AGENDA

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

Thursday ~ August 25, 2016 at 7:00 pm

Place 1 Chris Schwendenmann	**Place 5 Richard Allen – Vice Chair**
Place 2 Morgan Cotten	**Place 6 Angela Means**
Place 3 Jason Anderson	**Place 7 Marshall Hines**
Place 4 Sid Sokol - Chair	

1. Call to Order

2. Roll Call

3. Approval of Minutes:
   Regular Planning & Zoning Meeting: July 28, 2016

4. Director's report to P & Z Commissioners on actions taken by the City Council at the August 18, 2016 meeting.

5. Review meeting protocol

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

Consent Agenda

7. Subdivision Case 16-TOD-FP-011: Consider action on the Bryson, Phase 1, Section 1D Final Plat for 25.511 acres more or less; WCAD Parcel R485832; generally located to the north of the intersection of Bryson Ridge Trail and 183A Toll Road and the north of Bryson, Phase 1, Section 1B Final Plat; Leander, Williamson County, Texas. Applicant/Agent: Brett Burke (Bury, Inc) on behalf of Tommy Tucker (Crescent Leander, TX, LLC)

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

Public Hearing

8. Subdivision Case 16-CP-003: Hold a public hearing and consider action on the San Gabriel Whitt Ranch Concept Plan, for 76.89 acres more or less; WCAD Parcels R473841, R022625, R473840, R022924, and R022926 generally located 1 mile from the northwest corner of the intersection of CR 280 and N. Bagdad Rd, on the west side of N. Bagdad Rd. Leander, Williamson County Texas. Applicant: Garrett Keller on behalf of San Gabriel Whitt Ranch LLC, Davy Roberts.

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

9. Zoning Case 16-TOD-Z-018: Hold a public hearing and consider action on the rezoning of a lot generally located to the southwest of the intersection of Amanda's Way and CR 276; legally described as Lot 1B, Wiley Creek Estates, Phase 1 Replat; being 2.5016 acres more or less; WCAD Parcel R507158. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as SFS-2-A (Single-Family Suburban) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant/Agent: Ruben and Patricia Moreno.

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

Regular Agenda

10. Presentation by Don Gill on proposed storage facilities within the City of Leander.

a) Presentation
b) Discussion

11. Meeting Adjourned at

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 19th day of August, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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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 ~ July 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
   Meeting called to order at 7:08 pm

2. Roll Call
   All Commissioners were present except Commissioner Anderson.

3. Approval of Minutes:
   Regular Planning & Zoning Meeting: July 14, 2016
   Motion made by Commissioner Schwendenmann 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 July 21, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the July 21, 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.

Regular Agenda

7. Subdivision Case 15-PP-008: Consider action on the Lively Tract Preliminary Plat for 437.04 acres more or less; WCAD Parcels R524355, R022713, R021695, R090423, and R022553; generally located to the east of the Gabriel's Overlook Subdivision and south of W SH 29; Williamson County, Texas. Applicant/Agent: James Huffcut Jr. on behalf of Sentinel Land Company, LLC.

a) Staff Presentation

Martin Siwek, Planner, discussed the proposed preliminary plat and the heritage tree removal request.

b) Applicant Presentation

James Huffcut Jr. explained the Preliminary Plat and the tree survey.

c) Open Public Hearing

Chair Sokol opened the public hearing

Penny Merian expressed opposition to access to the Lively subdivision through the Gabriel's Overlook Subdivision

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to approve the preliminary plat and the removal of 10 heritage trees, Commissioner Allen seconded the motion. Motion passed 5 to 1 with Commissioner Cotten opposing.

Commissioner Cotten opposed the request because he did not support the proposed access to the subdivision.

Public Hearing

8) Zoning Case 16-TOD-Z-016: Hold a public hearing and consider action on the rezoning of several lots located at 216 N Gabriel; 0.75 acres more or less; WCAD Parcels R036061, R544793, and R544794. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) with the T4 Transect Zone. The applicant is proposing to change the transect zone to T5; Leander, Williamson County, Texas. Applicant: Michael & Jamie Nelson

a) Staff Presentation

Martin Siwek, Planner, discussed the proposed zoning request.

b) Applicant Presentation

Michael Nelson explained the purpose for their zoning request.

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 approve the zoning request to T5; Vice Chair Allen seconded the motion. Motion passed unanimously

9) Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Hold a public hearing and consider action on the rezoning and approval of the Bluffview Concept Plan and PUD zoning of several parcels of land located at 500 Bradley Ranch Road; 182.84 acres more or less; WCAD Parcels R419667, R419674, R310769, R489944, R031231, R339021, and R403529. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact); Leander, Williamson County, Texas. Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed the proposed zoning, concept plan and staff recommendation.

b) Applicant Presentation

Geoff Guerrero explained the purpose for their zoning request and concept plan.

c) Open Public Hearing

Chair Sokol opened the public hearing
Lawann Tull spoke against
Carolyn Ahrens spoke against
Peg Puhl spoke against
Susan Harkins spoke against
Pat Jones spoke against
Andrew Best spoke against
Bob Tesch spoke in support
Thomas Homorodi spoke against

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to approve the zoning request to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact) with the following conditions:

1. **The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway on the northside. The combination landscape fence wall is permitted adjacent to the linear park on the south side.**
2. **The road along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to the attached exhibit (Attachment 10) which exhibit shall be incorporated into the PUD**

document. The homes on the north side of the road adjacent to Garey Park shall be alley loaded.

3. **The parkland adjacent to Garey Park shall be a minimum of 25 feet deep in order to allow for the trail corridor and landscaping on both sides.**
4. **Residential lots adjacent to the Gabriel's Overlook Subdivision on the east side of the subdivision are limited to SFS-2-A.**

Commissioner Cotten seconded the motion. Motion passed 5 to 1 with Vice Chair Allen opposing. Vice Chair Allen opposed because of the neighborhood response to the request and drainage/flooding concerns.

10) Zoning Case 16-Z-014: Hold a public hearing and consider action on the rezoning of several parcels of land located at 8660 183A Toll; 27.285 acres more or less; WCAD Parcels R433144, R519276, and R031359. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial); Leander, Williamson County, Texas. Applicant: Anthony Shaleesh on behalf of First State Bank Central Texas; T. Gerry Gamble.

a) Staff Presentation

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

b) Applicant Presentation

Anthony Shaleesh was available for 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 approve the zoning request to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial) with the following condition:

1. **The property to the north of the LO-2-A district is required to be HC-5-C as shown in the attached exhibit (Attachment 9).**

Commissioner Means seconded the motion. Motion passed unanimously.

11) Meeting Adjourned **at 9:03 pm**

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Chairman Sokol

ATTEST:

_____
Ellen Pizalate, Secretary

EXECUTIVE SUMMARY

AUGUST 25, 2016

Agenda Subject: Subdivision Case 16-TOD-FP-011: Consider action on the Bryson, Phase 1, Section 1D Final Plat for 25.511 acres more or less; WCAD Parcel R485832; generally located to the north of the intersection of Bryson Ridge Trail and 183A Toll Road and the north of Bryson, Phase 1, Section 1B Final Plat; 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: Brett Burke (Bury, Inc) on behalf of Tommy Tucker (Crescent Leander, TX, LLC)

Financial Consideration: None

Recommendation: This final plat includes 58 single-family lots, 3 HOA landscape lots, 3 HOA parkland lots, and 1 drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

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

Attachments: 1. Final Plat

Prepared By: Robin M. Griffin, AICP
Senior Planner 08/15/2016

FINAL PLAT BRYSON, PHASE 1, SECTION 1D

BEING 25.511 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELDNOTE DESCRIPTION:

OF **25.511 ACRES** OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2014001820, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID **25.511 ACRES** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH "UDG 2433" CAP FOUND IN THE IN THE WESTERLY LINE OF SAID REMAINDER OF A 297.47 ACRE TRACT, BEING IN THE NORTHERLY LINE OF LOT 36, BLOCK A, OF BRYSON PHASE 1, SECTION 1A, A SUBDIVISION OR RECORD IN DOCUMENT NO. 201503653 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 29.60 ACRE TRACT OF LAND CONVEYED TO JEAN BAPRISTE, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2010069763 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH "UDG 2433" CAP FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 183A TOLL ROAD (R.O.W. VARIES) AND THE NORTHERLY RIGH-OF-WAY LINE OF BRYSON RIDGE TRAIL (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF SAID 29.60 ACRE TRACT BEARS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S69°32'59"W, A DISTANCE OF 65.15 FEET TO A 1/2 INCH IRON ROD FOUND;

2) S69°29'51"W, A DISTANCE OF 432.38 FEET;

THENCE, LEAVING THE NORTHERLY LINE OF SAID LOT 36, ALONG THE COMMON LINE OF SAID 29.60 ACRE TRACT AND SAID REMAINDER OF A 297.47 ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N13°48'42"W, A DISTANCE OF 715.37 FEET TO A 1/2 INCH IRON ROD WITH "UDG 2433" CAP FOUND;

2) N84°53'47"E, A DISTANCE OF 303.75 FEET TO A 1/2 INCH IRON ROD WITH "UDG 2433" CAP FOUND;

3) N04°45'57"W, A DISTANCE OF 19.71 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, LEAVING THE EASTERLY LINE OF SAID 29.60 ACRE TRACT, OVER AND ACROSS SAID REMAINDER OF A 297.47 ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 24°50'12", AN ARC LENGTH OF 143.05 FEET, AND A CHORD WHICH BEARS, N72°47'40"E, A DISTANCE OF 141.93 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;

2) N60°22'34"E, A DISTANCE OF 18.69 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEROEF;

3) N29°37'26"W, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEROEF;

4) S60°22'34"W, A DISTANCE OF 18.69 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

5) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24°49'56", AN ARC LENGTH OF 117.02 FEET, AND A CHORD WHICH BEARS, S72°47'32"W, A DISTANCE OF 116.10 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET THE END OF SAID CURVE, BEING IN THE COMMON LINE OF SAID 29.60 ACRE TRACT AND SAID REMAINDER OF A 297.47 ACRE TRACT;

THENCE, N04°45'57"W, ALONG THE COMMON LINE OF SAID 29.60 ACRE TRACT AND SAID REMAINDER OF A 297.47 ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 203.54 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING EASTERLY LINE OF SAID 29.60 ACRE TRACT, OVER AND ACROSS SAID REMAINDER OF A 297.47 ACRE TRACT, FOR THE NORTHERLY LINE, THE EASTERLY LINE, AND A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING FORTY-NINE (49) COURSES AND DISTANCES:

1) N78°53'44"E, A DISTANCE OF 179.49 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

2) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 1°17'25", AN ARC LENGTH OF 12.95 FEET, AND A CHORD WHICH BEARS, S11°44'58"E, A DISTANCE OF 12.95 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;

3) N77°36'20"E, A DISTANCE OF 128.51 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

4) S11°14'45"E, A DISTANCE OF 47.88 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

5) N71°29'55"E, A DISTANCE OF 64.77 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

6) N40°39'32"E, A DISTANCE OF 66.56 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

7) N41°02'21"E, A DISTANCE OF 85.71 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

8) N44°18'43"E, A DISTANCE OF 69.28 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

9) N47°39'38"E, A DISTANCE OF 67.75 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

10) N51°00'27"E, A DISTANCE OF 67.75 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

11) N54°21'19"E, A DISTANCE OF 67.80 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

12) N56°59'37"E, A DISTANCE OF 62.81 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

13) N57°13'22"E, A DISTANCE OF 135.08 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

14) N32°46'38"W, A DISTANCE OF 3.52 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

15) N54°19'27"E, A DISTANCE OF 71.78 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

16) N46°31'55"E, A DISTANCE OF 83.86 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

17) N60°13'16"E, A DISTANCE OF 98.99 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

18) N75°04'34"E, A DISTANCE OF 88.55 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

19) N76°43'26"E, A DISTANCE OF 79.63 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

20) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 6°57'36", AN ARC LENGTH OF 69.85 FEET, AND A CHORD WHICH BEARS, N16°45'22"W, A DISTANCE OF 69.81 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;

21) N20°14'10"W, A DISTANCE OF 55.48 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

22) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, N65°14'10"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

23) N20°14'10"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

24) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, N24°45'50"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;

25) N20°14'10"W, A DISTANCE OF 10.35 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

26) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 1°39'33", AN ARC LENGTH OF 7.96 FEET, AND A CHORD WHICH BEARS, N21°03'56"W, A DISTANCE OF 7.96 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

27) N68°06'17"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;

28) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 1°39'33", AN ARC LENGTH OF 9.41 FEET, AND A CHORD WHICH BEARS, S21°03'56"E, A DISTANCE OF 9.41 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;

29) S20°14'10"E, A DISTANCE OF 10.35 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

30) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, S65°14'10"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

31) N69°45'50"E, A DISTANCE OF 120.99 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

32) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 414.00 FEET, A CENTRAL ANGLE OF 5°52'25", AN ARC LENGTH OF 42.44 FEET, AND A CHORD WHICH BEARS, N66°49'38"E, A DISTANCE OF 42.42 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

33) N63°53'25"E, A DISTANCE OF 69.81 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

34) S26°06'35"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

35) S63°53'25"W, A DISTANCE OF 30.49 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

36) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°45'36", AN ARC LENGTH OF 22.98 FEET, AND A CHORD WHICH BEARS, S20°00'37"W, A DISTANCE OF 20.79 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

37) S23°52'11"E, A DISTANCE OF 56.11 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

38) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 16°36'28", AN ARC LENGTH OF 128.99 FEET, AND A CHORD WHICH BEARS, S15°33'57"E, A DISTANCE OF 128.54 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;

39) ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 6°53'21", AN ARC LENGTH OF 58.32 FEET, AND A CHORD WHICH BEARS, S10°42'24"E, A DISTANCE OF 58.28 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;

40) N69°27'01"E, A DISTANCE OF 251.10 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

41) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 95°03'46", AN ARC LENGTH OF 99.55 FEET, AND A CHORD WHICH BEARS, S67°34'50"E, A DISTANCE OF 88.52 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;

42) S26°01'22"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

43) S19°36'10"W, A DISTANCE OF 102.04 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

44) S23°59'41"W, A DISTANCE OF 29.22 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE SOUTHEASTERLY CORNER HEREOF;

45) S63°41'12"W, A DISTANCE OF 83.80 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

46) S66°38'51"W, A DISTANCE OF 46.77 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

47) N81°47'23"W, A DISTANCE OF 32.86 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

48) N73°18'27"W, A DISTANCE OF 29.55 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

49) S73°08'48"W, A DISTANCE OF 76.30 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (50' R.O.W.) FOR AN ANGLE POINT HEREOF;

THENCE, N16°51'12"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 78.39 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE NORTHEASTERLY CORNER OF THE NORTHERLY TERMINUS OF PLEASANT HILL ROAD;

THENCE, S73°12'24"W, ALONG THE NORTHERLY TERMINUS OF PLEASANT HILL ROAD, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE NORTHWESTERLY CORNER OF THE NORTHERLY TERMINUS OF PLEASANT HILL ROAD;

THENCE, S16°51'12"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD, FOR A PORTION OF THE SOUTHERLY LINE HEREOF A DISTANCE OF 95.55 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE NORTHEASTERLY CORNER OF LOT 48, BLOCK A, BRYSON PHASE 1, SECTION 1B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015101510 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD, IN PART, ALONG THE NORTHERLY LINE OF SAID LOT 48 AND IN PART, ALONG THE NORTHERLY LINE OF SAID LOT 36, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1) S76°04'47"W, A DISTANCE OF 230.17 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

2) S48°01'28"W, A DISTANCE OF 229.07 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

3) S67°27'13"W, A DISTANCE OF 278.40 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

4) S33°28'22"W, A DISTANCE OF 485.60 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

5) S53°19'27"W, A DISTANCE OF 77.91 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

6) S46°35'16"W, A DISTANCE OF 161.47 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

7) S45°52'47"W, A DISTANCE OF 220.11 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

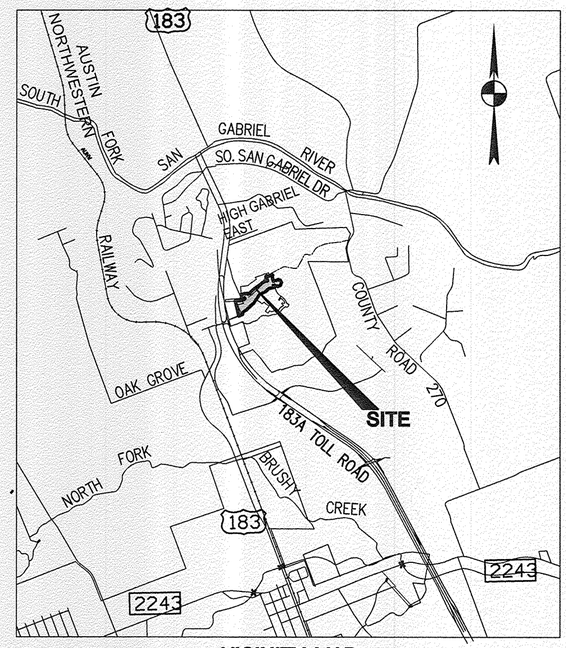
8) S58°57'12"W, A DISTANCE OF 124.63 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

9) S49°47'36"W, A DISTANCE OF 80.61 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

10) S19°30'35"W, A DISTANCE OF 25.88 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

11) S09°41'56"W, A DISTANCE OF 70.78 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;

