AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - August 24, 2023 at 6:00 PM

Place 1 – Donnie Mahan, *Chair*	**Place 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice Chair***
Place 3 – Ron May	**Place 7 – Vacant**
Place 4 – Deirdre Moss	

The meeting will be live-streamed at the following link: https://www.leandertx.gov/video.

1. Open Meeting.

2. Roll Call.

3. Review of meeting protocol.

4. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the August 17, 2023 meeting.

5. Citizen Comments: Three (3) minutes allowed per speaker.
   [Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case SFP-21-0014 regarding Lenox Hill Townhouses Short Form Final Plat on one parcel of land approximately 16.43 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R514458; generally located at the south terminus of Republic Trails and to the west of Ronald W Reagan Blvd, Leander, Williamson County, Texas.

7. Approval of Subdivision Case FP-22-0046 regarding Leander Senior Center Final Plat on two parcels of land approximately 5.045 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R418051 and R486604; generally located to the east of the intersection of Municipal Drive and Northern Trail, Leander, Williamson County, Texas.

8. Approval of Subdivision Case FP-23-0062 regarding Hero Way Crossing Replat Short Form Final Plat on one parcels of land approximately 7.359 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R530062; generally located northwest of the intersection of Hero Way West and Broade Street, Leander, Wiliamson County, Texas.

9. Approval of Subdivision Case PP-22-0027 regarding Bar W Ranch West Phase 8 Preliminary Plat on three parcels of land approximately 80.37 acres ± in size, more particularly described by Willamson Central Appraisal District R544597, R590364, and R532719; generally located west of Bar W Ranch Phase 3 Subdivision and south of Bar W Ranch Blvd, Leander, Williamson County, Texas.

10. Approval of corrected minutes for meeting held on July 13, 2023 and Regular P & Z meeting on July 27, 2023

REGULAR AGENDA

11. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney]. 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [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 City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 18 day of August 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Ellen Coufal

Ellen Coufal, Planning Coordinator

AGENDA ITEM # 6

EXECUTIVE SUMMARY
08/24/2023

AGENDA SUBJECT:

Reapproval of Subdivision Case SFP-21-0014 regarding Lenox Hill Townhouses Short Form Final Plat on one parcel of land approximately 16.43 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R514458; generally located at the south terminus of Republic Trails and to the west of Ronald W Reagan Blvd, 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 short form final plat satisfies the applicable regulations without requesting any variances. This final plat was reviewed and approved by the Planning & Zoning Commission during the February 23, 2023 meeting. After the approval of the plat, the applicant has six (6) months to complete the conditions and record the final plat. The developer is actively working on the construction of the infrastructure, but was unable to finish within the timeframe. They will be able to post fiscal or complete construction within the next six (6) months.

HISTORY/TIMELINE:

04/18/2019 – PUD Zoning
02/23/2023 – Planning & Zoning Commission Approval

APPLICANT/AGENT:

Kimley-Horn (Sarah Mays) on behalf of Lenox Hill Owner, LLC (Chun Yi Huang)

RECOMMENDATION:

This short form final plat includes one single-family townhouse lot with a total of 67 townhouse units and amenities. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to 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.

PRESENTER:

Robin M. Griffin, Executive Director of Development Services

Attachments

1. Final Plat
2. Location Map
3. Extension Request

LENOX HILL SUBDIVISION
SHORT FORM FINAL PLAT

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771

SURVEYOR:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771

OWNER/DEVELOPER:
LENOX HILL OWNER LLC
5430 LBJ FREEWAY
#1050
DALLAS, TEXAS 75240
PH: (469) 903-2246

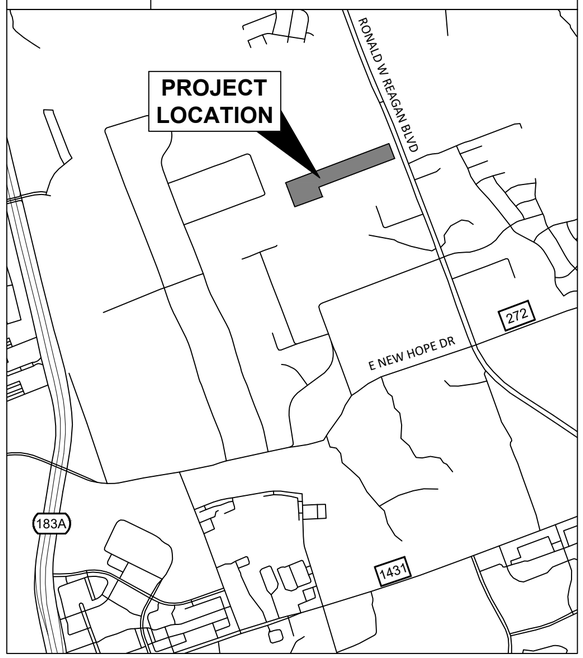
LOT INFORMATION

TYPE	TOTAL	ACREAGE
MULTI-FAMILY	1	16.429
COMMERCIAL	0	0.000
HOA PARKLAND AND DRAINAGE	0	0.000
TOTAL	1	16.429

INITIAL SUBMITTAL DATE: 10/26/2021

VICINITY MAP

SCALE: 1" = 2000'



SHEET INDEX:

1. COVER SHEET
2. FINAL PLAT
3. FINAL PLAT
4. SIGNATURE & PLAT NOTES

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Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV,
SUITE 200, AUSTIN, TEXAS 78759
FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	2/14/2023	069293601	1 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069293801 - LUXNOVA - LEANDER SURVEY - PLAT & BOUNDARY VERIFICATION SURVEY\DWG\SV-PLAT-069293801.DWG PLOTTED BY PAZITNEY, ROB 2/14/2023 4:54 PM LAST SAVED 2/14/2023 4:25 PM

LENOX HILL SUBDIVISION
FINAL PLAT

SURVEYOR'S NOTES:

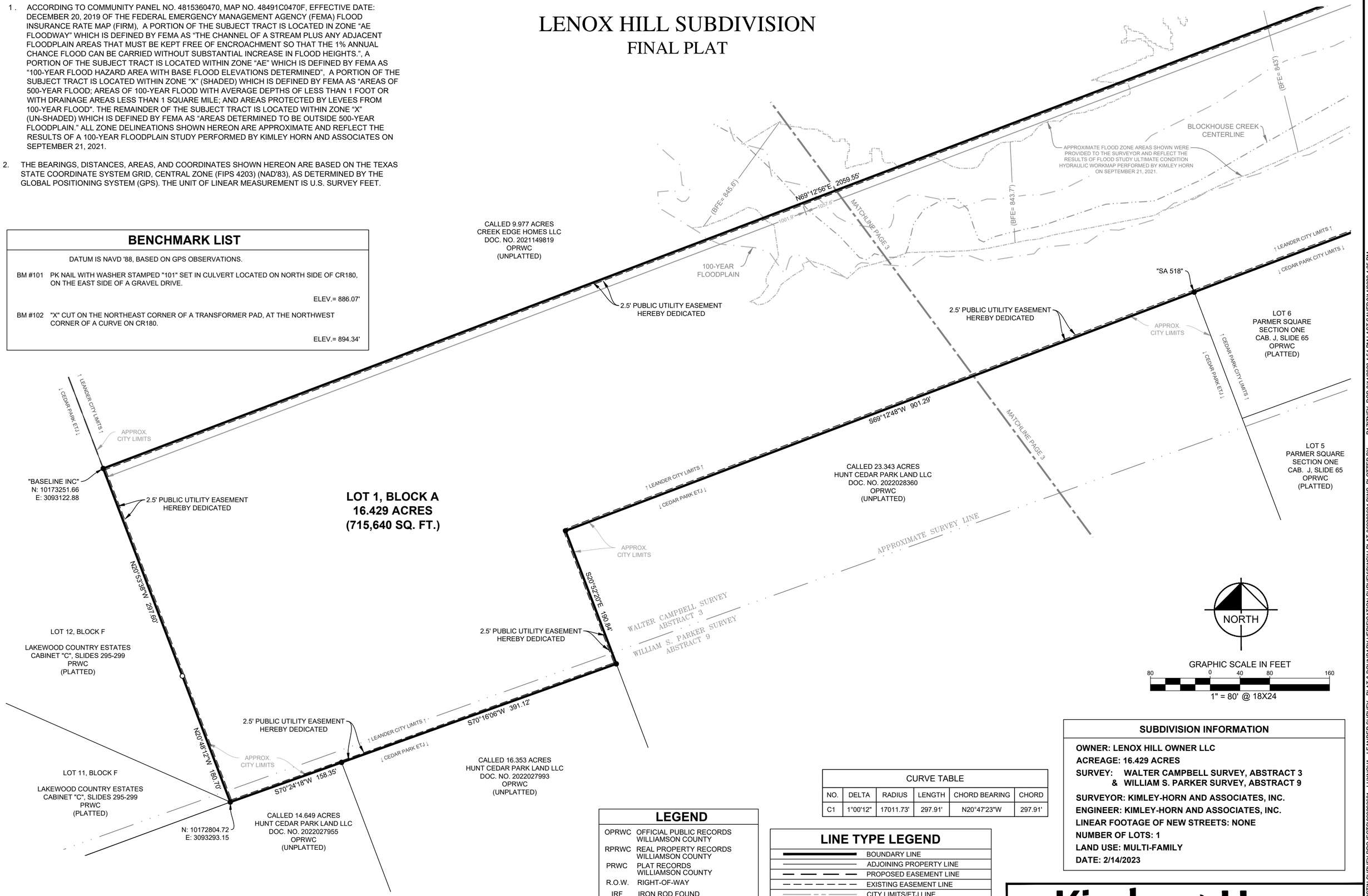
1. ACCORDING TO COMMUNITY PANEL NO. 4815360470, MAP NO. 48491C0470F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE AND REFLECT THE RESULTS OF A 100-YEAR FLOODPLAIN STUDY PERFORMED BY KIMLEY HORN AND ASSOCIATES ON SEPTEMBER 21, 2021.
2. THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

BENCHMARK LIST

DATUM IS NAVD '88, BASED ON GPS OBSERVATIONS.

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT LOCATED ON NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE.
ELEV.= 886.07'

BM #102 "X" CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, AT THE NORTHWEST CORNER OF A CURVE ON CR180.
ELEV.= 894.34'



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°00'12"	17011.73'	297.91'	N20°47'23"W	297.91'

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
⊕	BENCHMARKS
△	CALCULATED POINT
●	1/2" IRON ROD FOUND (CAP NOTED)
○	1/2" IRON ROD SET W/ CAP "KHA"

LINE TYPE LEGEND

━━━	BOUNDARY LINE
───	ADJOINING PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
— — —	EXISTING EASEMENT LINE
─ · ─	CITY LIMITS/ETJ LINE
─ · ─	100-YEAR FLOODPLAIN LINE
─ · ─	100-YEAR ULTIMATE FLOOD LINE
─ · ─	BLOCKHOUSE CREEK CENTERLINE
━ ━ ━	SHEET MATCH LINE
─ · ─	SURVEY LINE
▪ ▪ ▪	PUBLIC SIDEWALK REQ'D LINE

SUBDIVISION INFORMATION

OWNER: LENOX HILL OWNER LLC
ACREAGE: 16.429 ACRES
SURVEY: WALTER CAMPBELL SURVEY, ABSTRACT 3 & WILLIAM S. PARKER SURVEY, ABSTRACT 9
SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: NONE
NUMBER OF LOTS: 1
LAND USE: MULTI-FAMILY
DATE: 2/14/2023

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	RPP	MMII	2/14/2023	069293601	2 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069293601 - LUXNOVA - LEANDER SURVEY - PLAT & BOUNDARY VERIFICATION SURVEY\DWG\V-PLAT-069293601.DWG PLOTTED BY PAZITNEY, ROB 2/14/2023 4:54 PM LAST SAVED 2/14/2023 4:25 PM

LENOX HILL SUBDIVISION
FINAL PLAT

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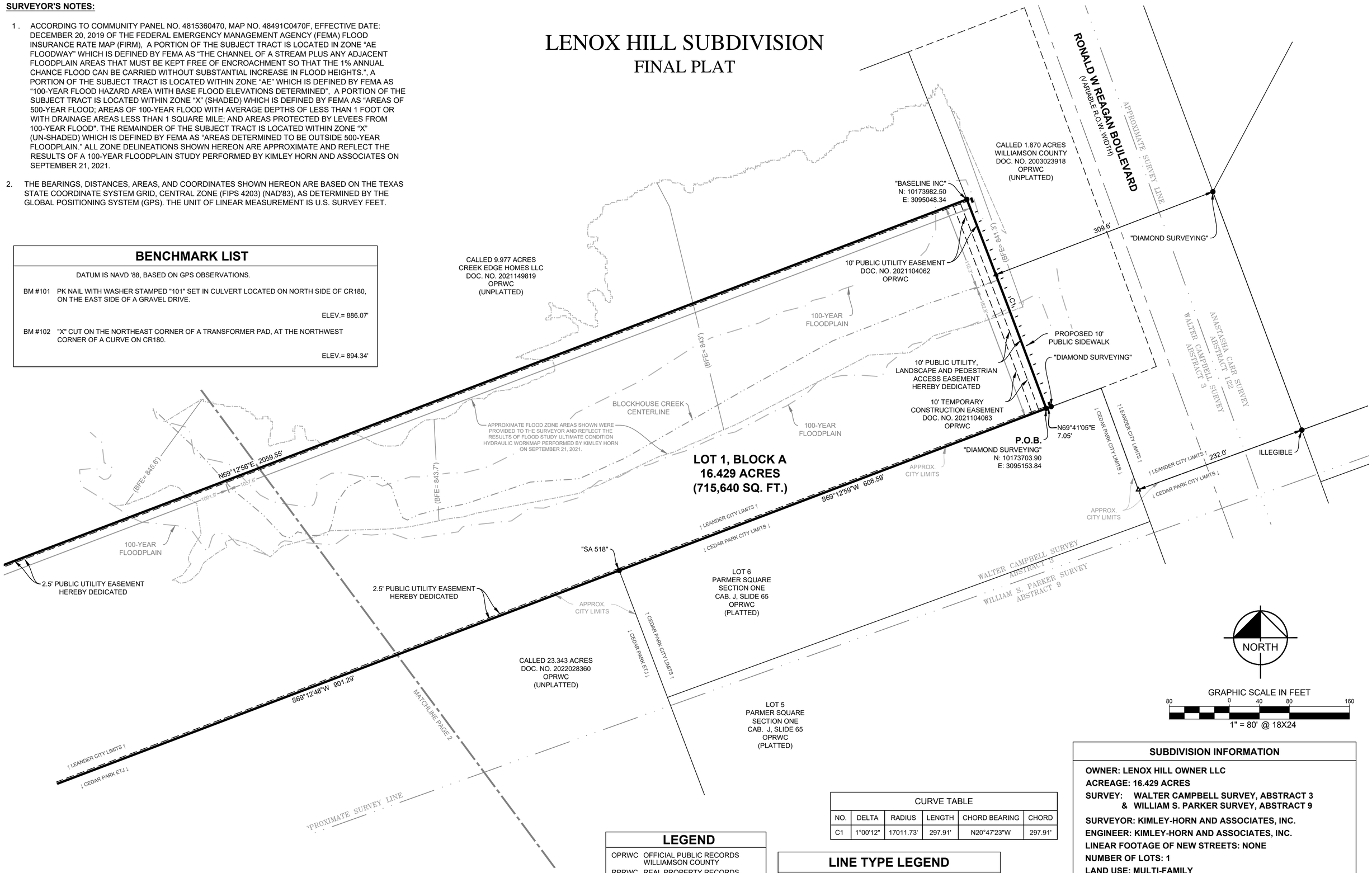

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ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: NONE
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LENOX HILL SUBDIVISION
FINAL PLAT

GENERAL NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILTY, LANDSCAPING AND PEDESTRIAN ACCESS EASEMENT, 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. ACCORDING TO COMMUNITY PANEL NO. 4815360470, MAP NO. 48491C0470F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD REAGAN BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
14. THE OWNERS IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. ALL WATER QUALITY AND DRAINAGE IMPROVEMENTS PROPOSED WITH THIS PLAT SET ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER.
16. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
17. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
18. THE SUBJECT TRACT HAS ACCESS TO THE PUBLIC STREET RIGHT-OF-WAYS OF RONALD REAGAN BOULEVARD.

