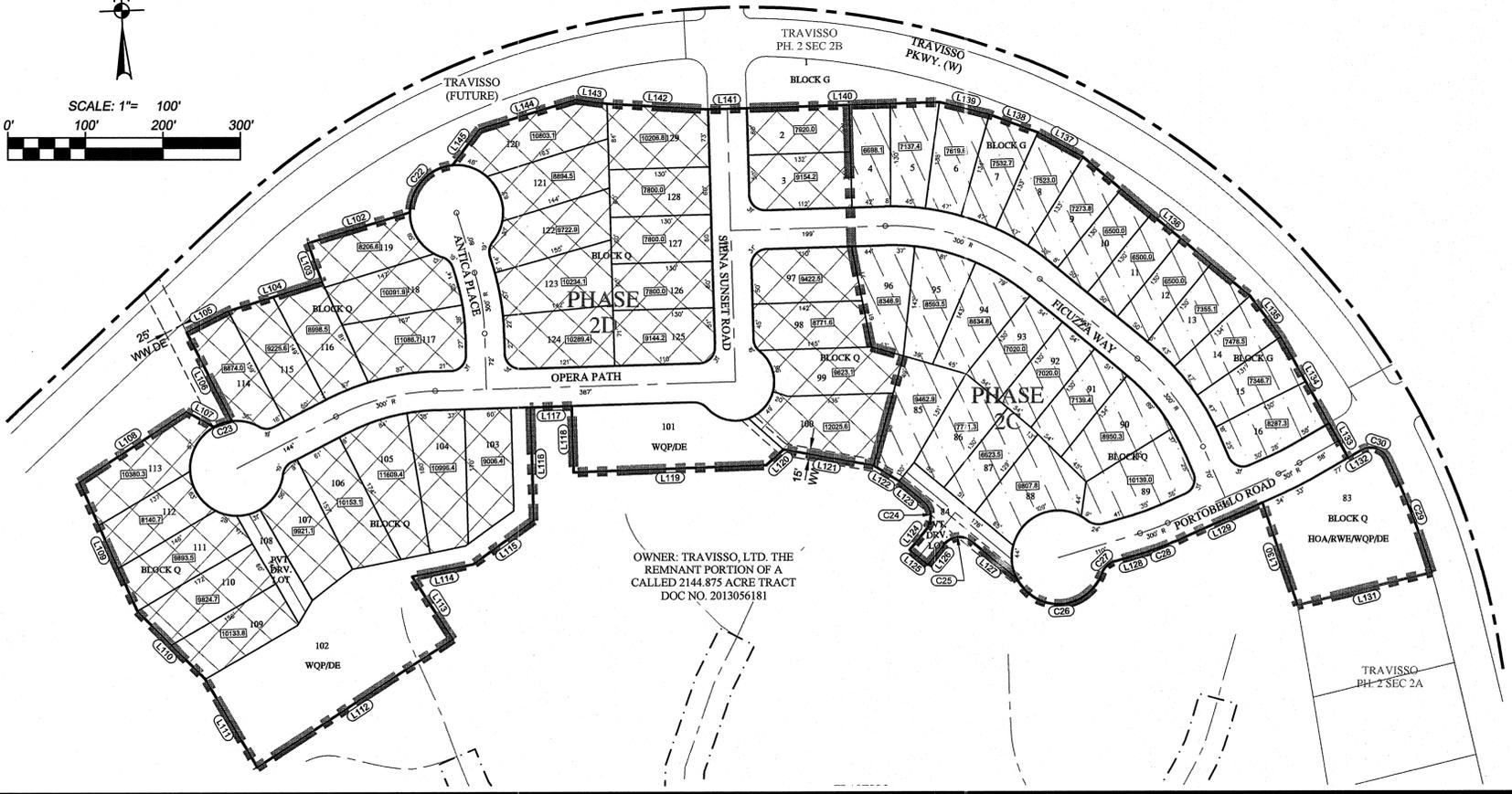


**LEGEND**

- LOCAL COLLECTOR - 5' SIDEWALKS BOTH SIDES
- LOCAL STREETS - 4' SIDEWALKS ONE SIDE ONLY
- HOA = HOME OWNERS ASSOC. LANDSCAPE LOT
- DE = DRAINAGE EASEMENT
- PVT. DRV. = PRIVATE DRIVE LOT
- WWE = WASTEWATER EASEMENT
- WQP = WATER QUALITY POND
- DP = DETENTION POND
- LS = LIFT STATION LOT
- RWE = RECLAIMED WATER EASEMENT
- PROPOSED BOUNDARY
- PROPOSED PHASING
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- LOT AREA (SF)
- SFS
- SFU
- SFC
- SFE



MATCHLINE SEE SHT 3 OF 13



**LINE TABLE**

LINE #	LENGTH	BEARING
L51	218.90'	N52°00'28"W
L52	288.76'	N35°28'43"W
L53	243.38'	N12°55'40"W
L54	125.13'	N10°00'13"E
L55	196.17'	N69°19'58"W
L56	67.64'	N33°19'36"W
L57	144.00'	N18°30'09"W
L58	72.33'	N27°16'43"W
L59	68.04'	N64°45'47"W
L60	78.94'	S61°55'22"W
L61	190.00'	N10°54'35"W
L62	125.00'	S79°05'25"W
L63	10.00'	S10°54'35"E
L64	49.99'	S79°05'25"W
L65	115.72'	N10°54'44"W
L66	193.63'	S78°10'30"W
L67	71.09'	N14°30'01"W
L68	155.90'	N31°55'00"W
L69	360.00'	N55°04'22"W
L70	67.28'	N55°04'22"W
L71	133.43'	N40°26'30"W
L72	108.93'	N44°48'42"W
L73	54.48'	N61°19'50"W
L74	147.93'	N00°03'57"E
L75	153.21'	N90°00'00"E
L76	65.32'	S00°00'00"E
L77	116.43'	N44°10'14"E
L78	108.30'	S48°04'28"E
L79	85.15'	S48°37'41"E
L80	470.36'	S65°04'22"E
L81	137.22'	S38°53'46"E
L82	175.35'	S59°59'16"W
L83	348.08'	N80°01'10"E
L84	264.18'	S69°46'18"E
L85	119.88'	S55°01'57"E
L86	152.28'	S15°52'21"E
L87	155.85'	S63°58'44"W

**LINE TABLE**

LINE #	LENGTH	BEARING
L88	89.91'	S15°08'27"E
L89	71.67'	N62°04'10"E
L90	191.97'	S79°59'47"E
L91	270.35'	S79°59'47"E
L92	195.92'	S53°25'06"E
L93	151.20'	S38°29'51"W
L94	41.97'	S51°30'09"E
L102	137.45'	S75°07'55"W
L103	52.12'	S18°12'42"E
L104	126.82'	S74°36'47"W
L105	60.00'	S65°08'12"W
L106	128.06'	S25°02'20"E
L107	40.66'	S59°38'21"W
L108	163.96'	S59°21'48"W
L109	180.92'	S22°21'35"E
L110	124.04'	S42°48'09"E
L111	130.49'	S28°59'12"E
L112	300.07'	N59°08'28"E
L113	95.88'	N31°08'20"W
L114	80.10'	N80°32'33"E
L115	95.72'	N56°31'25"E
L116	143.34'	N00°21'19"E
L117	53.44'	S89°38'44"E
L118	83.73'	S00°21'16"W
L119	248.46'	N90°00'00"E
L120	29.55'	N49°48'45"E
L121	118.19'	S77°58'44"E
L122	38.49'	S57°02'03"E
L123	41.24'	S48°32'39"E
L124	33.92'	S41°27'27"W
L125	30.00'	S48°32'33"E
L126	33.92'	N41°27'27"E
L127	75.16'	S48°32'33"E
L128	42.89'	N75°42'12"E
L129	124.09'	N68°28'42"E
L130	139.28'	S17°00'54"E
L131	177.84'	N78°29'34"E

**LINE TABLE**

LINE #	LENGTH	BEARING
L132	19.08'	S62°41'30"W
L133	50.00'	N27°18'30"W
L134	127.27'	N27°18'30"W
L135	66.38'	N34°37'05"W
L136	278.49'	N48°32'33"W
L137	66.43'	N59°37'00"W
L138	66.45'	N87°41'54"W
L139	66.68'	N74°14'21"W
L140	248.43'	N88°38'44"W
L141	50.00'	N89°38'44"W
L142	130.46'	N84°49'15"W
L143	40.83'	N80°28'35"W
L144	129.67'	S75°07'55"W
L145	57.50'	S39°16'09"W

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C10	25.00'	090°00'00"	N34°08'29"E	35.36'	39.27'
C11	450.00'	000°54'55"	S11°22'03"E	7.19'	7.19'
C12	60.00'	065°45'50"	S59°59'23"E	65.15'	68.87'
C13	500.00'	001°41'19"	S29°10'05"E	14.73'	14.73'
C14	325.00'	010°52'48"	S20°34'51"E	61.62'	61.72'
C15	275.00'	012°47'22"	N21°32'08"W	61.26'	61.39'
C22	60.00'	083°51'53"	S44°45'45"W	80.19'	87.82'
C23	60.00'	023°11'08"	S74°32'56"W	24.11'	24.28'
C24	25.00'	090°00'00"	N03°32'33"W	35.36'	39.27'
C25	25.00'	090°00'00"	S88°27'27"E	35.36'	39.27'
C26	60.00'	133°41'33"	N88°34'54"E	110.33'	140.00'
C27	25.00'	053°58'05"	S48°43'09"W	22.69'	23.55'
C28	300.00'	007°13'30"	N72°02'27"E	37.80'	37.83'
C29	921.00'	009°41'19"	N19°15'54"W	155.55'	155.74'
C30	25.00'	093°11'56"	N70°42'32"W	38.33'	40.67'

OWNER: TRAVISSO, LTD. THE REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT DOC NO. 2013056181

REVISIONS:



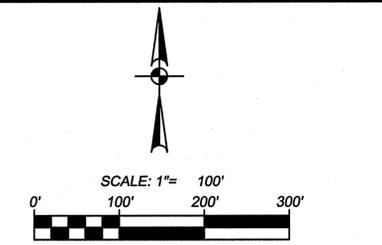
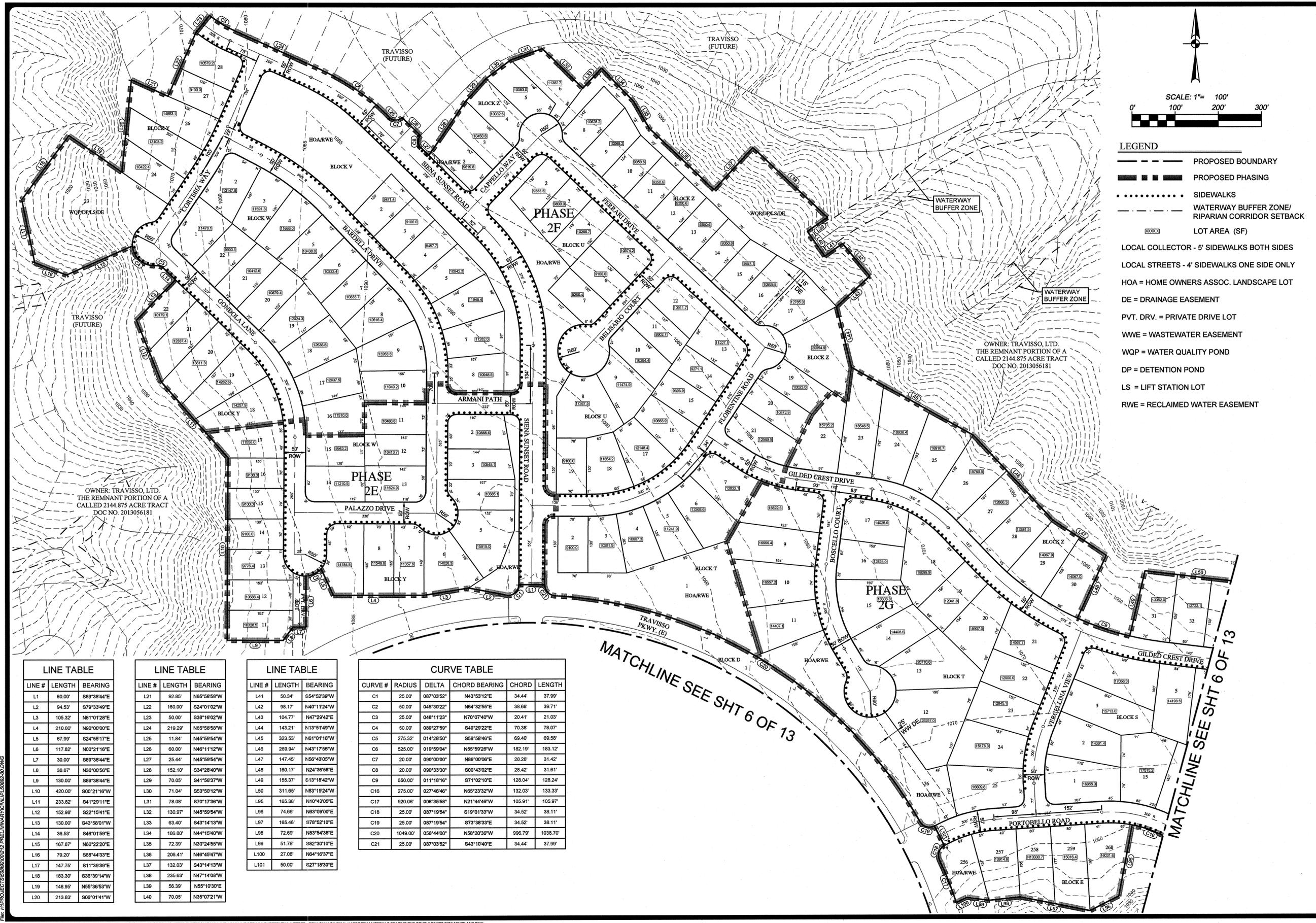
**PAPE-DAWSON ENGINEERS**