12) S64°24'02"W, A DISTANCE OF 185.75 FEET TO THE **POINT OF BEGINNING,** CONTAINING AN AREA OF **25.511 ACRES** OR (1,111,258 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT LAYOUT
3	FINAL PLAT LAYOUT
4	LINE & CURVE TABLE
5	PARCEL TABLES
6	CERTIFICATIONS, NOTES AND SIGNATURES

GENERAL INFORMATION:

OWNER	CRESCENT LEANDER, TX, LLC
TOTAL ACREAGE	25.511 ACRES
SURVEY	WILLIAM MANSIL SURVEY(A-437)
DATE	APRIL 29, 2016
# OF SINGLE FAMILY LOTS	58
# OF HOA PARKLAND LOTS	3
# OF HOA LANDSCAPE LOTS	3
# OF HOA DRAINAGE LOTS	1
TOTAL # OF LOTS	65
TOTAL # OF BLOCKS	5

OWNER/DEVELOPER
CRESCENT LEANDER, TX, LLC
400 LAS COLINAS BOULEVARD, SUITE 1075
IRVIN, TEXAS 75039-5579
(469) 513-5601

ENGINEER
Stantec Consulting Services, Inc.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

SURVEYOR
Stantec Consulting Services, Inc.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

FINAL PLAT BRYSON PHASE 1, SECTION 1D

DATE: APRIL 29, 2016

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230

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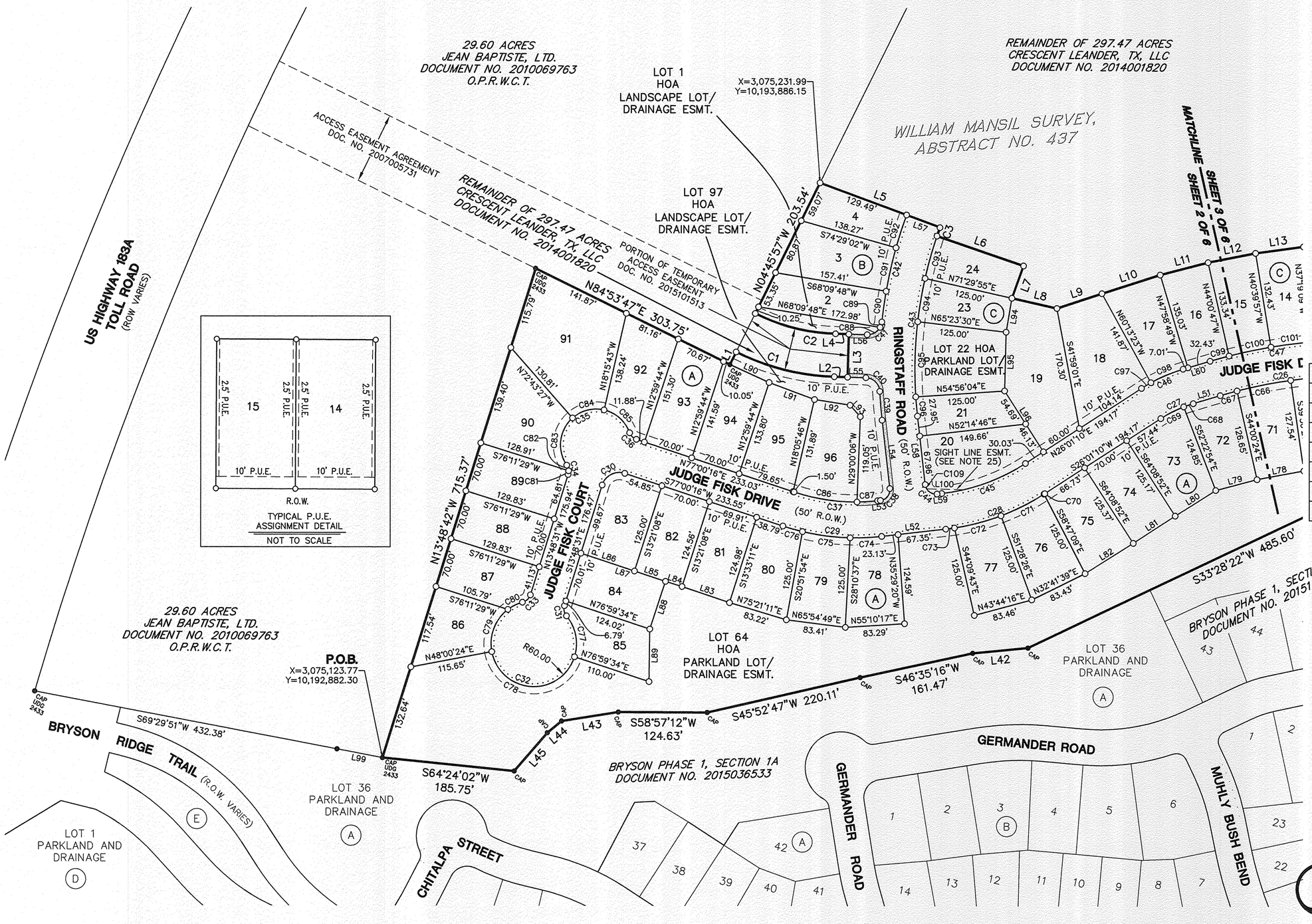
Field Note: FN NO 16-273(MJR)
Drawn by: TG/MJR Approved by: JTB Project No.: 222010086 File: V:\2220\active\222010086\Survey\222010086PL1.dwg

FINAL PLAT BRYSON, PHASE 1, SECTION 1D

BEING 25.511 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



0 50 100 150 200
1"=100'

LEGEND

○	1/2" IRON ROD WITH "STANTEC" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
●CAP	1/2" IRON ROD WITH "BURY" CAP FOUND (UNLESS OTHERWISE NOTED)
(A)	BLOCK
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
W.L.E.	WATER LINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE & STORM SEWER EASEMENT
W.W.E.	WASTEWATER EASEMENT
E.E.	ELECTRIC EASEMENT
ESMT.	EASEMENT
HOA	HOMEOWNERS ASSOCIATION
·····	4' SIDEWALK
═══	5' SIDEWALK

BRYSON PHASE 1 – SECTION 1D STREET SUMMARY

STREET NAME	ROW WIDTH	LENGTH	SQ. FT.
JUDGE FISK DRIVE	50'	1,978'	113,516
RINGSTAFF ROAD	50'	415'	19,577
SMILSER LANE	50'	160'	6,846
CRAVEN HILL LANE	50'	316'	15,634
UPCHURCH STREET	50'	371'	18,278
PLEASANT HILL ROAD	VARIES	453'	31,067
TOTAL		3,693'	204,918

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

SCALE FACTOR NOTE:

COORDINATE VALUES SHOWN HEREON ARE GRID VALUES.

DISTANCES SHOWN HEREON ARE SURFACE VALUES.

PROJECT SPECIFIC SURFACE VALUES WHERE OBTAINED BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000136, WITH AN ORIGIN POINT OF N 10190946.90, E 3075429.41.

FINAL PLAT BRYSON PHASE 1, SECTION 1D

DATE: APRIL 29, 2016

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230

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FINAL PLAT BRYSON, PHASE 1, SECTION 1D

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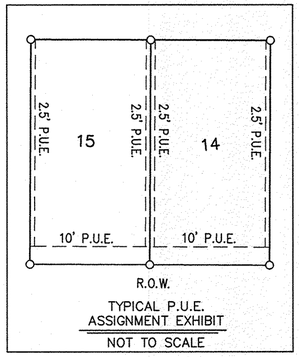
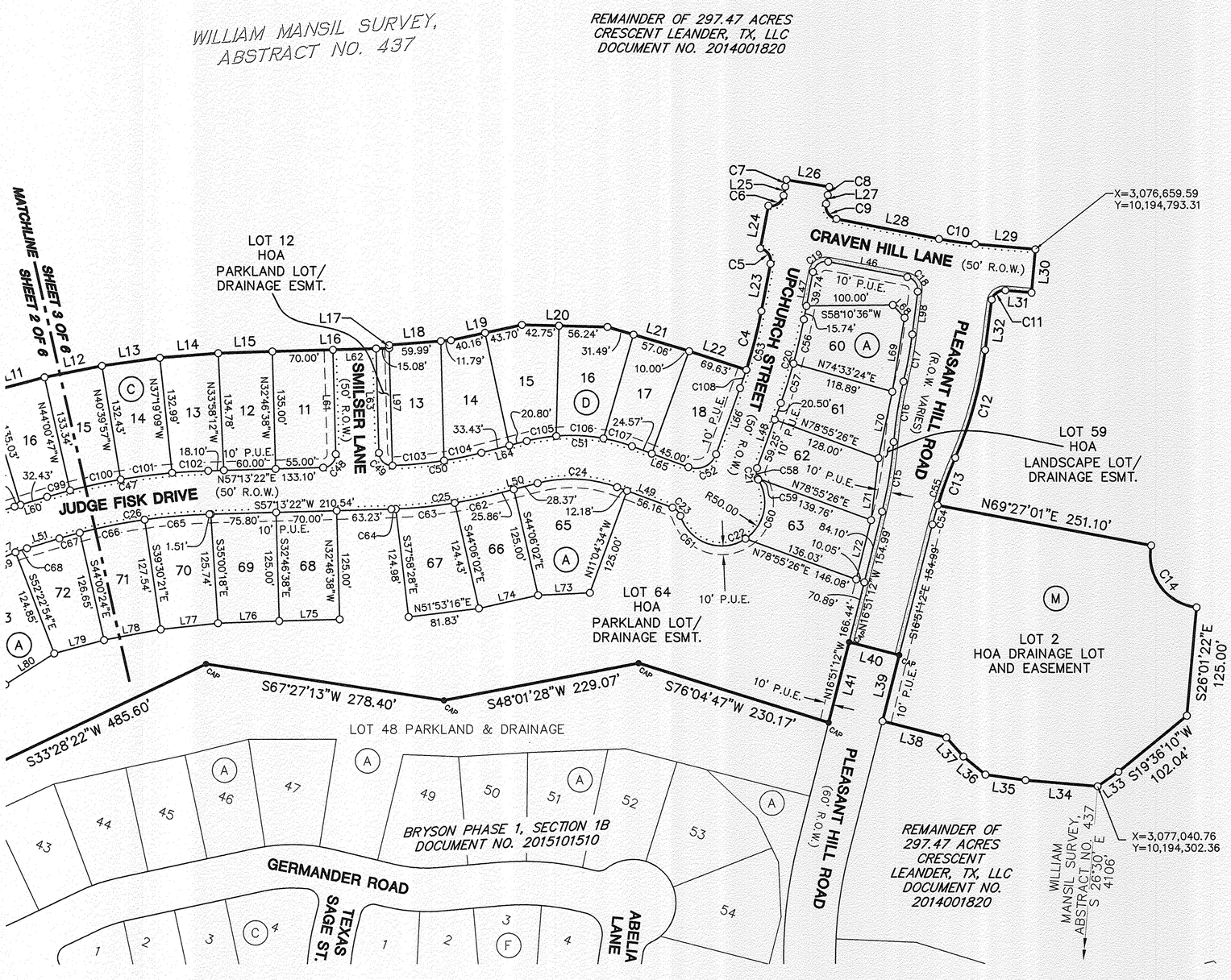
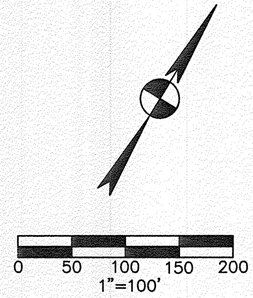


TYPICAL P.U.E.
ASSIGNMENT EXHIBIT
NOT TO SCALE





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FINAL PLAT BRYSON PHASE 1, SECTION 1D

DATE: APRIL 29, 2016

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FINAL PLAT BRYSON, PHASE 1, SECTION 1D

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CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	143.05'	330.00'	24°50'13"	N72°47'40"E	141.93'
C2	117.02'	270.00'	24°49'55"	S72°47'32"W	116.10'
C3	12.95'	575.00'	1°17'25"	S11°44'58"E	12.95'
C4	69.85'	575.00'	6°57'36"	N16°45'22"W	69.81'
C5	23.56'	15.00'	90°00'00"	N65°14'10"W	21.21'
C6	23.56'	15.00'	90°00'00"	N24°45'50"E	21.21'
C7	7.96'	275.00'	1°39'33"	N21°03'56"W	7.96'
C8	9.41'	325.00'	1°39'33"	S21°03'56"E	9.41'
C9	23.56'	15.00'	90°00'00"	S65°14'10"E	21.21'
C10	42.44'	414.00'	5°52'25"	N66°49'38"E	42.42'
C11	22.98'	15.00'	87°45'36"	S20°00'37"W	20.79'
C12	128.99'	445.00'	16°36'28"	S15°33'57"E	128.54'
C13	58.32'	485.00'	6°53'21"	S10°42'24"E	58.28'
C14	99.55'	60.00'	95°03'46"	S67°34'50"E	88.52'
C15	81.19'	485.00'	9°35'28"	N21°38'56"W	81.09'
C16	70.54'	445.00'	9°04'55"	N21°54'13"W	70.46'
C17	55.08'	485.00'	6°30'26"	N20°36'58"W	55.05'
C18	22.61'	15.00'	86°21'58"	N67°03'10"W	20.53'
C19	23.56'	15.00'	90°00'00"	S24°45'50"W	21.21'
C20	99.92'	625.00'	9°09'36"	S15°39'22"E	99.81'
C21	13.62'	15.00'	52°01'12"	S37°05'10"E	13.16'
C22	169.33'	50.00'	194°02'25"	S33°55'26"W	99.25'
C23	13.62'	15.00'	52°01'12"	N75°03'58"W	13.16'
C24	93.52'	155.00'	34°34'09"	S61°38'22"W	92.11'
C25	117.91'	525.00'	12°52'05"	S50°47'20"W	117.66'
C26	176.46'	675.00'	14°58'42"	S49°44'01"W	175.96'
C27	49.55'	175.00'	16°13'26"	S34°07'54"W	49.39'
C28	148.77'	325.00'	26°13'36"	S39°07'58"W	147.47'
C29	140.44'	325.00'	24°45'30"	S64°37'31"W	139.35'
C30	39.62'	25.00'	90°48'47"	S31°35'52"W	35.61'
C31	15.12'	15.00'	57°46'09"	S42°41'35"E	14.49'
C32	309.49'	60.00'	295°32'17"	S76°11'29"W	64.00'
C33	15.12'	15.00'	57°46'09"	N15°04'33"E	14.49'
C34	13.62'	15.00'	52°01'12"	N39°49'07"W	13.16'
C35	170.04'	50.00'	194°51'12"	N31°35'52"E	99.16'
C36	13.62'	15.00'	52°01'12"	S76°59'08"E	13.16'
C37	118.83'	275.00'	24°45'30"	N64°37'31"E	117.91'
C38	23.56'	15.00'	90°00'00"	N07°14'46"E	21.21'
C39	40.19'	625.00'	3°41'02"	N35°54'43"W	40.18'
C40	29.86'	20.00'	85°33'14"	N76°50'49"W	27.17'
C41	29.86'	20.00'	85°33'14"	N17°35'57"E	27.17'
C42	153.52'	625.00'	14°04'25"	N18°08'28"W	153.13'
C43	267.45'	575.00'	26°38'58"	S24°25'45"E	265.04'
C44	23.56'	15.00'	90°00'00"	S82°45'14"E	21.21'
C45	125.88'	275.00'	26°13'36"	N39°07'58"E	124.78'
C46	63.72'	225.00'	16°13'30"	N34°07'55"E	63.50'
C47	189.53'	725.00'	14°58'42"	N49°44'01"E	188.99'
C48	23.56'	15.00'	90°00'00"	N12°13'22"E	21.21'
C49	23.65'	15.00'	90°19'07"	S77°56'11"E	21.27'
C50	104.04'	475.00'	12°32'58"	N50°37'47"E	103.83'
C51	123.69'	205.00'	34°34'09"	N61°38'22"E	121.82'
C52	39.27'	25.00'	90°00'00"	N33°55'26"E	35.36'
C53	91.93'	575.00'	9°09'36"	N15°39'22"W	91.83'
C54	22.87'	485.00'	2°42'07"	S15°30'08"E	22.87'
C55	81.19'	485.00'	9°35'28"	S12°03'27"E	81.09'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C56	52.28'	625.00'	4°47'34"	S17°50'23"E	52.27'
C57	47.64'	625.00'	4°22'02"	S13°15'35"E	47.63'
C58	11.99'	15.00'	45°48'18"	S33°58'43"E	11.67'
C59	1.63'	15.00'	6°12'54"	S59°59'19"E	1.63'
C60	76.97'	50.00'	88°12'19"	S18°59'37"E	69.59'
C61	92.36'	50.00'	105°50'06"	S78°01'35"W	79.78'
C62	44.16'	525.00'	4°49'11"	S46°45'53"W	44.15'
C63	68.61'	525.00'	7°29'14"	S52°55'05"W	68.56'
C64	5.14'	525.00'	0°33'40"	S56°56'32"W	5.14'
C65	75.26'	675.00'	6°23'17"	S54°01'44"W	75.22'
C66	76.78'	675.00'	6°31'03"	S47°34'34"W	76.74'
C67	24.42'	675.00'	2°04'23"	S43°16'52"W	24.42'
C68	14.13'	175.00'	4°37'38"	S39°55'51"W	14.13'
C69	35.42'	175.00'	11°35'52"	S31°49'06"W	35.36'
C70	1.13'	325.00'	0°11'59"	S26°07'10"W	1.13'
C71	67.63'	325.00'	11°55'21"	S32°10'50"W	67.51'
C72	67.65'	325.00'	11°55'35"	S44°06'18"W	67.53'
C73	12.35'	325.00'	2°10'41"	S51°09'26"W	12.35'
C74	44.31'	325.00'	7°48'42"	S56°09'07"W	44.28'
C75	67.59'	325.00'	11°55'00"	S66°00'58"W	67.47'
C76	28.53'	325.00'	5°01'47"	S74°29'22"W	28.52'
C77	60.76'	60.00'	58°01'15"	S42°34'02"E	58.20'
C78	158.72'	60.00'	151°33'49"	S62°13'30"W	116.32'
C79	66.36'	60.00'	63°22'25"	N10°18'23"W	63.03'
C80	23.65'	60.00'	22°34'48"	N32°40'13"E	23.49'
C81	5.30'	15.00'	20°14'07"	N23°55'35"W	5.27'
C82	8.32'	15.00'	31°47'05"	N49°56'11"W	8.21'
C83	72.52'	50.00'	83°06'17"	N24°16'35"W	66.33'
C84	47.53'	50.00'	54°27'44"	N44°30'25"E	45.76'
C85	49.99'	50.00'	57°17'11"	S79°37'07"E	47.94'
C86	89.78'	275.00'	18°42'21"	N67°39'05"E	89.38'
C87	29.05'	275.00'	6°03'09"	N55°16'21"E	29.04'
C88	21.88'	20.00'	62°40'55"	N29°02'06"E	20.81'
C89	7.98'	20.00'	22°52'19"	N13°44'31"W	7.93'
C90	43.17'	625.00'	3°57'27"	N23°11'57"W	43.16'
C91	62.23'	625.00'	5°42'16"	N18°22'06"W	62.20'
C92	48.12'	625.00'	4°24'42"	N13°18'37"W	48.11'
C93	61.29'	575.00'	6°06'25"	S15°26'53"E	61.26'
C94	61.29'	575.00'	6°06'25"	S21°33'17"E	61.26'
C95	104.95'	575.00'	10°27'26"	S29°50'13"E	104.80'
C96	26.98'	575.00'	2°41'18"	S36°24'35"E	26.98'
C97	14.75'	225.00'	3°45'24"	N27°53'53"E	14.75'
C98	48.96'	225.00'	12°28'06"	N36°00'37"E	48.87'
C99	27.58'	725.00'	2°10'47"	N43°20'04"E	27.58'
C100	60.02'	725.00'	4°44'35"	N46°47'44"E	60.00'
C101	60.02'	725.00'	4°44'35"	N51°32'20"E	60.00'
C102	41.92'	725.00'	3°18'45"	N55°34'00"E	41.91'
C103	60.10'	475.00'	7°14'57"	N53°16'47"E	60.06'
C104	43.94'	475.00'	5°18'01"	N47°00'18"E	43.93'
C105	34.52'	205.00'	9°38'48"	N49°10'41"E	34.47'
C106	55.00'	205.00'	15°22'15"	N61°41'13"E	54.83'
C107	34.17'	205.00'	9°33'06"	N74°08'53"E	34.14'
C108	22.08'	575.00'	2°12'00"	N12°10'34"W	22.08'
C109	6.44'	15.00'	24°36'25"	S50°03'26"E	6.39'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N4°45'57"W	19.71'
L2	N60°22'34"E	18.69'
L3	N29°37'26"W	60.00'
L4	S60°22'34"W	18.69'
L5	N78°53'44"E	179.49'
L6	N77°36'20"E	128.51'
L7	S11°14'45"E	47.88'
L8	N71°29'55"E	64.77'
L9	N40°39'32"E	66.56'
L10	N41°02'21"E	85.71'
L11	N44°18'43"E	69.28'
L12	N47°39'38"E	67.75'
L13	N51°00'27"E	67.75'
L14	N54°21'19"E	67.80'
L15	N56°59'37"E	62.81'
L16	N57°13'22"E	135.08'
L17	N32°46'38"W	3.52'
L18	N54°19'27"E	71.78'
L19	N46°31'55"E	83.86'
L20	N60°13'16"E	98.99'
L21	N75°04'34"E	88.55'
L22	N76°43'26"E	79.63'
L23	N20°14'10"W	55.48'
L24	N20°14'10"W	50.00'
L25	N20°14'10"W	10.35'
L26	N68°06'17"E	50.00'
L27	S20°14'10"E	10.35'
L28	N69°45'50"E	120.99'
L29	N63°53'25"E	69.81'
L30	S26°06'35"E	50.00'
L31	S63°53'25"W	30.49'
L32	S23°52'11"E	56.11'
L33	S23°59'41"W	29.22'
L34	S63°41'12"W	83.80'
L35	S66°38'51"W	46.77'
L36	N81°47'23"W	32.86'
L37	N73°18'27"W	29.55'
L38	S73°08'48"W	76.30'
L39	N16°51'12"W	78.39'
L40	S73°12'24"W	60.00'
L41	S16°51'12"E	95.55'
L42	S53°19'27"W	77.91'
L43	S49°47'36"W	80.61'
L44	S19°30'35"W	25.88'
L45	S9°41'56"W	70.78'
L46	S69°45'50"W	93.29'
L47	S20°14'10"E	55.48'
L48	S11°04'34"E	79.75'
L49	S78°55'26"W	68.34'
L50	S44°21'17"W	54.23'