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SARAH J. MAYS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND TO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS

THIS TRACT IS WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48491C0470F, DATED DECEMBER 20, 2019.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

_____
SARAH J. MAYS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 129794
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
SARAH.MAYS@KIMLEY-HORN.COM
PH. (512) 418-1771

METES & BOUNDS DESCRIPTION OF:
LENOX HILL SUBDIVISION - 16.429 ACRES

BEING A 16.429 ACRES (715,640 SQUARE FEET) TRACT OF LAND, SITUATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT 3 AND THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, BOTH IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 16.422 ACRES TRACT OF LAND DESCRIBED TO LENOX HILL OWNER LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022013155, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "DIAMOND SURVEYING" FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD (VARIABLE WIDTH R.O.W.) AND THE NORTHWEST BOUNDARY LINE OF LOT 6, PARMER SQUARE SECTION ONE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN CABINET J, SLIDE 65 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTHEAST CORNER OF THIS TRACT; AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "DIAMOND SURVEYING" FOUND BEARS, NORTH 69°41'05" EAST A DISTANCE OF 7.05 FEET;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID 16.422 ACRES TRACT, SAME BEING THE NORTH LINE OF SAID LOT 6, SOUTH 69°12'59" WEST A DISTANCE OF 608.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "SA 518" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF A CALLED 23.343 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022028360 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, CONTINUING ALONG SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE NORTH LINE OF SAID 23.343 ACRES TRACT, SOUTH 69°12'48" WEST A DISTANCE OF 901.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 23.343 ACRES TRACT;

THENCE, CONTINUING ALONG SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINE OF SAID 23.343 ACRES TRACT, SOUTH 20°52'20" EAST A DISTANCE OF 190.84 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 16.353 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022027993 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, CONTINUING ALONG SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID 16.353 ACRES TRACT, SOUTH 70°16'06" WEST, A DISTANCE OF 391.12 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 16.353 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 14.649 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022027955 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID 14.649 ACRES TRACT, SOUTH 70°24'18" WEST A DISTANCE OF 158.35 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 16.422 ACRES TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 11 AND 12, BLOCK F, LAKEWOOD COUNTRY ESTATES SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET C, SLIDES 295 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, DEPARTING SAID NORTH BOUNDARY LINE OF THE 14.649 ACRES TRACT, ALONG THE WEST BOUNDARY LINE OF SAID 16.422 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 20°48'12" WEST A DISTANCE OF 180.70 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET;
2. NORTH 20°53'38" WEST A DISTANCE OF 297.60 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "BASELINE INC" FOUND FOR THE NORTHWEST CORNER OF SAID 16.422 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.977 ACRES TRACT OF LAND DESCRIBED TO CREEK EDGE HOMES LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021149819 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, DEPARTING SAID EAST LINE OF LOT 12, ALONG THE NORTH BOUNDARY LINE OF SAID 16.422 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 9.977 ACRES TRACT, NORTH 69°12'56" EAST A DISTANCE OF 2,059.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEY'S CAP STAMPED "BASELINE INC" FOUND IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD, FOR THE NORTHEAST CORNER OF SAID 16.422 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 9.977 ACRES TRACT AND A NON-TANGENT POINT OF CURVATURE;

THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD AND THE EAST BOUNDARY LINE OF SAID 16.422 ACRES TRACT, WITH SAID CURVE TO THE RIGHT A DISTANCE OF 297.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 1°00'12", A RADIUS OF 17011.73 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 20°47'23" EAST, 297.91 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 16.429 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

CITY OF LEANDER CERTIFICATION:

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

_____
DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MICHAEL A MONTGOMERY II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE 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 ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF. NO. 2610070-FW26, ISSUED JULY 9, 2021, HAVE BEEN SHOWN OR NOTED HERON.

PLAT COMPLETION DATE: JANUARY 23, 2023.

_____
MICHAEL A MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER'S DEDICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT LENOX HILL OWNER LLC, AS THE OWNER OF THAT CERTAIN 16.422 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022013155, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE THE 16.429 ACRES AS SHOWN HEREON AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS LENOX HILL, SUBDIVISION.

LENOX HILL OWNER LLC

_____
CHUN YI HUANG, VICE PRESIDENT
5430 LBJ FREEWAY
#1050
DALLAS, TEXAS 75240
PH: (469) 903-2246

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE

_____ DAY OF _____, 20____, PERSONALLY APPEARED _____, AS _____, OF

_____ A _____, ON BEHALF OF SAID FLAGSTAR BANK, FSB, 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 THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC - STATE OF TEXAS

_____
PRINTED NAME

_____
MY COMMISSION EXPIRES

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

I, **NANCY RISTER**, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

DAY OF _____, 20____, AD, AT _____ O'CLOCK, ____M, AND DULY RECORDED THIS THE DAY OF

_____, 20____, AD, AT _____ O'CLOCK _____M, IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT

NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____DEPUTY

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV,
SUITE 200, AUSTIN, TEXAS 78759
FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

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KIMLEY-HORN AND ASSOCIATES, INC.
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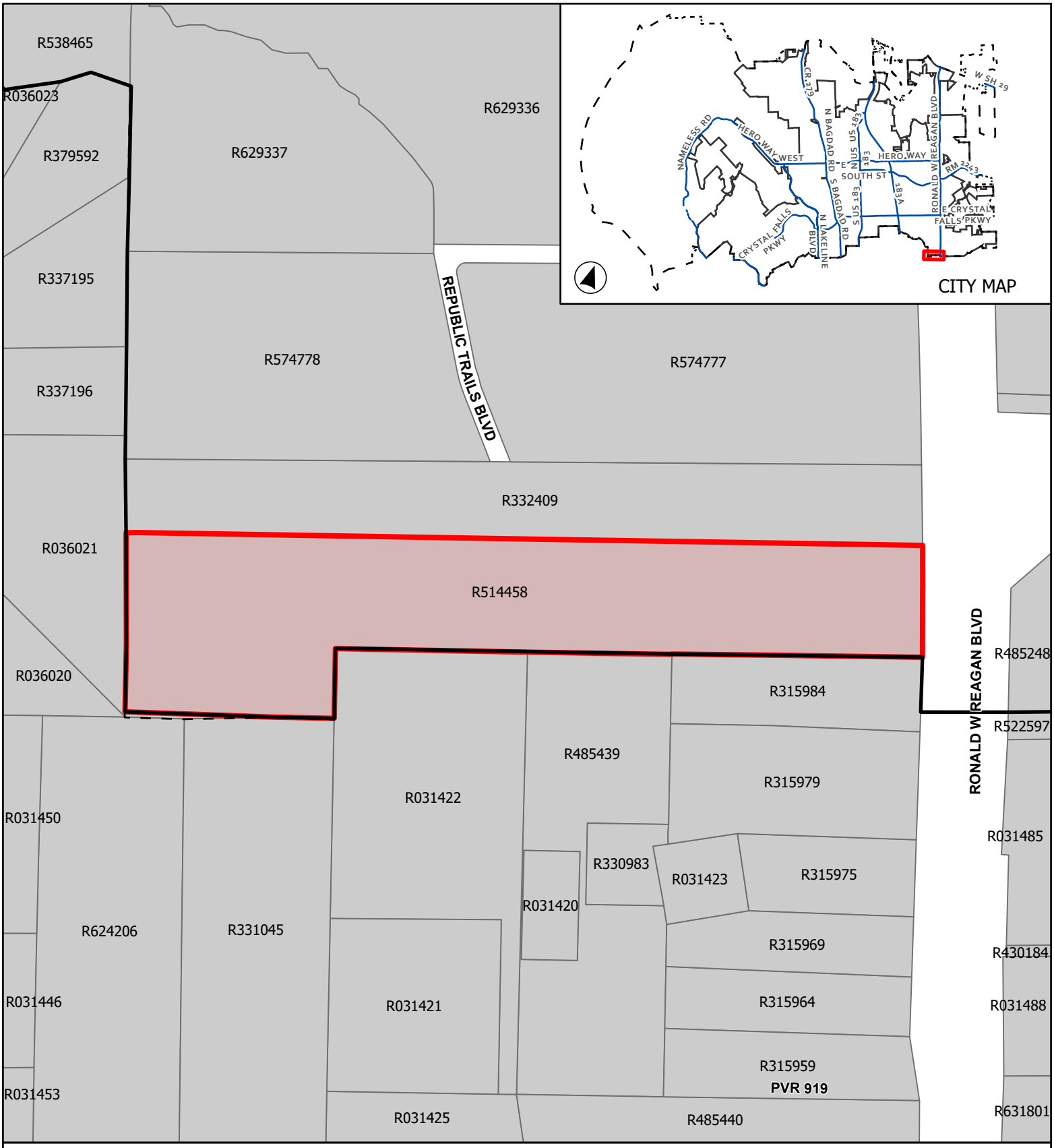
SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	2/14/2023	069293601	4 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069293601 - LUXNOVA - LEANDER SURVEY - PLAT & BOUNDARY VERIFICATION SURVEY\DWG\V-PLAT-069293601.DWG PLOTTED BY PAZITTNEY, ROB 2/14/2023 4:54 PM LAST SAVED 2/14/2023 4:25 PM



CASE: SFP-21-0014 **ATTACHMENT 2** **LENOX HILL TOWNHOMES**

Location Map

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. 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 herin provided.

0 162.5 325

Feet

City Limits

Subject Boundary

ETJ Boundary

August 11, 2023

City of Leander Planning Department
201 N. Brushy Street
Leander, TX 78641

RE: Short Form Final Plat Extension Request
Lenox Hill Townhomes – 21-SFP-014
14661 Ronald Reagan Blvd, Leander, TX 78641

To Whom it May Concern:

The subject Short Form Final Plat was previously approved at Planning & Zoning on February 23, 2023 and is set to expire on August 23, 2023. This letter serves as an official request for a six-month extension on the Short Form Final Plat (21-SFP-014) while the accompanying Public Improvement Construction Plans (22-PICP-0017) are approved.

Please contact me at (512) 649-8745 should you have any questions regarding this request.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-928

sarah mays

Sarah J. Mays, P.E.

AGENDA ITEM # 7

EXECUTIVE SUMMARY
08/24/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0046 regarding Leander Senior Center Final Plat on two parcels of land approximately 5.045 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R418051 and R486604; generally located to the east of the intersection of Municipal Drive and Northern Trail, 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.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

This final plat includes two nonresidential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to 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.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

---

Attachments

1. Final Plat
2. Location Map

LEANDER SENIOR CENTER

SHORT FORM FINAL PLAT

BEING 5.045 ACRES OF LAND OUT OF THE
ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6
IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER: THE CITY OF LEANDER, TEXAS
P.O. BOX 319
LEANDER, TEXAS 78646
PHONE: (512) 528-2700

DEVELOPER: THE CITY OF LEANDER, TEXAS
P.O. BOX 319
LEANDER, TEXAS 78646
PHONE: (512) 528-2700

ENGINEER: HAYNIE CONSULTING, INC.
TIM HAYNIE, PE
1010 PROVIDENT LANE
ROUND ROCK, TX 78664-3276
thaynie@haynieconsulting.com
PHONE: (512) 837-2446

SURVEYOR: HAYNIE CONSULTING, INC.
WILLIAM L. JOHNSON, RPLS
1010 PROVIDENT LANE
ROUND ROCK, TX 78664-3276
bjohnson@haynieconsulting.com
PHONE: (512) 837-2446

DEVELOPER AGENT: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TX 78664-3276
PHONE: (512) 837-2446

FILING DATE: 03/15/2023.

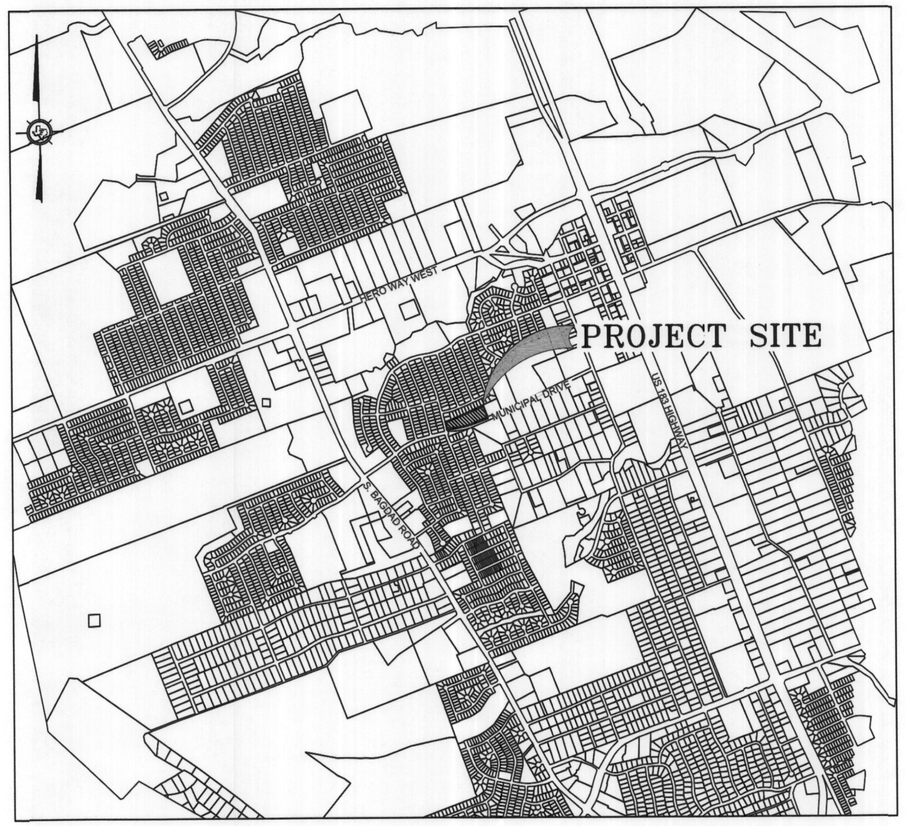
LOT TABLE

LOT	SQ. FT.	ACREAGE
1	159,264	3.655
33	8,106	0.1860

STREETS: (EXISTING) MUNICIPAL DRIVE, 777 FT.
(NO NEW STREETS PROPOSED)

SURVEY NOTES:

1. BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. HORIZONTAL DISTANCES SHOWN HREON ARE GRID DISTANCES.
3. ELEVATIONS ARE BASED ON THE ORTHOMETRIC HEIGHT, (NAVD88 COMPUTED USING GEOID12B).
4. PARENTHETICAL BEARINGS AND DISTANCES REFER TO RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED.



LOCATION MAP
SCALE: 1" = 2,000 FT.