2002 SHOCK CREEK BLVD | SUITE 250 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.466.9711 | FAX: 512.468.8897 | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**TRAVISSO PHASE 2 - SECTION 2C, 2D, 2E, 2F, 2G & 2H ZONING MAP (SHT 2 OF 2)**

JOB NO. 50892-00  
 DATE FEBRUARY 2016  
 DESIGNER BDA/AC  
 CHECKED AC DRAWN GAD  
 SHEET 4 OF 13

DATE: APR 11, 2016 9:49AM USER: D. ACHAVEZ  
 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



- LEGEND**
- PROPOSED BOUNDARY
  - PROPOSED PHASING
  - ..... SIDEWALKS
  - WATERWAY BUFFER ZONE/ RIPARIAN CORRIDOR SETBACK
  - XXXXX LOT AREA (SF)
- LOCAL COLLECTOR - 5' SIDEWALKS BOTH SIDES  
 LOCAL STREETS - 4' SIDEWALKS ONE SIDE ONLY  
 HOA = HOME OWNERS ASSOC. LANDSCAPE LOT  
 DE = DRAINAGE EASEMENT  
 PVT. DRV. = PRIVATE DRIVE LOT  
 WWE = WASTEWATER EASEMENT  
 WQP = WATER QUALITY POND  
 DP = DETENTION POND  
 LS = LIFT STATION LOT  
 RWE = RECLAIMED WATER EASEMENT



**PAPE-DAWSON ENGINEERS**  
 7800 SCHOOL CREEK BLVD | SUITE 200 WEST  
 AUSTIN TEXAS 78757 | PHONE: 512.454.8771 | FAX: 512.458.8867  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**TRAVISSO PHASE 2 - SECTION  
 2C, 2D, 2E, 2F, 2G & 2H  
 PRELIMINARY PLAT (SHT 1 OF 2)**

JOB NO. 50892-00  
 DATE: FEBRUARY 2016  
 DESIGNER: BDA/AC  
 CHECKED: AC DRAWN: GAD  
 SHEET 5 OF 13

OWNER: TRAVISSO, LTD.  
 THE REMNANT PORTION OF A  
 CALLED 2144.875 ACRE TRACT  
 DOC NO. 2013056181

OWNER: TRAVISSO, LTD.  
 THE REMNANT PORTION OF A  
 CALLED 2144.875 ACRE TRACT  
 DOC NO. 2013056181

MATCHLINE SEE SHT 6 OF 13

MATCHLINE SEE SHT 6 OF 13

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	60.00'	S89°38'44"E
L2	94.53'	S79°33'49"E
L3	105.32'	N81°01'28"E
L4	210.00'	N90°00'00"E
L5	67.99'	S24°59'17"E
L6	117.82'	N00°21'19"E
L7	30.00'	S89°38'44"E
L8	38.87'	N36°00'58"E
L9	130.00'	S89°38'44"E
L10	420.00'	S00°21'16"W
L11	233.82'	S41°22'11"E
L12	152.98'	S22°15'41"E
L13	130.00'	S43°58'01"W
L14	36.53'	S46°01'59"E
L15	167.87'	N86°22'20"E
L16	79.20'	S68°44'33"E
L17	147.75'	S11°39'39"E
L18	183.30'	S36°39'14"W
L19	148.95'	N55°36'53"W
L20	213.83'	S06°01'41"W

**LINE TABLE**

LINE #	LENGTH	BEARING
L21	92.85'	N65°58'58"W
L22	160.00'	S24°01'02"W
L23	50.00'	S38°16'02"W
L24	219.29'	N65°58'58"W
L25	11.84'	N49°59'54"W
L26	60.00'	N46°11'12"W
L27	25.44'	N45°59'54"W
L28	152.10'	S34°28'40"W
L29	70.05'	S41°56'37"W
L30	71.04'	S53°50'12"W
L31	78.08'	S70°17'36"W
L32	130.97'	N45°59'54"W
L33	63.40'	S43°14'13"W
L34	105.80'	N44°18'40"W
L35	72.39'	N30°24'55"W
L36	206.41'	N46°48'47"W
L37	132.03'	S43°14'13"W
L38	235.63'	N47°14'08"W
L39	56.39'	N55°10'30"E
L40	70.05'	N35°07'21"W

**LINE TABLE**

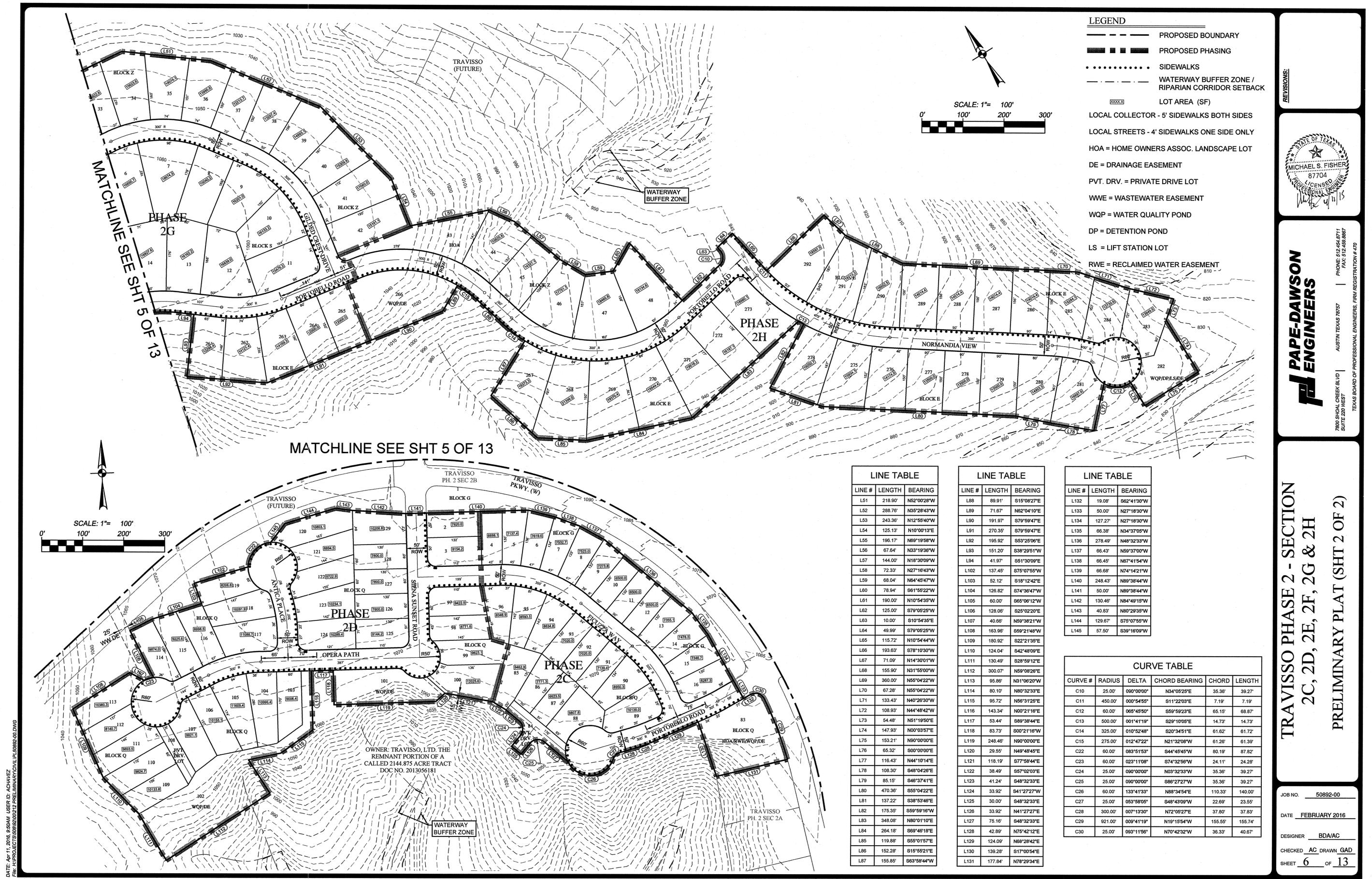
LINE #	LENGTH	BEARING
L41	50.34'	S54°52'39"W
L42	98.17'	N40°11'24"W
L43	104.77'	N47°29'42"E
L44	143.21'	N13°51'49"W
L45	323.53'	N61°01'16"W
L46	269.94'	N43°17'56"W
L47	147.45'	N56°43'05"W
L48	160.17'	N24°36'58"E
L49	155.37'	S13°18'42"W
L50	311.65'	N83°19'24"W
L51	165.38'	N10°43'09"E
L52	74.66'	N63°09'00"E
L53	165.46'	S78°52'10"E
L54	72.89'	N83°54'38"E
L55	51.78'	S82°30'10"E
L56	27.08'	N84°16'37"E
L57	50.00'	S27°18'30"E

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	087°03'52"	N43°53'12"E	34.44'	37.99'
C2	50.00'	045°30'22"	N64°32'55"E	38.68'	39.71'
C3	25.00'	048°11'23"	N70°07'40"W	20.41'	21.03'
C4	50.00'	089°27'59"	S49°29'22"E	70.38'	78.07'
C5	275.32'	014°28'50"	S58°58'48"E	69.40'	69.58'
C6	525.00'	019°59'04"	N55°59'28"W	182.19'	183.12'
C7	20.00'	090°00'00"	N89°00'06"E	28.28'	31.42'
C8	20.00'	090°33'30"	S00°43'02"E	28.42'	31.61'
C9	650.00'	011°18'16"	S71°02'10"E	128.04'	128.24'
C10	275.00'	027°46'46"	N65°23'32"W	132.03'	133.33'
C11	920.08'	006°36'58"	N21°44'46"W	105.91'	105.97'
C12	25.00'	087°19'54"	S19°01'33"W	34.52'	38.11'
C13	25.00'	087°19'54"	S73°38'33"E	34.52'	38.11'
C14	1049.00'	056°44'00"	N58°20'36"W	996.79'	1038.70'
C15	25.00'	087°03'52"	S43°10'40"E	34.44'	37.99'

DATE: Apr 11, 2016 8:50AM USER: D. ACHAVEZ  
 FILE: P:\PROJECTS\50892\0212 PRELIMINARY\CIVIL\PL\_50892-00.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



- LEGEND**
- PROPOSED BOUNDARY
  - PROPOSED PHASING
  - ..... SIDEWALKS
  - WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
  - XXXXX LOT AREA (SF)
  - LOCAL COLLECTOR - 5' SIDEWALKS BOTH SIDES
  - LOCAL STREETS - 4' SIDEWALKS ONE SIDE ONLY
  - HOA = HOME OWNERS ASSOC. LANDSCAPE LOT
  - DE = DRAINAGE EASEMENT
  - PVT. DRV. = PRIVATE DRIVE LOT
  - WWE = WASTEWATER EASEMENT
  - WQP = WATER QUALITY POND
  - DP = DETENTION POND
  - LS = LIFT STATION LOT
  - RWE = RECLAIMED WATER EASEMENT

**LINE TABLE**

LINE #	LENGTH	BEARING
L51	218.90'	N52°00'28"W
L52	288.76'	N35°28'43"W
L53	243.36'	N12°55'40"W
L54	125.13'	N10°00'13"E
L55	196.17'	N89°19'58"W
L56	67.64'	N33°19'36"W
L57	144.00'	N18°30'09"W
L58	72.33'	N27°16'43"W
L59	68.04'	N84°45'47"W
L60	78.94'	S81°55'22"W
L61	190.00'	N10°54'35"W
L62	125.00'	S79°05'25"W
L63	10.00'	S10°54'35"E
L64	49.99'	S79°05'25"W
L65	115.72'	N10°54'44"W
L66	193.63'	S78°10'30"W
L67	71.09'	N14°30'01"W
L68	155.90'	N31°55'00"W
L69	360.00'	N55°04'22"W
L70	67.28'	N55°04'22"W
L71	133.43'	N40°28'30"W
L72	108.93'	N44°48'42"W
L73	54.48'	N51°19'50"E
L74	147.93'	N00°03'57"E
L75	153.21'	N90°00'00"E
L76	65.32'	S00°00'00"E
L77	116.43'	N44°10'14"E
L78	108.30'	S48°04'26"E
L79	85.15'	S48°37'41"E
L80	470.36'	S55°04'22"E
L81	137.22'	S38°53'46"E
L82	175.35'	S59°59'16"W
L83	348.08'	N80°01'10"E
L84	284.18'	S69°46'18"E
L85	119.88'	S55°01'57"E
L86	152.28'	S15°55'21"E
L87	155.85'	S63°58'44"W