LINE TABLE		
NO.	BEARING	DISTANCE
L51	S42°14'40"W	39.44'
L52	S52°14'46"W	90.48'
L53	N52°14'46"E	3.90'
L54	N37°45'14"W	95.91'
L55	S60°22'34"W	25.84'
L56	N60°22'34"E	25.84'
L57	N78°53'44"E	50.00'
L58	S37°45'14"E	95.91'
L59	N52°14'46"E	6.59'
L60	N42°14'40"E	39.44'
L61	N32°46'38"W	120.00'
L62	N57°13'22"E	50.00'
L63	S32°46'38"E	119.99'
L64	N44°21'17"E	54.23'
L65	N78°55'26"E	69.57'
L66	N11°04'34"W	80.99'
L68	N73°45'57"W	20.05'
L69	N21°42'14"W	86.09'
L70	N19°23'15"W	77.97'
L71	N24°11'17"W	71.87'
L72	N16°51'12"W	70.36'
L73	N56°07'41"E	60.05'
L74	N46°20'33"E	70.00'
L75	N57°13'22"E	70.00'
L76	N56°42'13"E	70.92'
L77	N52°44'40"E	66.75'
L78	N48°14'37"E	66.75'
L79	N43°58'57"E	59.65'
L80	N26°37'13"E	67.16'
L81	N25°51'08"E	70.00'
L82	N26°39'26"E	79.55'
L83	N77°20'09"E	70.36'
L84	N75°59'44"E	24.21'
L85	N76°59'34"E	45.79'
L86	N76°59'34"E	79.21'
L87	N76°59'34"E	125.00'
L88	N13°00'26"W	70.00'
L89	N30°25'30"W	73.36'
L90	S83°05'55"W	60.39'
L91	S79°03'32"W	67.97'
L92	S67°41'48"W	50.62'
L93	N73°22'36"W	21.44'
L94	S21°33'17"E	47.94'
L95	S29°50'13"E	82.02'
L96	S63°58'50"E	100.82'
L97	S32°46'38"E	138.51'
L98	N23°52'11"W	49.68'
L99	S69°32'59"W	65.15'
L100	N59°55'07"E	52.09'

FINAL PLAT BRYSON
PHASE 1, SECTION 1D

DATE: APRIL 29, 2016

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Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
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FINAL PLAT BRYSON, PHASE 1, SECTION 1D

BEING 25.511 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

By signing this plat, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in the instrument entitled Second Lien Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated January 8, 2014, filed of record in the Official Public Records of Williamson County, Texas at Document No. 2014001822.

Lienholder Name:

WILMINGTON TRUST, NATIONAL ASSOCIATION,
a national banking association, as Collateral Trustee for the Parity Lien Secured Parties

By: Lynn M. Steiner
Name: Lynn M. Steiner
Title: Vice President

STATE OF Minnesota)
COUNTY OF Hennepin)

BEFORE ME, *the undersigned authority, a Notary Public in and for said County and State, on this the 27th day of July, 2016 personally appeared Lynn M. Steiner, did say that (s)he is Vice President of WILMINGTON TRUST, NATIONAL ASSOCIATION, a national banking association,, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.*

GIVEN UNDER MY HAND AND SEAL OF OFFICE *on this the 27th day of July, 2016.*

Notary Public, State of Minnesota
My commission expires: Jan. 31, 2020

JANE Y SCHWEIGER
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2020

By signing this plat, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in the instrument entitled First Lien Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated January 8, 2014, filed of record in the Official Public Records of Williamson County, Texas at Document No. 2014001821.

Lienholder Name:

JEFFERIES FINANCE LLC,
a Delaware limited liability company

By: Wilmington Trust, National Association, a national banking association, as Sub-Agent for Jefferies Finance LLC

By: J. Anderson
Name: Jennifer Anderson
Title: Assistant Vice President

STATE OF Delaware)
COUNTY OF New Castle)

BEFORE ME, *the undersigned authority, a Notary Public in and for said County and State, on this the 27th day of July, 2016 personally appeared Jennifer Anderson, did say that (s)he is Assistant Vice President of WILMINGTON TRUST, NATIONAL ASSOCIATION, a national banking association, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.*

GIVEN UNDER MY HAND AND SEAL OF OFFICE *on this the 27th day of July, 2016.*

Notary Public, State of Delaware
My commission expires: 2/22/17

TANNETTE L.M. NASTASI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 02-22-2017

BLOCK A	
LOT AREA	
LOT #	AREA
59 LANDSCAPE/ DRAINAGE	9019 SF
60	9665 SF
61	8949 SF
62	9516 SF
63	8941 SF
64 PARKLAND/ DRAINAGE	229707 SF
65	12496 SF
66	8692 SF
67	9295 SF
68	8750 SF
69	9194 SF
70	9132 SF
71	9167 SF
72	8660 SF
73	10034 SF
74	8769 SF
75	9211 SF
76	9327 SF
77	9334 SF
78	9310 SF
79	9332 SF
80	9345 SF
81	8750 SF
82	8744 SF
83	9825 SF
84	8716 SF
85	8031 SF
86	8937 SF
87	8793 SF
88	9088 SF
89	9087 SF
90	11753 SF
91	20778 SF
92	10532 SF
93	10251 SF
94	9629 SF
95	9776 SF
96	10432 SF
97 LANDSCAPE/ DRAINAGE	11303 SF

BLOCK B	
LOT AREA	
LOT #	AREA
1 LANDSCAPE/ DRAINAGE	3010 SF
2	8444 SF
3	10347 SF
4	7110 SF

BLOCK C	
LOT AREA	
LOT #	AREA
11	9402 SF
12	8282 SF
13	8530 SF
14	8448 SF
15	8459 SF
16	8656 SF
17	9655 SF
18	14012 SF
19	15415 SF
20	11573 SF
21	7114 SF
22 PARKLAND/ DRAINAGE	11795 SF
23	6849 SF
24	6933 SF

BLOCK D	
LOT AREA	
LOT #	AREA
12 PARKLAND/ DRAINAGE	1988 SF
13	8304 SF
14	8661 SF
15	9237 SF
16	8970 SF
17	7798 SF
18	8734 SF

BLOCK M	
LOT AREA	
LOT #	AREA
2 DRAINAGE	85531 SF

FINAL PLAT BRYSON
PHASE 1, SECTION 1D
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FINAL PLAT BRYSON, PHASE 1, SECTION 1D

BEING 25.511 ACRES OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND CONVEYED TO CRESCENT LEANDER, TX, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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

THAT CRESCENT LEANDER, TX, LLC, OWNER OF THAT CERTAIN 297.47 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2014001820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE THE **25.511 ACRES** AS SHOWN HEREON AND DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. THIS SUBDIVISION IS TO BE KNOWN AS **"FINAL PLAT BRYSON, PHASE 1, SECTION 1D"**. THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS, NOT CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

CRESCENT LEANDER, TX, LLC,

BY: _____

NAME: _____

TITLE: _____ DATE

STATE OF TEXAS §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OF CRESCENT LEANDER, TX, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON:

ENGINEER'S CERTIFICATION:

I, JOHN A. PICKENS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0455E, EFFECTIVE DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS, AND COMPLY WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE.

8-4-16

JOHN A. PICKENS, P.E.
TEXAS REGISTRATION NO. 110631
STANTEC CONSULTING SERVICES INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS · JOHN A. PICKENS · 110631 · LICENSED · PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

THAT I, MATTHEW J. RAABE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD AS LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 1002-40313-RTT EFFECTIVE DATE 12/13/2013 ISSUED 12/30/2013 AND ALSO AS PER AN UPDATE CERTIFICATE ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN, INC FILE NO. CS20150055(U) DATED THROUGH MAY 05, 2016, THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

8-4-16

MATTHEW J. RAABE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 6402
STANTEC CONSULTING SERVICES INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS · REGISTERED · MATTHEW RAABE · 6402 · PROFESSIONAL · LAND SURVEYOR

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
2. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE FOLLOWING LOTS: ALL LANDSCAPE/ DRAINAGE LOTS (LOT 59 – BLOCK A), (LOT 97 – BLOCK A), & (LOT 1 – BLOCK B); ALL PARKLAND/ DRAINAGE LOTS (LOT 64 – BLOCK A), (LOT 12 – BLOCK D) & (LOT 22 – BLOCK C) & ALL DRAINAGE LOTS (LOT 2 – BLOCK M).
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
8. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
9. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET OR NO CLOSER THAN 60% OF THE LOT FRONTAGE.
10. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF JUDGE FISK DRIVE, RINGSTAFF ROAD, SMILSER LANE, CRAVEN HILL LANE, UPCHURH STREET, AND PLEASANT HILL ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DRAINAGE LOTS, LANDSCAPE LOTS OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED. SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
12. THE BRYSON PROPERTY DRAINS TO THE SOUTH FORK OF THE SAN GABRIEL RIVER..
13. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
14. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
15. A SECONDARY ACCESS MUST BE PROVIDED FOR PROJECTS THAT EXCEED 30 SINGLE FAMILY UNITS.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015027331.
17. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
19. A DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER WAS APPROVED ON DECEMBER 19, 2013.
20. 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.
21. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
22. 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.
23. THE HOA OR PROPERTY OWNERS WILL MAINTAIN THE FENCES ALONG THE ROWS AND EASEMENTS.
24. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS (LOT 1 – BLOCK B), (LOT 97 – BLOCK A), & (LOT 59 – BLOCK A) 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 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 LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
25. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY OF LEANDER AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

CITY OF LEANDER CERTIFICATION:

APPROVED THIS THE _____ DAY OF _____, 2016 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.

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

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

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE WAS FILED FOR RECORD IN MY OFFICE ON THE DAY____OF _____, 2016 A.D., AT _____ O'CLOCK, __.M., AND DULY RECORDED THIS THE DAY____OF _____, 2016 A.D., AT _____ O'CLOCK __ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER_____.

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

_____
NANCY RISTER, CLERK, COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

FINAL PLAT BRYSON
PHASE 1, SECTION 1D
DATE: APRIL 29, 2016

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Austin, Texas 78701
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EXECUTIVE SUMMARY

AUGUST 25, 2016

Agenda Subject: Subdivision Case 16-CP-003: Hold a public hearing and consider action on the San Gabriel Whitt Ranch Concept Plan, for 76.89 acres more or less; WCAD Parcels R473841, R022625, R473840, R022924, and R022926 generally located 1 mile from the northwest corner of the intersection of CR 280 and N. Bagdad Rd, on the west side of N. Bagdad Rd. Leander, Williamson County Texas.

Background: This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.

Origination: Applicant: Garrett Keller on behalf of San Gabriel Whitt Ranch LLC, Davy Roberts.

Financial Consideration: None

Recommendation: This concept plan includes 62 single family lots. Staff recommends to conditionally approve the concept plan with the condition listed below:

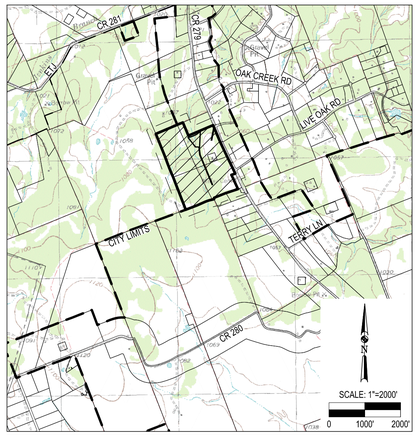
1. Update the concept plan to include an ingress/egress connection along the southern property boundary.

Motion: The Planning & Zoning Commission recommends approval of the concept plan for the subject property.