0 2000 4000 Feet

SHEET INDEX:

SHEET 1 ..... COVER SHEET
SHEET 2 ..... PLAT
SHEET 3 ..... PLAT NOTES, SIGNATURE SHEET

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

DRAWN BY: PJY
CHECKED BY: BJ, KS
PROJ. #: 590-22-01

SHEET TAB: SHEET 1
PLOTTED BY: Bill Johnson
PLOTTED: Jul 27, 2023 - 3:09pm
DRAWING: X:\590 City of Leander\590-22-01-SENIOR CENTER\Survey Project Folder\Drawings\590-22-01-FINAL PLAT.dwg

LEANDER SENIOR CENTER

SHORT FORM FINAL PLAT

BEING 5.045 ACRES OF LAND OUT OF THE
ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6
IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

0 60 120 Feet

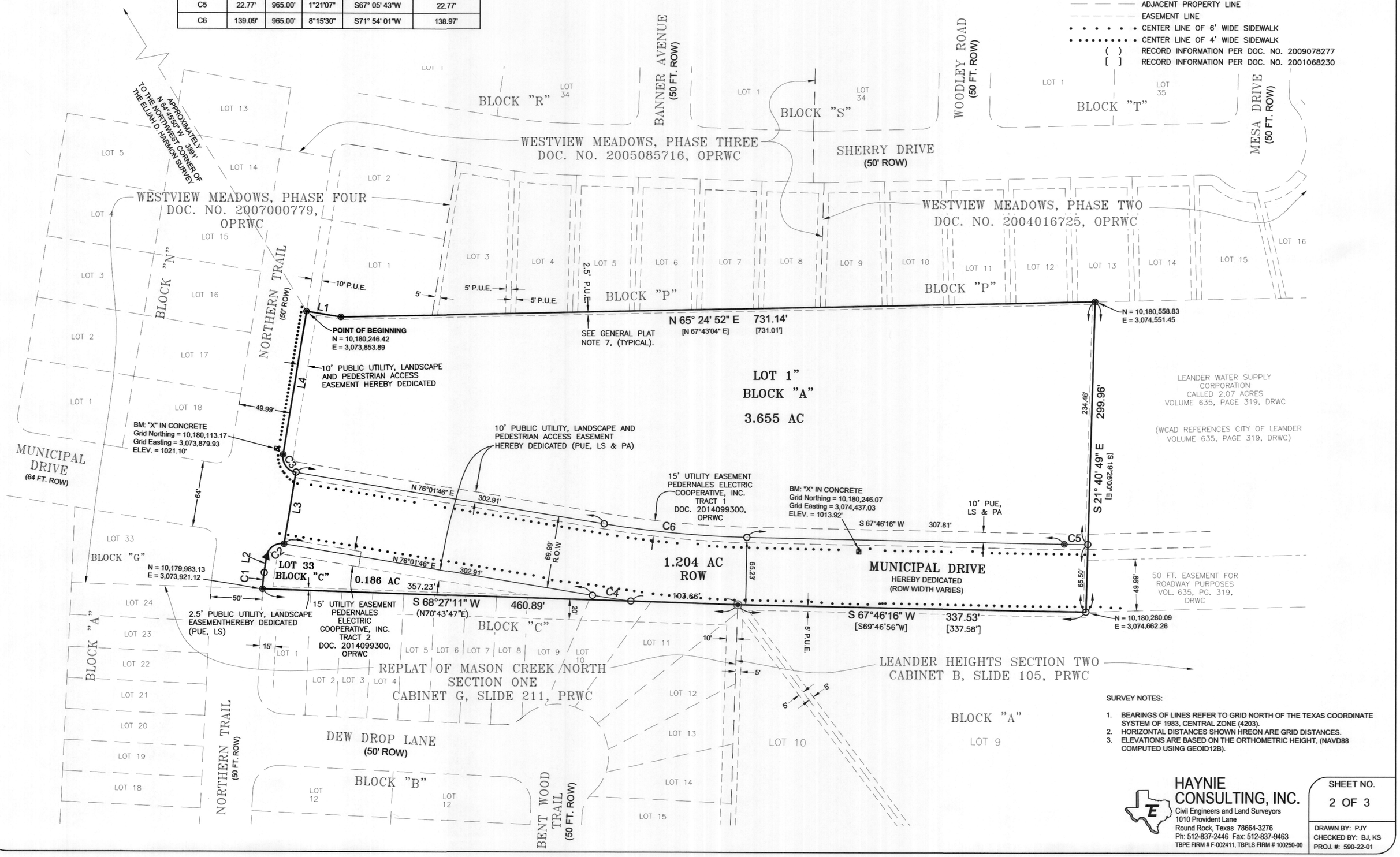
SCALE: 1" = 60'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.65' (16.10')	155.00'	5°47'02" (05°57'11")	N17° 44' 00"W (N 17°03'19" W)	15.64' (16.10')
C2	23.56'	15.00'	89°59'29" (90°00'00")	N30° 09' 15"E (N 30°55'16" E)	21.21'
C3	23.56'	15.00'	89°58'58" (90°00'00")	N59° 02' 27"W (S59°04'44"E)	21.21'
C4	37.71'	1035.00'	2°05'16"	N74° 59' 09"E	37.70'
C5	22.77'	965.00'	1°21'07"	S67° 05' 43"W	22.77'
C6	139.09'	965.00'	8°15'30"	S71° 54' 01"W	138.97'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N75°53'48"E (N75°48'32"E)	33.72'
L2	N14°50'29"W (N 14°04'44" W)	15.59'
L3	N13°58'14"W (S 14°04'44" E)	70.00'
L4	N14°02'27"W (N 14°04'44" W)	140.35'

LEGEND

- ○ 1/2-INCH IRON ROD SET W/ CAP STAMPED "HAYNIE CONSULTING"
- ◉ IRON ROD FOUND
- ◉ IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- ⊠ BENCH MARK, (BM)
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- LS LANDSCAPE EASEMENT
- PA PEDESTRIAN ACCESS EASEMENT
- OPRWC OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- SUBDIVISION BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTER LINE OF 6' WIDE SIDEWALK
- CENTER LINE OF 4' WIDE SIDEWALK
- ( ) RECORD INFORMATION PER DOC. NO. 2009078277
- [ ] RECORD INFORMATION PER DOC. NO. 2001068230



SURVEY NOTES:

1. BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. HORIZONTAL DISTANCES SHOWN HREON ARE GRID DISTANCES.
3. ELEVATIONS ARE BASED ON THE ORTHOMETRIC HEIGHT, (NAVD88 COMPUTED USING GEOID12B).

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

DRAWN BY: PJY
CHECKED BY: BJ, KS
PROJ. #: 590-22-01

SHEET TAB: SHEET 2
PLOTTED BY: Paul Yarborough
PLOT DATE: 1/9/2023 - 3:04pm
DRAWING: X:\590 City of Leander\590-22-01-SENIOR CENTER\Survey Project Folder\Drawings\590-22-01-FINAL PLAT.dwg

LEANDER SENIOR CENTER

SHORT FORM FINAL PLAT

BEING 5.045 ACRES OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6 IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 5.045 ACRES, (219,783 SQ. FT.), OF LAND IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6 IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.42 ACRE TRACT OF LAND AND ALL OF A CALLED 1.27 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2001068230 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 0.083 ACRE TRACT OF LAND (TRACT I) AND, A CALLED 0.309 ACRE TRACT TO LAND (TRACT II), RECORDED IN DOCUMENT NUMBER 2009078277 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.045 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; (BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203); DISTANCES SHOWN HEREON ARE GRID DISTANCES;

(PARENTHETICAL BEARINGS AND DISTANCES REFER TO RECORD INFORMATION LISTED IN THE LEGEND; PARENTHETICAL DESIGNATIONS, I.E., "(L1, C1)", ETC., REFER TO LINE AND CURVE TAG LABELS LISTED ON THIS PLAT);

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTHERN TRAIL, (50 FT. RIGHT-OF-WAY WIDTH), AS DEDICATED IN THE SUBDIVISION PLAT OF "WESTVIEW MEADOWS, PHASE FOUR", RECORDED IN DOCUMENT NUMBER 2007000779 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK P OF SAID WESTVIEW MEADOWS PHASE FOUR FOR THE NORTHWEST CORNER OF SAID TRACT I AND THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE (L1) N 75°53 '48" E, (N75°48'32"E), ALONG A SOUTHERLY BOUNDARY LINE OF SAID LOT 1, BLOCK P SAME BEING THE NORTHERLY BOUNDARY LINE OF SAID TRACT I, A DISTANCE OF 33.72 FEET (33.73 FEET) TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT I, SAME BEING THE NORTHWEST CORNER OF SAID 3.42 ACRE TRACT AND BEING AT AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK P;

THENCE N65°24'52 E, [N67°43'04"E], IN PART ALONG THE SOUTHERLY BOUNDARY LINES OF SAID WESTVIEW MEADOWS, PHASE FOUR, WESTVIEW MEADOWS, PHASE THREE AS RECORDED IN DOCUMENT NUMBER 2005085716 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. AND WESTVIEW MEADOWS, PHASE TWO AS RECORDED IN DOCUMENT NUMBER 2004016725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 731.14 FEET, [731.01 FEET], TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 2.07 ACRE TRACT CONVEYED TO LEANDER WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 635, PAGE 319 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 3.42 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S21°40'49"E, [S19°25'00"E], ALONG THE WESTERLY BOUNDARY LINE OF SAID 2.07 ACRE TRACT, (PASS AT A DISTANCE OF 234.46 FEET A 1/2-INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "HAYNIE CONSULTING), IN ALL A TOTAL DISTANCE OF 299.96 FEET TO A 1/2-INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "HAYNIE CONSULTING" ON THE NORTHERLY BOUNDARY LINE OF LOT 9, BLOCK "A" OF LEANDER HEIGHTS SECTION TWO, RECORDED IN CABINET B, SLIDE 105 OF THE PLAT RECORDS WILLIAMSON COUNTY AT THE SOUTHWEST CORNER OF SAID 2.07 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S67°46'16"W, [S69°46'56"W], WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 9, BLOCK "A", A DISTANCE OF 337.53 FEET [337.58] TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LEANDER HEIGHTS SECTION TWO, SAME BEING THE NORTHEAST CORNER OF LOT 11, BLOCK "C" OF THE REPLAT OF MASON CREEK NORTH SECTION ONE, RECORDED IN CABINET G, SLIDE 211 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THIS TRACT;

THENCE S68°27'11" W, (S68°26"49"W), WITH THE NORTHERLY BOUNDARY LINE OF SAID REPLAT OF MASON CREEK NORTH SECTION ONE, A DISTANCE OF 460.89 FEET, (461.26 FEET), TO A 1/2-INCH IRON ROD FOUND ON A CURVE TO THE RIGHT BEING THE EASTERLY RIGHT-OF-WAY OF SAID NORTHERN TRAIL, AT THE NORTHWEST CORNER OF LOT 1, BLOCK "C" OF SAID REPLAT OF MASON CREEK NORTH SECTION ONE, AT A SOUTHEASTERLY CORNER OF SAID WESTVIEW MEADOWS, PHASE FOUR AND AT THE SOUTHWEST CORNER OF SAID TRACT II FOR THE SOUTHWEST CORNER OF THIS TRACT AT A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINES OF SAID NORTHERN TRAIL, SAME BEING IN PART ALONG THE WESTERLY BOUNDARY LINES OF SAID TRACTS I AND II AND SAID 1.27 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. (C1) NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.65 FEET, (16.10 FEET), HAVING A RADIUS OF 155.00 FEET (155.00 FEET), A DELTA OF 05°47'02" (05°57'11"), AND CHORD BEARING AND DISTANCE OF N17°44'00" W (N17°03'19" W), 15.64 FEET (16.10 FEET), TO A 1/2-INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "HAYNIE CONSULTING" FOR A POINT OF TANGENCY;
2. (L2) N14°50'29" W, (N14°04'44"W),15.59 FEET TO A 60D NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. (C2) NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.56 FEET (23.56 FEET), HAVING A RADIUS OF 15.00 FEET (15.00 FEET), A DELTA OF 89°59"29", (90°00'00"), AND CHORD BEARING AND DISTANCE OF N30°09"15"E, 21.21 FEET (21.21 FEET) TO A 1/2-INCH IRON ROD FOUND AT A CORNER OF SAID WESTVIEW MEADOWS, PHASE FOUR FOR AN INTERNAL CORNER OF THIS TRACT;
4. (L3) N13°58'14"W, (N14°04'44"W), A DISTANCE OF 70.00 FEET (70.00 FEET) TO A 1/2-INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "HAYNIE CONSULTING" AT THE BEGINNING OF A CURVE TO THE RIGHT FOR AN INTERNAL CORNER OF THIS TRACT;
5. (C3) NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.56 FEET (23.56 FEET), A RADIUS OF 15.00 FEET (15.00 FEET), A DELTA OF 89°58'58" (90°00'00") AND A CHORD BEARING AND DISTANCE OF N59°02'27"W (N59°04'44"W), 21.21 FEET (21.21 FEET), TO A 1/2-INCH IRON ROD FOUND A POINT OF NON-TANGENCY;
6. (L4) N14°02'27" W, (N14°04'44"W), A DISTANCE OF 140.35 FEET (140.37 FEET) TO THE **POINT OF BEGINNING.**

CONTAINING 5.045 ACRES, (219,785 SQ. FT.) OF LAND, MORE OR LESS.

OWNERSHIP, LIENHOLDER AND EASEMENT REPORT NO. GTTP2200186, BY LONGHORN TITLE COMPANY, INC., ISSUED 27 SEPTEMBER, 2022, EFFECTIVE 13 SEPTEMBER, 2022:

THE FOLLOWING MATTERS OF RECORD ARE LISTED IN THE REPORT PERTAINING TO THE PROPERTY DESCRIBED THEREIN:

EASEMENT DATED MAY 14, 1976, GRANTED BY BYRON SMITH, TRUSTEE TO LEANDER WATER SUPPLY CORPORATION, RECORDED IN VOLUME 635, PAGE 321, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.

RIGHT OF WAY EASEMENT DATED JUNE 7, 1978, GRANTED BY BYRON SMITH, TRUSTEE TO LEANDER WATER SUPPLY CORPORATION, RECORDED IN VOLUME 734, PAGE 656, DEED RECORDS, WILLIAMSON COUNTY, TEXAS: BLANKET EASEMENT, MAY AFFECT SUBJECT TRACT.

RIGHT OF WAY EASEMENT DATED SEPTEMBER 9, 1983, GRANTED BY BYRON N. SMITH, TRUSTEE TO LEANDER WATER SUPPLY CORP., RECORDED IN VOLUME 939, PAGE 682, DEED RECORDS, WILLIAMSON COUNTY, TEXAS: BLANKET EASEMENT, MAY AFFECT SUBJECT TRACT.

UTILITY EASEMENT DATED DECEMBER 10, 2014, GRANTED BY THE CITY OF LEANDER TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED UNDER DOCUMENT NO. 2014099300, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. 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 09/26/2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF (MUNICIPAL DRIVE) AND THE SUBDIVISION SIDE OF NORTHERN TRAIL. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
14. AT THE TIME OF SITE DEVELOPMENT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT THE CITY OF LEANDER, A TEXAS HOME RULE CITY, AS THE OWNER OF THAT CERTAIN 5.047 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBERS 2001068230 & 2009078277 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS **LEANDER SENIOR CENTER** SUBDIVISION.

CITY OF LEANDER

_____

RICK BEVERLIN
CITY MANAGER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, RICK BEVERLIN, CITY MANAGER OF THE CITY OF LEANDER, A TEXAS HOME RULE CITY, ON BEHALF OF SAID CITY OF LEANDER, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, WILLIAM L. JOHNSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE 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 ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY LONGHORN TITLE COMPANY, INC., NO. GTTP2200186 2ND AMENDED, ISSUED SEPTEMBER 27, 2022 HAVE BEEN SHOWN OR NOTED HERON.