**LINE TABLE**

LINE #	LENGTH	BEARING
L88	89.91'	S15°08'27"E
L89	71.67'	N62°04'10"E
L90	191.97'	S79°59'47"E
L91	270.35'	S79°59'47"E
L92	165.92'	S53°25'06"E
L93	151.20'	S38°29'51"W
L94	41.97'	S51°30'09"E
L102	137.45'	S75°07'55"W
L103	52.12'	S18°12'42"E
L104	126.82'	S74°36'47"W
L105	60.00'	S65°06'12"W
L106	128.06'	S25°02'20"E
L107	40.66'	N59°38'21"W
L108	163.96'	S59°21'48"W
L109	180.92'	S22°21'35"E
L110	124.04'	S42°48'09"E
L111	130.49'	S28°59'12"E
L112	300.07'	N59°09'29"E
L113	95.66'	N31°06'20"W
L114	80.10'	N80°32'33"E
L115	95.72'	N59°31'25"E
L116	143.34'	N00°21'16"E
L117	53.44'	S89°38'44"E
L118	83.73'	S00°21'16"W
L119	248.46'	N90°00'00"E
L120	29.55'	N49°48'45"E
L121	118.19'	S77°58'44"E
L122	38.49'	S57°02'03"E
L123	41.24'	S48°32'33"E
L124	33.92'	S41°27'27"W
L125	30.00'	S48°32'33"E
L126	33.92'	N41°27'27"E
L127	75.16'	S48°32'33"E
L128	42.89'	N75°42'12"E
L129	124.09'	N68°28'42"E
L130	139.28'	S17°00'54"E
L131	177.84'	N78°28'34"E

**LINE TABLE**

LINE #	LENGTH	BEARING
L132	19.08'	S62°41'30"W
L133	50.00'	N27°18'30"W
L134	127.27'	N27°18'30"W
L135	66.38'	N34°37'05"W
L136	278.49'	N48°32'33"W
L137	66.43'	N59°37'00"W
L138	66.45'	N67°41'54"W
L139	66.68'	N74°14'21"W
L140	248.43'	N89°38'44"W
L141	50.00'	N89°38'44"W
L142	130.46'	N84°49'15"W
L143	40.83'	N80°29'35"W
L144	129.67'	S75°07'55"W
L145	57.50'	S39°16'09"W

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C10	25.00'	090°00'00"	N34°05'25"E	35.36'	39.27'
C11	450.00'	000°54'55"	S11°22'03"E	7.19'	7.19'
C12	60.00'	065°49'50"	S59°59'23"E	65.15'	68.87'
C13	500.00'	001°41'19"	S29°10'05"E	14.73'	14.73'
C14	325.00'	010°52'48"	S20°34'51"E	61.62'	61.72'
C15	275.00'	012°47'22"	N21°32'08"W	61.26'	61.39'
C22	60.00'	083°51'53"	S44°45'45"W	80.19'	87.82'
C23	60.00'	023°11'08"	S74°32'56"W	24.11'	24.29'
C24	25.00'	090°00'00"	N03°32'33"W	35.36'	39.27'
C25	25.00'	090°00'00"	S86°27'27"W	35.36'	39.27'
C26	60.00'	133°41'33"	N88°34'54"E	110.33'	140.00'
C27	25.00'	083°48'08"	S48°43'09"W	22.69'	23.55'
C28	300.00'	007°13'30"	N72°05'27"E	37.80'	37.83'
C29	921.00'	009°41'19"	N19°15'54"W	155.55'	155.74'
C30	25.00'	093°11'56"	N70°42'32"W	36.33'	40.67'

OWNER: TRAVISSO, LTD. THE  
REMANANT PORTION OF A  
CALLED 2144.875 ACRE TRACT  
DOC NO. 2013056181

DATE: Apr 11, 2016, 9:50AM USER: D. ACHAVEZ  
FILE: H:\PROJECTS\2016\20160212 PRELIMINARY\CIVIL\PL\_50892-00.DWG

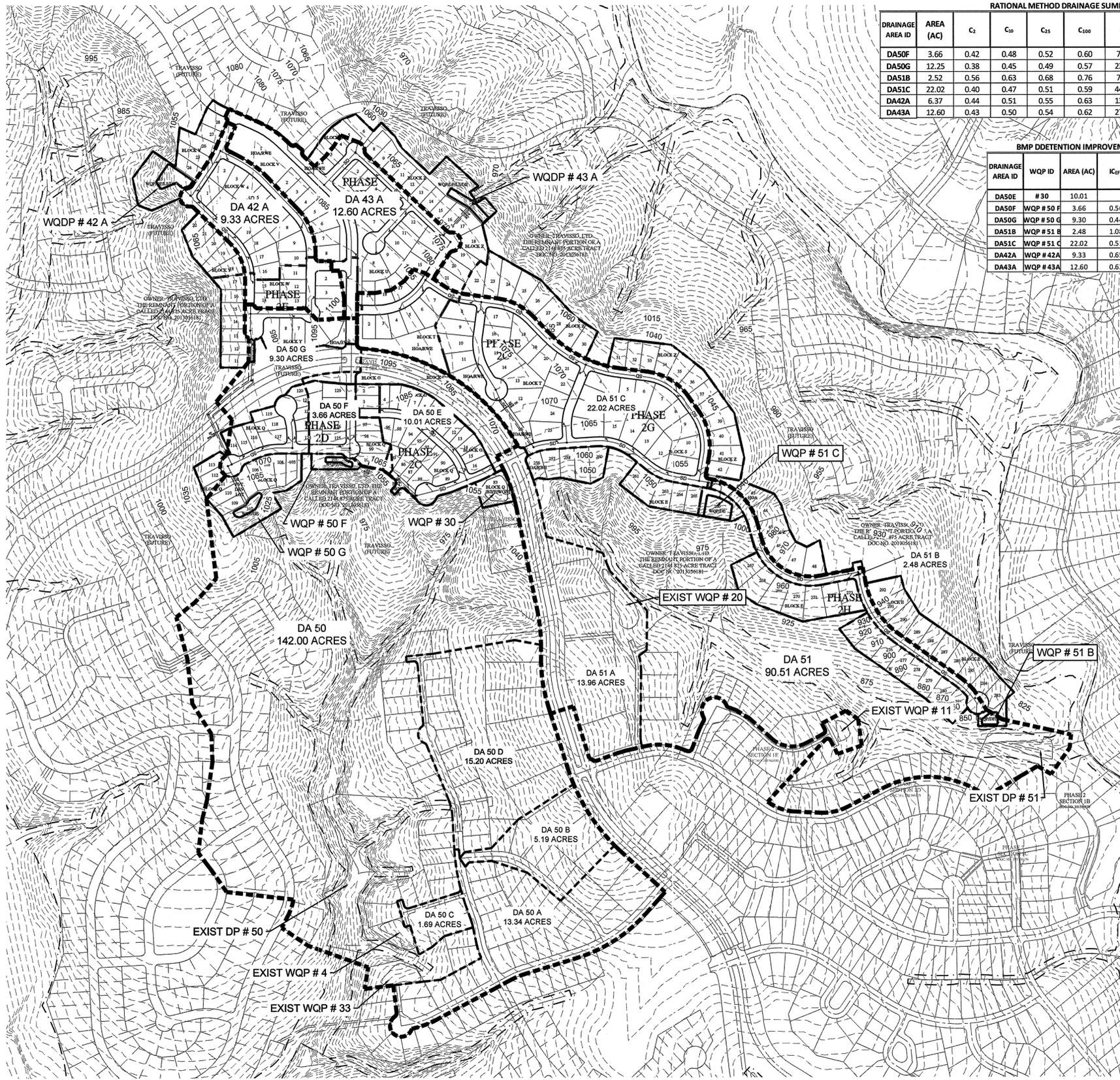
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

**TRAVISSO PHASE 2 - SECTION  
2C, 2D, 2E, 2F, 2G & 2H  
PRELIMINARY PLAT (SHT 2 OF 2)**

JOB NO. 50892-00  
DATE FEBRUARY 2016  
DESIGNER BDA/AC  
CHECKED AC DRAWN GAD  
SHEET 6 OF 13



**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, PRN# REGISTRATION # 470

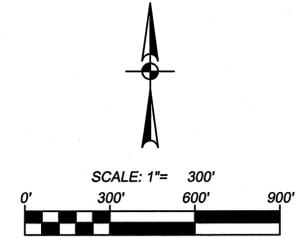


**RATIONAL METHOD DRAINAGE SUMMARY**

DRAINAGE AREA ID	AREA (AC)	C <sub>2</sub>	C <sub>10</sub>	C <sub>25</sub>	C <sub>100</sub>	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
DA50F	3.66	0.42	0.48	0.52	0.60	7.58	13.08	16.89	24.35
DA50G	12.25	0.38	0.45	0.49	0.57	23.47	40.83	52.95	76.81
DA51B	2.52	0.56	0.63	0.68	0.76	7.03	11.83	15.05	21.26
DA51C	22.02	0.40	0.47	0.51	0.59	44.31	76.70	99.18	143.31
DA42A	6.37	0.44	0.51	0.55	0.63	13.98	24.00	30.89	44.34
DA43A	12.60	0.43	0.50	0.54	0.62	27.18	46.73	60.19	86.52

**BMP DETENTION IMPROVEMENTS SUMMARY**

DRAINAGE AREA ID	WQP ID	AREA (AC)	I <sub>C</sub> OFF	WQV (ft <sup>3</sup> )	DPV (ft <sup>3</sup> )
DA50E	# 30	10.01		31,897.00	0.00
DA50F	WQP # 50 F	3.66	0.56	7,386.20	0.00
DA50G	WQP # 50 G	9.30	0.44	14,903.99	0.00
DA51B	WQP # 51 B	2.48	1.08	9,714.02	0.00
DA51C	WQP # 51 C	22.02	0.51	40,927.59	0.00
DA42A	WQP # 42A	9.33	0.65	21,883.10	126,000.00
DA43A	WQP # 43A	12.60	0.62	28,243.81	151,000.00



- LEGEND**
- SD— STORM DRAIN LINE
  - - - - - PROPOSED BOUNDARY
  - - - - - PROPOSED PHASING
  - - - - - WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- HOA = HOME OWNERS ASSOC. LANDSCAPE LOT  
 DE = DRAINAGE EASEMENT  
 PVT. DRV. = PRIVATE DRIVE LOT  
 WWE = WASTEWATER EASEMENT  
 WQP = WATER QUALITY POND  
 DP = DETENTION POND  
 LS = LIFT STATION LOT  
 RWE = RECLAIMED WATER EASEMENT

- NOTES:**
- ANY INCREASE IN RUNOFF, INCLUDING LOTS DRAINING AWAY FROM THE SITE IS TO BE MITIGATED WITH DETENTION PONDS.
  - REFER TO TRAVISSO PHASE 2, SECTIONS 1F-1H ENGINEER'S REPORT FOR POND SIZING. DETENTION POND # 50 LEADER PROJECT NUMBER: 15PICP-016
  - REFER TO TRAVISSO PHASE 2, SECTIONS 1D-1E ENGINEER'S REPORT FOR POND SIZING. DETENTION POND # 51 LEADER PROJECT NUMBER: 14PICP-029

REVISIONS:



**PAPE-DAWSON ENGINEERS**

7800 SCHOOL CREEK BLVD | SUITE 200 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8771 | FAX: 512.459.8897 | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