Attachments: 1. Concept Plan

Prepared By: Martin Siwek, AICP, GISP
Planner 08/19/2016

LOCATION SKETCH



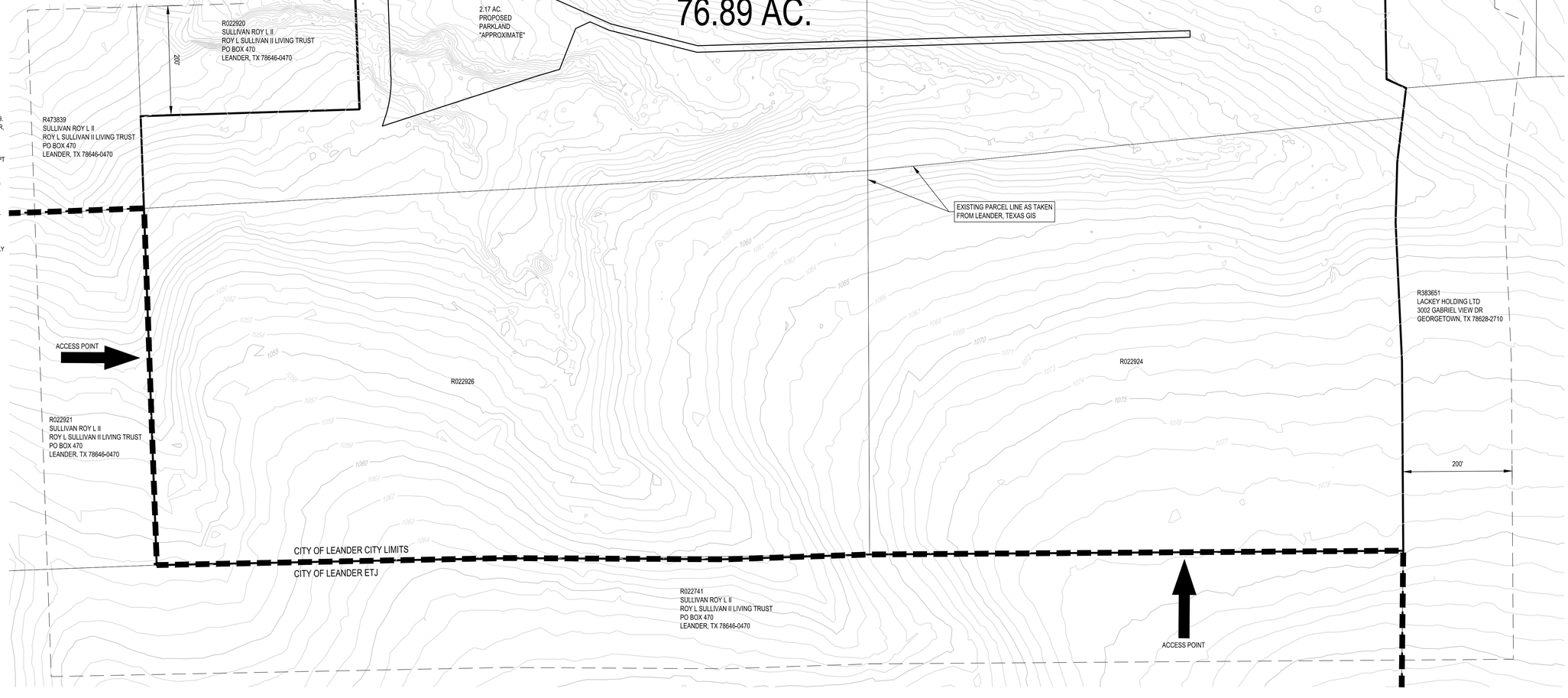
LAND USE SUMMARY	
SITE AREA	76.89 ACRES
USE	SINGLE FAMILY RESDIENTIAL
ZONING	SFR-2-B
MIN. LOT SIZE	1.00 ACRE
LOT COUNT / LUEs	62
PARK LAND REQUIRED [4]	MIN. AREA = 2.17 AC.
PARK LAND PROPOSED [4]	AREA = 2.31 AC.
PARKLAND IMPROVEMENTS [4]	400 PER LOT = $24,800
AVERAGE DAILY TRAFFIC [5]	625 TRIPS

NOTES:
1. THE SUBJECT TRACT IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD MAP, COMMUNITY PANEL NO. 48491C0435E.
2. THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
3. ROADWAY ADEQUACY FEES WILL BE DUE AT THE TIME OF FINAL PLATTING PER THE DEVELOPMENT AGREEMENT NO. 14-DA-009.
4. AFTER DISCUSSION WITH THE PARK DIRECTOR, THE OWNER HAS ELECTED TO MEET THE CITY OF LEANDER PARK REQUIREMENTS UTILIZING "OPTION FOUR - PRIVATELY OWNED AND MAINTAINED PARKS" AS SEEN IN THE "CONCEPT PLAN APPLICATION AND CHECKLIST". PER THE CITY OF LEANDER'S PARK REQUIREMENTS, A MINIMUM OF 2.17 ACRES (62 LOTS / 100 x 3.50 = 2.17) MUST BE SET ASIDE AS PRIVATE PARKLAND. IN ADDITION, THE OWNER WILL SPEND A MINIMUM $24,800 (62 LOTS x $400 = $24,800) ON PARK IMPROVEMENTS THAT MEET CITY SPECIFICATIONS.
5. THE ITE TRIP GENERATION MANUAL, RESIDENTIAL LAND USE SECTION, CODE 210 WAS USED TO CALCULATE THE AVERAGE DAILY TRIPS.
6. TIA FEES ARE NOT REQUIRED SINCE ADT IS BELOW 2,000.

OWNER / DEVELOPER:
SAN GABRIEL WHITT RANCH, LLC
DAVY ROBERTS
9508 EAST HIGHWAY 71
SPICEWOOD, TX 78669
(512) 276 - 2265 OFF

ENGINEER & SURVEYOR:

MATKINHOOVER ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD, SUITE 100
BOERNE, TX 78006
(830) 249-0600 OFF
(830) 249-0099 FAX



Rev.

This document is released for REVIEW PURPOSES ONLY, and was prepared under the authorization of:
Garrett D. Keller, Registered Professional Engineer,
State of Texas
Registration No. 111511
Date: July 2016

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600 FAX 830-249-0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

CONCEPT PLAN FOR WHITT RANCH
LEANDER, TEXAS

JOB NO.	2744.01
DATE	JULY 2016
DESIGNED	MAH
CHECKED	GDK
SHEET ID	
SHEET #	

Z:\PROJECTS\2744 - Whitt Ranch, Leander TX\01 - Whitt Ranch, Lone Star\COL - Submittals\Concept Plan\02 - Concept Plan.dwg
Date: Jul 11, 2016, 1:17pm User ID: mhubble

EXECUTIVE SUMMARY

AUGUST 25, 2016

Agenda Subject: Zoning Case 16-TOD-Z-018: Hold a public hearing and consider action on the rezoning of a lot generally located to the southwest of the intersection of Amanda's Way and CR 276; legally described as Lot 1B, Wiley Creek Estates, Phase 1 Replat; being 2.5016 acres more or less; WCAD Parcel R507158. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as SFS-2-A (Single-Family Suburban) as permitted by the SmartCode, Leander, Williamson County, Texas.

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

Origination: Applicant/Agent: Ruben and Patricia Moreno.

Financial Consideration: None

Recommendation: See Planning Analysis.

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

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

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Proposed Zoning Map
5. Aerial Map
6. Notification map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent

Prepared By: Robin M. Griffin, AICP
Senior Planner 08/12/2016

PLANNING ANALYSIS

ZONING CASE 16-TOD-Z-018
WILEY CREEK ESTATES PUD

GENERAL INFORMATION

Owner: Ruben and Patricia Moreno

Current Zoning: PUD/TOD (Planned Unit Development/Transit Oriented Development)

Proposed Zoning: PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of SFS-2-A (Single-Family Suburban)

Size and Location: The property is generally located to the southwest of the intersection of Amanda's Way and CR 276 and includes 2.5 acres, more or less.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	PUD/TOD	Established Single-Family Home
EAST	PUD/TOD	Undeveloped Property
SOUTH	PUD/TOD	Established Single-Family Home
WEST	PUD/TOD	Undeveloped Property

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

PUD/TOD – PLANNED UNIT DEVELOPMENT/TRANSIT ORIENTED DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a mixed-residential community. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

CONVENTIONAL ZONE:

The Conventional Development Sector allows conventional single-use and mixed-use development with some basic design standards to provide a transition to adjacent neighborhoods and pedestrian-oriented communities, and for the possibility of future retrofit of the area to a more pedestrian-oriented pattern.

USE COMPONENT

SFS – SINGLE FAMILY SUBURBAN:

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

SITE COMPONENT

TYPE 2:

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

Intent:

(1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.

(2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.

(3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.

(4) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 85% masonry; 5 or more architectural features.

Intent:

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.

(2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.

(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.

(5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.

(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN STATEMENTS:

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

- Create strong neighborhoods with a variety of housing choices.
- Encourage a range of housing types at a variety of price points.
- Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.

ANALYSIS:

The applicant is requesting an amendment to the PUD/TOD (Planned Unit Development/Transit Oriented Development) district in to order to develop a single-family home at this location. The surrounding properties are all designated as Conventional District within the TOD (Transit Oriented Development). The properties to the north and south are developed as single-family homes. The properties to the west and east are undeveloped.

The proposed base zoning for this PUD is SFS-2-A (Single-Family Suburban). This use component permits the development of single-family homes within a minimum lot width of seventy (70') feet.

The Type A Architectural Component requires that 85% of all walls are comprised of masonry. In addition, five architectural features are required.

The Conventional Development (CD) Sector Standards will apply to this project. US 183 is designated as a B-Street and 183A Toll is designated as a C-Street. These standards are listed below.

Specific to Lots and Buildings in Residential Zoning Districts

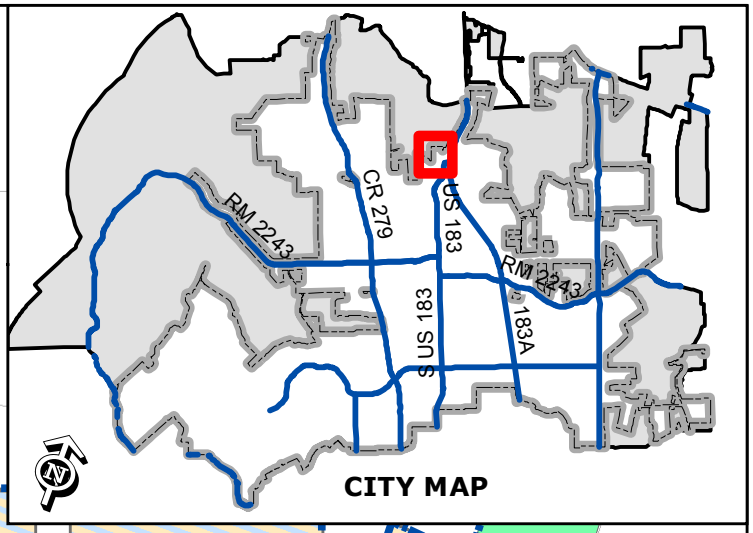
a. All residential buildings shall meet the Type A Architectural Component of the Composite Zoning Ordinance.
b. A minimum overall gross density of 4 units per acre shall be required.
c. Any residential lot narrower than 50 feet shall not have driveway access from the front of the lot and must provide parking access from a rear alley. The Planning Director may waive this requirement if unusual conditions are found such as steep slopes or other restrictive topography, floodplains, existing and incompatible adjacent development or other similar features.

This property is located within the Neighborhood Residential Land Use category as identified by the Future Land Use Plan. The intent of this category is to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.

STAFF RECOMMENDATION:

Staff recommends approval of the requested TOD/PUD amendment to designate the base zoning district of SFS-2-A (Single-Family Suburban). This request meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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



AMANDAS WAY

CR 276

US 183

US 183 SB

US 183 NB

183A TOLL RD FR SB

183A TOLL RD FR NB

4C

5D

ZONING CASE 16-TOD-Z-018 Attachment #2 Current Zoning Map - Wiley Creek Estates

Subject Property

City Limits

SFR	SFL	LO	PUD - Commercial
SFE	SFT	LC	PUD - Mixed Use
SFS	SFU/MH	GC	PUD - Multi-Family
SFU	TF	HC	PUD - Townhomes
SFC	MF	HI	PUD - Single-Family

N

0 200

Feet

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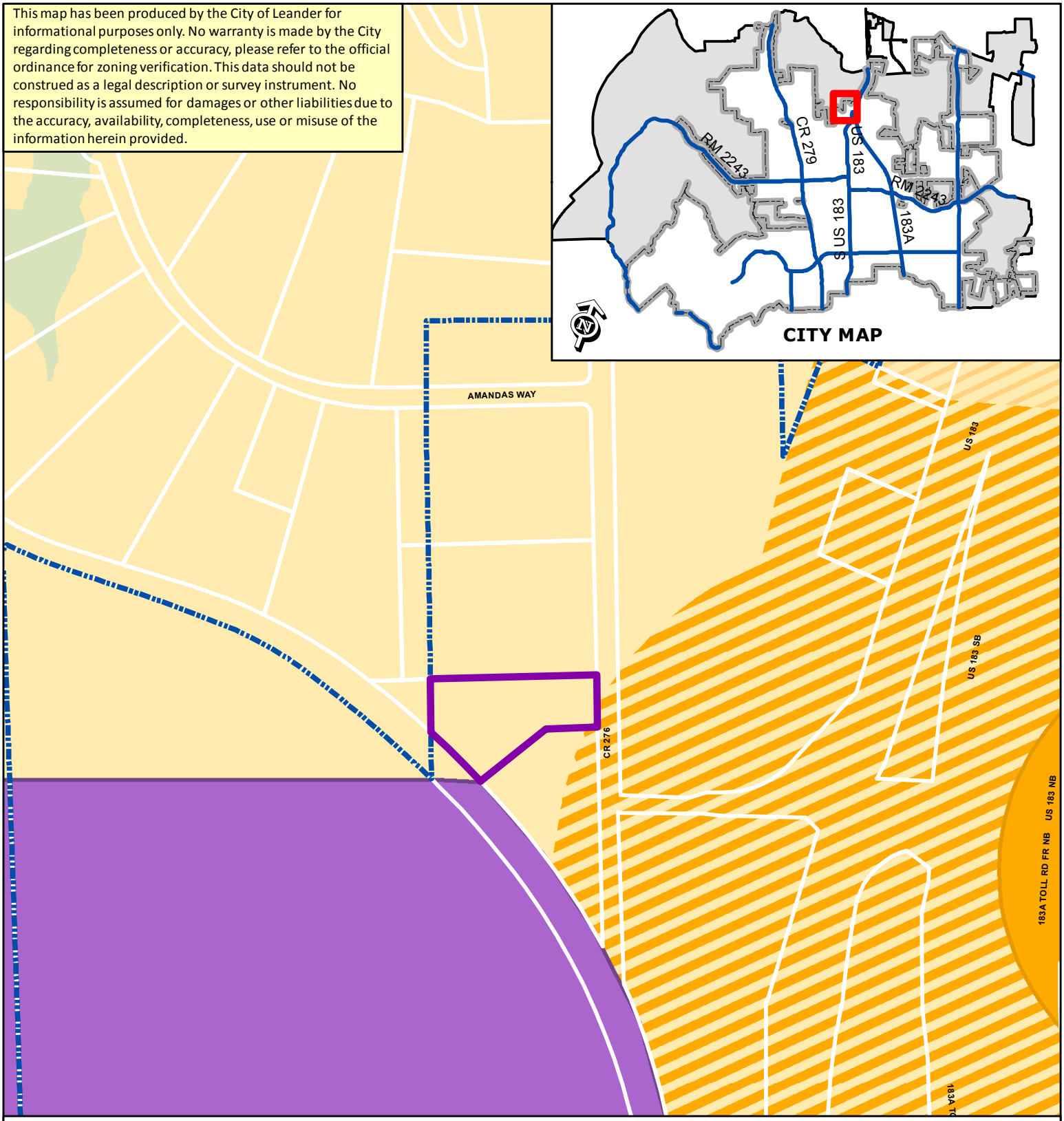

ZONING CASE 16-TOD-Z-018 Attachment #3 Future Land Use Map - Wiley Creek Est

- Subject Property
- City Limits
- Open Space
- Mixed Use Corridor
- Commercial Corridor
- Neighborhood Center
- Community Center
- Activity Center
- Transit Supportive Mixed Use
- Station Area Mixed Use
- Old Town Mixed Use
- Employment Mixed Use
- Industrial District
- Neighborhood Residential

N

0 200

Feet

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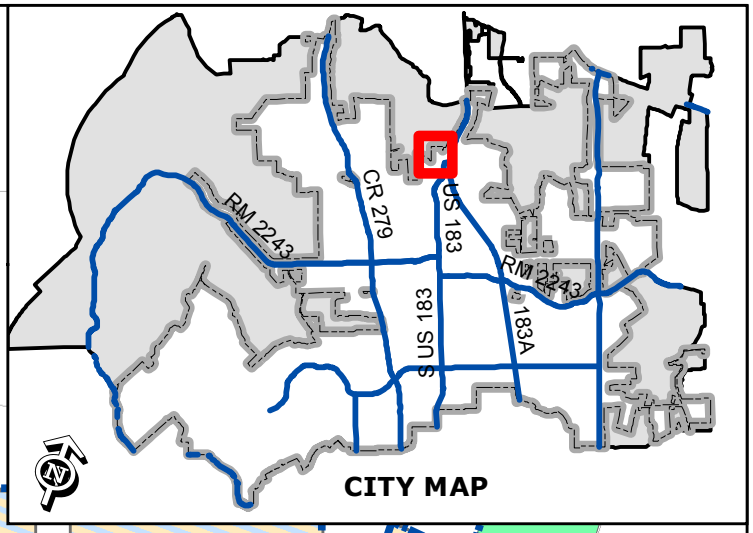