William L. Johnson — 27 JULY 2023

WILLIAM L. JOHNSON, RPLS NO. 5425 — DATE
HAYNIE CONSULTING, INC.
FIRM REGISTRATION NO. 100250-00

STATE OF TEXAS REGISTERED — WILLIAM L. JOHNSON — 5425 — PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TIM HAYNIE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

27 July 2023

TIM HAYNIE — DATE
PROFESSIONAL ENGINEER NO. 91819
HAYNIE CONSULTING, INC.
FIRM REGITRATION NO. F-2411

STATE OF TEXAS — TIM HAYNIE — 91819 — LICENSED — PROFESSIONAL ENGINEER

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

_____
DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____O'CLOCK, ____.M., AND DULY RECORDED THIS THE _____DAY OF _____, 20____ A.D., AT _____O'CLOCK, ____.M., IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

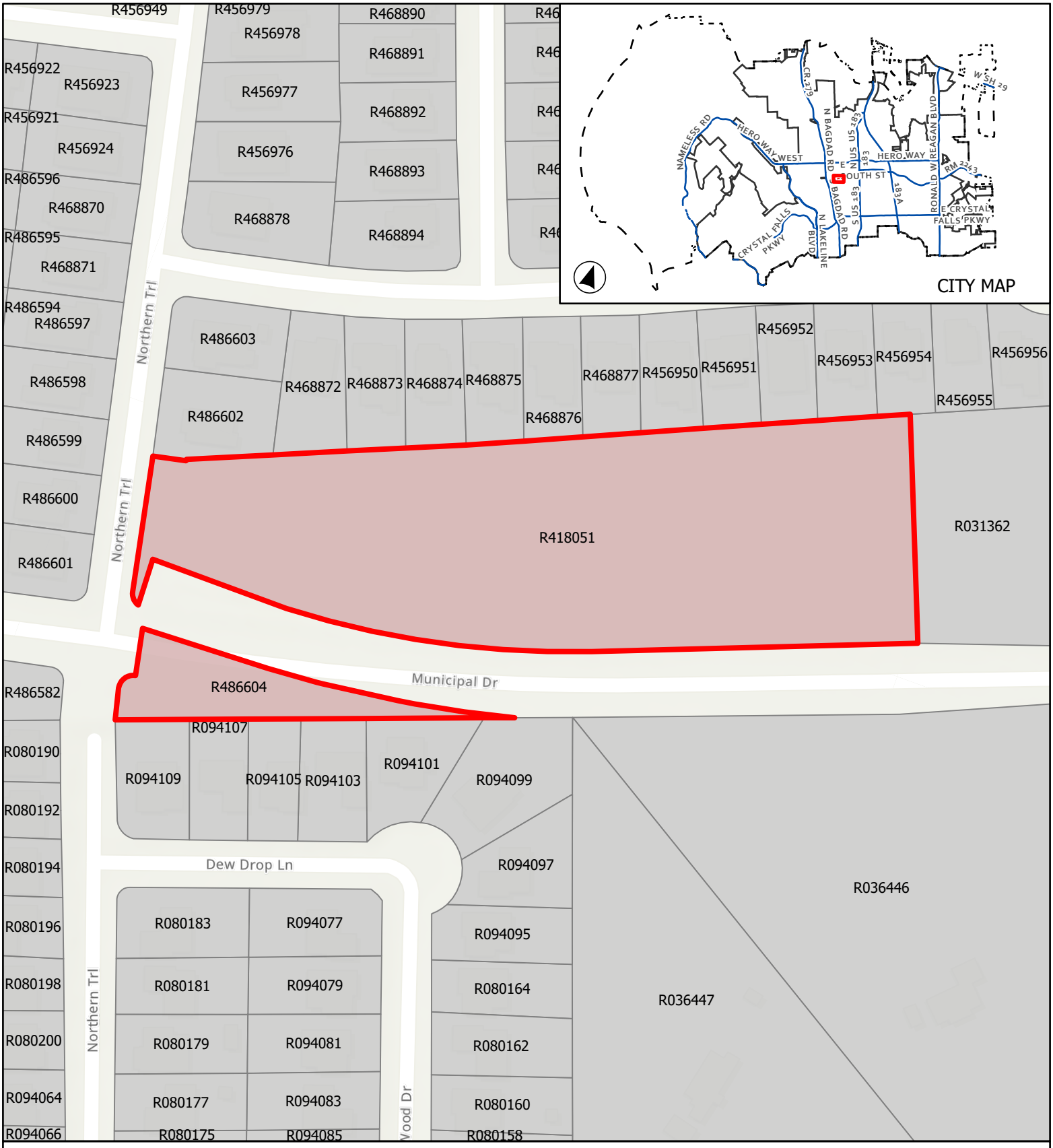
NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

DRAWN BY: PJY
CHECKED BY: BJ, KS
PROJ. #: 590-22-01

SHEET TAB: SHEET 3
PLOTTED BY: Paul Johnson
PLOT TIME: Jul 27, 2023 - 4:54pm
DRAWING: X:\590 City of Leander\590-22-01-SENIOR CENTER\Survey Project Folder\Drawings\590-22-01-FINAL PLAT.dwg



CASE: FP-22-0046 **ATTACHMENT 2** **LEANDER SENIOR CENTER**

Location Map

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. 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 herin provided.

0 62.5 125

Feet

City Limits

ETJ Boundary

Subject Boundary

AGENDA ITEM # 8

EXECUTIVE SUMMARY
08/24/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0062 regarding Hero Way Crossing Replat Short Form Final Plat on one parcels of land approximately 7.359 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R530062; generally located northwest of the intersection of Hero Way West and Broade Street, Leander, Wiliamson 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 short form final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

10/21/2003 – Original Plat
09/22/2005 – Zoning Date
04/24/2015 – Replat to establish Lot 2, Block B

APPLICANT/AGENT:

Malone Wheeler, Inc. (Jesse Malone) on behalf of Hero Way Crossing Ltd (Taylor Steed).

RECOMMENDATION:

This short form final plat includes four commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to 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.

PRESENTER:

Cory Dale, Planner

Attachments

1. Final Plat
2. Location Map

RESUBDIVISION OF LOT 2
BLOCK B, REPLAT OF
THE RESUBDIVISION OF LOT 1,
BLOCK "A", HEB LEANDER SUBDIVISION
SHORT FORM FINAL PLAT

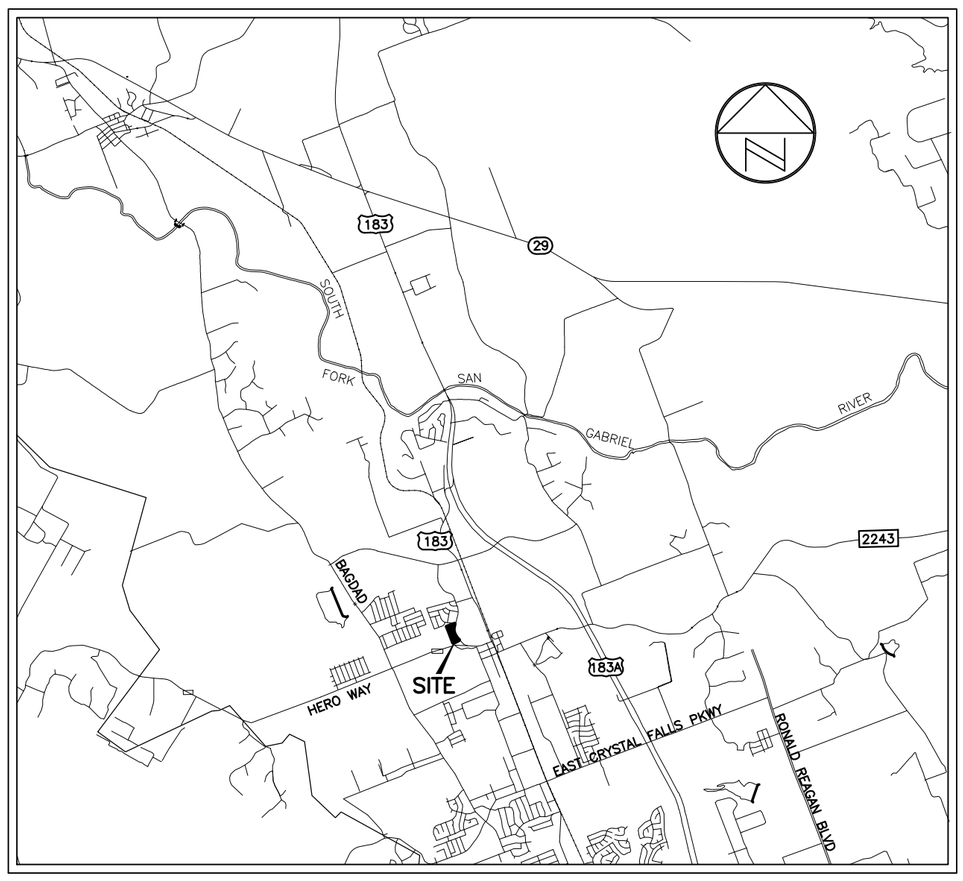
BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH WASHER IN THE WEST CURBLINE OF WEST BROAD STREET, +/– 218' SOUTH OF THE INTERSECTION OF JESS MAYNARD AND WEST BROAD STREET.

ELEVATION = 988.36'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

SHEET INDEX	
SHEET NAME	SHEET NUMBER
COVER SHEET	1 OF 4
FINAL PLAT	2 OF 4
NOTES & SIGNATURES	3 OF 4
PERIMETER DESCRIPTION	4 OF 4

LOT INFORMATION	
LOT NUMBER	ACREAGE
1	0.666
2	1.077
3	1.935
4	3.652



LOCATION MAP
1"=2000'

GRAPHIC SCALE
2000 1000 0 2000

OWNER/DEVELOPER:

HERO WAY CROSSING LTD.

ADDRESS:
1610 RIO GRANDE STREET, SUITE 333
AUSTIN, TX 78701

ACREAGE: 7.360

SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT NO. 134

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 4

PROPOSED USE: TBD PER SITE PLAN

DATE OF SURVEY: MAY 11, 2022

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512)–443–1724

ENGINEER: JESSE B, MALONE P.E.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TX
(512)–889–0601
FIRM NO. F–786

SUBMITTAL DATE: 03/14/2023

FILING DATE: 03/22/23

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N69°45'58"E	477.86'	(N69°45'57"E 477.88')
L2	S10°42'42"E	7.90'	(S10°42'43"E 7.60')
L3	S13°38'29"W	186.64'	(S13°36'01"W 187.31')
L4	S39°25'40"E	250.82'	(S39°28'35"E)
L5	S68°15'03"W	41.60'	(S68°13'19"W 41.62')
L6	N25°48'05"W	78.14'	
L7	N20°57'17"W	40.61'	
L8	N39°28'02"W	105.37'	
L9	N69°02'43"E	46.61'	
L10	N52°01'34"E	172.91'	
L11	N59°32'47"E	48.04'	
L12	N51°55'08"E	33.43'	
L13	N68°38'20"E	27.11'	
L14	S21°21'40"E	10.06'	
L15	S13°38'29"W	193.47'	
L16	S76°04'11"E	70.00'	
L17	N51°01'58"E	70.00'	
L18	S24°42'17"E	157.63'	

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON–LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P960".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10185669.94
E 3075281.12

TEXAS STATE PLANE COORDINATES:
N 10184447.80
E 3074912.13

ELEVATION = 984.95'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 1°16'27"

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	645.00'	53°04'10"	597.42'	S12°53'35"E	576.29'	(S12°56'22"E 576.40')
C2	1557.00'	12°09'49"	330.54'	S62°06'56"W	329.92'	(S62°08'24"W 329.93')
C3	1557.00'	8°09'53"	221.88'	S60°06'58"W	221.69'	
C4	1557.00'	3°59'55"	108.66'	S66°11'53"W	108.64'	
C5	635.85'	49°10'53"	545.80'	S10°56'57"E	529.20'	
C6	635.85'	28°56'10"	321.12'	S00°49'35"E	317.72'	
C7	635.85'	20°14'44"	224.68'	S25°25'02"E	223.51'	
C8	645.00'	4°29'51"	50.63'	S37°10'45"E	50.62'	
C9	645.00'	48°34'19"	546.79'	S10°38'40"E	530.57'	
C10	13.00'	114°26'57"	25.97'	N21°44'52"W	21.86'	(N21°34'22"W 21.97')
C11	1095.37'	3°33'39"	68.07'	N89°11'45"E	68.06'	

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512–443–1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 871–005

DRAWING NO.: 871–005–PL2.dwg

PLOT DATE: 07/13/23

PLOT SCALE: 1" = 50'

DRAWN BY: JDB

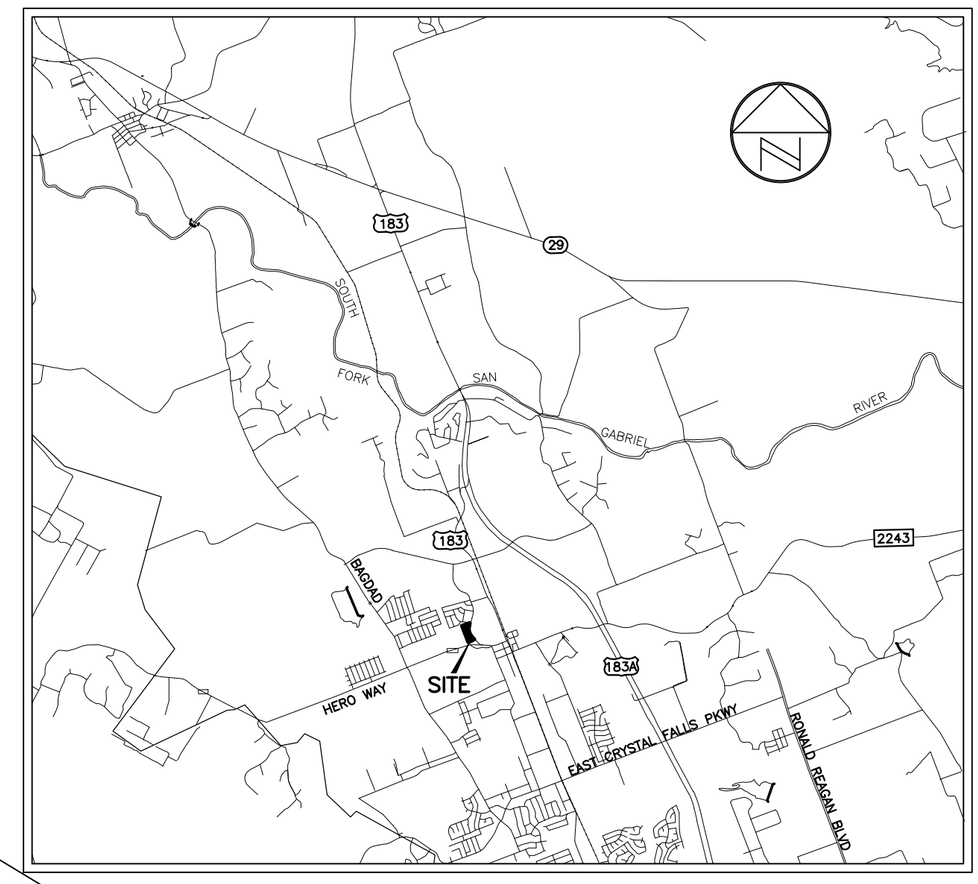
RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION

SHORT FORM FINAL PLAT

BENCHMARK INFORMATION:

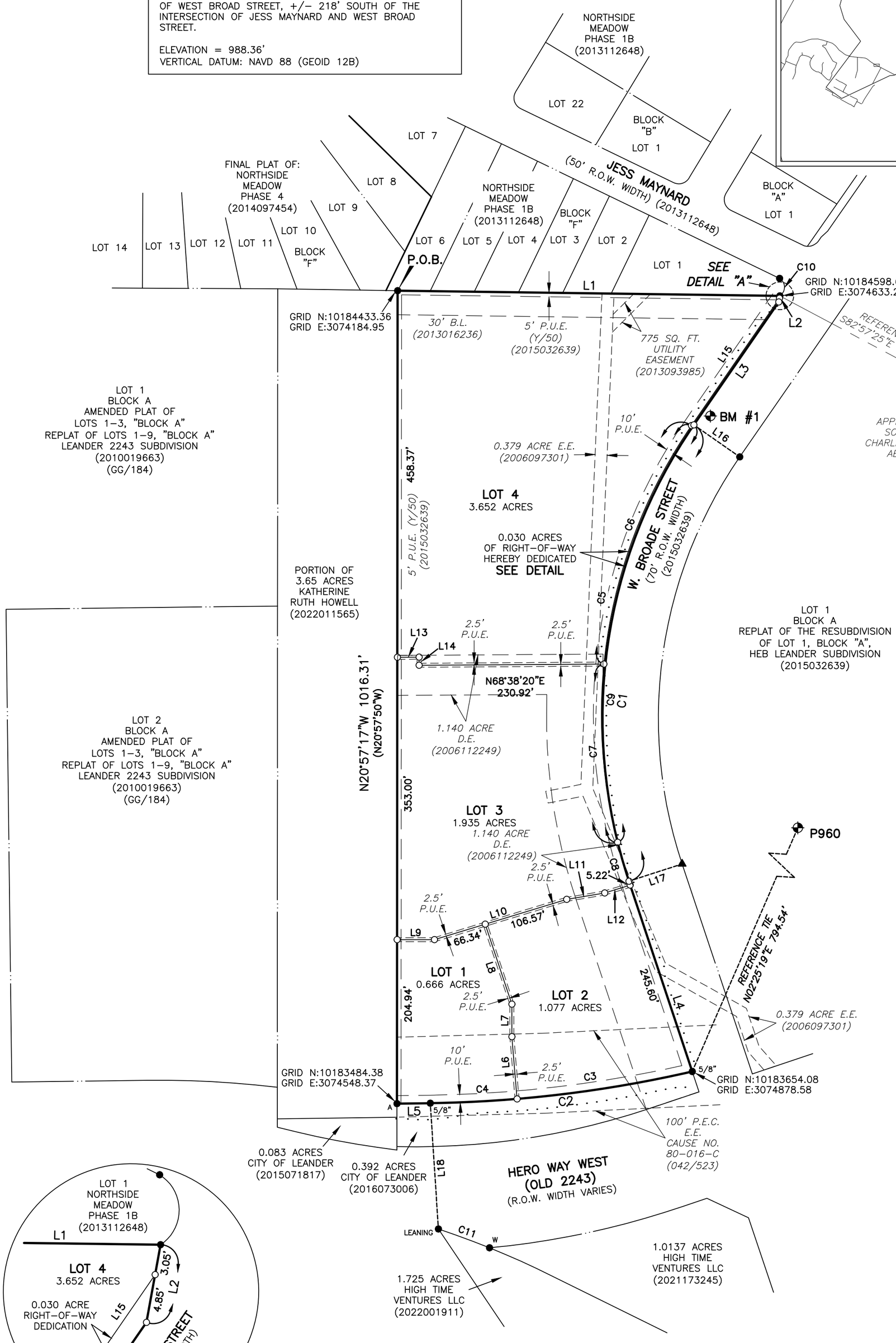
BM #1: MAG NAIL WITH WASHER IN THE WEST CURBLINE OF WEST BROAD STREET, +/- 218' SOUTH OF THE INTERSECTION OF JESS MAYNARD AND WEST BROAD STREET.