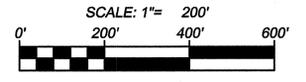
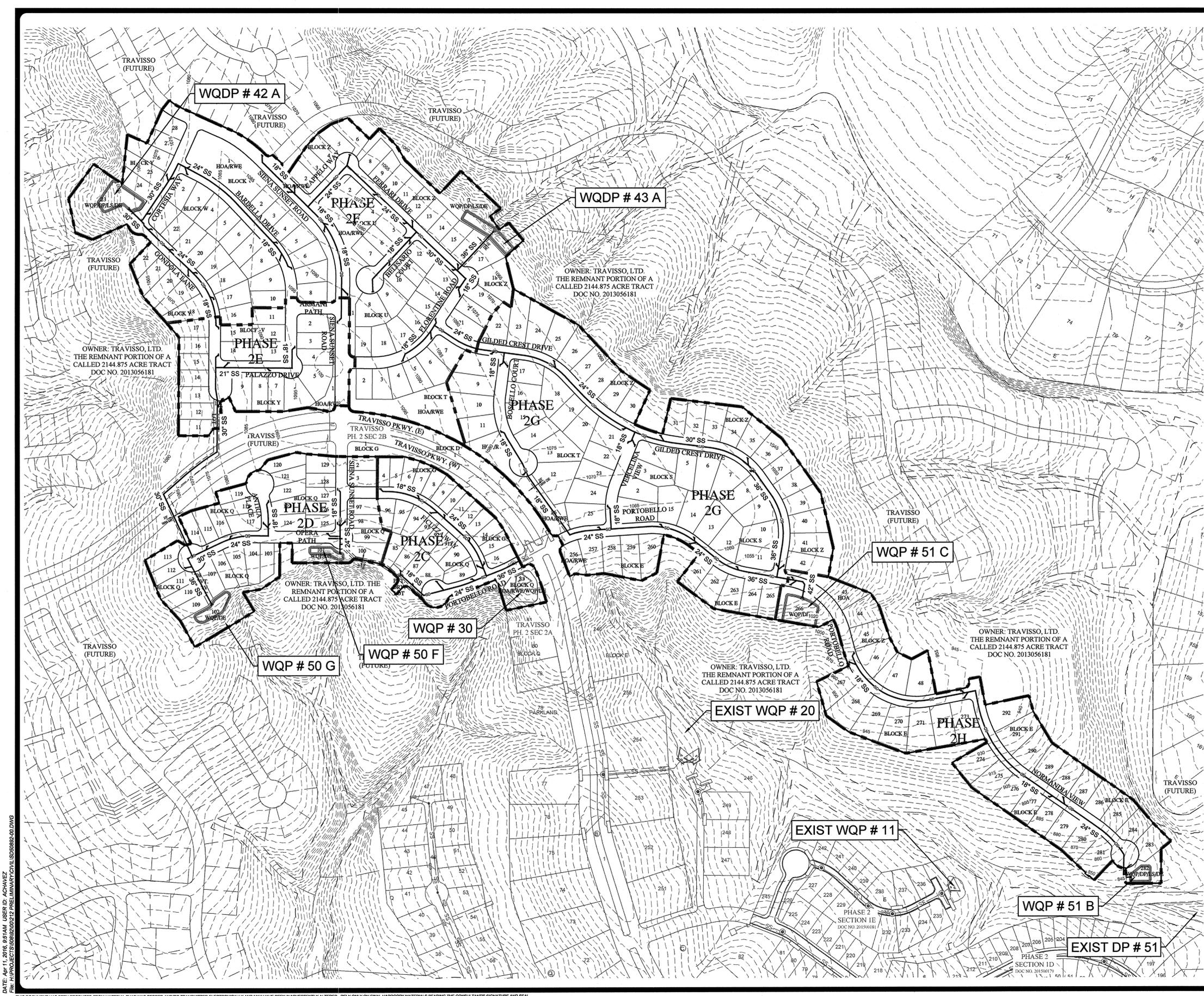
**TRAVISSO PHASE 2 - SECTION 2C, 2D, 2E, 2F, 2G & 2H  
 PRELIMINARY PLAT  
 DRAINAGE AREA MAP**

JOB NO. 50892-00  
 DATE FEBRUARY 2016  
 DESIGNER BDA / AC  
 CHECKED AC DRAWN GAD  
 SHEET 7 OF 13

DATE: Apr 11, 2016 08:14M USER: D. ACHAUVEZ FILE: H:\PROJECTS\2016\20160212 PRELIMINARY\DWG\050892-00.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

DATE: Feb 11, 2016 09:54 AM USER: R. ACHAVEZ  
 FILE: P:\PROJECTS\20160202 PREL\MINORITY\CD\20160202.DWG



**LEGEND**

- STORM DRAIN LINE
- PROPOSED BOUNDARY
- PROPOSED PHASING
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK

- HOA = HOME OWNERS ASSOC. LANDSCAPE LOT
- DE = DRAINAGE EASEMENT
- PVT. DRV. = PRIVATE DRIVE LOT
- WVE = WASTEWATER EASEMENT
- WQP = WATER QUALITY POND
- DP = DETENTION POND
- LS = LIFT STATION LOT
- RWE = RECLAIMED WATER EASEMENT

- NOTES:
1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.

REVISIONS:



**PAPE-DAWSON ENGINEERS**

1700 SOUTH CREEK BLVD  
 SUITE 200 WEST  
 AUSTIN TEXAS 78757  
 PHONE: 512.664.8771  
 FAX: 512.666.8867  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

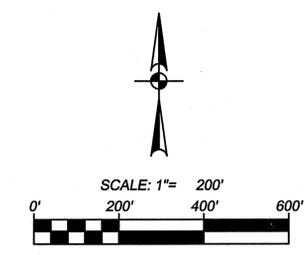
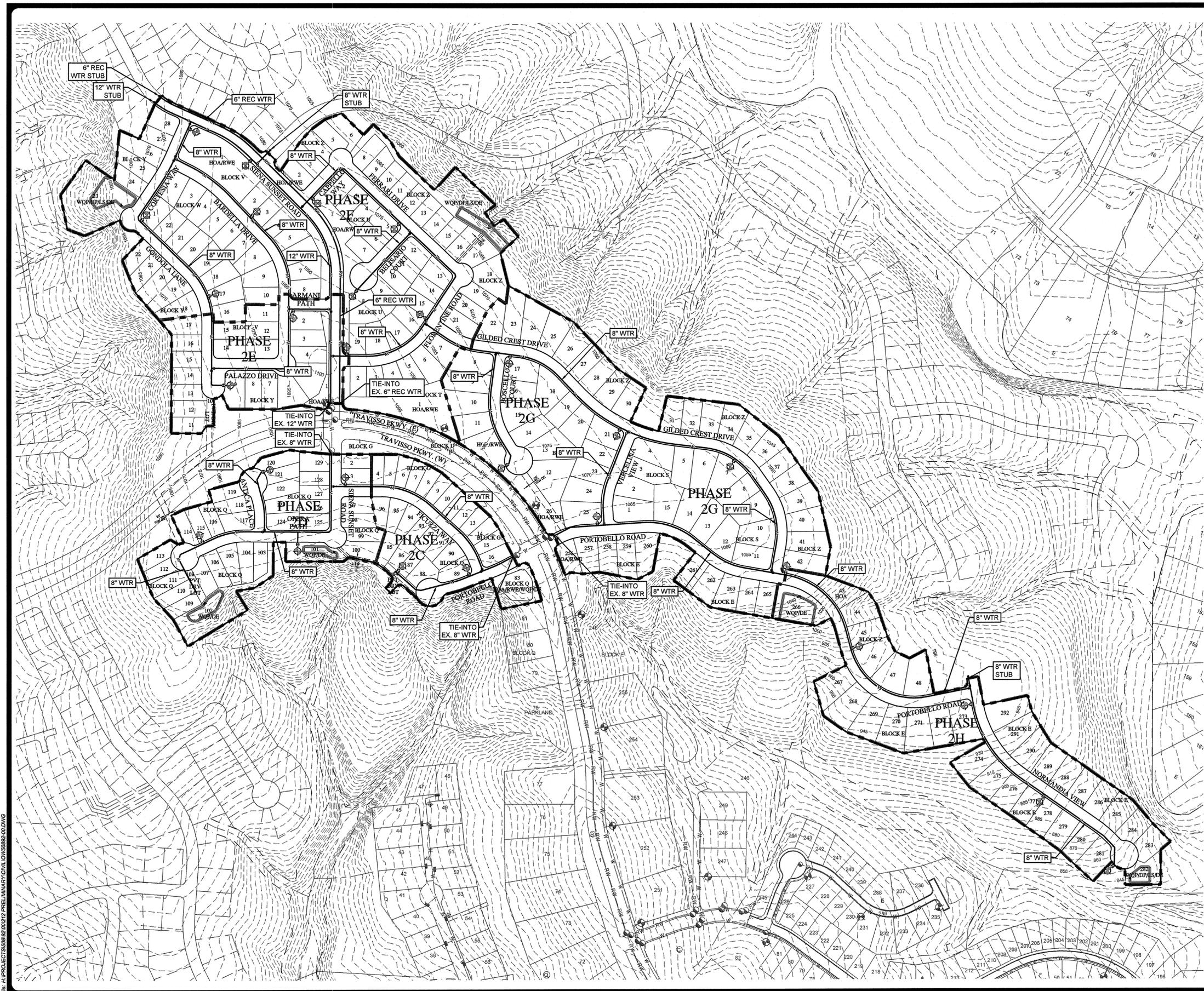
**TRIVISSO PHASE 2 - SECTION  
 2C, 2D, 2E, 2F, 2G & 2H  
 PRELIMINARY PLAT  
 OVERALL STORM DRAIN LAYOUT**

JOB NO. 50892-00  
 DATE FEBRUARY 2016  
 DESIGNER BDA / AC  
 CHECKED AC DRAWN GAD  
 SHEET 8 OF 13

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

DATE: JAN 11, 2016, 8:25AM, USER: D. A. CHANLEY  
 FILE: H:\PROJECTS\508892\2016 PRELIMINARY\DWG\508892-00.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



**LEGEND**

- W — WATER LINE
  - RW — RECLAIMED WATER LINE
  - ⊗ GATE VALVE
  - ⊕ FIRE HYDRANT
  - - - PROPOSED BOUNDARY
  - - - - - PROPOSED PHASING
  - - - - - WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- HOA = HOME OWNERS ASSOC. LANDSCAPE LOT  
 DE = DRAINAGE EASEMENT  
 PVT. DRV. = PRIVATE DRIVE LOT  
 WWE = WASTEWATER EASEMENT  
 WQP = WATER QUALITY POND  
 DP = DETENTION POND  
 LS = LIFT STATION LOT  
 RWE = RECLAIMED WATER EASEMENT

- NOTES:**
- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
  - WATER LINE FITTINGS SHOWN ON THIS SHEET ARE FOR GENERAL LOCATION PURPOSES AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.

REVISIONS:



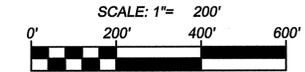
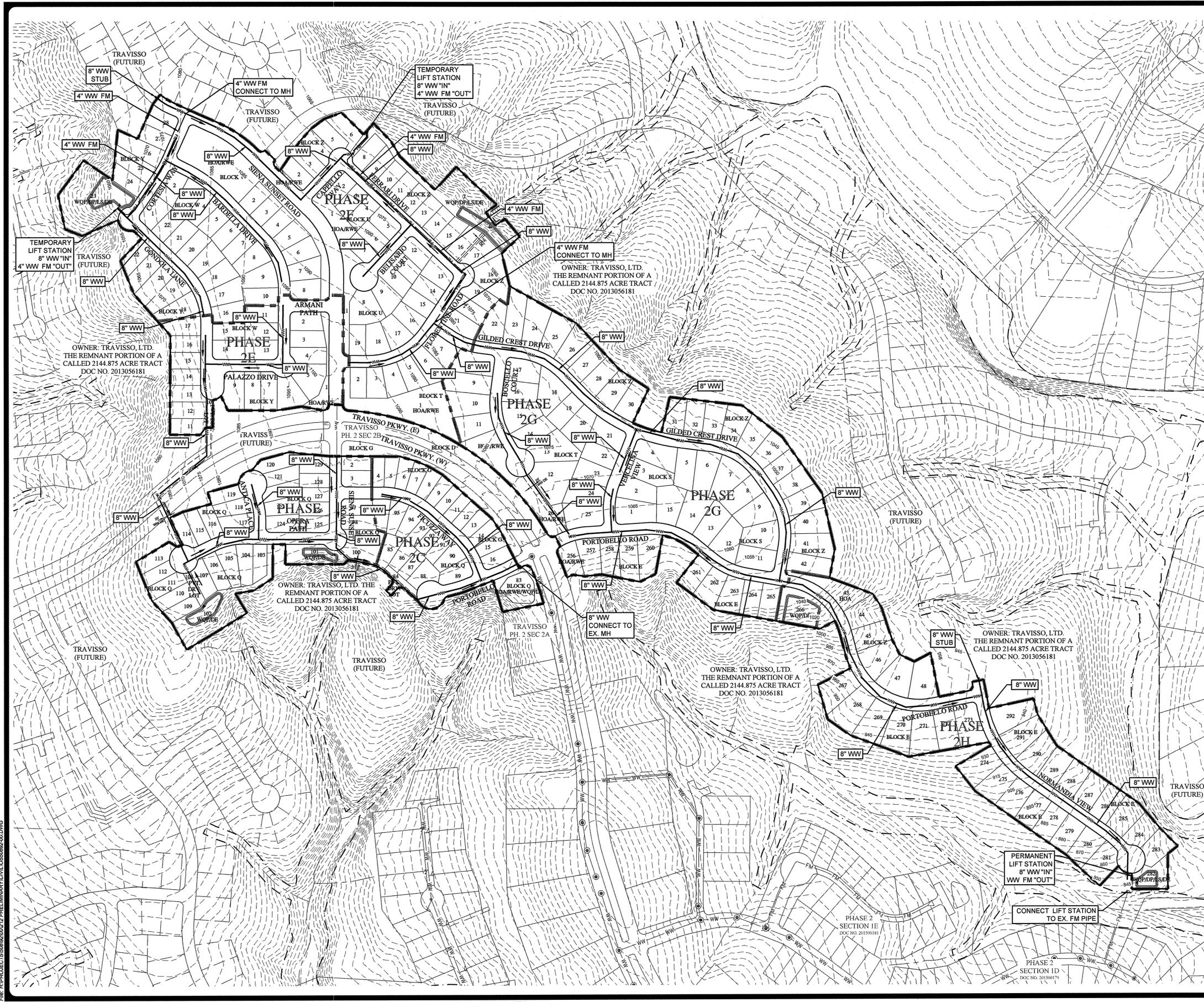
**PAPE-DAWSON ENGINEERS**

7300 RUSK CREEK BLVD | SUITE 200 WEST | AUSTIN TEXAS 78757 | PHONE: 512.464.2714 | FAX: 512.469.8887  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

**TRAVISSO PHASE 2 - SECTION  
 2C, 2D, 2E, 2F, 2G & 2H  
 PRELIMINARY PLAT  
 OVERALL WATER LAYOUT**

JOB NO. 50892-00  
 DATE FEBRUARY 2016  
 DESIGNER BDA / AC  
 CHECKED AC DRAWN GAD  
 SHEET 9 OF 13

DATE: Apr 11, 2016 8:58AM USER: J.D. ACHAVETZ  
 FILE: H:\PROJECTS\50892\2012 PRELIMINARY\DWG\50892-20.DWG



**LEGEND**

— WW —	WASTEWATER LINE
— FM —	FORCE MAIN
- - - -	PROPOSED BOUNDARY
- - - -	PROPOSED PHASING
- - - -	WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK

- HOA = HOME OWNERS ASSOC. LANDSCAPE LOT  
 DE = DRAINAGE EASEMENT  
 PVT. DRV. = PRIVATE DRIVE LOT  
 WVE = WASTEWATER EASEMENT  
 WQP = WATER QUALITY POND  
 DP = DETENTION POND  
 LS = LIFT STATION LOT  
 RWE = RECLAIMED WATER EASEMENT

- NOTES:**
- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
  - WATER LINE FITTINGS SHOWN ON THIS SHEET ARE FOR GENERAL LOCATION PURPOSES AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.