AMANDAS WAY

US 183

US 183 SB

US 183 NB

CR 276

183A TOLL RD FR SB

183A TOLL RD FR NB

4C

5D

ZONING CASE 16-TOD-Z-018 Attachment #4 Proposed Zoning Map - Wiley Creek Estates

Subject Property

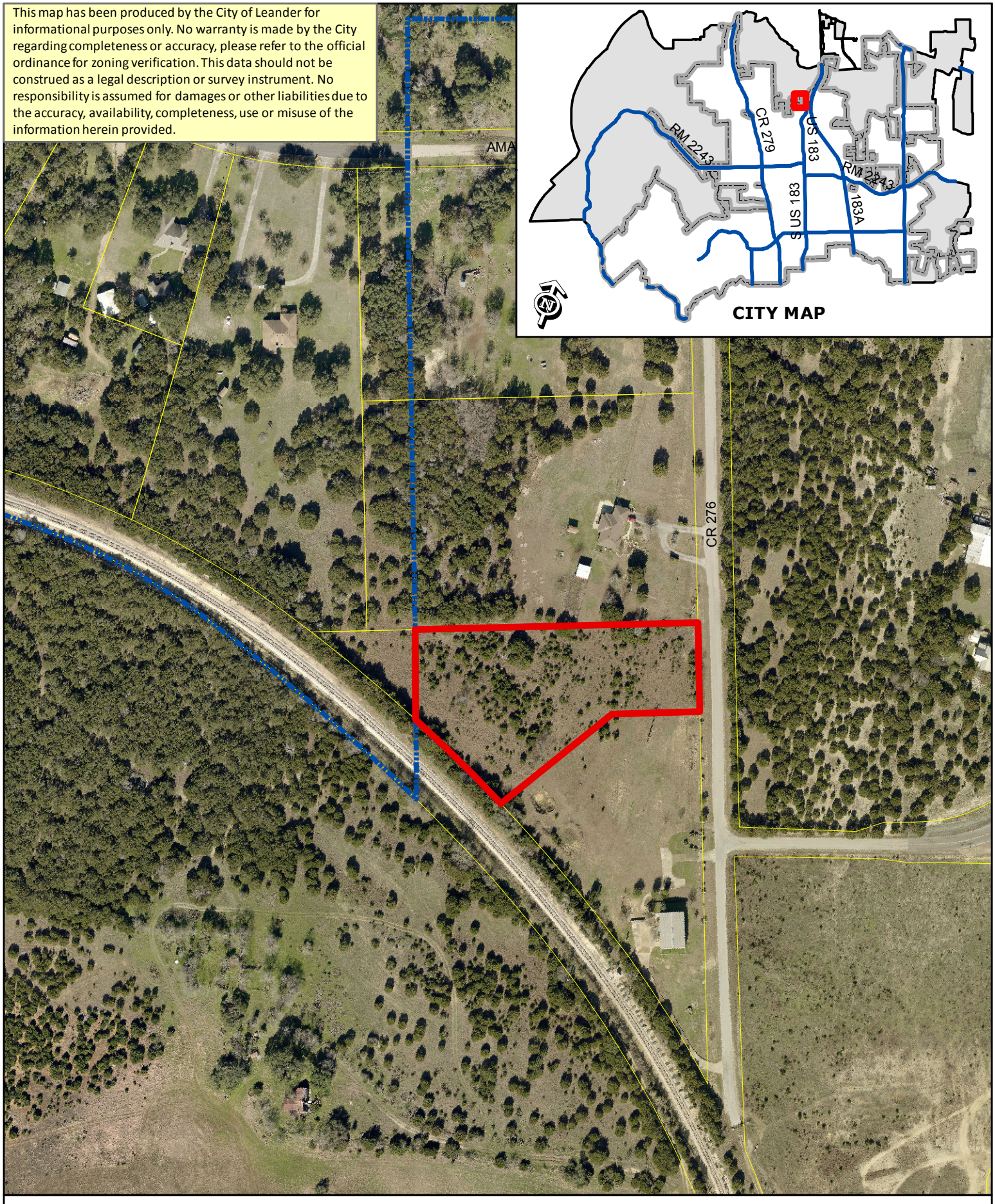
City Limits

SFR	SFL	LO	PUD - Commercial
SFE	SFT	LC	PUD - Mixed Use
SFS	SFU/MH	GC	PUD - Multi-Family
SFU	TF	HC	PUD - Townhomes
SFC	MF	HI	PUD - Single-Family

N

0 200

Feet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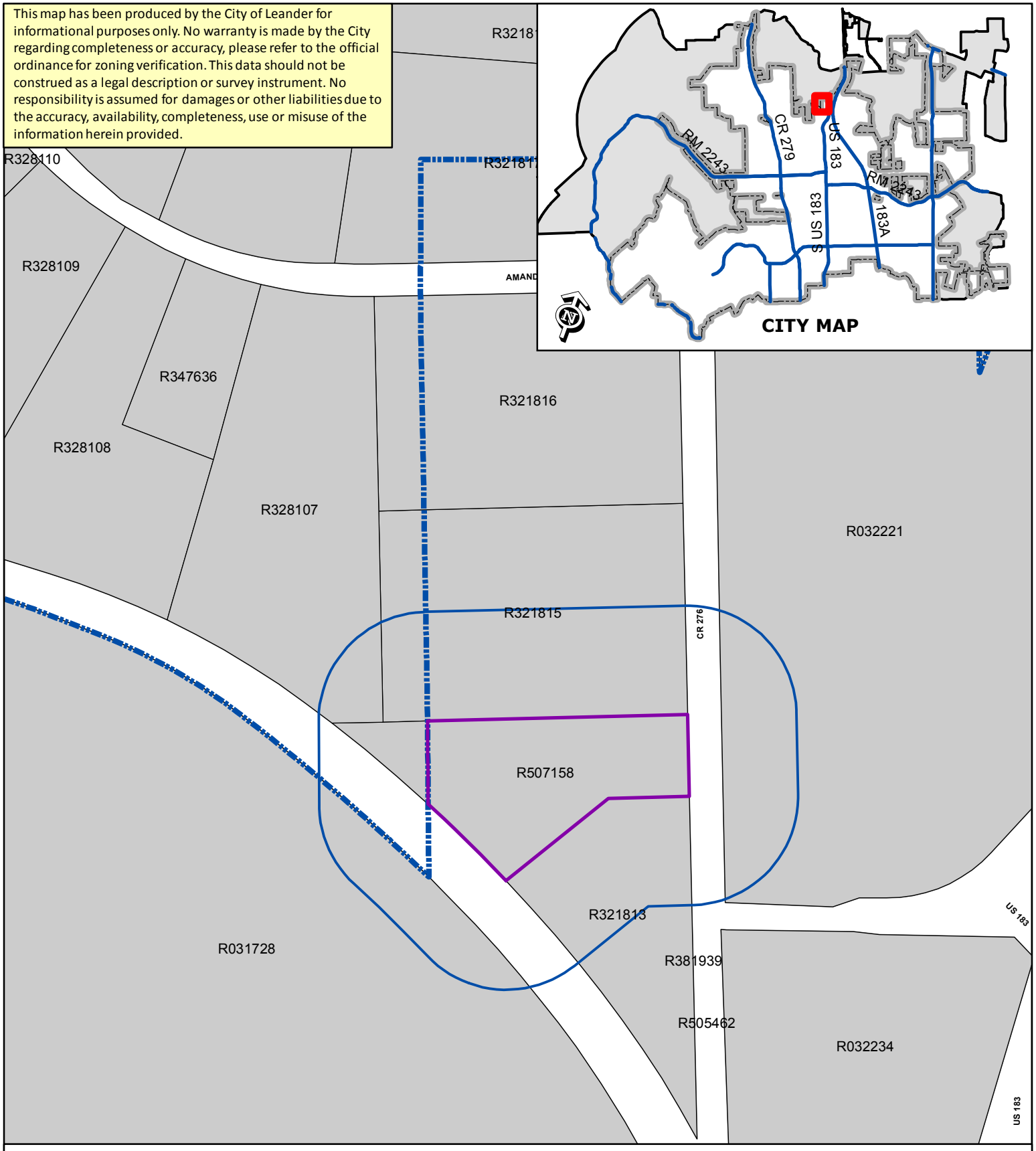
AMA
CR 276
RM 2243
CR 279
US 183
S US 183
183A
CITY MAP
ZONING CASE 16-TOD-Z-016 Attachment #6
Aerial Exhibit - Approximate Boundaries
Wiley Creek Estates PUD
0
100
Feet
Subject Property
City Limits



ZONING CASE 16-TOD-Z-018

Attachment # 4

Notification Map
Wiley Creek Estates

Public Notification Boundary
Subject Property
City Limits
WCAD Parcels

N

0 100 200 Feet

EXHIBIT A

Lot 1 B, Wiley Creek Estates PUD

A. Purpose and Intent

The Lot 1B, Wiley Creek Estates PUD is composed of approximately 2.5016 acres, as described in Exhibit C (Plat). The development of this property is planned as a single-family development.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance and the Conventional Development (CD) Sector Standards, except as established in this exhibit, titled Exhibit A.

2. For the purpose of establishing development standards for the PUD, the SFS-2-A (Single-Family Suburban) base zoning district has been selected from the Leander Composite Zoning Ordinance for the proposed commercial development.

C. Conceptual Site Layout and Land Use Plan

Exhibit B (attached) is a conceptual site layout and land use plan intended to visually convey the proposed location of the residential development. This plan does not constitute plat or site plan approval.

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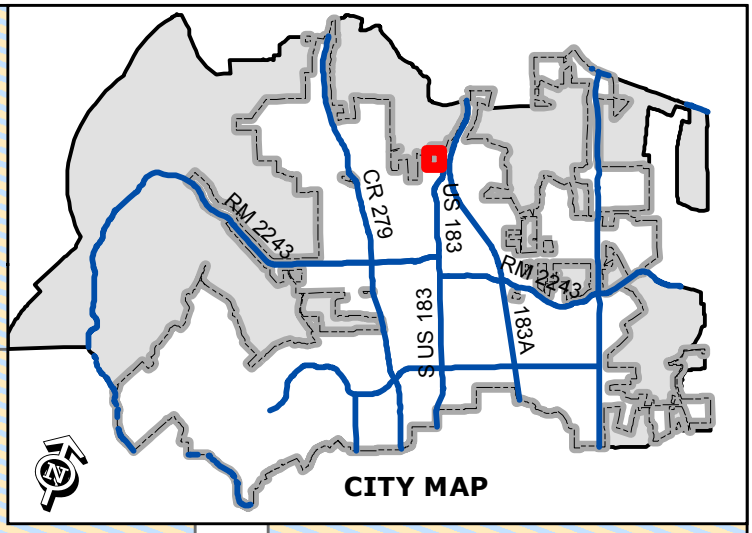


CR 276

SFS-2-A

ZONING CASE 16-TOD-Z-018

Exhibit B
Conceptual Site Layout & Land Use Plan

Lot 1B, Wiley Creek Estates PUD
This Plan is conceptual. All applicable City Ordinances shall apply unless otherwise noted in the PUD Notes

Subject Property
City Limits

N

0 200
Feet

CABINET GG SLIDE 271 DOC.# 2010054980

LOT 1, WILEY CREEK ESTATES PHASE ONE REPLAT

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

THAT WE, Kelly Allen Taylor and Victoria Taylor, owners of 5.00 acres of land out of the Charles Cochran League, Abstract No. 134, located within the City of Leander, Williamson County, Texas as conveyed to us in and under Document No. 199983680, of the Official Public Records of Williamson County, Texas, same being all of Lot 1, WILEY CREEK ESTATES PHASE ONE, as recorded in Cabinet "J", Slides 238 & 239, of the Plat Records of Williamson County, Texas, and as shown hereon do hereby amend said 5.00 acres of land and do adopt this plat as our amended plat to be known as "Lot 1, Wiley Creek Estates Phase One Replat", and do dedicate to the public the use of all streets and easements as shown hereon.

WITNESS MY HAND, this the ______ day of _______________ , 2010, A.D.

Kelly Allen Taylor
1703 Laurel Lane
Leander, TX 78641

Victoria Taylor
1703 Laurel Lane
Leander, TX 78641

BEFORE ME, the undersigned authority personally appeared Kelly Allen Taylor and Victoria Taylor, known to me to be the persons whose names are sworn and subscribed to this instrument, and acknowledged to me that they have executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ______ DAY OF ____________ , 2010, A.D.

Notory Public, State of Texas — Printed Name

Expiration Date

LAURA TAYLOR
MY COMMISSION EXPIRES
March 28, 2014

STATE OF TEXAS,
COUNTY OF WILLIAMSON:

I, William C. Stewart am authorized under the laws of the State of Texas to practice the profession of land surveying and do hereby certify that this plat was prepared from an actual and acurate on-the-ground survey of the land shown hereon, that this survey was completed in compliance with the minimum standards of practice as promulgated by the Texas Board of Professional Land Surveying, that the corner monuments shown hereon were properly placed under my direction and supervision and that this plat complies with the Leander Subdivision Ordinance of the City of Leander, Texas.
No lot within this subdivision is encroached by any Special Flood Hazard Areas inundated by 100-year floods as identified by the Federal Emergency Management Agency Boundary Map (Flood Insurance Rate Map), Community-Panel Number 481536 0455 E.
This subdivision is not located within the Edwards Aquifer Recharge Zone.

William C. Stewart — Date 10-15-09
Registered Professional Land Surveyor
No. 5785
Date of Field Survey: March 28, 2009

STATE OF TEXAS
REGISTERED
WILLIAM C. STEWART
5785
PROFESSIONAL
LAND SURVEYOR

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of the Edwards Aqiuifer Regulations for Williamson County, Williamson County Flood Regulations, and the Williamson County On-Site Sewerage Facillity Regulations. This certification is made solely upon such representations and should not br relied upon for verifications of the facts alleged. The Williamson County & Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in the plat and the documents associated with it.

Assistant Director of Environmental services for WCCHD Executive Director — Date 23 July 2010

Approved this day the 12 day of August, 2010 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.

Mark Bell, Chair
Planning and Zoning Commission
City of Leander, Texas

Ellen Pizalate, Secretary
Planning and Zoning Commission
City of Leander, Texas

This Subdivision is within the city limits of Leander the 12TH day of AUGUST, 2010 A.D.

Ranger Land Surveying
Construction, Design & Residential Surveying
P.O. Box 1542, Leander, TX 78646
Office: (512) 567-3511
Field: (512) 417-7335
www.rangersurveying.com

PHOTOGRAPHIC MYLAR

CURVE TABLE

NO.	RADIUS	ARC	CHORD	CH BEARING
C1	1882.43'	321.60'	321.20'	N 52°40'52" W
	(1882.43')		(321.27')	(N 50°29'37" W)
C2	2746.68'	700.40'	698.50'	N 64°52'16" W
	(2746.68')	(700.09')	(698.20')	(N 50°29'37" W)
C3	2746.68'	267.69'	267.58'	N 60°21'28" W
C4	2746.68'	432.71'	432.26'	N 67°39'47" W

DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

LEGEND

- ○ = IRON ROD SET (MARKED RLS)
- ● = IRON ROD FOUND
- PUE = PUBLIC UTILITY EASEMENT
- UDE = UTILITIES & DRAINAGE EASEMENT
- P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. = REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- XXXX/XXX = VOLUME/PAGE
- DOCXXXXXXXXXX = DOC. NO., OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ( ) = RECORD PER CABINET J, SLIDES 238 & 239, P.R.W.C.T.
- [ ] = RECORD PER CABINET K, SLIDES 23 & 24, P.R.W.C.T.

Notes:
This subdivision is subject to all general notes and restrictions appearing on the plat of Wiley Creek Estates Phase One, Lot 1, recorded at Cabinet J, Slides 238 & 239, of the Plat Records of Williamson County, Texas.

Unless shown hereon or otherwise stated herein this subdivision is subject to all deed restrictions, limitations and covenants as set out and stated in Volume 1824, Page 24, of the Official Records of Williamson County, Texas.

Water is provided to this subdivision by the City of Leander.
This subdivision has an approved Onsite Sewer Facility (OSSF).

REGULATIONS FOR FLOOD PLAIN MANAGEMENT FOR WILLIAMSON COUNTY:

No structure or land within this subdivision shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE application to the Williamson County Flood Plain Administrator.

CITY OF LEANDER NOTES:

1. Building setbacks not shown hereon shall comply with the most current zoning ordinance for the City of Leander.

2. No driveway shall be constructed closer that 50 feet or 60% of parcel frontage, whichever is less, to the ROW of an intersecting local or collector street. No driveway shall be constructed closer that 100 feet or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.

3. For lots less than 60 feet wide and zoned SFC, SFL or SFT, residential street facing garages shall be located no closer to the street than five feet in front of the dwelling or roof covered porch, with such dwelling or porch structure being not less than seven feet wide for all portions of the structure adjacent to the garage. For all other lots, residential street facing garages shall be located no closer to the street than the dwelling.

4. The use of the property shown hereon has been identified as Single Family Residential.

SURVEYOR'S NOTES:

The basis for the bearings and coordinates shown hereon is the Texas State Plane Coordinate System, Central Zone, NAD 83 (93), using a combined scale factor of 0.99986251. All distances shown hereon are surface values.