ELEVATION = 988.36'
VERTICAL DATUM: NAVD 88 (GEOID 12B)



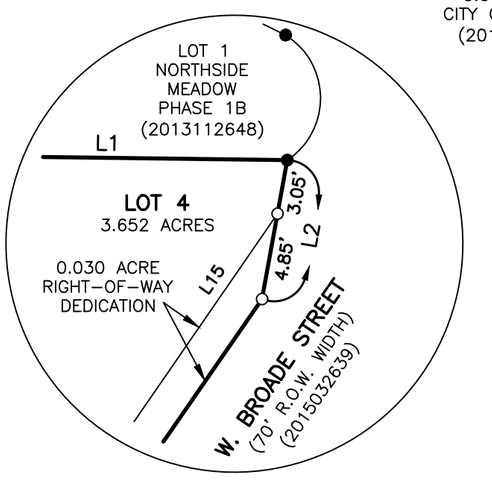
LOCATION MAP
1"=2000'

GRAPHIC SCALE
2000 1000 0 2000



SCALE: 1" = 100'

200'
GRAPHIC SCALE
100 50 0 100



DETAIL "A"
NOT TO SCALE

LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
●A	1/2" REBAR WITH ALUMINUM "R.O.W." CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
▲	MAG NAIL WITH "DOUCET & ASSOC." WASHER FOUND
●W	1/2" REBAR WITH "WESTWOOD" CAP FOUND
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
· · ·	SIDEWALK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
P.E.C.	PEDERNALES ELECTRIC COOPERATIVE
B.L.	BUILDING SETBACK LINE
( )	RECORD INFORMATION

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 871-005
DRAWING NO.: 871-005-PL2.dwg
PLOT DATE: 07/13/23
PLOT SCALE: 1" = 50'
DRAWN BY: JDB

RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION

SHORT FORM FINAL PLAT

OWNER'S ACKNOWLEDGEMENT:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT HERO WAY CROSSING LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 7.360 ACRE TRACT OF LAND, BEING A PORTION OF LOT 2, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015032639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO HERO WAY CROSSING LTD. IN A SPECIAL WARRANTY DEED DATED JULY 5, 2023 AND RECORDED IN DOCUMENT NO. 2023055899 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 2, CONVEYED TO THE CITY OF LEANDER IN A DEED WITHOUT WARRANTY RECORDED AUGUST 9, 2016 AND RECORDED IN DOCUMENT NO. 2016073006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS RESUBDIVISION OF LOT 2 BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION.

HERO WAY CROSSING LTD.
A TEXAS LIMITED PARTNERSHIP

BY: HERO WAY GENERAL PARTNER, LLC
A TEXAS LIMITED LIABILITY COMPANY

_____
(SIGNATURE)

NAME: TAYLOR STEED

TITLE: MANAGER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE __ DAY OF_____, 2023, PERSONALLY APPEARED, TAYLOR STEED, AS MANAGER OF HERO WAY GENERAL PARTNER, LLC, ON BEHALF OF SAID HERO WAY GENERAL PARTNER, LLC, 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 __ DAY OF, 2023.

_____
NOTARY PUBLIC-STATE OF _____

_____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE 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 ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 202201536. ISSUED MAY 11, 2022, HAVE BEEN SHOWN OR NOTED HEREON.

_____
PAUL J. FLUGEL, R.P.L.S. 5096 DATE
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JESSE B. MALONE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

_____
JESSE B. MALONE, P.E. DATE

MALONE WHEELER
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TX 78745
(512)-899-0601
TEXAS REGISTERED ENGINEERING FIRM NO. F-786

CITY OF LEANDER APPROVAL:

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

_____ _____ _____
DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TX.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM.

3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

4. ALL EASEMENTS ON PRIVATE PROPERTY, WHICH ARE DEDICATED BY PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

5. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20TH, 2019.

6. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

COUNTY CLERK:

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE _____ DAY OF _____ 20___, A.D., AT _____O'CLOCK __.M., AND

DULY RECORDED THIS THE _____ DAY OF _____ 20___, A.D., AT _____O'CLOCK _.M., IN THE

PLAT RECORDS, OF SAID COURT IN INSTRUMENT NO. _____

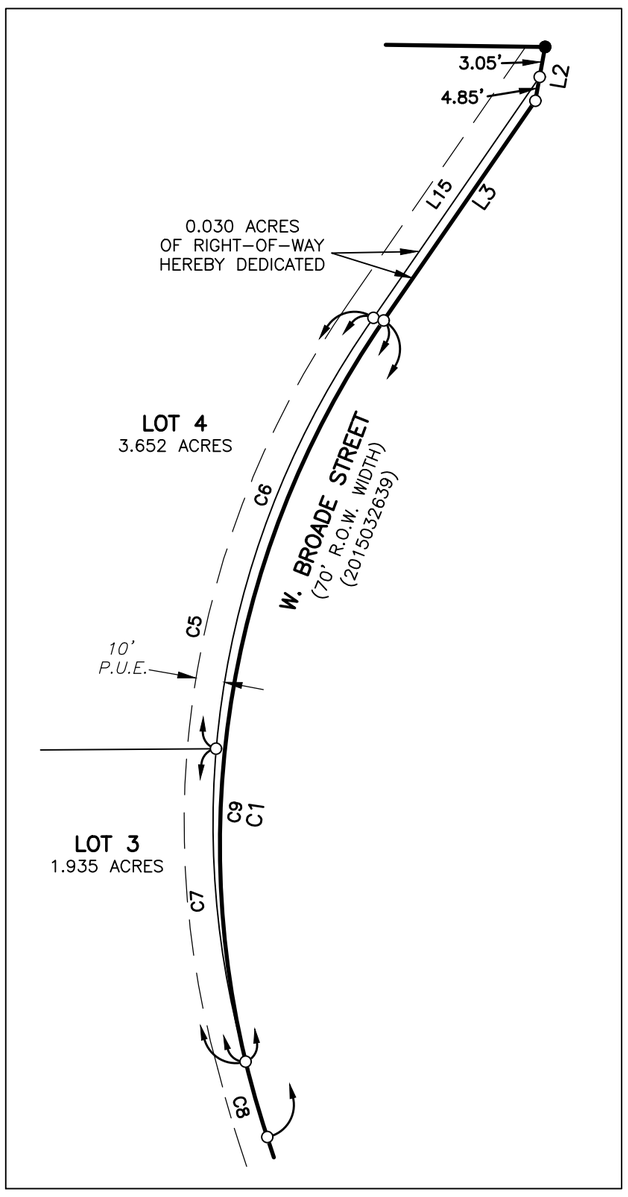
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

_____
BY: DEPUTY

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 871-005
DRAWING NO.: 871-005-PL2.dwg
PLOT DATE: 07/13/23
PLOT SCALE: 1" = 50'
DRAWN BY: JDB

RESUBDIVISION OF LOT 2
BLOCK B, REPLAT OF
THE RESUBDIVISION OF LOT 1,
BLOCK "A", HEB LEANDER SUBDIVISION



RIGHT-OF-WAY DEDICATION DETAIL
NOT TO SCALE

PERIMETER DESCRIPTION:

A DESCRIPTION OF 7.360 ACRES (APPROXIMATELY 320,601 SQ. FT.) IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015032639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO H.E. BUTT GROCERY COMPANY IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 8, 2000 AND RECORDED IN DOCUMENT NO. 2000061197 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 2, CONVEYED TO THE CITY OF LEANDER IN A DEED WITHOUT WARRANTY RECORDED AUGUST 9, 2016 AND RECORDED IN DOCUMENT NO. 2016073006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.360 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BEING THE NORTHEAST CORNER OF A 3.65 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2022011565 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING IN THE SOUTH LINE OF LOT 6, BLOCK F, NORTHSIDE MEADOW PHASE 1B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2013112648 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 69°45'58" EAST, WITH THE NORTH LINE OF LOT 2, SAME BEING THE SOUTH LINE OF LOTS 1 THROUGH 6, BLOCK F, SAID NORTHSIDE MEADOW PHASE 1B, A DISTANCE OF 477.86 FEET TO A 1/2" REBAR FOUND IN THE WEST RIGHT-OF-WAY OF WEST BROADE STREET (70' RIGHT-OF-WAY), AS DESCRIBED IN DOCUMENT NO. 2015032639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK B, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF WEST BROADE STREET, SAME BEING THE EAST LINE OF LOT 2, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 10°42'42" EAST, A DISTANCE OF 7.90 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET;
2. SOUTH 13°38'29" WEST, A DISTANCE OF 186.64 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET;
3. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 645.00 FEET, A DELTA ANGLE OF 53°04'10", AN ARC LENGTH OF 597.42 FEET, AND A CHORD WHICH BEARS SOUTH 12°53'35" EAST, A DISTANCE OF 576.29 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET;
4. SOUTH 39°25'40" EAST, A DISTANCE OF 250.82 FEET TO A 5/8" REBAR FOUND FOR THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF WEST BROADE STREET AND THE NORTHWEST RIGHT-OF-WAY LINE OF HERO WAY (RIGHT-OF-WAY WIDTH VARIES), BEING THE NORTH CORNER OF SAID 0.392 ACRE TRACT;

THENCE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF HERO WAY, SAME BEING THE NORTHWEST LINE OF THE 0.392 ACRE TRACT, CROSSING LOT 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1557.00 FEET, A DELTA ANGLE OF 12°09'49", AN ARC LENGTH OF 330.54 FEET, AND A CHORD WHICH BEARS SOUTH 62°06'56" WEST, A DISTANCE OF 329.92 FEET TO A 5/8" REBAR FOUND;
2. SOUTH 68°15'03" WEST, A DISTANCE OF 41.60 FEET TO A 1/2" REBAR WITH ALUMINUM "R.O.W." CAP FOUND IN THE WEST LINE OF LOT 2, SAME BEING THE EAST LINE OF SAID 3.65 ACRE TRACT;

THENCE NORTH 20°57'17" WEST, WITH THE WEST LINE OF LOT 2, SAME BEING THE EAST LINE OF THE 3.65 ACRE TRACT, A DISTANCE OF 1016.31 FEET TO THE POINT OF BEGINNING, CONTAINING 7.360 ACRES OF LAND, MORE OR LESS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 871-005
DRAWING NO.: 871-005-PL2.dwg
PLOT DATE: 07/13/23
PLOT SCALE: 1" = 50'
DRAWN BY: JDB

CASE: FP-23-0062 **ATTACHMENT 2** **HERO WAY CROSSING**

Location Map

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. 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 herin provided.

0 145 290

Feet

City Limits

ETJ Boundary

Subject Boundary

AGENDA ITEM # 9

EXECUTIVE SUMMARY
08/24/2023

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0027 regarding Bar W Ranch West Phase 8 Preliminary Plat on three parcels of land approximately 80.37 acres ± in size, more particularly described by Willamson Central Appraisal District R544597, R590364, and R532719; generally located west of Bar W Ranch Phase 3 Subdivision and south of Bar W Ranch Blvd, Leander, Williamson County, Texas.

BACKGROUND:

This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

10/01/2017 – Concept Plan Revision #2 Approved
04/28/2022 – Concept Plan Revision #3 Approved

APPLICANT/AGENT:

Carlson, Brigance & Doering Inc. (Geoff Guerrero) on behalf of Continental Homes of Texas LP (John A. Sparrow).

RECOMMENDATION:

This preliminary plat includes 197 single-family lots, 1 HOA parkland lot, 4 drainage lots, and 1 MUD lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Jason Pho, Assistant Planner

Attachments

1. Preliminary Plat
2. Location Map

PRELIMINAR PLAT

BAR W RANCH WEST

PHASE

IT OF LEANDER FILE NO PP

DEVELOPER:
CONTINENTAL HOMES, LP
JOHN SPARROW
10700 PECAN PARK BLVD. STE. 400
AUSTIN, TEXAS 78750
(512) 619-5406

OWNER:
HOWARD BARKLEY WEDEMEYER
5773 WOODWAY DRIVE # 207
HOUSTON, TEXAS 77057

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

LAND USE SUMMARY:

SINGLE FAMILY RESIDENTIAL:	31.467 AC
H.O.A. PARKLAND, D.E. & P.U.E.:	35.10 AC
H.O.A. L.S.E./S.W.E./D.E.:	0.805 AC
ROADS RIGHT-OF-WAY:	12.001 AC
MUD	1.000 AC
TOTAL:	80.373 AC

TOTAL NO. OF LOTS:
NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 197
NO. OF H.O.A. PARKLAND, D.E. & P.U.E LOTS: 1
NO. OF L.S.E., S.W.E. AND D.E. LOTS: 4
NO. OF MUD LOTS: 1
TOTAL LINEAR FOOTAGE OF STREETS:
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)

** ABBREVIATIONS
D.E.–DRAINAGE EASEMENT
P.U.E.–PUBLIC UTILITY EASEMENT
WQ–WATER QUALITY
S.W.E.–SIDEWALK EASEMENT
L.S.E.–LANDSCAPE EASEMENT
H.O.A.–HOMEOWNERS ASSOCIATION

WATER LUE CALCULATION:

PROPOSED LOTS	LOTS	LUES
SINGLE FAMILY:	197	197
H.O.A. PARK:	1	1
L.S.E./S.W.E.:	4	2
MUD:	1	
TOTAL PROPOSED:	203 LOTS	200 LUES

WASTEWATER LUE CALCULATION:

PROPOSED LOTS	LOTS	LUES
SINGLE FAMILY:	197	197
H.O.A. PARK:	1	
L.S.E./S.W.E.:	4	
MUD:	1	
TOTAL PROPOSED:	203 LOTS	197 LUES

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS. (ETJ ONLY)

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

3. A WATER AND WASTEWATER UTILITY EASEMENT IS DEDICATED TO THE CITY OF LEANDER, ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER AND ACROSS ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF WATER AND WASTEWATER UTILITIES.

4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2 AND 3 AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT); DOC # 2015089728.

5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER AND LEANDER MUD NUMBER 3.

7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT FOR THE NON-RESIDENTIAL LOTS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. IN ADDITION, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT, LANDSCAPE AND ACCESS EASEMENT SHALL BE LOCATED ACROSS ALL NON-RESIDENTIAL LOTS.

9. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48491C0455F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS. THIS PROJECT IS LOCATED WITHIN THE FLOOD ZONE AE OF THE SOUTH FORK OF THE SAN GABRIEL RIVER AND WITHIN THE FLOOD ZONE A FOR THE TRIBUTARIES.

10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN PUBLIC RIGHTS-OF-WAY AND PUBLIC SIDEWALK EASEMENTS. ALL SIDEWALKS SHALL BE FIVE (5') FEET WIDE.

11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND, EXCEPT AS ALLOWED BY AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2 AND 3 AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT).

12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.

13. THE HOA OR MUNICIPAL UTILITY DISTRICT WILL OWN AND MAINTAIN THE FOLLOWING LOTS:

BLOCK U LOT 11
BLOCK X LOT 21
BLOCK S LOT 64
BLOCK S LOT 65
BLOCK S LOT 66
BLOCK S LOT 67

14. THE HOA BY LAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NUMBER 2015101121 AND AS AMENDED.

15. THE HOMEOWNERS ASSOCIATION OR THE MUNICIPAL UTILITY DISTRICT IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

16. LOT BUILDING SETBACKS SHALL CONFORM WITH EXHIBIT "D" OF THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2 AND 3 AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT).