REVISIONS:



**PAPE-DAWSON ENGINEERS**

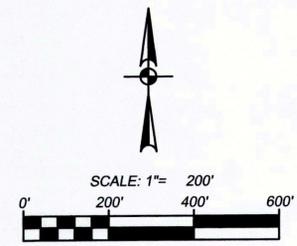
7000 SUGAR CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.9897  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**TRAVISSO PHASE 2 - SECTION  
 2C, 2D, 2E, 2F, 2G & 2H  
 PRELIMINARY PLAT  
 OVERALL WASTEWATER LAYOUT**

JOB NO. 50892-00  
 DATE FEBRUARY 2016  
 DESIGNER BDA / AC  
 CHECKED AC DRAWN GAD  
 SHEET 10 OF 13

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HAND-COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

DATE: Apr 11, 2016, 10:30AM, USER: D. BANKENBAUER  
F:\PROJECTS\50892\02\12 PRELIMINARY\CIVIL\TR50892-00.DWG



**LEGEND**

 AREA TO BE CLEARED FOR ROW / UTILITIES / DRAINAGE IMPROVEMENTS

REVISIONS:



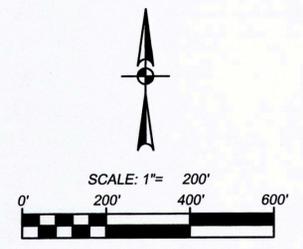
**PAPE-DAWSON  
ENGINEERS**

7800 SHOAL CREEK BLVD | PHONE: 612.454.8711  
SUITE 220 WEST | AUSTIN TEXAS 78757 | FAX: 612.458.8887  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

TRAVISSO PHASE 2 - SECTION  
2C, 2D, 2E, 2F, 2G & 2H  
PRELIMINARY PLAT  
TREE LOCATION FOR  
ROW-UTILITY-DRAINAGE IMPROVEMENTS

JOB NO. 50892-00  
DATE FEBRUARY 2016  
DESIGNER BDA/AC  
CHECKED AC DRAWN GAD  
SHEET 11 OF 13

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



**AREA TO BE CLEARED PER LOT GRADING CRITERIA**

	Minimum Slope	Maximum Slope	Color
MINIMUM GRADING TO NO GRADING	0.00%	10.00%	
UP HILL LOT GRADING ONLY	10.00%	20.00%	
AREA TO BE GRADED	20.00%	100.00%	

REVISIONS:



**PAPE-DAWSON ENGINEERS**

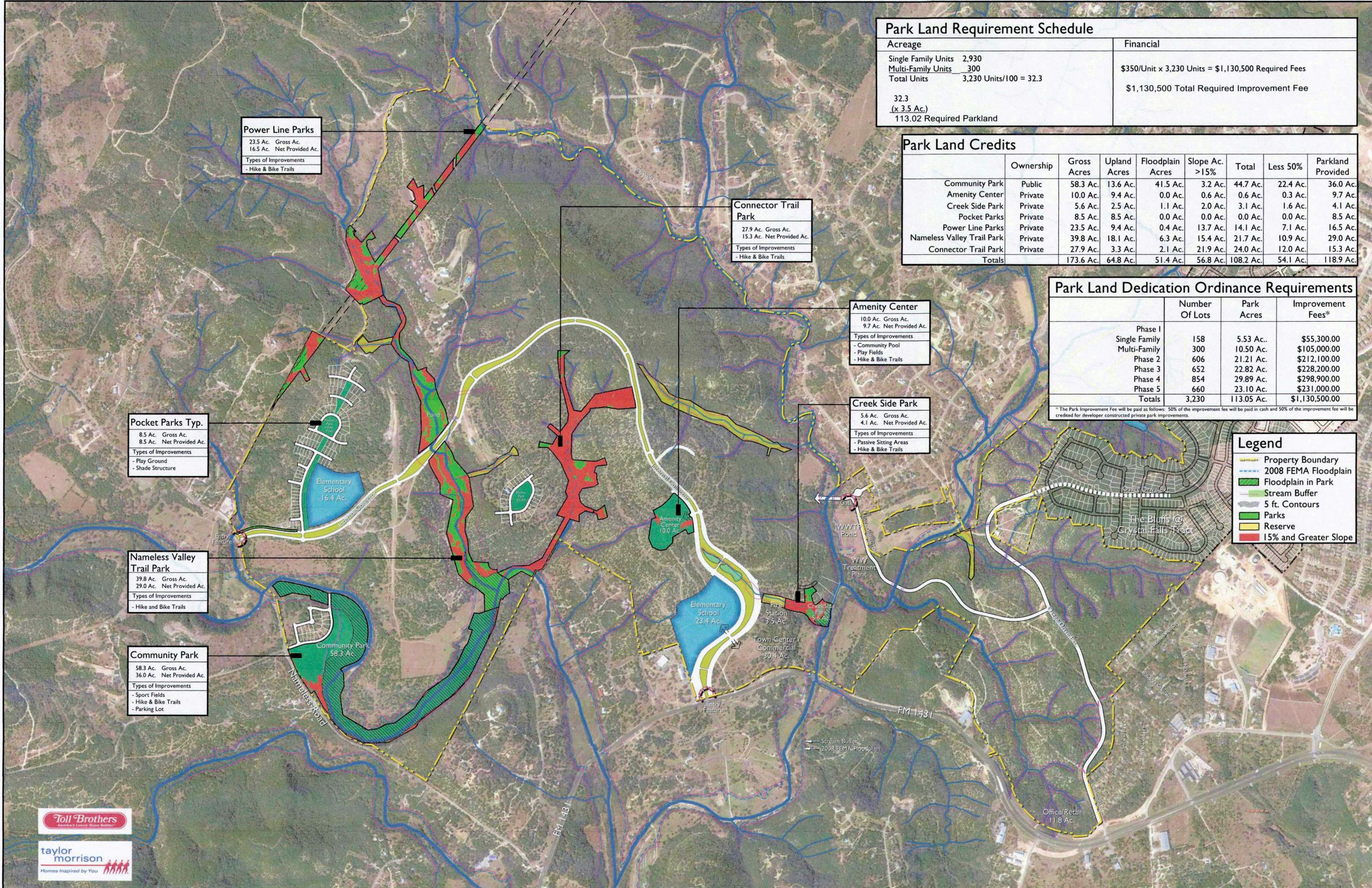
7800 SIGNAL CREEK BLVD | PHONE: 512.458.8711  
 SUITE 220 WEST | AUSTIN, TEXAS 78757 | FAX: 512.458.8887  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**TRAVISSEO PHASE 2 - SECTION  
 2C, 2D, 2E, 2F, 2G & 2H  
 PRELIMINARY PLAT  
 TREE LOCATION GRADING CRITERIA**

JOB NO. 50892-00  
 DATE FEBRUARY 2016  
 DESIGNER BDA/AC  
 CHECKED AC DRAWN GAD  
 SHEET 12 OF 13

DATE: 02/11/2016 10:30AM USER: ID: BANWENJULIET  
 FILE: I:\PROJECTS\2016\20160201\22 PRELIMINARY\DWG\15050892-00.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



Acreage		Financial	
Single Family Units	2,930	\$350/Unit x 3,230 Units = \$1,130,500 Required Fees	
Multi-Family Units	300	\$1,130,500 Total Required Improvement Fee	
Total Units	3,230 Units/100 = 32.3		
32.3 (x 3.5 Ac.)			
113.02 Required Parkland			

Park Land Credits							
	Ownership	Gross Acres	Upland Acres	Floodplain Acres	Slope Ac. > 15%	Total	Parkland Provided
Community Park	Public	58.3 Ac.	13.6 Ac.	41.5 Ac.	3.2 Ac.	44.7 Ac.	36.0 Ac.
Amenity Center	Private	10.0 Ac.	9.4 Ac.	0.0 Ac.	0.6 Ac.	0.6 Ac.	9.7 Ac.
Creek Side Park	Private	5.6 Ac.	2.5 Ac.	1.1 Ac.	2.0 Ac.	3.1 Ac.	1.6 Ac.
Pocket Parks	Private	8.5 Ac.	8.5 Ac.	0.0 Ac.	0.0 Ac.	0.0 Ac.	8.5 Ac.
Power Line Parks	Private	23.5 Ac.	9.4 Ac.	0.4 Ac.	13.7 Ac.	14.1 Ac.	7.1 Ac.
Nameless Valley Trail Park	Private	39.8 Ac.	18.1 Ac.	6.3 Ac.	15.4 Ac.	21.7 Ac.	10.9 Ac.
Connector Trail Park	Private	27.9 Ac.	3.3 Ac.	2.1 Ac.	21.9 Ac.	24.0 Ac.	15.3 Ac.
<b>Totals</b>		<b>173.6 Ac.</b>	<b>64.8 Ac.</b>	<b>51.4 Ac.</b>	<b>56.8 Ac.</b>	<b>108.2 Ac.</b>	<b>54.1 Ac.</b>

Park Land Dedication Ordinance Requirements			
	Number Of Lots	Park Acres	Improvement Fees*
Phase 1			
Single Family	158	5.53 Ac.	\$55,300.00
Multi-Family	300	10.50 Ac.	\$105,000.00
Phase 2	606	21.21 Ac.	\$212,100.00
Phase 3	652	22.82 Ac.	\$228,200.00
Phase 4	854	29.89 Ac.	\$298,900.00
Phase 5	660	23.10 Ac.	\$231,000.00
<b>Totals</b>	<b>3,230</b>	<b>113.05 Ac.</b>	<b>\$1,130,500.00</b>

Legend	
	Property Boundary
	2008 FEMA Floodplain
	Floodplain in Park
	Stream Buffer
	5 ft. Contours
	Parks
	Reserve
	15% and Greater Slope

TRAVISSEO PHASE 2 - SECTION  
2C, 2D, 2E, 2F, 2G & 2H  
PRELIMINARY PLAT  
PARKS MASTER PLAN

JOB NO. 50892-00  
DATE FEBRUARY 2016  
DESIGNER BDA / AC  
CHECKED AC DRAWN GAD  
SHEET 13 OF 13

**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



PARKS MASTER PLAN

SCALE: 1" = 400'  
DATE: 02-16-2016  
REVISION DATE: 02-16-2016  
REVISION DATE: 04-13-2012  
REVISION DATE: 11-12-2015  
REVISION DATE: 06-23-2014  
REVISION DATE: 03-28-2012