All easements of record shown hereon are based on a complete title abstract research by the surveyor whose seal and signature are affixed hereto.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I NANCY E. RISTER, CLERK OF 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 18TH DAY OF AUGUST, 2010, A.D. AT 10:38 O'CLOCK A.M, AND WAS DULY RECORDED ON THIS THE 18TH DAY OF AUGUST, 2010, A.D. AT 2:40 O'CLOCK P.M, PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET GG SLIDE 271 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: ______________________ DEPUTY WILLIAM ...ING
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

COUNTY COURT WILLIAMSON COUNTY, TEXAS

PERIMETER FIELD NOTE DESCRIPTION FOR LOT 1:

BEING 5.004 ACRES OUT OF THE CHARLES COCHRAN LEAGUE, ABSTRACT NO. 134, AND BEING ALL OF LOT 1, WILEY CREEK ESTATES PHASE ONE, A SUBDIVISION OF RECORD IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN PLAT CABINET J, SLIDES 238 AND 239, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.004 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the west right-of-way line of County Road No. 276 and the northeast curving line of a 100 foot wide right-of-way conveyed to the City of Austin by Deed recorded in Volume 1417, Page 282, of the Deed Records of Williamson County, Texas for the most southerly corner of the tract described herein from which a 1/2" iron rod found on the said 100 foot right-of-way line marking the most southerly corner of the aforementioned subdivision bears South 46°51'24" East, at a distance of 45.55 feet;

THENCE with northeast line of the said 100 foot right-of-way along a curve to the left with a radius of 1882.43 feet, an arc distance of 321.60 feet and a chord which bears North 52°40'58" West at a distance of 321.20 feet to a 1/2" iron rod found marking the point of a compound curve;

THENCE continuing with the northeast line of the said 100 foot right-of-way along a curve to the left with a radius of 2746.68 feet, an arc distance of 700.40 feet and a chord which bears North 64°42'16" West at a distance of 698.50 feet to a 1/2" iron rod found marking the south most corner of Lot 6, WILEY CREEK ESTATES PHASE TWO a subdivision of record in Williamson County, Texas, as recorded in Plat Cabinet K, Slides 23 and 24 of the Plat Records of Williamson County, Texas, for the northwest corner of the herein described tract from which a 1/2" iron rod found marking the point of a compound curve in the southwest line of the said Lot 6 and the northeast line of the said 100 foot right-of-way bears North 72°49'37" West, at a distance of 62.02 feet;

THENCE leaving the said 100 foot right-of-way with the south most line of the said Lot 6 and the south line of Lot 2, WILEY CREEK ESTATES PHASE ONE North 68°56'41" East at 93.69 feet passing a 1/2" iron rod found marking the common corner of the said Lot 6 and the said Lot 2, and continuing for a total distance of 652.10 feet to a 1/2" iron rod found in the west right-of-way line of County Road No. 276 marking the southeast corner of the said Lot 2 from which a 1/2" iron rod found marking the northeast corner of the said Lot 2 bears North 21°03'09" West, at a distance of 390.37 feet;

THENCE with the west right-of-way line of County Road No. 276 South 21°03'01" East, at a distance of 777.52 feet to the POINT OF BEGINNING, containing 5.004 Acres of land, more or less.

PROJECT FILE: E:\730109-Base1.dwg	PLAT: E:\730109-FINAL2.dwg
SHEET 1 OF 1	

Letter of Intent

Zoning Request

July 21,2016

To: The City of Leander

Planning Department

RE: Rezoning application TOD PUD

Wiley Creek Estates subdivision County Road 276 lot 1B of Lot 1a

Requesting rezoning of lot 1B of Lot 1 to residential zoning for the construction of a single-family home dwelling. The lot is currently designated in a Conventional Development Sector. The home will be constructed on 2.5 acres in the Wiley Creek Estates subdivision and will be 1825 square feet with an attached enclosed garage.

The submittal of this application for your approval is for the July 22, 2016 deadline.

Ruben and Patricia Moreno

EXECUTIVE SUMMARY

AUGUST 25, 2016

Agenda Subject:	Presented by Don Gill on proposed storage facilities within the City of Leander.
Background:	None.
Origination:	Don Gill
Financial Consideration:	None.
Recommendation:	None.
Motion:	None.
Attachments:	1. Storage Center Exhibit
Prepared By:	Robin M. Griffin, AICP Senior Planner 08/18/2016

All Weather Drive Thru Self Storage

by Self Storage Concepts

Southwest Elevation

Stone Oak Parkway

All Weather Drive Thru Self Storage

by Self Storage Concepts

Northwest Elevation

Stone Oak Parkway

Northeast Elevation

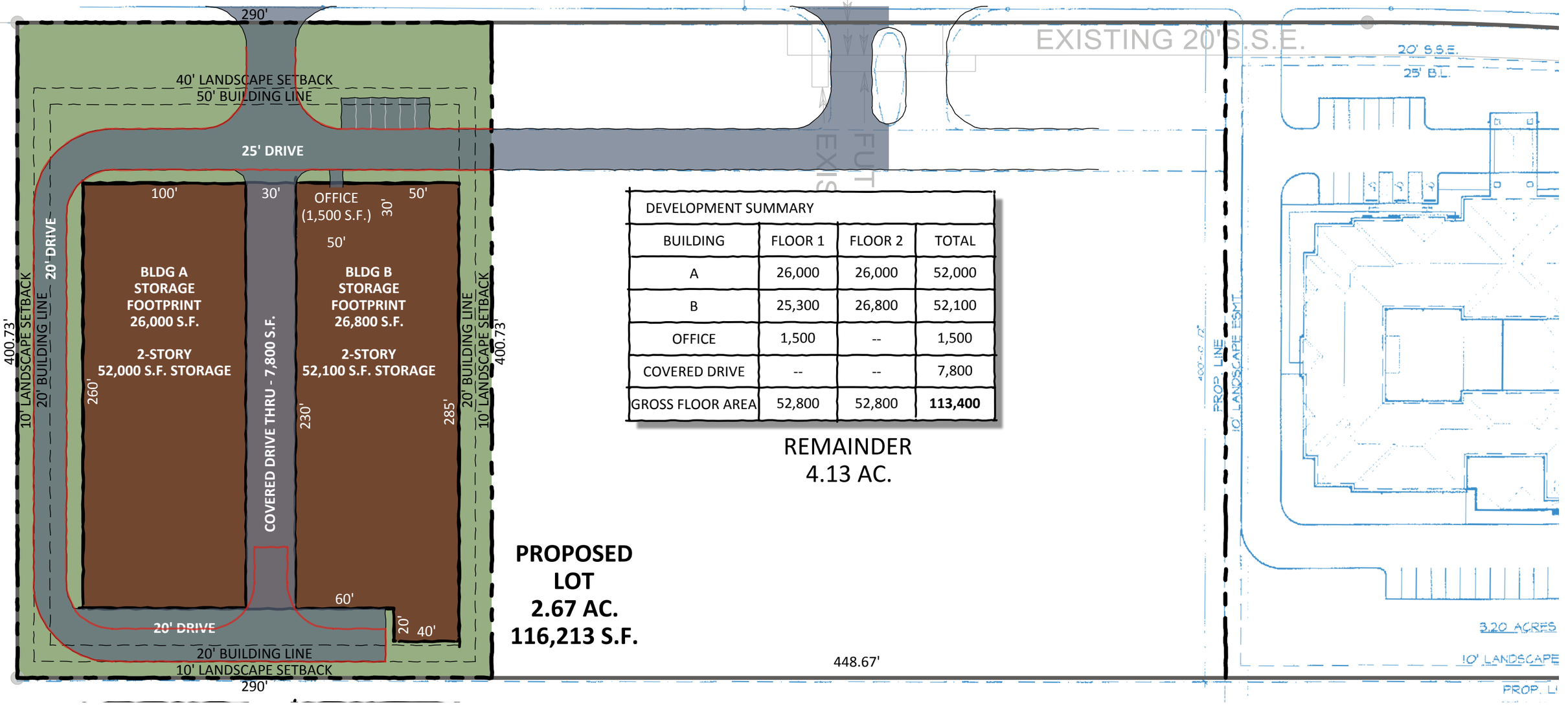
Stone Oak Parkway

Self Storage 1
718-521-9999
Self Storage 2

Chima Storage
3164

·F·L·A·G·S·H·I·P·
DRIVE-THRU SELF STORAGE
281-261-5453

REVISED
04-13-2016



DEVELOPMENT SUMMARY			
BUILDING	FLOOR 1	FLOOR 2	TOTAL
A	26,000	26,000	52,000
B	25,300	26,800	52,100
OFFICE	1,500	--	1,500
COVERED DRIVE	--	--	7,800
GROSS FLOOR AREA	52,800	52,800	**113,400**

REMAINDER
4.13 AC.

PROPOSED
LOT
2.67 AC.
116,213 S.F.

MASON ROAD STORAGE

MASON ROAD, RICHMOND, TEXAS
DEVELOPED BY: SELF STORAGE CONCEPTS/BUILDERS

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PLACE

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304 E. MAIN | SUITE 100 | ROUND ROCK | TX | 78664
T : [512] 238 8912 | F : [512] 238 8913 | PLACEdesigners.com

APRIL 13, 2016

NORTH

0 30' 60' 120'

Storage Unit Mix

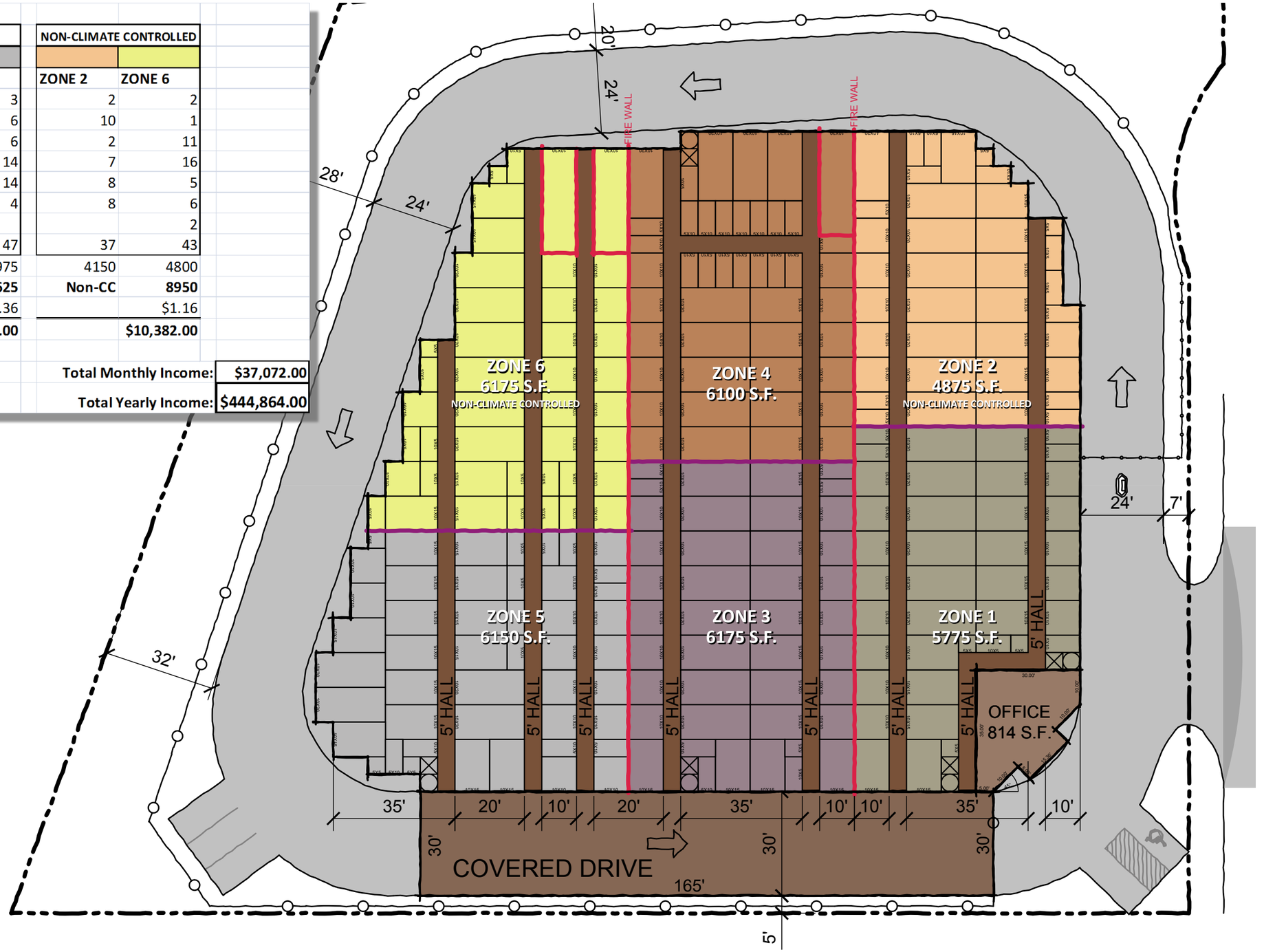
	CLIMATE CONTROLLED				NON-CLIMATE CONTROLLED	
Unit Size	**ZONE 1**	**ZONE 3**	**ZONE 4**	**ZONE 5**	**ZONE 2**	**ZONE 6**
5X5	3	1		3	2	2
5X10	5	6	17	6	10	1
10X5	1	1	1	6	2	11
10X10	13	14	12	14	7	16
10X15	11	12	5	14	8	5
10X20	6	8	9	4	8	6
10X30			1			2
Total Units	39	42	45	47	37	43
Net Rentable	4525	5175	4950	4975	4150	4800
Total Net Rentable			**CC**	**19625**	**Non-CC**	**8950**
Rental Rate				$1.36		$1.16
Total Rent				**$26,690.00**		**$10,382.00**

Total Monthly Income:	**$37,072.00**
Total Yearly Income:	**$444,864.00**

FIRE DIVISION LEGEND

- FIRE DIVISION WALL
- ZONE DIVISION WALL

ZONES 1 & 2	**10,650 S.F.**
ZONES 3 & 4	**11,975 S.F.**
ZONES 5 & 6	**11,725 S.F.**



TOWN CREEK SELF STORAGE, HWY 105

SELF STORAGE CONCEPTS/BUILDERS

MONTGOMERY, TEXAS

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NOVEMBER 30, 2015

NORTH

0 15' 30' 60'

Storage Unit Mix

Unit Size	Total Units	BUILDING A FLOOR 1 A1	A2	A3	A4	BUILDING A FLOOR 2 A5	A6	A7	A8	BUILDING B FLOOR 1 B1	B2	B3	B4	BUILDING B FLOOR 2 B5	B6	B7	B8
5X5	64	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
5X10	153	12	10	10	7	12	10	10	7	6	10	10	11	7	10	10	11
10X5	32	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
10X10	230	14	15	15	15	14	15	15	15	9	15	15	14	15	15	15	14
10X15	135	8	8	8	9	8	8	8	9	8	8	8	10	9	8	8	10
10X20	83	4	6	5	5	4	6	5	5	4	5	6	6	5	5	6	6
10x25	30	2	2	2	2	2	2	2	2		2	2	2	2	2	2	2
Total Units		46	47	46	44	46	47	46	44	33	46	47	49	44	46	47	49
Net Rentable		4700	5100	4900	4900	4700	5100	4900	4900	3400	4900	5100	5350	4900	4900	5100	5350
Total Net Rentable									**39200**								**39000**
Monthly Rent		$ 7,594	$ 8,161	$ 7,862	$ 7,806	$ 7,594	$ 8,161	$ 7,862	$ 7,806	$ 5,479	$ 7,862	$ 8,161	$ 8,555	$ 7,806	$ 7,862	$ 8,161	$ 8,555
Total Monthly Rent									**$62,846.00**								**$62,441.00**

Unit Size	RENT MONTHLY	TOTAL UNITS	S.F./ UNIT
5X5	$ 65	64	25
5X10	$ 95	153	50
10X5	$ 95	32	50
10X10	$ 159	230	100
10X15	$ 229	135	150
10X20	$ 299	83	200
10x25	$ 375	30	250
TOTAL		**727**	