17. ALL STREETS ARE TO BE PUBLIC ACCESS AND THEIR RIGHT-OF-WAYS WILL BE DEDICATED TO WILLIAMSON COUNTY WITH THE FINAL PLAT.

18. TREE MITIGATION WILL COMPLY WITH THE CONSENT AGREEMENT.

19. TIA NOTE: AT THE TIME OF FINAL PLAT, UNLESS A NEW TRAFFIC ANALYSIS FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER PEAK HOUR TRIP PROJECTED TO BE GENERATED BY THE DEVELOPMENT, IN THE AMOUNT OF $63.00 PER DWELLING TO BE PAID AT FINAL PLAT APPLICATION.

20. BAR W RANCH WEST PHASE 8 DISCHARGES DIRECTLY INTO THE SOUTH SAN GABRIEL RIVER AND AS SUCH, STORM WATER DETENTION IS NOT REQUIRED.

21. THIS PRELIMINARY PLAT SHALL MEET THE CITY OF LEANDER SUBDIVISION ORDINANCE REGULATIONS REGARDING THE PARKLAND DEDICATION AND RECREATION IMPROVEMENTS REQUIREMENTS.

22. LANDSCAPE LOT NOTE: FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT WITHIN 10' OF THE RIGHT OF WAY: LOTS 11/U, 21/X, 65/S, 66/S AND 67/S THAT FALL BETWEEN A SINGLE FAMILY LOT AND AN ARTERIAL OR COLLECTOR STREET, TWO (2) SHADE TREES (TWO CALIPER INCH 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 50% OF THE SHADE TREES IF DESIRED. A SIX-FOOT MASONRY 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.

23. THE FUTURE LAND USE CATEGORY IS NEIGHBORHOOD RESIDENTIAL AS DESIGNATED BY THE FUTURE LAND USE MAP.

24. PHASE 2 OF THE BAR W RANCH WEST LIFT STATION (L.S. #25) MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY OF LEANDER BEFORE BAR W RANCH WEST PHASE 8 (OR OTHER FUTURE BAR W RANCH WEST PHASES) CAN BE CLOSED OUT AND ACCEPTED BY THE CITY OF LEANDER.

LOCATION MAP

SCALE: 1" = 2,000'

FILING DATE: 12-06-2022

LEGAL DESCRIPTION:
BEING A 80.373 ACRE TRACT OF LAND OUT OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 972.33 ACRE TRACT OF LAND CONVEYED TO HOWARD BARKLEY WEDEMEYER IN VOLUME 343, PAGE 553 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO BROOK EVANS, et al IN DOCUMENT NUMBER 2021044876 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TOTAL ACREAGE : 80.373 ACRES
SURVEY: HENRY GARMES SURVEY, ABS. NO. 269

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAIN MAP NUMBER 48491C0455F, DATED DECEMBER 20, 2019
A PORTION OF THIS PRELIMINARY PLAN IS WITHIN A FLOOD HAZARD ZONE PER THE REFERENCED FEMA PANELS.

SURVEYORS CERTIFICATION

ALL EASEMENTS OF RECORD ARE HEREBY SHOWN ON THIS PRELIMINARY PLAT BASED ON THE MOST RECENT TITLE POLICY PREPARED FOR PURCHASE OF THE PROPERTY.

WITNESS MY HAND THIS 10th DAY OF July, 2023.

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

AARON VAN THOMASON. R.P.L.S. NO. 6214

SINGLE FAMILY LOTS:

PHASE 1	**229 LOTS**
45' LOT: 109 LOTS	47.6%
50' LOT: 87 LOTS	37.9%
60' LOT: 33 LOTS	14.5%
PHASE 2	**177 LOTS**
50' LOT: 115 LOTS	65.0%
60' LOT: 62 LOTS	35.0%
PHASE 3	**165 LOTS**
45' LOT: 76 LOTS	46.06%
50' LOT: 62 LOTS	37.58%
60' LOT: 27 LOTS	16.36%
PHASE 4	**152 LOTS**
41' LOT: 106 LOTS	69.7%
50' LOT: 38 LOTS	25.0%
60' LOT: 8 LOTS	5.3%
PHASE 5	**141 LOTS**
50' LOT: 88 LOTS	62.41%
60' LOT: 48 LOTS	34.04%
70' LOT: 5 LOTS	3.55%
PHASE 6	**54 LOTS**
50' LOT: 47 LOTS	87.04%
60' LOT: 7 LOTS	12.96%
PHASE 7	**138 LOTS**
45' LOTS: 92 LOTS	66.67%
50' LOT: 29 LOTS	21.01%
60' LOT: 17 LOTS	12.32%
PHASE 8	**197 LOTS**
50' LOT: 185 LOTS	93.91%
60' LOT: 9 LOTS	4.57%
70' LOT: 3 LOTS	1.52%
PHASES 9	**78 LOTS**
50' LOT: 74 LOTS	94.9%
60' LOT: 3 LOTS	3.9%
70' LOT: 1 LOTS	1.2%
PHASES 10 & 11	**322 LOTS**
41' LOT: 18 LOTS	5.59%
50' LOT: 298 LOTS	92.55%
60' LOT: 2 LOTS	0.62%
70' LOT: 4 LOTS	1.24%
OVERALL LOT TABLE	**1653 LOTS**
41' LOT: 124 LOTS	7.50%
45' LOT: 277 LOTS	16.76%
50' LOT: 1025 LOTS	62.01%
60' LOT: 215 LOTS	13.00%
70' LOT: 12 LOTS	0.73%

SHEET INDEX

1 COVER SHEET
2 CONCEPT PLAN
3 EXISTING CONDITIONS
4 OVERALL PRELIMINARY PLAT (200 SCALE)
5 OVERALL PRELIMINARY PLAT (100 SCALE)
6 WATER PLAN
7 WASTE WATER PLAN
8 OVERALL DRAINAGE PLAN
9 HYDROLOGY–EXISTING
10 HYDROLOGY–PROPOSED
11 PARKS PLAN
12 TREE SURVEY
13 HERITAGE TREES
14 TREE TABLE
15 RIPARIAN CORRIDOR PLAN

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES AND WILLIAMSON COUNTY.

WITNESS MY HAND THIS 26th DAY OF July, 2023.

LEE A. WHITED, P.E. P.E. NO. 102471

PP–22–0027

DESIGNED BY:	DRAFTED BY:
LAW	EK

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: COVER SHEET
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-26-23
STATE OF TEXAS LEE A. WHITED 102471 LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC. ID# F3791

DATE: JAN 2023
JOB NUMBER: 5494
SHEET: 1 OF 15
SHEET NO. 1

FILE PATH:J:\ACD\5494\dwg\PRELIMINARY DWG\5494-PRELIM PLAN.dwg - Jul 26, 2023 - 1:10pm

BAR W RANCH WEST - REVISION # 3

ADJACENT OWNERS

1. R022217 CAUGHFIELD RANCH LTD "9111 JOLLYVILLE RD, #SITE 111 AUSTIN, TX 78759"
   R022222 A S EVENT CENTER "PO BOX 888 LEANDER, TX 78646-0888"
2. R032242 KING, PHILLIP R & MARCELLA G "1429 LINDEN DR NEW CASTLE, IN 47362"
3. R032246 ALEXANDER, ALICE CATHERINE (LE) & MARK & ET AL "694 CR 267 GEORGETOWN, TX 78628"
   R032244 BONNET ENTERPRISES LTD "1430 TABLE ROCK RD COPPERAS COVE, TX 76522-7034"
4. R032248 BONNETT, BYRAN "600 COUNTY ROAD 267 GEORGETOWN, TX 78628-6832"
5. R403509 RONAN, NATHAN S & LISA A "PO BOX 1751 LEANDER, TX 78646-1751"
6. R403510 RONAN, NATHAN S & LISA A "PO BOX 1751 LEANDER, TX 78646-1751"
7. R032266 BRAZOS ELEC POWER CORP "PO BOX 2585 WACO, TX 76702-2585"
8. R430223 PEREZ, ERNESTO, JR "3000 JUNEAU DR CEDAR PARK, TX 78613-2502"
9. R403523 STARKS, DONALD W & KATHRYN S "200 COUNTY ROAD 286 LIBERTY HILL, TX 78642-6025"
10. R418530 STARKS, DONALD W & KATHRYN S "200 COUNTY ROAD 286 LEANDER, TX 78646-1751"
11. R485000 STARKS, DONALD W & KATHRYN S 200 COUNTY ROAD 286 LIBERTY HILL, TX 78642-6025
12. R485003 STARKS, DONALD W & KATHRYN S 200 COUNTY ROAD 286 LIBERTY HILL, TX 78642-6025
13. R328209 SEC 29/RR LP "207 SAN JACINTO BLVD, #STE 300 AUSTIN, TX 78701"
14. R328207 DIPPREY, VIRGINIA C & RONALD C "PO BOX 2595 GEORGETOWN, TX 78627-2595"
15. R021691 HAMMACK, MILDRED BLANCHE "160 SAN MINATO ST GEORGETOWN, TX 78628-7030"
16. R021681 GREER, GARY "PO BOX 265 LEANDER, TX 78646-0265"
17. R382461 HARRELL, CHET D "207 HIGH RIVER RANCH DR LIBERTY HILL, TX 78642-5786"
18. R499767 SUTTON, ROGER "116 FLORENZ LN GEORGETOWN, TX 78628"
19. R499768 CANTU, MARC ANTHONY & ANALISA M "120 FLORENZ LN GEORGETOWN, TX 78628"
20. R499769 UNAVAILABLE UNAVAILABLE
21. R499770 NEILL, HAROLD D & CAROL P "128 FLORENZ LN GEORGETOWN, TX 78628"
22. R499771 GARRISON, CHARLES E & LAURIE A "132 FLORENZ LN GEORGETOWN, TX 78628"
23. R499772 ANGUIANO, AMADOR & HILLARY A "136 FLORENZ LN GEORGETOWN, TX 78628"
24. R499773 HACHMANN, JOHN O & ADELE S "140 FLORENZ LN GEORGETOWN, TX 78628"
25. R499774 CARLSON, GREGORY A & PATSY E "144 FLORENZ LN GEORGETOWN, TX 78628"
26. R499775 RANELLI, DAVID G & JULIE A "148 FLORENZ LN GEORGETOWN, TX 78628"
27. R499776 BECKER, KEITH & VICTORIA "152 FLORENZ LN GEORGETOWN, TX 78628"
28. R499762 RANCHO SIENNA KC LP & NASH RANCHO HILLS LLC. NEWLAND COMMUNITIES 13809 RESEARCH BLVD #475 AUSTIN, TX 78750
29. R407745 RANCHO SIENNA KC LP & NASH RANCHO HILLS LLC. NEWLAND COMMUNITIES 13809 RESEARCH BLVD #475 AUSTIN, TX 78750
30. R506829 RANCHO SIENNA KC LP & MICHAEL DASILVA 13809 RESEARCH BLVD #475 AUSTIN, TX 78750
31. R473804 EQUITY SECURED CAPITAL LP "P O BOX 160460 AUSTIN, TX 78716-0460"
32. R500871, R500872 EQUITY SECURED CAPITAL LP "P O BOX 160460 AUSTIN, TX 78716-0460"
33. R032109 TOUNGATE L V SR "1445 COUNTY ROAD 270 LEANDER, TX 78641-1315"
34. R510101 TESCH, ROBERT E C/O TESCH & ASSOCIATES INC. 1400 E WHITESTONE BLVD CEDAR PARK, TX 78613-9019
    R473803 TESCH, ROBERT E C/O TESCH & ASSOCIATES INC 1400 E WHITESTONE BLVD CEDAR PARK, TX 78613-9019
35. R497583 TESCH, ROBERT E C/O TESCH & ASSOCIATES INC. 1400 E WHITESTONE BLVD CEDAR PARK, TX 78613-9019
36. R032198 LAMB HUIE H JR "5803 BULLARD DR AUSTIN, TX 78757-4403"
37. R032109 TOUNGATE L V SR "1445 COUNTY ROAD 270 LEANDER, TX 78641-1315"
38. R037809 MARSHALL FREDDIE RAY ET UX 6400 LOST HORIZON DR. AUSTIN, TX 78759-6152
39. R037811 CASSADY, TERRY I & SHARON H "1541 ORCHARD DR LEANDER, TX 78641-1370"
40. R037859 GUTHRIE, BOBBY R & ANN "PO BOX 162 BRIGGS, TX 78608-0162"
41. R037860, R323003 BURNHAM, CARL & RHONDA "1501 ORCHARD DR LEANDER, TX 78641-1370"
42. R037862 SYLVEST, PAM A "1415 ORCHARD DR LEANDER, TX 78641-1368"
43. R037863 SEAGRAVES, REGGIE L, III "1411 ORCHARD DR LEANDER, TX 78641"
44. R037864 MORRIS, STEPHANIE RYDER & DANIEL "1409 ORCHARD DR LEANDER, TX 78641"
45. R032247 LANDIG, VICTOR E JR & CATHY JAYNE "PO BOX 1298 GEORGETOWN, TX 78627"
46. R484168 IRONWOOD REAL ESTATE LLC & SWTWO LTD & DEVON SUSHOLTZ AS TR "C/O IRONWOOD REAL ESTATE LLC 207 SAN JACINTO BLVD, #STE 300 AUSTIN, TX 78701-4030"

GRAPHIC SCALE
0 200 400 600 800
(IN FEET)

LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- (10) ADJACENT PROPERTY OWNER INFORMATION (SEE THIS SHEET)
- 100 YEAR FLOOD PLAIN
- OPTIONAL SCHOOL SITE
- TRAILS
- PROPOSED TRAFFIC PATTERN; LOCAL 50' ROW
- PROPOSED TRAFFIC PATTERN; RESIDENTIAL COLLECTOR 60' ROW

NOTES:

STREETS	R.O.W.	PAVEMENT
STREET A	120'	100'
STREET B	70'	50'
STREET C	70'	50'

PLAT NOTES:

1. ON-SITE STORM WATER FACILITIES WILL BE PROVIDED AS NEEDED TO PREVENT ADVERSE IMPACT TO DOWNSTREAM PROPERTIES.
2. PRELIMINARY PLAT SHALL MEET THE THE CITY OF LEANDER SUBDIVISION ORDINANCE REGULATIONS REGARDING THE PARKLAND DEDICATION AND RECREATION IMPROVEMENT REQUIREMENTS.
3. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC ANALYSIS FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER PEAK HOUR TRIP PROJECTED TO BE GENERATED BY THE DEVELOPMENT.
4. VILLAGE CLUSTER SHALL BE DEFINED AS MIXED USE OR RESIDENTIAL UP TO 15 UNITS PER ACRE.
5. * CONNECTING ROADWAY WILL BE A RESIDENTIAL COLLECTOR ROAD UNLESS APPROVED OTHERWISE BY THE CITY OF LEANDER.

WEDEMEYER-BAR W RANCH PARKLAND DEDICATION ORDINANCE WORKSHEET
15-Oct-15

Type	Residential Units	Parkland Required	Parkland Proposed	Parkland Credited *	Rec. Imp. Fee Required	Proposed Improvements
Single Family	1970	68.95			$ 788,000.00	Greenbelt trails, amenity center, 3 neighborhood parks
			117.47	*		
			2.79	*		
			2.79	*		
			35.29	*		
			1.8	*		
			1.95	*		
			18.65	*		
			4.34	*		
Cluster SF	198	6.93			$ 79,200.00	
Multi-Family	301	10.535			$ 120,400.00	
TOTALS:	**2469**	**86.415**	**185.08**	*	**$ 987,600.00**	

* The final acreage for parkland credited will be determined after deducting water quality/detention/retention pond acreage within the proposed greenbelt areas.

** The project will be developed as a master planned community with substantial parkland, open space, greenbelts and park improvements. The City agrees that the public and private parkland, open space, greenbelts and trails depicted on the Concept Plan will satisfy all of the parkland dedication requirements for the project, and that no additional parkland dedication will be required from the Developer. Parkland will be dedicated in parcels as the adjacent residential property is platted. Park improvements will be required in compliance with Section 61 of the City's Subdivision Ordinance.

*** 117.47 acre greenbelt area shall allow public access and the construction of a 10' wide concrete public trail shall be the first priority for utilizing the parkland dedication recreaton recreation improvements fees.