712 Congress Avenue, Suite 300  
Austin, TX 78701  
Tel: (512) 490-0332 Fax: (512) 480-2617  
www.rplanning.com



All information contained herein is the property of the engineering firm. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site. The engineering firm and its employees shall not be held responsible for any errors or omissions in this document. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client shall be responsible for obtaining all necessary easements and rights-of-way. The client shall be responsible for obtaining all necessary utility information. The client shall be responsible for obtaining all necessary survey information. The client shall be responsible for obtaining all necessary title information. The client shall be responsible for obtaining all necessary zoning information. The client shall be responsible for obtaining all necessary environmental information. The client shall be responsible for obtaining all necessary historical information. The client shall be responsible for obtaining all necessary cultural information. The client shall be responsible for obtaining all necessary archaeological information. The client shall be responsible for obtaining all necessary paleontological information. The client shall be responsible for obtaining all necessary historical archaeology information. The client shall be responsible for obtaining all necessary cultural resources information. The client shall be responsible for obtaining all necessary historic preservation information. The client shall be responsible for obtaining all necessary historic preservation planning information. The client shall be responsible for obtaining all necessary historic preservation management information. The client shall be responsible for obtaining all necessary historic preservation monitoring information. The client shall be responsible for obtaining all necessary historic preservation evaluation information. The client shall be responsible for obtaining all necessary historic preservation reporting information. The client shall be responsible for obtaining all necessary historic preservation documentation information. The client shall be responsible for obtaining all necessary historic preservation record-keeping information. The client shall be responsible for obtaining all necessary historic preservation research information. The client shall be responsible for obtaining all necessary historic preservation education information. The client shall be responsible for obtaining all necessary historic preservation public involvement information. The client shall be responsible for obtaining all necessary historic preservation outreach information. The client shall be responsible for obtaining all necessary historic preservation communication information. The client shall be responsible for obtaining all necessary historic preservation coordination information. The client shall be responsible for obtaining all necessary historic preservation collaboration information. The client shall be responsible for obtaining all necessary historic preservation partnership information. The client shall be responsible for obtaining all necessary historic preservation support information. The client shall be responsible for obtaining all necessary historic preservation assistance information. The client shall be responsible for obtaining all necessary historic preservation resources information. The client shall be responsible for obtaining all necessary historic preservation services information. The client shall be responsible for obtaining all necessary historic preservation products information. The client shall be responsible for obtaining all necessary historic preservation solutions information. The client shall be responsible for obtaining all necessary historic preservation strategies information. The client shall be responsible for obtaining all necessary historic preservation plans information. The client shall be responsible for obtaining all necessary historic preservation programs information. The client shall be responsible for obtaining all necessary historic preservation policies information. The client shall be responsible for obtaining all necessary historic preservation procedures information. The client shall be responsible for obtaining all necessary historic preservation processes information. The client shall be responsible for obtaining all necessary historic preservation methods information. The client shall be responsible for obtaining all necessary historic preservation techniques information. The client shall be responsible for obtaining all necessary historic preservation tools information. The client shall be responsible for obtaining all necessary historic preservation equipment information. The client shall be responsible for obtaining all necessary historic preservation materials information. The client shall be responsible for obtaining all necessary historic preservation supplies information. The client shall be responsible for obtaining all necessary historic preservation services information. The client shall be responsible for obtaining all necessary historic preservation products information. The client shall be responsible for obtaining all necessary historic preservation solutions information. The client shall be responsible for obtaining all necessary historic preservation strategies information. The client shall be responsible for obtaining all necessary historic preservation plans information. The client shall be responsible for obtaining all necessary historic preservation programs information. The client shall be responsible for obtaining all necessary historic preservation policies information. The client shall be responsible for obtaining all necessary historic preservation procedures information. The client shall be responsible for obtaining all necessary historic preservation processes information. The client shall be responsible for obtaining all necessary historic preservation methods information. The client shall be responsible for obtaining all necessary historic preservation techniques information. The client shall be responsible for obtaining all necessary historic preservation tools information. The client shall be responsible for obtaining all necessary historic preservation equipment information. The client shall be responsible for obtaining all necessary historic preservation materials information. The client shall be responsible for obtaining all necessary historic preservation supplies information.

DATE: Apr 11, 2016, 10:40AM USER: D. BAKKENBAUER  
FILE: H:\PROJECTS\50892\2016\PRELIMINARY\2016\02-16-2016.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

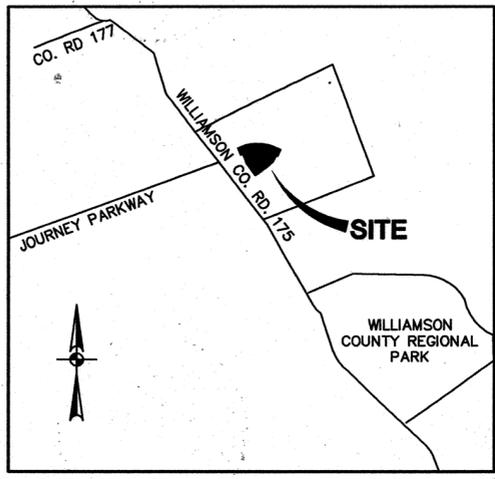


## EXECUTIVE SUMMARY

APRIL 28, 2016

- Agenda Subject:** Subdivision Case 15-FP-002: Consider action on the Borho Ph 8 Final Plat for 4.922 acres more or less; WCAD Parcel R031532; generally located approximately 82 ft east from the northeast corner of the intersection of Blended Tree Ranch Dr. and Twisted Trees 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: James Huffcut on behalf of Meritage Homes of Texas LLC
- Financial Consideration:** None
- Recommendation:** This final plat includes 18 single-family lots, and 1 HOA landscape 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 Traffic Impact Analysis fees due are paid prior to plat recordation.
  2. All parkland dedication and recreation improvement fees are paid prior to plat recordation.
  3. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

04/21/2016



**LOCATION MAP**

NOT-TO-SCALE

**OWNER/SUBDIVIDER:**

MERITAGE HOMES OF TEXAS, LLC  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TX 78759  
(512) 610-6715 P  
(512) 657-7896 F

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711 P  
(512) 459-8867 F

**SURVEYOR:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
(512) 459-8867 F

**LOT SUMMARY:**

TOTAL SINGLE FAMILY LOTS (18):	3.961 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	0.899 ACRES
TOTAL LANDSCAPE LOTS (1):	0.062 ACRES
TOTAL SUBDIVISION ACREAGE:	4.922 ACRES

**LINEAR FEET OF NEW STREET:**

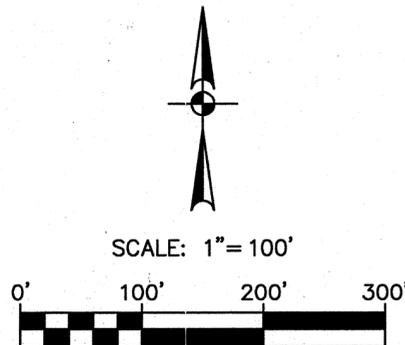
TWISTED TREES DRIVE:	543 LF
TWISTED TREES COVE:	153 LF
TOTAL:	696 LF

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR: 0.9999600016

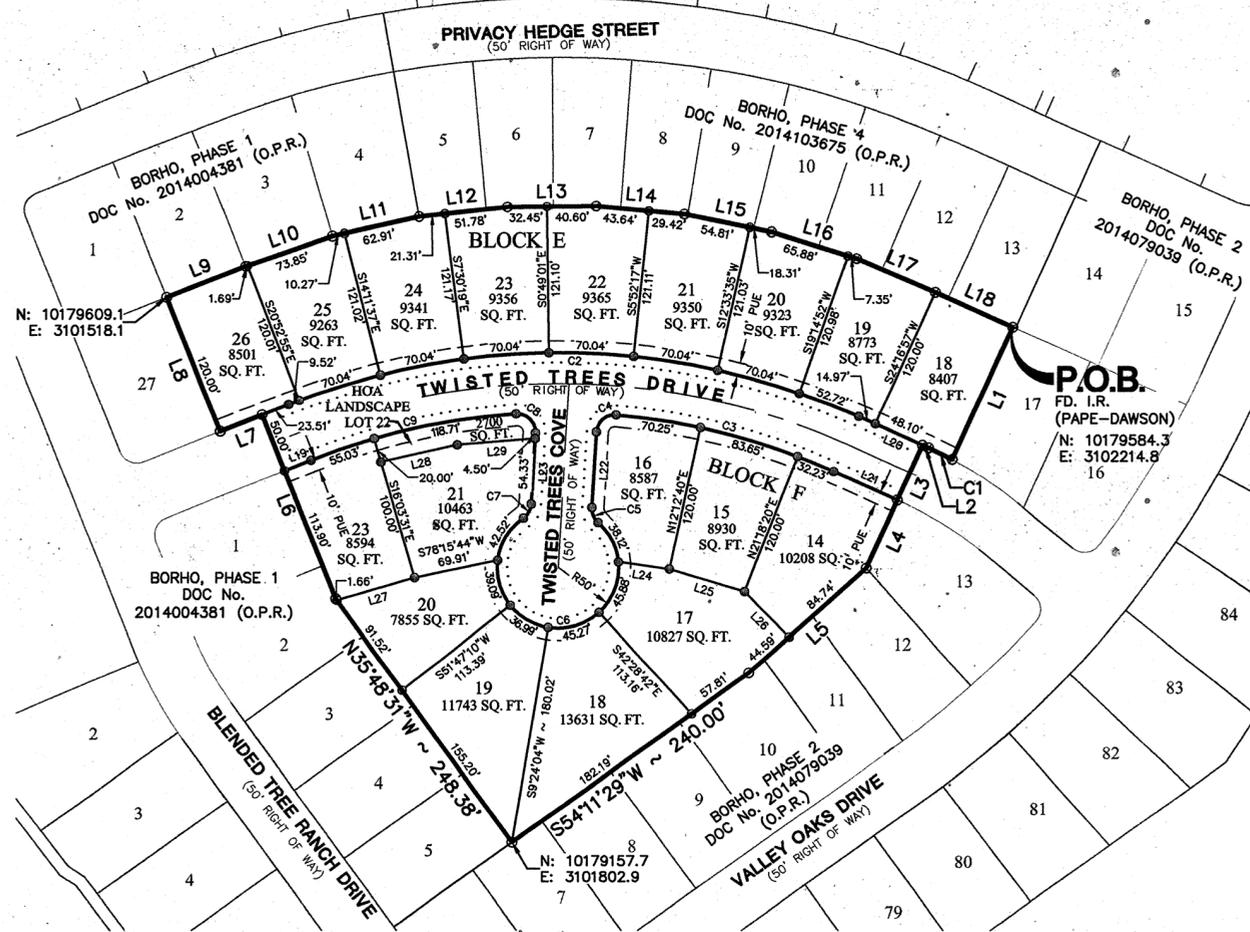
**BENCHMARK:**

PT No. 103  
NAD 83 GRID COORDINATES  
N: 10179131.23  
E: 3103117.0  
ELEVATION 930.72' (NAVD 88)  
GEOID 03



**FINAL PLAT OF BORHO, PHASE 8**

A 4.922 ACRE, OR 214,409 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A CALLED 105.998 ACRE TRACT DESCRIBED IN CONVEYANCE TO MERITAGE HOMES OF TEXAS INC., IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2012102359, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, WILLIAMSON COUNTY, TEXAS.



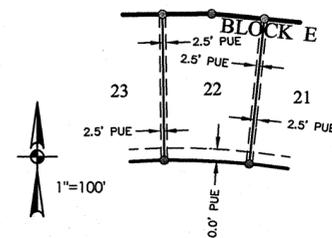
**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S24°16'57"W	120.74'
L2	N65°43'03"W	5.55'
L3	S24°16'57"W	50.00'
L4	S24°24'16"W	62.16'
L5	S48°23'23"W	129.32'
L6	N21°47'29"W	163.90'
L7	S68°12'31"W	36.97'
L8	N21°41'12"W	120.00'
L9	N68°12'31"E	70.00'
L10	N70°59'02"E	75.54'
L11	N77°28'51"E	73.18'
L12	N83°40'00"E	73.10'
L13	N89°25'48"E	73.05'
L14	S84°35'43"E	73.06'
L15	S78°39'46"E	73.12'
L16	S72°46'56"E	73.23'
L17	S66°26'39"E	70.95'
L18	S65°43'03"E	70.00'
L19	S68°12'31"W	23.51'
L20	S65°43'03"E	57.52'
L21	N65°43'03"W	57.52'
L22	S31°17'11"W	62.58'
L23	N31°17'11"E	58.83'
L24	S82°04'23"E	42.38'
L25	S73°29'06"E	64.54'
L26	S44°42'33"E	52.23'
L27	S73°56'29"W	66.39'
L28	N77°25'28"E	64.40'
L29	N85°21'33"E	64.23'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	3°51'49"	N63°47'09"W	21.91'	21.92'
C2	600.00'	46°04'26"	N88°45'16"W	469.59'	482.48'
C3	550.00'	19°23'22"	S75°24'44"E	185.24'	186.12'
C4	15.00'	91°36'24"	S49°05'23"W	21.51'	23.98'
C5	15.00'	52°01'12"	S22°43'25"E	13.16'	13.62'
C6	50.00'	28°40'25"	S86°42'49"E	61.54'	247.87'
C7	15.00'	52°01'12"	N29°17'47"E	13.16'	13.62'
C8	15.00'	96°58'42"	N45°12'10"W	22.46'	25.39'
C9	550.00'	18°05'58"	N77°15'30"E	173.02'	173.74'

**DETAIL FOR 2.5' PUE ON ALL SIDE LOT LINES**



**LEGEND**

- ⊙ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ⊙ FOUND 1/2" IRON ROD WITH CAP
- ⊙ SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- ..... 4' SIDEWALK



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

FINAL PLAT  
OF  
**BORHO, PHASE 8**

A 4.922 ACRE, OR 214,409 SQUARE FEET MORE OR LESS, TRACT OF LAND,  
BEING A PORTION OF A CALLED 105.998 ACRE TRACT DESCRIBED IN  
CONVEYANCE TO MERITAGE HOMES OF TEXAS INC., IN SPECIAL  
WARRANTY DEED, RECORDED IN DOCUMENT NO. 2012102359, OF THE  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED  
IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, WILLIAMSON  
COUNTY, TEXAS.