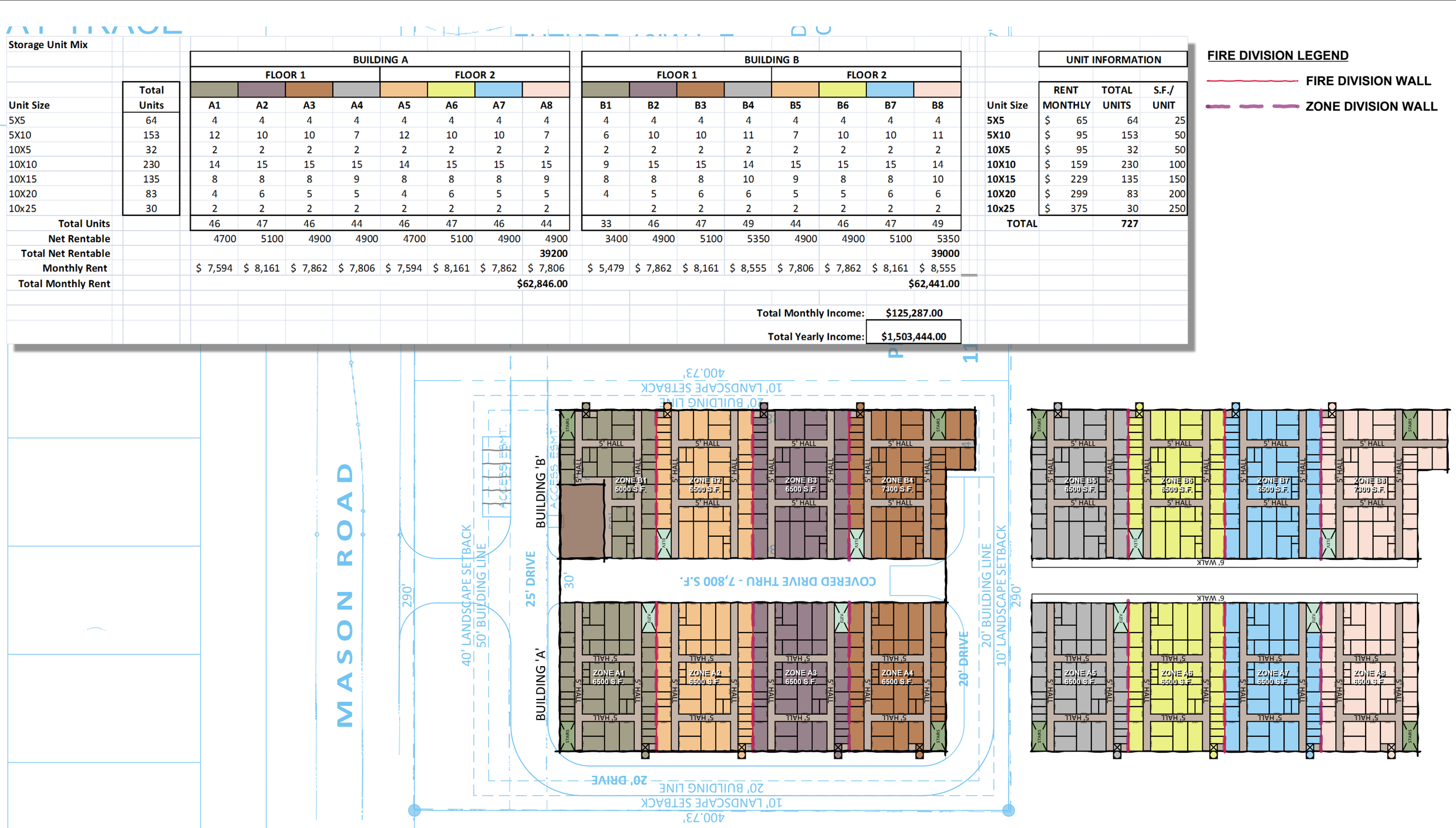
Total Monthly Income: **$125,287.00**

Total Yearly Income: **$1,503,444.00**

FIRE DIVISION LEGEND

FIRE DIVISION WALL

ZONE DIVISION WALL



MASON ROAD STORAGE

MASON ROAD, RICHMOND, TEXAS

DEVELOPED BY: SELF STORAGE CONCEPTS/BUILDERS

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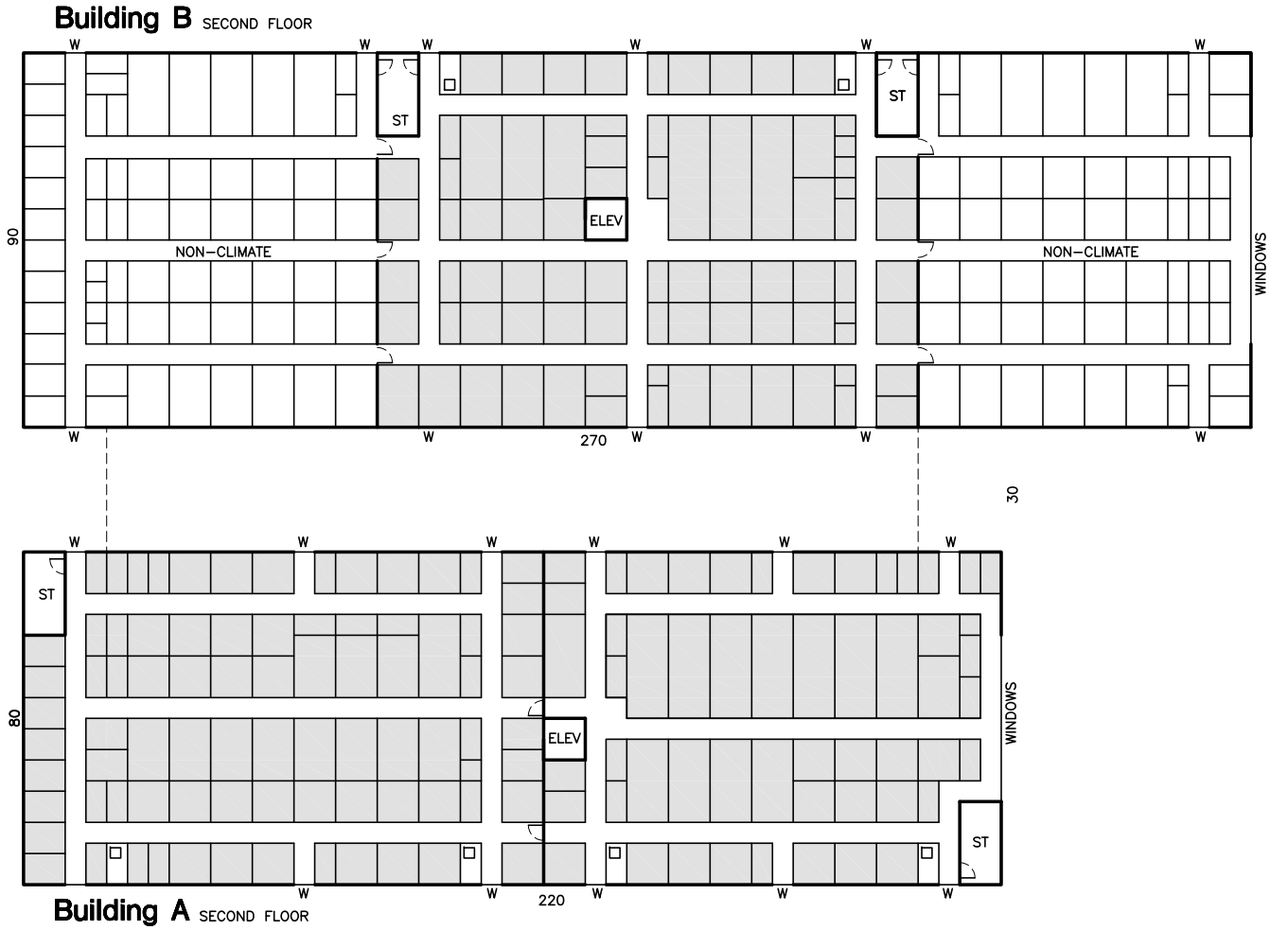
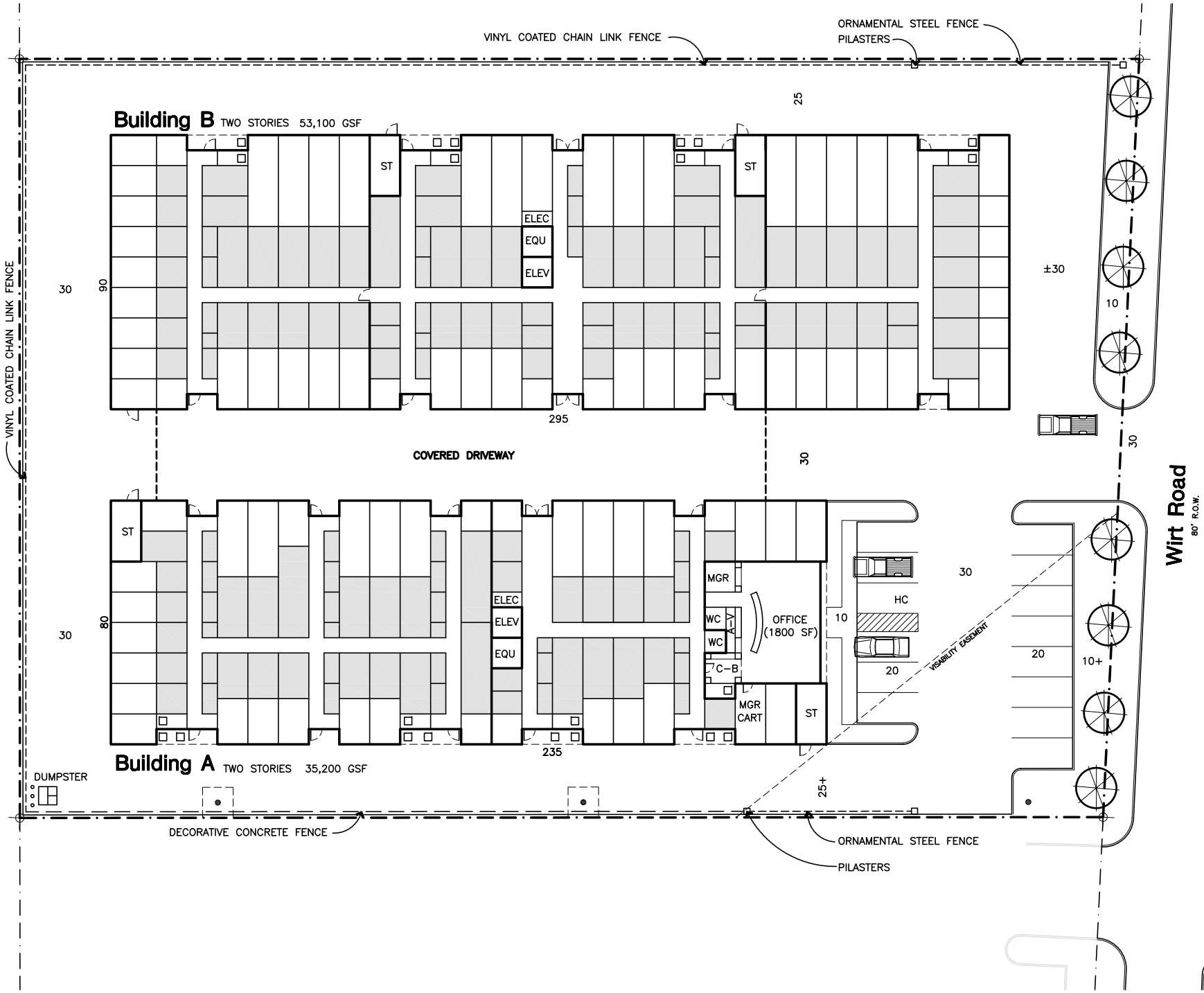
APRIL 5, 2016

NORTH

0 30' 60' 120'





NORTH

Site Development Plan - SD-3

12–30–4

0 10 20 40 80

Graphic Scale

2000
1000

DRIVE RIGHT IN

The Trend In Drive-Through Facilities

By Sharon Naylor

Image courtesy of Security Self Storage LTD

The concept of a drive-through self-storage facility is attracting a lot of attention from customers. "You mean, I can drive into the building and unload my stuff with a roof over my head?"

The attraction is immediate, especially when a drive-through facility offers other enticing attractions such as state-of-the-art security measures and climate-control, among other perks such as Wi-fi capabilities on the grounds. We're seeing a growing wave of interest in drive-through facilities, as customers learn that their self-storage needs can be combined with comfort. That wasn't always the case with earlier models of outdoor-access metal bays in a bare-bones lot that made customers feel uncomfortable … and perhaps made them not stick around very long.

The self-storage industry has moved convenience, comfort, and climate-control to the top of their values list, and the drive-through facility grows more attractive each day. Here's why:

A Matter Of Convenience

Being able to drive right into the building and unload often means customers are closer to their units; they don't have to keep going in and out of a locked building for several trips with large boxes, and they get out of the rain, wind, snow and cold. It all adds up to the biggest selling point: convenience. With customers' busy lives, that can often mean a sale. A trip to a self-storage unit might take half the time. Older customers may be better able to move and store their own goods without help from the kids. Those with health issues will appreciate being indoors in a heated environment. Customers are asking, "What is my experience going to be with this?"

Charles Plunkett, president and owner of Artistic Builders, Inc in San Antonio, Texas—designers of A-AAA Key Mini Storage, the *Mini-Storage Messenger* 2003 Facility of the Year—says that perceived convenience is the main factor behind the trend in drive-through self-storage. "The Brundage facility was a three-story building, with the third floor crossing over the drive-through," says Plunkett. "It had a 55-foot wide opening, and clearances allowed for any or style of vehicle—right up to 18-wheelers." When the size of the drive-through is so expansive, so is your clientele list.

Avoiding The Elements

Drive-through facilities get your customers out of the rain, snow, and ice. Norm Kotoch, Jr., of Security Self Storage Ltd. in Highland Heights, Ohio, is currently in construction mode on that company's fifth property, a drive-through facility making its debut May 1.

"We did the research and found that area competitors were under-supplied in climate-controlled facilities," says Kotoch. In northern Ohio, where the new property is located, wintry weather is a given. "We'll have 85 percent to 90 percent climate-controlled building space," he says.

And up in Ottawa, Canada, where temperatures often hit negative-30 degrees, this trend in self-storage facilities is driven by the elements. Mat Seguin, manager of Just Right Self-Storage in Ottawa, says that the environment determines the growing market for drive-through facilities. This prevents customers from having to face the elements to access their storage units in a place where freezing temperatures can be dangerous. "In traditional-style self-storage with outdoor access, metals doors can freeze to the ground," he explains.

Drive-through unit access in a covered environment is a fabulous new amenity that definitely sets a facility apart from the competition.

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Customers are also concerned with the temperature and humidity levels for the items they're storing. Will art or electronics fare better in an exterior unit, or will they be better protected in an internal climate-controlled unit? And they contemplate the convenience of accessing that unit without falling on ice while carrying heavy boxes. Customers think about their own comfort and security first.

Safety And Security

Al Gardes of Elmwood Self Storage in New Orleans—the 2004 Facility of the Year Overall Winner—says, "We take security very seriously, so the customer will drive up and enter a code for the doors to open. Then they drive in and the doors close behind them Then, they have to enter their code a second time to access their units." The Elmwood drive-through splits their building, and each section of the building is controlled by pass codes.

"With 200,000 square feet of space, we want to control where customers can go," says Gardes, adding that lighting is of optimum importance in a drive-through facility since a well-lit building, hallways, and units give the customer a sense of awareness in the environment.

Seguin brings up a vital point: "As soon as you have one theft, word gets around and customers start leaving your establishment," he says. So one of the most attractive things to security-minded consumers is being able to show them the large number of security cameras on the inside and outside of the drive-through facility. "We have extra lighting, cameras, and a panic button that customers can use while inside the facility,"

Seguin goes on to say, "We provide the security number, and the alarm company will dispatch help to our site." Given that many drive-through self-storage facilities provide the additional perk of 24-hour access, this kind of attention to security is very much appreciated by renters and potential customers. "We will soon have extra security measures in place, such as our plan to rent out private alarms for customers to put in their units. If the unit is breached, they get notified immediately."

Another high-point attraction is light. Lots of it. Relating to both security and aesthetics, the Ottawa facility features a skylight spanning the entire length of the interior drive-through.

Aesthetics And Added Attractions

Drive-through self-storage facilities attract attention when they're on a main road or in an upscale community. Instead of an all-metal box building with bay doors, today's drive-through establishments are appreciated for their design aesthetics such as a skylight or a glass atrium in the front of the building. Modernized design is a big draw for customers.

"The idea of doing drive-through came to me because of the use of the property and maximizing our square footage but still having an attractive facility," says Kotoch. "Our community is upscale, and they don't want to see a metal building. What we took from that is the desire to provide something that no one else in our market is offering. Self-storage in our market is in an over-build situation. You can't just put up a structure and expect success, so not all space is created equal. Now, facilities have to have elements the competition doesn't have."

Kotoch says that his new facility will feature wine storage with humidity settings and its own backup generator, a conference center with hi-speed Internet access, and wi-fi hot spots. His savvy clientele in an upgrade-mindset community appreciates the mix of self-storage space and lifestyle amenities. The key, of course, is that he is in a prime location. "It took four years for us to find the perfect site to support this project," he notes.

Some Things To Consider

Kotoch says that new owners need to invest the time to do a feasibility study on their property. Map out the lot and see what a builder suggests as far as space for driving, moving, and parking. A successful drive-through facility must allow customers to drive.

Seguin suggests that you pay careful attention to the layout of your building and the flow of your lot. "When you're extremely busy, will you have traffic jams? You don't want to experience extreme bottlenecking, so be sure that you have room for 10- to 15-car access," he says.

Kotoch points out another drawback to drive-through buildings: "With a drive-through cutting through your property, that may be 9,000 feet of unusable space that you can't rent out. If you go two stories, that's 18,000 feet of unrentable space." So you need to be sure that you can spare that amount of real estate for the trade-in of your clients' convenience.

On a construction note, developing a new drive-through self-storage facility can be very expensive, often into the hundreds of thousands of dollars. And then there's a tremendous amount of thought that goes into the design and structure.

"If you look at the Brundage facility with its two stories of open space for the drive-through and then the third story sitting across the top of it, you have to design for the weight of the floor, and the pounds per square foot for the storage units on top of the structural steel," says Plunkett. "The steel framework for that design took up a lot of vertical room. We needed 14 feet of clearance so that 18-wheelers could drive through."

And then there is fire-rating, sprinkler systems, and a plan for removing the exhaust from cars entering and idling in the drive-through. "You could save on cost and still get some of the comfort and convenience, removing customers from the elements, by just putting an extended roof cover 25 to 30 feet long over where customers would pull in and unload," says Plunkett.

It may not be a drive-through, per se, but it could be a bit of drive-up. That could be the improvement your customers are looking for right now. From a marketing sense, the announcement of such an upgrade could jump-start your business numbers if you can't establish a full drive-through facility.

Sharon Naylor is the freelance writer and editor based in Morristown, New Jersey. The author of over 30 books, she has been a guest on "ABC News," "Inside Edition," and "Fox 5 Live." She has won top honor awards from *Writer's Digest* magazine and the Academy of Motion Picture Arts and Sciences.

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Mini-Storage Messenger
March 2007
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COMFORT ZONE

Vehicle-Friendly Parking And Traffic Flow

By Peter Stuhlreyer

Unfortunately, most zoning ordinances have not kept pace with the self-storage industry. Because one of the major misgivings of communities about self-storage is parking for customers, a thorough understanding of parking and traffic flow is crucial for the maximization of the building size and the preservation of green space. After all, nothing is uglier than an empty parking lot!

As an architect, I read and attempt to conform to zoning ordinances, which contemplate many different building uses. Some of these parking schedules are very detailed and indicate a deep knowledge of the particular use that they regulate. This has, no doubt, much to do with grassroots advocacy on behalf of those industries in many cases.