OWNER:
BARKLEY WEDEMEYER
5773 WOODWAY #207
HOUSTON, TEXAS 77057
(713) 816-5874

DEVELOPER:
HARRIS & STRAUB, LLC
ATTN: JOE STRAUB
4408 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
(512) 231-1555

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

LEGAL DESCRIPTION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAIN MAP NUMBER ~~48491C0275C AND 48491C0455C~~ #48491C0455F
DATED ~~SEPTEMBER 26, 2008~~ DECEMBER 20, 2019

TOTAL ACREAGE : 927.30 ACRES
SURVEY: HENRY GARMES
SURVEY, ABS. NO. 269

LAND USE SUMMARY	
SINGLE FAMILY RESIDENTIAL:	458.39 AC
COMMERCIAL:	121.51 AC
MULTI-FAMILY:	34.23 AC
VILLAGE CLUSTER:	54.45 AC
GREENBELT-PARK LAND:	182.29 AC
AMENITIES CENTER:	4.20 AC
FIRE STATION & WATER TOWER:	4.00 AC
MAJOR ROADWAYS:	31.71 AC
LIFT STATION	0.50 AC
TOTAL:	891.28 AC

PROPOSED LUE'S	
SINGLE FAMILY:	1,970 LUE'S
SCHOOL:	15 LUE'S
COMMERCIAL:	280 LUE'S
MULTI-FAMILY:	301 LUE'S
VILLAGE CLUSTER:	198 LUE'S
AMENITIES CENTER:	15 LUE'S
FIRE STATION & WATER TOWER:	5 LUE'S
TOTAL PROPOSED LUE'S:	2,784 LUE'S

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com
rvi planning + landscape architecture

Carlson, Brigance & Doering, Inc.
FIRM ID #1791
Civil Engineering ◆ Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

CONCEPT PLAN

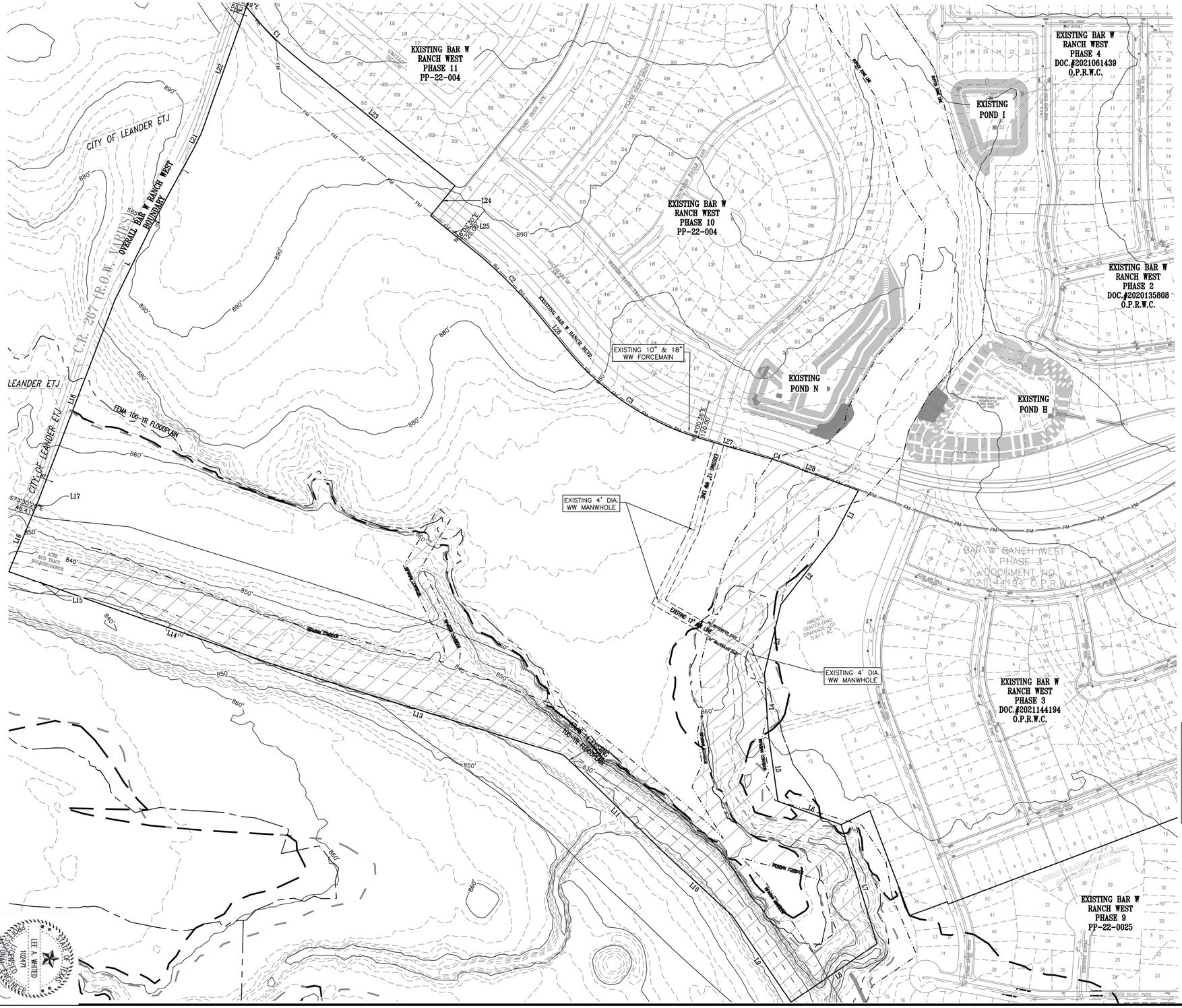
DATE: AUGUST 2017
DRAFTED BY: JSL
DESIGNED BY: CRB
SHEET

BAR W RANCH WEST - REVISION #2
STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS

JOB NAME
PROJECT
JOB NUMBER 4750

PRELIMINARY PLAT

BAR W RANCH WEST- PHASE 8



LEGEND

D.E.	DRAINAGE EASEMENT
17	LOT NUMBER
(A)	BLOCK NUMBER
	EASEMENT LINE
	FEMA FLOODPLAIN
	EXISTING PHASE BOUNDARY
	ATLAS 14 EXIST. 100-YR FLOODPLAIN
	PHASE 8 BOUNDARY
	BUFFER ZONES
	EXIST. 2' CONTOUR
870	EXIST. 10' CONTOUR

0 200 400

SCALE: 1" = 200'

Line Table

Line #	Length	Direction
L1	125.00	N89°41'20"E
L2	110.08	S22°12'34"E
L3	7.03	S45°00'00"W
L4	58.00	S21°00'00"W
L5	101.00	S24°00'00"W
L6	102.00	S41°00'00"W
L7	77.00	S43°00'00"W
L8	94.85	S51°00'00"W
L9	99.53	N61°29'20"E
L10	125.00	N66°25'55"E
L11	8.22	S23°34'05"E
L12	78.94	N00°18'40"W
L13	50.00	S09°20'14"E
L14	50.10	S01°37'36"E
L15	58.01	N75°31'56"E

Line Table

Line #	Length	Direction
L16	45.41	N53°16'02"E
L17	42.26	S61°34'06"W
L18	25.00	N33°03'27"E
L19	50.00	N81°40'37"W
L20	51.78	S83°16'34"W
L21	50.31	N87°59'42"W
L22	16.37	S81°40'37"E
L23	34.25	N02°15'40"E
L24	43.81	S02°15'40"W
L25	63.87	N87°09'15"E
L26	50.56	S07°28'38"E
L27	15.14	S07°28'38"E
L28	89.46	N14°38'37"W
L29	43.65	N23°34'05"W
L30	43.65	S23°34'05"E

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	228.49	1035.00	S47°35'12"E	228.02	114.71	12°38'55"
C2	302.00	1500.00	S48°08'36"E	301.49	151.51	11°32'08"
C3	511.21	850.00	S59°36'18"E	503.54	263.60	34°27'33"
C4	75.98	1100.00	S74°51'21"E	75.96	38.00	3°57'27"

DESIGNED BY: LAW

DRAFTED BY: FK

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: EXISTING CONDITIONS

JOB NAME: BAR W RANCH WEST PHASE 8

PROJECT: PRELIMINARY PLAN

7-21-23

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JAN 2023

JOB NUMBER: 5494

SHEET: 3 OF 15

SHEET NO.: 3

PP-22-0027

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PRELIMINAR PLAT

BAR W RANCH WEST - PHASE 8

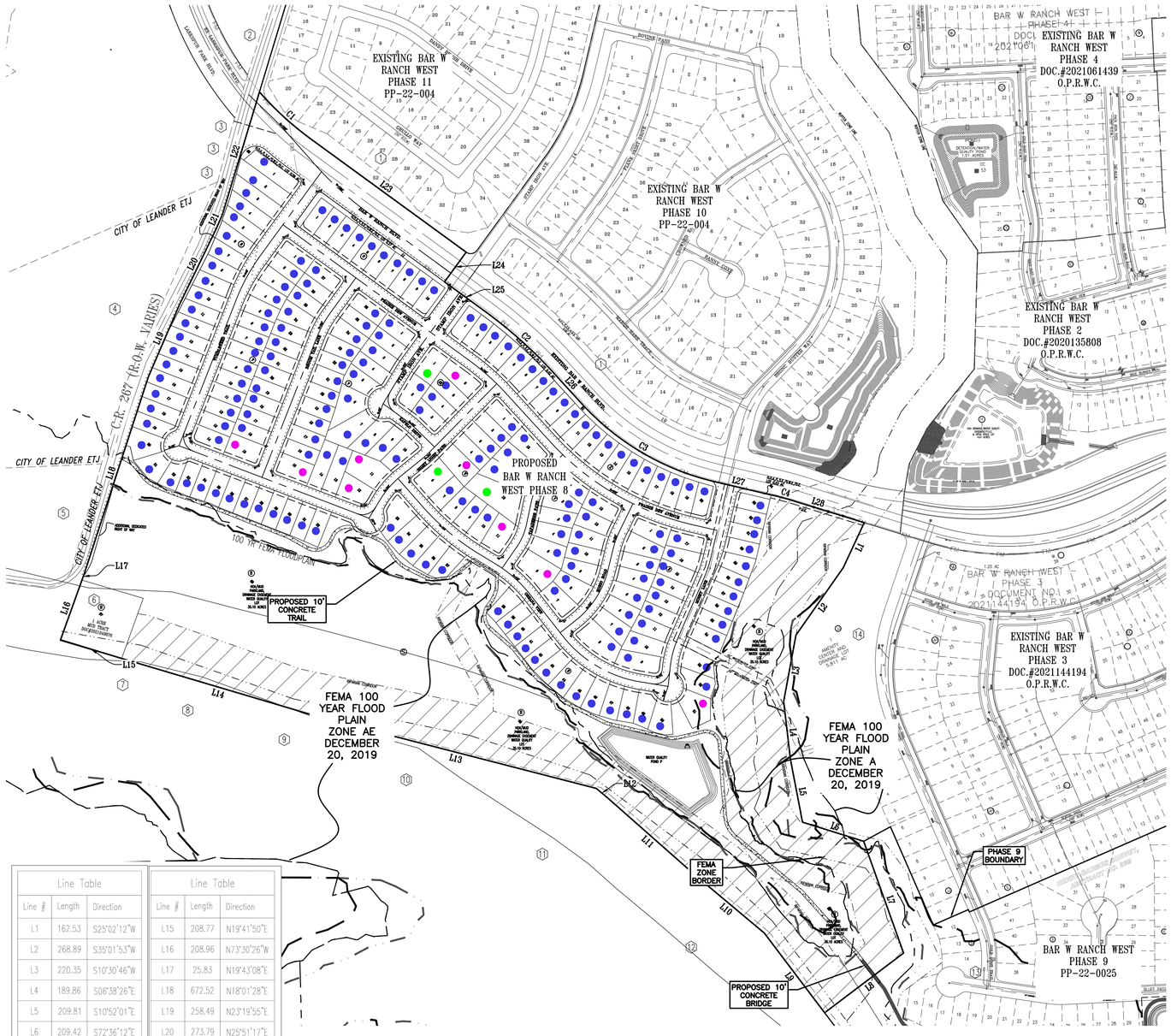
SINGLE FAMILY LOTS:

PHASE 1	**229 LOTS**
45' LOT: 109 LOTS	47.6%
50' LOT: 87 LOTS	37.9%
60' LOT: 33 LOTS	14.5%
PHASE 2	**177 LOTS**
50' LOT: 115 LOTS	65.0%
60' LOT: 62 LOTS	35.0%
PHASE 3	**165 LOTS**
45' LOT: 76 LOTS	46.06%
50' LOT: 62 LOTS	37.58%
60' LOT: 27 LOTS	16.36%
PHASE 4	**152 LOTS**
41' LOT: 106 LOTS	69.7%
50' LOT: 38 LOTS	25.0%
60' LOT: 8 LOTS	5.3%
PHASE 5	**141 LOTS**
50' LOT: 88 LOTS	62.41%
60' LOT: 48 LOTS	34.04%
70' LOT: 5 LOTS	3.55%
PHASE 6	**54 LOTS**
50' LOT: 47 LOTS	87.04%
60' LOT: 7 LOTS	12.96%
PHASE 7	**138 LOTS**
45' LOTS: 92 LOTS	66.67%
50' LOT: 29 LOTS	21.01%
60' LOT: 17 LOTS	12.32%
PHASE 8	**197 LOTS**
50' LOT: 185 LOTS	93.91%
60' LOT: 9 LOTS	4.57%
70' LOT: 3 LOTS	1.52%
PHASES 9	**78 LOTS**
50' LOT: 74 LOTS	94.9%
60' LOT: 3 LOTS	3.9%
70' LOT: 1 LOTS	1.2%
PHASES 10 & 11	**322 LOTS**
41' LOT: 18 LOTS	5.59%
50' LOT: 298 LOTS	92.55%
60' LOT: 2 LOTS	0.62%
70' LOT: 4 LOTS	1.24%
OVERALL LOT TABLE	**1653 LOTS**
41' LOT: 124 LOTS	7.50%
45' LOT: 277 LOTS	16.76%
50' LOT: 1025 LOTS	62.01%
60' LOT: 215 LOTS	13.00%
70' LOT: 12 LOTS	0.73%

STREET STANDARDS CHART

STREET NAME	DESIGN SPEED	R.O.W. WIDTH	ROAD CLASSIFICATION	PAVEMENT WIDTH	STREET LENGTH
BAR W RANCH BOULEVARD	45 MPH	120'/VARIES	ARTERIAL	37	825 LF
STAMP IRON AVENUE	25/35 MPH	50'/70'	LOCAL/COLLECTOR	28/37	440 LF
TUMBLEWEED TRAIL	25/35 MPH	50'/70'	LOCAL/COLLECTOR	28/48	1,011 LF
BROOM TAIL LANE	25 MPH	50'	LOCAL	28	694 LF
PRAIRIE DEW AVENUE	25 MPH	50'	LOCAL	28	1,718 LF
TAPADEROS PATH	25 MPH	50'	LOCAL	28	404 LF
MOSEY LANE	25/35 MPH	50'/70'	LOCAL/COLLECTOR	28/48	732 LF
KAPELO DRIVE	25 MPH	50'	LOCAL	28	220 LF
ORCANA VIEW	25 MPH	50'	LOCAL	28	1,176 LF
HORIO ROAD	25 MPH	50'	LOCAL	28	469 LF
NIGHT LIGHT PATH	25 MPH	50'	LOCAL	28	1,287 LF
TOTAL LINEAR FEET					8,695 LF

ALL PROPOSED ROADS CONNECTING TO EXISTING ROADS ARE THE SAME WIDTH OF RIGHT OF WAY AND PAVEMENT .
ALL STREETS ARE PUBLIC TO BE MAINTAINED BY WILLIAMSON COUNTY.