FIELD NOTES  
FOR

A 4.922 acre, or 214,409 square feet more or less, tract of land, being a portion of a called 105.998 acre tract described in conveyance to Meritage Homes of Texas Inc., in Special Warranty Deed, recorded in Document No. 2012102359, of the Official Public Records of Williamson County, Texas, situated in the Anastasha Carr Survey, Abstract No. 122, Williamson County, Texas. Said 4.922 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone.

**BEGINNING:** At a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the southwest line of Lot 13, Block E of the Borho, Phase 4 Subdivision recorded in Document No. 2014103675 of the Plat Records of Williamson County, Texas the north corner of Lot 17, Block E of the Borho, Phase 2 Subdivision recorded in Document No. 2014079039 of the Plat Records of Williamson County, Texas;

**THENCE:** Along and with the northwest line of said Borho, Phase 2 Subdivision, the following bearings and distances:

S 24°16'57" W, a distance of 120.74 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of S 28°08'45" W, a radius of 325.00 feet, a central angle of 03°51'49", a chord bearing and distance of N 63°47'09" W, 21.91 feet, an arc length of 21.92 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 65°43'03" W, a distance of 5.55 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 24°16'57" W, a distance of 50.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 24°24'16" W, a distance of 62.16 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 48°23'23" W, a distance of 129.32 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 54°11'29" W, a distance of 240.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the north line of Lot 7, Block F of the said Borho, Phase 2 Subdivision, the east corner of Lot 5, Block F of the Borho Phase 1 Subdivision recorded in Document No. 2014004381 of the Plat Records of Williamson County, Texas;

**THENCE:** Departing the northwest line of said Lot 7, along and with the northeast line of said Borho, Phase 1 Subdivision, the following bearings and distances:

N 35°48'31" W, a distance of 248.38 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 21°47'29" W, a distance of 163.90 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 68°12'31" W, a distance of 36.97 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 21°41'12" W, a distance of 120.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the common corner for Lots 1, 2 and 27, Block E of said Borho, Phase 1 Subdivision;

**THENCE:** Along and with a south line of said Borho, Phase 1 Subdivision, the following bearings and distances:

N 68°12'31" E, a distance of 70.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 70°59'02" E, a distance of 75.54 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 77°28'51" E, a distance of 73.18 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of Lot 5, Block E of the aforementioned Borho, Phase 4 Subdivision, the southeast corner of Lot 4, Block E of the said Borho, Phase 1 Subdivision;

**THENCE:** Along and with the south line of said Borho, Phase 4, the following bearings and distances:

N 83°40'00" E, a distance of 73.10 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 89°25'48" E, a distance of 73.05 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 84°25'43" E, a distance of 73.06 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 78°39'46" E, a distance of 73.12 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 72°46'56" E, a distance of 73.23 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** S 66°26'39" E, a distance of 70.95 feet to the POINT OF BEGINNING and containing 4.922 acres in Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc.

**STANDARD 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 SIDE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREBON, 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 #48491C0460E, FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HERON 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 TWISTED TREES DRIVE AND TWISTED TREES COVE. 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 LOT: LOT 22, BLOCK F.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2014018105.
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.



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

FINAL PLAT  
OF  
BORHO, PHASE 8

A 4.922 ACRE, OR 214,409 SQUARE FEET MORE OR LESS, TRACT OF LAND,  
BEING A PORTION OF A CALLED 105.998 ACRE TRACT DESCRIBED IN  
CONVEYANCE TO MERITAGE HOMES OF TEXAS INC., IN SPECIAL  
WARRANTY DEED, RECORDED IN DOCUMENT NO. 2012102359, OF THE  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED  
IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, WILLIAMSON  
COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, L.L.C., BEING THE OWNER OF 105.998 ACRES IN THE ANASTASHA CARR SURVEY,  
ABSTRACT NO. 122 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012102359 OF  
THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 4.922 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS  
BORHO PHASE 8

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.

WITNESS MY HAND THIS THE 21 DAY OF January, 2016 A.D.

Matthew Scrivener  
MATTHEW SCRIVENER, VICE PRESIDENT  
MERITAGE HOMES OF TEXAS, L.L.C.  
8920 BUSINESS PARK DRIVE, SUITE 250  
(512) 610-6715

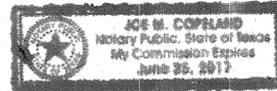
STATE OF TEXAS  
COUNTY OF WILLIAMSON

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

NOTARY PUBLIC, STATE OF TEXAS

Joe M. Copeland June 25, 2017  
PRINTED NAME 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.

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

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

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF  
SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS  
AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF  
1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF  
RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY  
GRACY TITLE, A STEWART COMPANY, AUSTIN, TEXAS, FILE NO. 1203710, EFFECTIVE DATE OF MARCH 21, 2012 AND  
DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT. TOGETHER WITH ABSTRACTOR'S REPORT: AR No. AR1359,  
FEBRUARY 19, 2014.

Valerie Zurcher Jan 29, 2016  
VALERIE ZURCHER R.P.L.S. 6222

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



ENGINEER'S CERTIFICATION:

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

James A. Huffcut, Jr. 1-29-16  
JAMES A. HUFFCUT, JR., P.E. 55253

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



STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY 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\_\_ A.D., AT \_\_\_ O'CLOCK  
\_\_\_ M., AND WAS DULY RECORDED ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_

O'CLOCK \_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ WITNESS MY HAND  
AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN  
ABOVE.

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



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00



## EXECUTIVE SUMMARY

APRIL 28, 2016

- 
- Agenda Subject:** Subdivision Case 15-FP-011: Consider action on the Palmera Ridge, Section 3 Final Plat for 17.82 acres more or less; WCAD Parcels R031617 and R333713; generally located approximately 130 ft north from the northwest corner of the intersection of Zamora Rd. and Carretera 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: Randall Jones Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.
- Financial Consideration:** None
- Recommendation:** This final plat includes 60 single-family lots, 1 HOA landscape and parkland lot, and 2 HOA 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:** Martin Siwek, AICP, GISP  
Planner

04/21/2016

# PALMERA RIDGE SECTION 3

BEING A 17.82 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS  
SCALE: 1"=100'

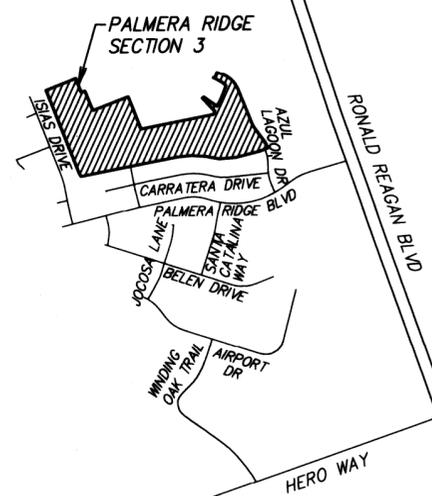


**LEGEND:**

- = SET 1/2" IRON ROD (WITH RJ SURVEYING CAP)
- = FOUND CONCRETE MONUMENT
- PUE = PUBLIC UTILITY EASEMENT
- LS = LANDSCAPE
- ROW = RIGHT OF WAY
- ⊙ = BLOCK NAME
- ..... = 4' SIDEWALK REQUIRED
- \* \* \* = 6' SIDEWALK REQUIRED
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	16.66	225.00	47°43'31"	N45°35'59"E	16.65
C2	16.33	15.00	62°22'08"	N80°53'33"E	15.53
C3	182.31	225.00	46°25'31"	S44°38'37"E	177.37
C4	71.29	275.00	14°51'09"	S28°51'26"E	71.09
C5	81.89	325.00	14°26'08"	S29°03'52"E	81.67
C6	21.03	25.00	48°11'23"	N86°52'29"W	20.41
C7	162.65	50.00	186°22'46"	N24°01'50"E	99.85
C8	46.16	50.00	52°53'29"	N89°13'32"W	44.53
C9	44.09	50.00	50°31'11"	N39°04'09"E	42.67
C10	48.34	50.00	55°23'27"	N13°53'11"W	46.48
C11	24.07	50.00	27°34'39"	N55°22'14"W	23.83
C12	21.03	25.00	48°11'23"	N45°03'52"W	20.41
C13	39.27	25.00	90°00'00"	N24°01'50"E	35.36
C14	34.86	25.00	79°54'00"	N60°55'10"W	32.11
C15	21.03	25.00	48°11'23"	N03°07'31"E	20.41
C16	153.83	50.00	176°16'46"	N60°55'10"W	99.95
C17	33.97	50.00	38°55'49"	N07°45'18"E	33.32
C18	50.19	50.00	57°30'45"	N40°27'59"W	48.11
C19	52.63	50.00	60°18'22"	N80°37'28"E	50.23
C20	17.04	50.00	19°31'50"	N40°42'22"E	16.96
C21	21.03	25.00	48°11'23"	N55°02'08"E	20.41
C22	23.56	15.00	90°00'00"	N55°52'11"W	21.21
C23	23.56	15.00	90°00'00"	N34°07'49"E	21.21
C24	23.56	15.00	90°00'00"	N34°07'49"E	21.21
C25	23.56	15.00	90°00'00"	N55°52'11"W	21.21
C26	95.42	375.00	14°34'47"	N18°09'34"W	95.17
C27	51.12	375.00	7°48'39"	N14°46'30"W	51.08
C28	44.30	375.00	6°46'09"	N22°03'54"W	44.28
C29	108.15	425.00	14°34'47"	N18°09'34"W	107.86
C30	26.88	425.00	3°37'25"	N12°40'53"W	26.88

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C31	60.10	425.00	8°06'10"	N18°32'41"W	60.05
C32	21.16	425.00	2°51'12"	N24°01'22"W	21.16
C33	21.03	25.00	48°11'23"	N49°32'39"W	20.41
C34	21.03	25.00	48°11'23"	N01°21'16"W	20.41
C35	241.19	50.00	276°22'46"	N64°33'02"E	86.67
C36	43.12	50.00	49°24'52"	N48°55'55"W	41.80
C37	46.95	50.00	53°47'59"	N02°40'31"E	45.24
C38	46.40	50.00	53°10'09"	N56°09'34"E	44.75
C39	46.40	50.00	53°10'09"	N70°40'17"W	44.75
C40	58.32	50.00	66°49'37"	N10°40'24"W	55.07
C41	129.85	787.00	9°27'12"	N83°51'25"E	129.70
C42	65.63	787.00	4°46'41"	N81°31'10"E	65.61
C43	64.22	787.00	4°40'31"	N86°14'46"E	64.20
C44	138.10	837.00	9°27'12"	N83°51'25"E	137.94
C45	7.59	837.00	0°31'11"	N79°23'25"E	7.59
C46	60.00	837.00	4°06'27"	N81°42'13"E	59.99
C47	59.99	837.00	4°06'24"	N85°48'39"E	59.98
C48	10.51	837.00	0°43'10"	N88°13'26"E	10.51
C49	161.67	325.00	28°30'03"	N74°20'00"E	160.00
C50	55.29	325.00	9°44'50"	N83°42'36"E	55.22
C51	57.29	325.00	10°06'03"	N73°47'10"E	57.22
C52	49.08	325.00	8°39'10"	N64°24'33"E	49.03
C53	136.79	275.00	28°30'03"	N74°20'00"E	135.39
C54	21.90	15.00	83°38'01"	N78°06'01"W	20.00
C55	69.29	275.00	14°26'09"	N29°03'56"W	69.10
C56	21.79	15.00	83°14'37"	N18°27'40"E	19.93
C57	9.81	325.00	1°43'47"	N22°17'45"W	9.81
C58	141.80	175.00	46°25'31"	N44°38'37"W	137.95



LOCATION MAP  
SCALE: 1" = 1000'