The Parking Dilemma

Take for example, a town in Michigan whose parking code for auto repair shops is very complex: One per 200 square feet of salesroom floor space, plus one per service stall, plus one per employee based upon the greatest number of employees at any one shift. In sharp contrast, many communities' zoning for self-storage is worded: One space per 1,700 gross square feet of building plus one per employee. For a large facility, the misconception of parking needs could lead to almost half an acre of land wasted. This land is most likely taxed and requires storm water management, since it is required but most likely will not be needed for parking.

One interesting phenomenon is that more self-storage parking is needed for the first year and a half or so during initial lease-up. On the other hand, an established facility with stabilized occupancy needs very few spaces at the front office before any security point. A typical zoning ordinance that our office recommends for self-storage would be one parking space per employee working at the busiest time, plus five customer spaces at the front office and one temporary space per 75 rental units for a period of two years from opening, at which time they would be landscaped. Retainage need not be tabulated for the temporary spaces and they may be gravel, mulch, or another temporary, acceptable parking surface.

From the perspective of a potential customer, this traffic flow may be the distinguishing attraction to a facility.

Parking for renters who are "visiting" need not be accounted for if the loading areas are within the security fence, which these days, is typical. In fact, the more automated the facility, the less likely these customers will ever need to visit the front desk for renewals or upgrades. Hence, the flow of customers in vehicles around and even through the buildings is actually a design-intensive component of self-storage sites.

To create a more pleasant storage experience, make it easy for your customers to go with the flow.

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Traffic Flow And Security

From the perspective of a potential customer, this traffic flow may be the distinguishing attraction to a facility. Most renters know what to expect on the inside of their unit; steel walls, cement floors, and a light. It's the sequence of events that occurs between arriving at the facility to loading up the dolly in the loading zone that architects and owners can use to romance the customer. There are five main points to consider when designing this short trip between entry and loading. They are security, lighting, grading, clearance, and way finding.

Assuring the customer that they and their stored goods are safe is perhaps the number one priority for a self-storage facility. And accomplishing this task begins from the inside of the automobile. Make sure the driver can see the office attendant and a security monitor as they pass the easy-to-reach security keypad where they enter their code or swipe their card to open the gate.

Once inside the facility, another security consideration for interior units is to account for a loading area, preferably covered near the building entry. No one is comfortable walking any distance in a paved area to their destination.

Security is closely related to lighting. Although there are ordinances to regulate light spillage and "pollution," take care to get a photometric study that maximizes and evenly spreads light. Most major commercial lighting distributors will provide this drawing for free in return for a proprietary specification of one of their products. Days are short in the winter and renters that handle wholesale goods such as pharmaceuticals and building products will use the facility before dawn and after dusk. Also, it is always wise to use masonry walls along adjacent residential property for both security and the shielding of headlights from cars around the facility.

Grading is a practical civil engineering issue that can have serious liability implications. Many ordinances allow up to eight percent grade on paved surfaces around a building, however, less than three percent would be desirable where you have wheeled carts and loading areas. Civil engineers may have to add catch basin structures to limit the amount of slope adding to the site development cost. This issue can be particularly important where drive-up units circulate the sides of the buildings.

Most visits are short, however. A tenant may spend 15 to 30 minutes organizing or loading their goods before heading to the unit. Providing clearance around vehicles that are loading can seem like a waste of asphalt, but if the practicality of the issue doesn't move the designers to provide it, fire department officials could demand that they can get around the facility with or without customer cars on the premises.

Finally "way-finding" is an automotive circulation issue that can lead to significant frustration. From a four-foot vantage point behind the wheel of the car, eight identical buildings may seem like a surreal maze. Given that some customers come up to the facility less than once a year, well-marked identification will be helpful—especially after the initial visit. While some operators have taken to the unique idea of naming buildings in facility based on a specific theme, the important thing is that whatever method you choose, it should have intuitive logic and visibility. Unit numbering that incorporates codes, unit numbers, and building numbers all together is especially effective.

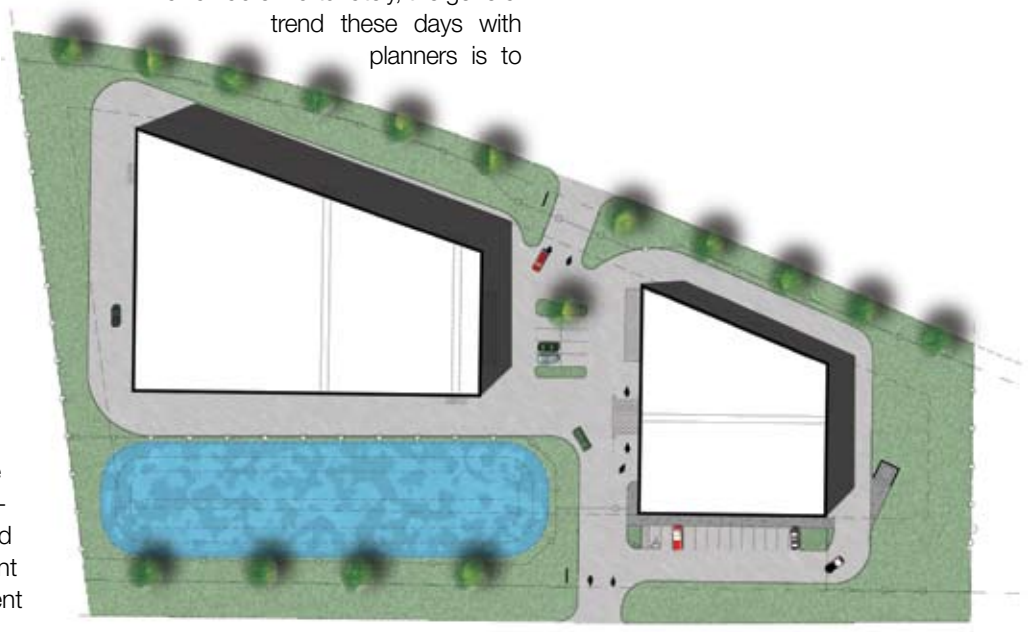
The Overall Consideration

In conclusion, the pavement that surrounds self-storage is more than just "space between buildings." As such, it requires as much design attention as the buildings themselves. Careful explanation to your community concerning parking counts should be well received and could save you the unnecessary purchase and/or development of up to half an acre. Fortunately, the general trend these days with planners is to default to the side of not over-parking a site. Therefore, most municipal consultants will also be receptive to a clearly stated argument on this concept.

Customer traffic data can be retrieved from most major franchises and used to the advantage of maximization and an informed site design. Once the site's parking is planned, dealing with customers' vehicles has just begun. The importance of traffic flow around, and sometimes even into self-storage facilities, is a distinguishing factor. Moreover, it can be an attractive amenity or a comparative liability.

Think about it: Customer traffic flow is a major design factor for medical offices, airports, and shopping malls. Likewise, a self-storage facility shares all of the common conditions that must be considered in order for it to become a well-laid-out customer experience.

Peter Stuhlreyer is the Founder and Principal Architect of Designhaus Architecture based in Detroit, Michigan. With almost 10 years of experience practicing in large and small firms across the country, he has distilled the simple philosophy that "good design adds value."



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REACHING YOUR CUSTOMERS

The Right Message For Women

By Michael W. Michelsen, Jr.

What is it that a woman wants? That simple question frustrated the heck out of Sigmund Freud, but there are many business owners who have taken the time and effort to answer it. And, for the past several years, they have earned money—sometimes, lots of money—because they unlocked that mystery.

According to many market researchers who have studied this question, more than anything else, a woman wants value for her purchasing dollar. Any product or service that caters to that desire, which has been nurtured in her since her youth, will help you sell to her.

That's right. That's all there is to it. Although it might be true that 80 percent of the people who move their belongings into your facility might be men, it is also true that more than 66 percent of the people who decided to put down their hard-earned dollars to rent from you ride side-saddle.

In fact, women control a vast majority of the dollars spent in the American economy. As a result, many business owners and managers have decided to flood the marketplace with an endless array of choices. However, this is not really what women want.

According to several marketing experts within the industry, women carry a majority of the load when it comes to making purchasing decisions about self-storage. Moreover, women not only make the purchasing decisions for themselves, but they also tend to make the selections for another party such as a husband, "significant other," or a supervisor when they are asked to do so.

"Regardless of the role a woman plays in the decision to rent a storage facility, the smart self-storage owner or manager would do well to pay attention to the woman in the process," says Tom Litton, a self-storage marketing expert in Lodi, Calif. "This goes for whether it's a woman on the phone who calls for information, or if she shows up at the location. The trouble is, most owners and managers talk to her the same way they talk to men. Unfortunately, it doesn't work that way, at least not successfully."

According to Litton, men make buying decisions quickly, while women allow more than twice the time to make a buying decision. Also, on average, a man will call only two to three facilities before making a selection; conversely, women will make four to seven calls before making a choice. The reason for this, Litton explains, is that women are looking for value. Men are trying to fix a problem quickly and easily, while a woman's priority is to be a good steward of money; as a result, they take longer to make a buying decision.

"The bottom line is that women are raised from their youth to be better shoppers than men, and they generally are," Litton says. "For this reason, owners and managers of self-storage facilities who want to market to women would do well to build value into their offerings."

Litton gives the example of freebees or "value-added" perks when attempting to offer services to women such as move-in trucks or boxes.

"Even though there might be a self-storage facility down the street from you that charges less than you do, when a woman knows that with you she will get things such as a free move-in truck or boxes to help her with her move in, chances are good that she will select you or at least recommend that her boss or family choose your facility."

Do you know how to effectively market to women? Adding value to your products and services may be all it takes to sway their purchasing decisions.

Michelle Bakva, marketing director for Storquest Self-Storage agrees. "When I arrived, I noticed that not only do women call our facilities more than men, but they do so most often on Mondays," she says. "What we discovered was that women would gather their information on weekdays, discuss what they learned with their husbands or bosses at the end of the week or weekend, and then call us on Monday. To reach this demographic, we started advertising during soap operas when women would be watching or recording their shows to watch later."

Bakva adds that Storquest includes a number of features at their facilities with women in mind such as intercoms throughout their locations to call for help if needed. The company also offers free golf carts available for customer use, making "huffing it" back and forth to a car or truck a thing of the past.

Mike Parham, president of the Parham Group based in San Antonio, Texas, goes a step further to say that nearly everything his firm does is aimed at marketing to women.

"Prior to 9/11, the key to selling the self-storage industry was keeping rates low," he says. "Our market research has shown us that since 9/11, security is everything. For that reason, nearly everything we do is done to make women feel safe and secure as long as she is with us."

Parham emphasizes that his firm invests heavily in features such as security camera systems, intercoms, mirrors and enclosed areas specifically designed to make female customers feel secure.

"A lot of our customers are doctors and lawyers who have records stored at our facilities," Parham says. "Unfortunately, those doctors and lawyers usually aren't the ones who come here to use their records. It's the office manager or some other female employee. As a result, we offer enclosed rooms where our customers can look through records in a secure, comfortable room that even has coffee as well as a play area if she has a child with her while she's working."

Over The Phone

According to marketing experts, 93 percent of the business initiated at a self-storage facility began with a telephone call. The remaining seven percent was the result of a physical inquiry.

For this reason, owners and managers would do well to pay attention to who is answering the phone at their location.

"Regardless of who answers the phone, they should be equipped to speak with a woman who is calling, and the way you speak to a female buyer is entirely different than speaking with a man" Litton says.

Litton states that, on average, men will give 1.5 to two minutes for a call to a facility, while women will allow 2.5 to five minutes for the same call. "If you give the same talk that you give a man to a woman, she is going to feel like she is being hustled or slighted. Conversely, when you take the time to explain the value of your facility to her, chances are good that you will have her hooked."

In Advertising

When designing advertisements, Web sites, or any other promotional materials, Litton advises self-storage facility owners to make sure to include photographs of women.

"Some places simply intimidate women," Litton says. "Places like tool stores and self-storage facilities are like that. In order to minimize the intimidation factor for women, they should always be included in ads." Litton adds that including value-focused words such as "free" or "special" should be included in all of your promotional tools.

Bakva uses a slightly different approach. "In one of our ads, we used a child and wrapped him in bubble wrap," she says. "Then we sat him among a wall of boxes with the caption, 'Protect Your Valuables.' That ad was designed to appeal specifically to women, and it worked."

It's All About Customer Service

If you ask Brenda Scarborough, president of Lutz, Fla.-based Accountable Management & Consulting, a major player in the self-storage ownership and management business, she will tell you that all the emphasis placed on marketing to women might be a tad misplaced.

Although she acknowledges that a large majority of self-storage rentals are handled by women, it's a matter of customer service—for anyone, male or female—that brings customers to your facility and keeps them coming back.

"We gear practically everything we do towards women," she says. "Everything, whether it be the placement of security cameras, lighting, intercoms, the design of doors, or the hours of personnel, everything is designed to help a woman who might not be familiar with or able to handle what she needs to do while she's on the premises. The reason for that is if she is able to do a job better and easier as a result of something we offer, then chances are good that others, such as senior citizens, might benefit as well. Either way, the customer is better served."

Scarborough says that a lot of the business her facilities get from women are the result of the special attention given to women and their needs before and during their use of amenities at a facility.

"Listen to your customers, whomever they are. They will tell you what they want; and when you can deliver, you have a customer," she says.

What A Woman Wants

Heeding the advice offered by these experts should help you save significant time and money, whether you are examining your current marketing strategy or building a new initiative.

Whatever you do, don't try the latest tactic or copy a program that seemed to work for another company before you learn more about the women you want to become your customers and the ones you have currently.

Reaching women more effectively isn't rocket science; it just takes a little thought in determining what will appeal to them. But, in the end, it's so very worth the extra effort.

Michael W. Michelsen, Jr. is a freelance writer based in Riverside, California.

Google earth

feet 400
meters 100

945 Water Tower Storage
West New Hope Dr.

Google earth

feet 500
meters 100

Storagemasters
2100 N. Bell Blvd

Google earth

feet 500
meters 100

New Mini Storage
401 Horseshoe Dr

Google earth

feet 500
meters 100

K & D Storage
805 S. Bagdad

Google earth

feet 200
meters 90

Great Value Storage
2407 US 183
Leander, TX

Google earth

feet 10
meters 5

CubeSmart Storage
10201 E. Crystal Falls Pkwy
Leander, TX

Google earth

feet 300
meters 90

CubeSmart 80,000 SF
8'0 Cubical

San Marcos, TX

Google earth

feet 200

meters 70

Security Features

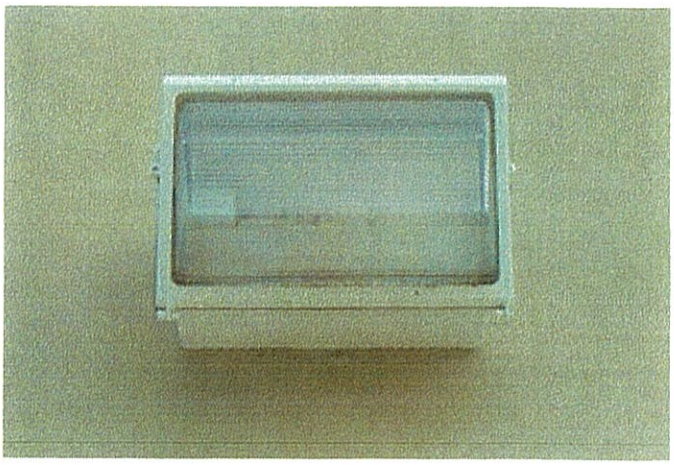
Our resident managers live on site. Self Storage is also equipped with 24/7 digital surveillance. Here are some of our other security features:

Secure entrance.

Fully video monitored 24 hours per day!

Personalized access code.

Individually alarmed doors.

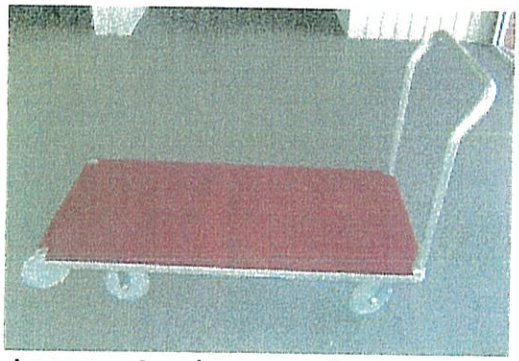


Amenities

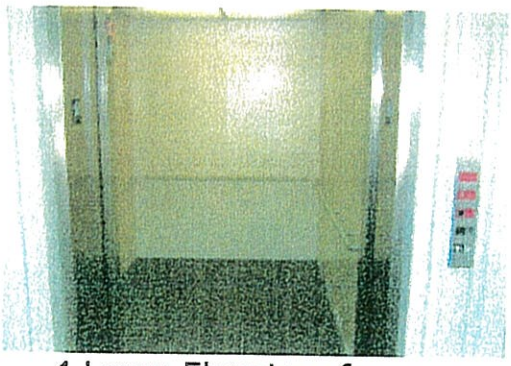
5

- Drive Inside Facility
- No deposit!!
- 100% Climate Controlled
- Carpeted units
- Quality elevators and carts
- Bright lighting indoors & outdoors
- Clean & Dry Storage
- Month to month rental agreement
- Full line of packing products
- Professional Friendly Service
- On-site resident managers
- 7 day access
- Available for commercial and residential storage
- Insurance available

25' wide concrete aisle way!



Large, sturdy, carpeted carts to move your goods!



4 Large Elevators for your convenience.

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