**STREETS TABLE**

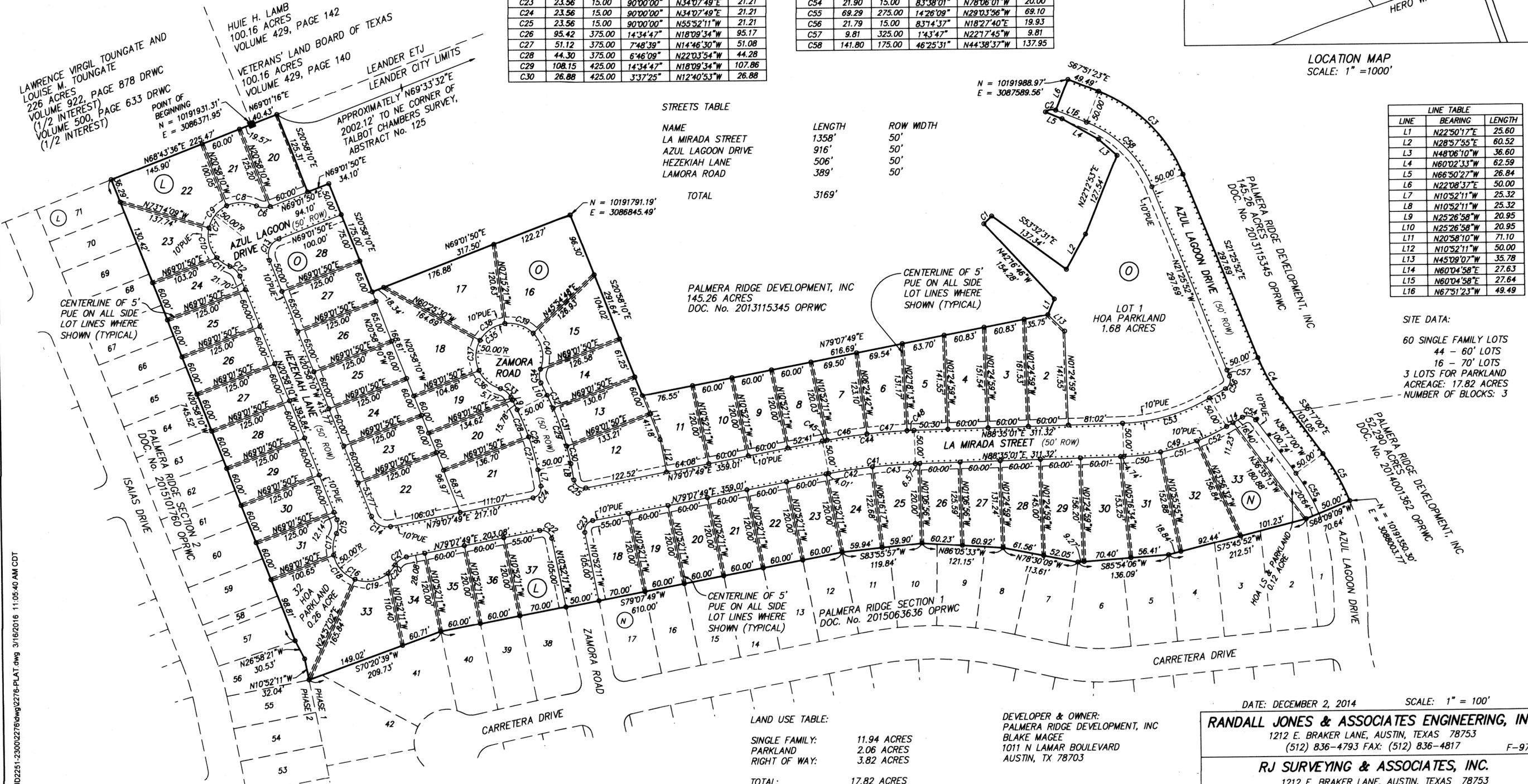
NAME	LENGTH	ROW WIDTH
LA MIRADA STREET	1358'	50'
AZUL LAGOON DRIVE	916'	50'
HEZEKIAH LANE	506'	50'
LAMORA ROAD	389'	50'
<b>TOTAL</b>	<b>3169'</b>	

N = 10191988.97  
E = 3087589.56

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°50'17"E	25.60
L2	N28°57'55"E	60.52
L3	N48°06'10"W	36.60
L4	N60°02'33"W	62.59
L5	N66°50'27"W	26.84
L6	N22°08'37"E	50.00
L7	N10°52'11"W	25.32
L8	N10°52'11"W	25.32
L9	N25°26'58"W	20.95
L10	N25°26'58"W	20.95
L11	N20°58'10"W	71.10
L12	N10°52'11"W	50.00
L13	N45°09'07"W	35.78
L14	N60°04'58"E	27.63
L15	N60°04'58"E	27.64
L16	N67°51'23"W	49.49

**SITE DATA:**

- 60 SINGLE FAMILY LOTS
- 44 - 60' LOTS
- 16 - 70' LOTS
- 3 LOTS FOR PARKLAND
- ACREAGE: 17.82 ACRES
- NUMBER OF BLOCKS: 3



**LAND USE TABLE:**

SINGLE FAMILY:	11.94 ACRES
PARKLAND:	2.06 ACRES
RIGHT OF WAY:	3.82 ACRES
<b>TOTAL:</b>	<b>17.82 ACRES</b>

DEVELOPER & OWNER:  
PALMERA RIDGE DEVELOPMENT, INC  
BLAKE MAGEE  
1011 N LAMAR BOULEVARD  
AUSTIN, TX 78703

DATE: DECEMBER 2, 2014

SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

PALMERA RIDGE SECTION 3

BEING A 17.82 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 145.26 ACRE TRACT OF LAND CONVEYED TO PALMERA RIDGE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2013115345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PART OF THAT 52.290 ACRE TRACT OF LAND CONVEYED TO PALMERA RIDGE DEVELOPMENT, INC BY DEED RECORDED IN DOCUMENT NO. 2014001362 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT FOUND IN THE NORTH LINE OF SAID 145.26 ACRE TRACT AT THE SOUTHEAST CORNER OF THAT 226 ACRE TRACT CONVEYED TO LAWRENCE VIRGIL TOUNGATE AND LOUISE M. TOUNGATE BY DEED RECORDED IN VOLUME 922, PAGE 878, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THAT 100.16 ACRE TRACT CONVEYED TO HUIE H. LAMB, JR., BY DEED RECORDED IN VOLUME 429, PAGE 142 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N.69°01'16"E. ALONG THE NORTH LINE OF SAID 145.26 ACRE TRACT A DISTANCE OF 40.43 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 145.26 ACRE TRACT THE FOLLOWING 22 COURSES;

- 1. S.20°58'10"E. A DISTANCE OF 125.31 FEET TO A 1/2" IRON ROD SET;
2. N.69°01'50"E. A DISTANCE OF 34.10 FEET TO A 1/2" IRON ROD SET;
3. S.20°58'10"E. A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD SET;
4. N.69°01'50"E. A DISTANCE OF 317.50 FEET TO A 1/2" IRON ROD SET;
5. S.20°58'10"E. A DISTANCE OF 291.64 FEET TO A 1/2" IRON ROD SET;
6. N.79°07'49"E. A DISTANCE OF 616.69 FEET TO A 1/2" IRON ROD SET;
7. N.22°50'17"E. A DISTANCE OF 25.60 FEET TO A 1/2" IRON ROD SET;
8. N.42°16'46"W. A DISTANCE OF 154.28 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
9. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.66 FEET, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 04°14'31" AND A CHORD BEARING N.45°35'58"E., 16.65 FEET TO A 1/2" IRON ROD SET;
10. S.53°32'31"E. A DISTANCE OF 137.34 FEET TO A 1/2" IRON ROD SET;
11. N.28°57'55"E. A DISTANCE OF 60.52 FEET TO A 1/2" IRON ROD SET;
12. N.22°12'53"E. A DISTANCE OF 127.54 FEET TO A 1/2" IRON ROD SET;
13. N.48°06'10"W. A DISTANCE OF 36.60 FEET TO A 1/2" IRON ROD SET;
14. N.60°02'33"W. A DISTANCE OF 62.59 FEET TO A 1/2" IRON ROD SET;
15. N.66°50'27"W. A DISTANCE OF 26.84 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
16. EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.33 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 62°22'08" AND A CHORD BEARING N.80°57'33"E., 15.53 FEET TO A 1/2" IRON ROD SET;
17. N.22°08'37"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
18. S.67°51'23"E. A DISTANCE OF 49.49 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
19. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 182.31 FEET, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 46°25'31", AND A CHORD BEARING S.44°38'38"E., 177.37 FEET TO A 1/2" IRON ROD SET;
20. S.21°25'52"E. A DISTANCE OF 297.69 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
21. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 71.29 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 14°51'09", AND A CHORD BEARING S.28°51'27"E., 71.09 FEET TO A 1/2" IRON ROD SET;
22. S.36°17'00"E. (AT 24.46 FEET PASS THE COMMON LINE OF SAID 145.26 ACRE TRACT AND SAID 52.290 ACRE TRACT) IN ALL A DISTANCE OF 103.05 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ACROSS SAID 52.290 ACRE TRACT THE FOLLOWING SEVEN COURSES;

- 1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 81.88 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 14°26'09", AND A CHORD BEARING S.29°03'55"E., 81.67 FEET TO A 1/2" IRON ROD SET;
2. S.68°09'09"W. A DISTANCE OF 70.64 FEET TO A 1/2" IRON ROD SET;
3. S.75°45'52"W. A DISTANCE OF 212.51 FEET TO A 1/2" IRON ROD SET;
4. S.85°54'06"W. A DISTANCE OF 136.09 FEET TO A 1/2" IRON ROD SET;
5. N.78°30'09"W. A DISTANCE OF 113.61 FEET TO A 1/2" IRON ROD SET;
6. N.86°05'33"W. A DISTANCE OF 121.15 FEET TO A 1/2" IRON ROD SET;
7. S.83°55'57"W. (AT 95.28 FEET PASS THE COMMON LINE OF SAID 52.290 ACRE TRACT AND SAID 145.26 ACRE TRACT) IN ALL A DISTANCE OF 119.84 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 145.26 ACRE TRACT THE FOLLOWING FIVE COURSES;

- 1. S.79°07'49"W. A DISTANCE OF 610.00 FEET TO A 1/2" IRON ROD SET;
2. S.70°20'39"W. A DISTANCE OF 209.73 FEET TO A 1/2" IRON ROD SET;
3. N.10°52'11"W. A DISTANCE OF 32.04 FEET TO A 1/2" IRON ROD SET;
4. N.26°58'21"W. A DISTANCE OF 30.53 FEET TO A 1/2" IRON ROD SET;
5. N.20°58'10"W. A DISTANCE OF 745.52 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF SAID 226 ACRE TRACT AND THE NORTH LINE OF SAID 145.26 ACRE TRACT;

THENCE N.68°43'36"E. ALONG THE SOUTH LINE OF SAID 226 ACRE TRACT AND THE NORTH LINE OF SAID 145.26 ACRE TRACT A DISTANCE OF 225.47 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 17.82 ACRES, MORE OR LESS.

PLAT NOTES:

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS AND IS SUBJECT TO AND GOVERNED BY THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY OF LEANDER DATED DECEMBER 5, 2014, AND AS AMENDED THERETO. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
2. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
3. 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.
4. PROPERTY OWNER 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 OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. 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.
7. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL No. 48491C0455E FOR WILLIAMSON COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.
8. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. 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.
9. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
10. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN INTERSECTING ARTERIAL STREET.
11. LOT 32, BLOCK L; LOT 34, BLOCK N; AND LOT 1, BLOCK O ARE FOR PARKLAND PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. THE HOMEOWNERS ASSOCIATION BYLAWS ARE ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT No. 2015012973.
13. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
14. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
16. COORDINATES ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83, GRID. GRID TO SURFACE CONVERSION FACTOR = 1.000094.
17. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN LANDSCAPE LOT 34, BLOCK N, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

LOT AREA TABLE (SQUARE FEET)

Table with 3 columns of lot numbers and their corresponding square foot areas. Includes lot numbers L19 through L37 and P1 through P18.

DEDICATION STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT PALMERA RIDGE DEVELOPMENT, INC., AS THE OWNER OF THAT CERTAIN 145.26 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2013115345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT 52.290 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2014001362 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 17.82 ACRES AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT OF WAY, 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 AS SHOWN HEREON TO BE KNOWN AS "PALMERA RIDGE SECTION 3."

Signature of Blake J. Magee

BLAKE J. MAGEE PALMERA RIDGE DEVELOPMENT, INC 1011 N. LAMAR BLVD. AUSTIN, TX 78703

STATE OF TEXAS COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF March, 2016 BY Blake J. Magee

Signature of Karen R. Ayers

KAREN R. AYERS Notary Public, State of Texas Comm. Expires 05-15-2018 Notary ID 129821098

MY COMMISSION EXPIRES: 5-5-2018 SEAL

STATE OF TEXAS COUNTY OF WILLIAMSON

THAT AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK, THE LIEN HOLDER THAT CERTAIN 145.26 ACRE TRACT OF LAND AND THAT CERTAIN 52.290 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014068431 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 45.89 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK

Signature of Chris C. Crowley

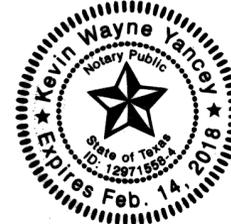
STATE OF TEXAS COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF April, 2016

Signature of Kevin Wayne Yancey

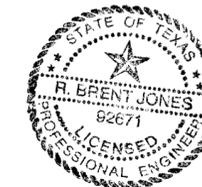
PRINTED NAME

MY COMMISSION EXPIRES:



I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE, THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

Signature of R. Brent Jones



STATE OF TEXAS COUNTY OF WILLIAMSON

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 COMPANY UNDER FILE No. GF-100287-SA EFFECTIVE DATE AUGUST 22, 2014. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

Signature of J. Kenneth Weigand

J. KENNETH WEIGAND REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741 STATE OF TEXAS



APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_ A.D. AT THE 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.

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

STATE OF TEXAS COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY 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 \_\_\_ A. D., \_\_\_ AT \_\_\_ O'CLOCK \_\_\_ M. AND WAS DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_, A. D., \_\_\_ AT \_\_\_ O'CLOCK \_\_\_ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No.

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

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

BY: DEPUTY

DATE: DECEMBER 2, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC. 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793 FAX: (512) 836-4817