Line Table		
Line #	Length	Direction
L1	162.53	S25°02'12"W
L2	268.89	S35°01'53"W
L3	220.35	S10°30'46"W
L4	189.86	S06°38'26"E
L5	209.81	S10°52'01"E
L6	209.42	S72°36'12"E
L7	387.64	S19°39'22"E
L8	323.51	S52°53'39"W
L9	326.70	N37°06'21"W
L10	291.20	N50°03'21"W
L11	385.49	N48°35'13"W
L12	47.80	N50°03'21"W
L13	938.40	N75°32'21"W
L14	669.51	N73°29'21"W

Line Table		
Line #	Length	Direction
L15	208.77	N19°41'50"E
L16	208.96	N73°30'26"W
L17	25.83	N19°43'08"E
L18	672.52	N18°01'28"E
L19	258.49	N23°19'55"E
L20	273.79	N25°51'17"E
L21	50.69	N23°38'55"E
L22	418.99	N16°48'11"E
L23	627.50	S53°54'40"E
L24	120.00	S36°05'20"W
L25	163.12	S53°54'40"E
L26	136.70	S42°22'32"E
L27	193.36	S76°50'05"E
L28	237.58	S72°52'38"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	228.49	1035.00	S47°35'12"E	228.02	114.71	12°38'55"
C2	302.00	1500.00	S48°08'36"E	301.49	151.51	11°32'08"
C3	511.21	850.00	S59°36'18"E	503.54	263.60	34°27'33"
C4	75.98	1100.00	S74°51'21"E	75.96	38.00	3°57'27"

FLOOD PLAIN NOTE:

A PORTION OF THE FEMA 100 YEAR FLOODPLAIN IS WITHIN THE LIMITS OF THIS PRELIMINARY, PER FEMA PANEL #48491C0455F, DATED DECEMBER 20, 2019

0 200 400
SCALE: 1" = 200'

LEGEND

WL ESMT.	WATER LINE EASEMENT
WW ESMT.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.L.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
S.W.E.	SIDEWALK LOT
17	LOT NUMBER
(11)	BLOCK NUMBER
(1)	ADJOINER OWNERSHIP
	EASEMENT LINE
	SIDEWALK LOCATION(5' WIDE)
	100-YR FULLY DEVELOPED FLOODPLAIN
	EXISTING PHASE BOUNDARY
	PHASE 8 BOUNDARY
	BUFFER ZONE LINE
	PROPOSED ATLAS 14 100 YR FLOODPLAIN
	EXISTING ATLAS 14 100 YR FLOODPLAIN

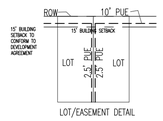
ACREAGE:
PHASE 8: 80.363 ACRES

LOT TYPES:
RESIDENTIAL LOTS: 197

TOTAL LOTS: 203 LOTS

NOTES:

1. BAR W RANCH IS GOVERNED BY THE MUD CONSENT AGREEMENT. THERE IS NO CITY MANDATED ZONING.



LOT/EASEMENT DETAIL

ADJACENT OWNERS

(1) WEDEMEYER, HOWARD BERKLEY
COUNTY ROAD 267,
LEANDER, TX 78641
R544598

(2) LARKSPUR COMMUNITY DEVELOPMENT INC
100 STAUNTON DR,
LEANDER, TX 78641
R618279

(3) MILESTONE COMMUNITY BUILDERS LLC
188 MACARTHUR DR
LEANDER, TX 78641
R618235
R618234
R618233

(4) VPR SPRINGS, LLC
1500 CR 267,
LIBERTY HILL, TX 78642
R022222

(5) LARKSPUR COMMUNITY DEVELOPMENT INC
CR 266,
LIBERTY HILL, TX 78642
R549094

(6) WEDEMEYER, HOWARD BERKLEY
COUNTY ROAD 267,
LEANDER, TX 78641
R523945

(7) ERICKSON, THOMAS S & VALERIE L
1411 ORCHARD DR,
LEANDER, TX 78641
R037863

(8) SYLVEST, PAM A
1415 ORCHARD DR,
LEANDER, TX 78641
R037862

(9) WILES, JEFFREY T & ANNA M
1501 ORCHARD DR,
LEANDER, TX 78641
R323003

(10) BBLM HOLDINGS LLC
ORCHARD DR,
LEANDER, TX 78641
R037859

(11) CASSADY, TERRY I & SHARON H
1541 ORCHARD DR,
LEANDER, TX 78641
R037811

(12) HIGHTEN LEANDER 76 LLC
300 CHRISTOPHER LN,
LEANDER, TX 78641
R037809

(13) WEDEMEYER, HOWARD BERKLEY
1501 COUNTY ROAD 267,
LEANDER, TX 78641
R532719

(14) CONTINENTAL HOMES OF TEXAS LP
GOLD DUST TRL,
LEANDER, TX 78641
R617294
R617283

PP-22-0027

DESIGNED BY: LAW
DRAFTED BY: FK

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: OVERALL PRELIMINARY PLAT (200 SCALE)
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-26-23
STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JAN 2023
JOB NUMBER: 5494
SHEET: 4 OF 15
SHEET NO.: 4

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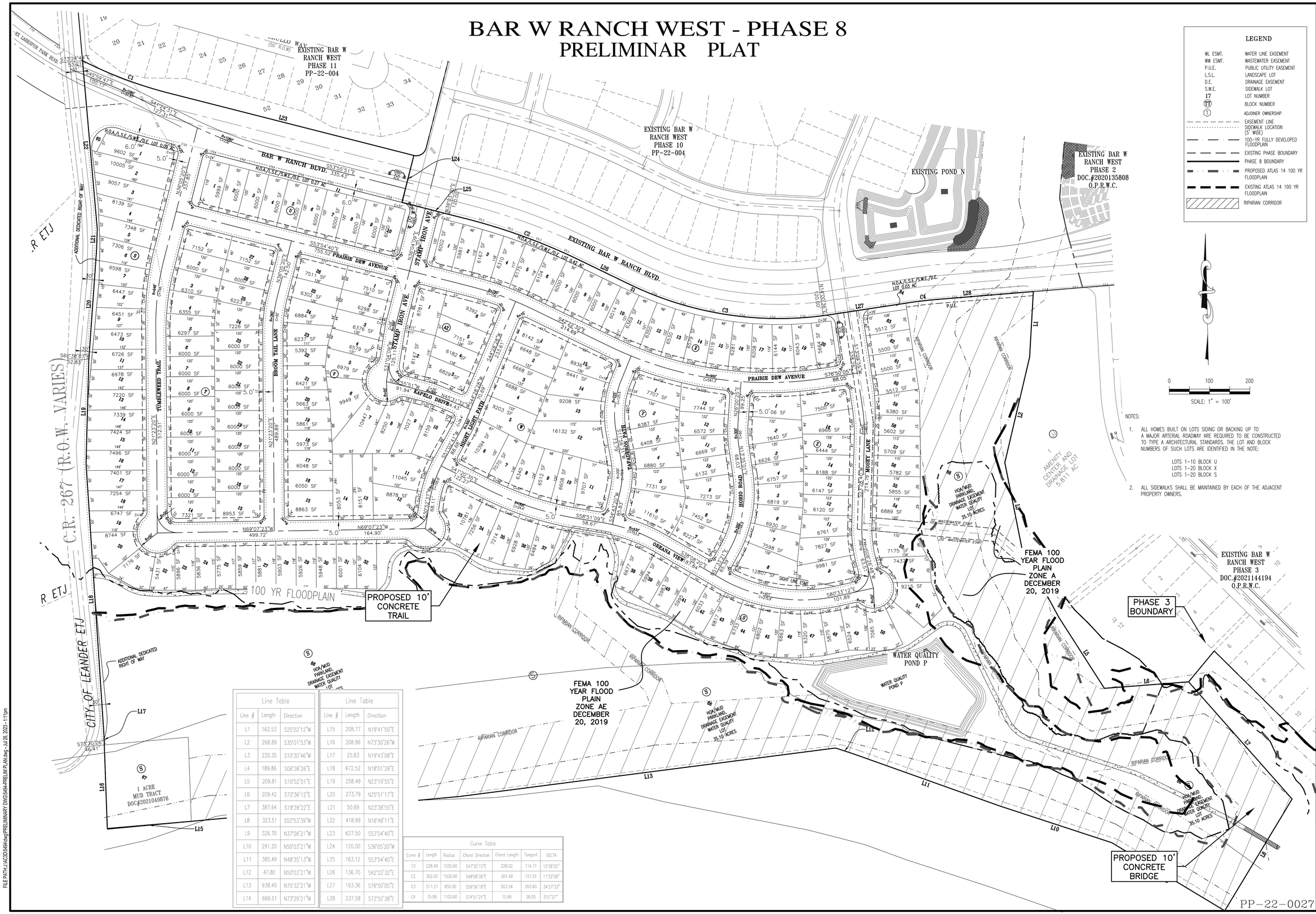
BAR W RANCH WEST - PHASE 8
PRELIMINAR PLAT



Line Table		
Line #	Length	Direction
L1	162.53	S25°02'12"W
L2	268.89	S35°01'53"W
L3	220.35	S10°30'46"W
L4	189.86	S06°38'26"E
L5	209.81	S10°52'01"E
L6	209.42	S72°36'12"E
L7	387.64	S19°39'22"E
L8	323.51	S52°53'39"W
L9	326.70	N37°06'21"W
L10	291.20	N50°03'21"W
L11	385.49	N48°35'13"W
L12	47.80	N50°03'21"W
L13	938.40	N75°32'21"W
L14	669.51	N73°29'21"W

Line Table		
Line #	Length	Direction
L15	208.77	N19°41'50"E
L16	208.96	N73°30'26"W
L17	25.83	N19°43'08"E
L18	672.52	N18°01'28"E
L19	258.49	N23°19'55"E
L20	273.79	N25°51'17"E
L21	50.69	N23°38'55"E
L22	418.99	N16°48'11"E
L23	627.50	S53°54'40"E
L24	120.00	S36°05'20"W
L25	163.12	S53°54'40"E
L26	136.70	S42°22'32"E
L27	193.36	S76°50'05"E
L28	237.58	S72°52'38"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	228.49	1035.00	S47°35'12"E	228.02	114.71	12°38'55"
C2	302.00	1500.00	S48°08'36"E	301.49	151.51	11°32'08"
C3	511.21	850.00	S59°36'18"E	503.54	263.60	34°27'33"
C4	75.98	1100.00	S74°51'21"E	75.96	38.00	3°57'27"

LEGEND

WL ESMT.	WATER LINE EASEMENT
WW ESMT.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.L.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
S.W.E.	SIDEWALK LOT
17	LOT NUMBER
(11)	BLOCK NUMBER
(1)	ADJOINER OWNERSHIP
	EASEMENT LINE
	SIDEWALK LOCATION (5' WIDE)
	100-YR FULLY DEVELOPED FLOODPLAIN
	EXISTING PHASE BOUNDARY
	PHASE 8 BOUNDARY
	PROPOSED ATLAS 14 100 YR FLOODPLAIN
	EXISTING ATLAS 14 100 YR FLOODPLAIN
	RIPARIAN CORRIDOR

0 100 200
SCALE: 1" = 100'

NOTES:

1. ALL HOMES BUILT ON LOTS SIDING OR BACKING UP TO A MAJOR ARTERIAL ROADWAY ARE REQUIRED TO BE CONSTRUCTED TO TYPE A ARCHITECTURAL STANDARDS. THE LOT AND BLOCK NUMBERS OF SUCH LOTS ARE IDENTIFIED IN THE NOTE:

   LOTS 1-10 BLOCK U
   LOTS 1-20 BLOCK X
   LOTS 1-20 BLOCK S

2. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

DESIGNED BY: LAW
DRAFTED BY: EK

DATE	REVISION

Carlson, Brigance & Doering, Inc.
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SHEET NAME: PRELIMINARY PLAT (100 SCALE)
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-26-23
STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JAN 2023
JOB NUMBER: 5494
SHEET: 5 OF 15
SHEET NO.: 5

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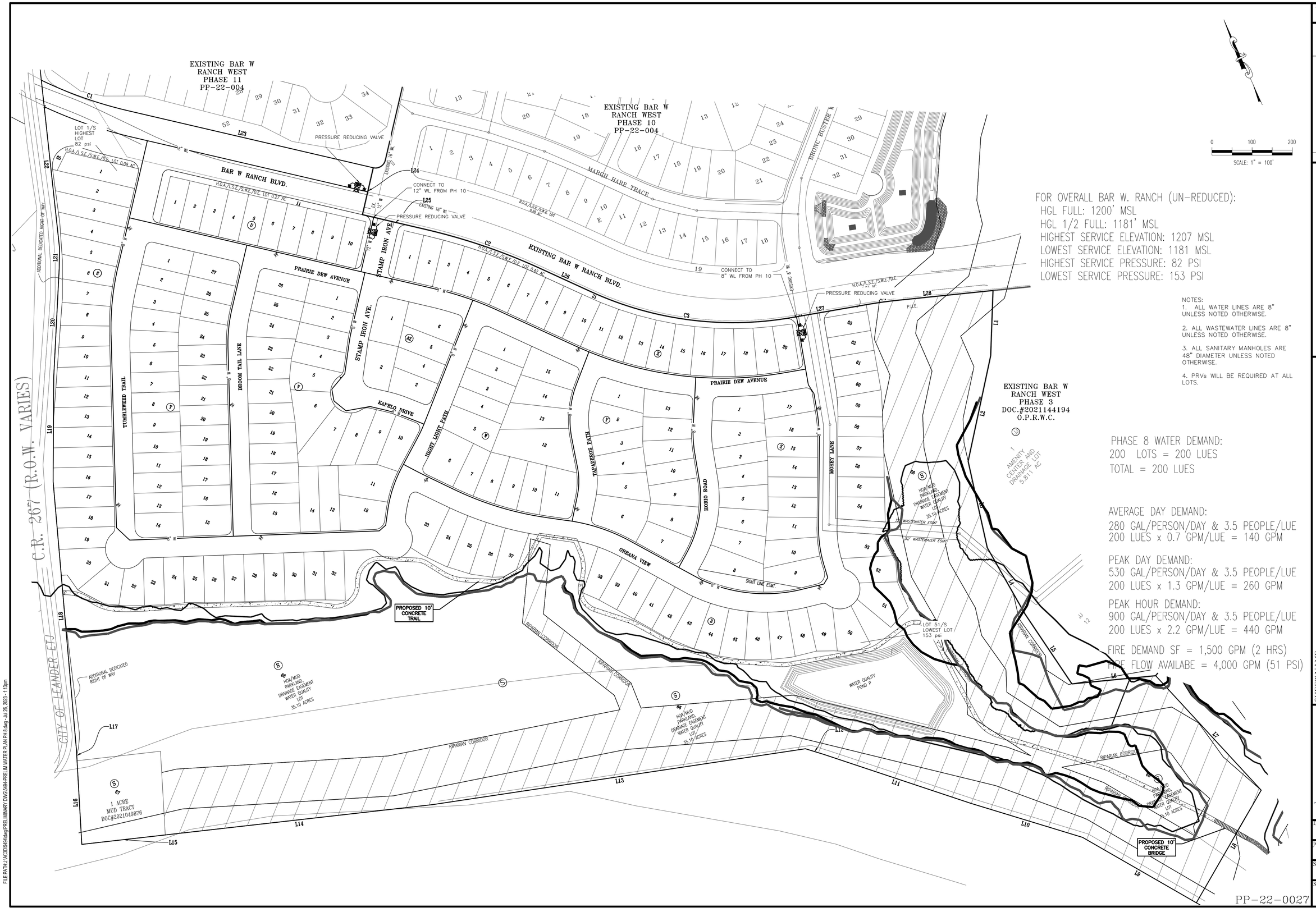

FOR OVERALL BAR W. RANCH (UN-REDUCED):
HGL FULL: 1200' MSL
HGL 1/2 FULL: 1181' MSL
HIGHEST SERVICE ELEVATION: 1207 MSL
LOWEST SERVICE ELEVATION: 1181 MSL
HIGHEST SERVICE PRESSURE: 82 PSI
LOWEST SERVICE PRESSURE: 153 PSI

NOTES:
1. ALL WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
2. ALL WASTEWATER LINES ARE 8" UNLESS NOTED OTHERWISE.
3. ALL SANITARY MANHOLES ARE 48" DIAMETER UNLESS NOTED OTHERWISE.
4. PRVs WILL BE REQUIRED AT ALL LOTS.

PHASE 8 WATER DEMAND:
200 LOTS = 200 LUES
TOTAL = 200 LUES

AVERAGE DAY DEMAND:
280 GAL/PERSON/DAY & 3.5 PEOPLE/LUE
200 LUES x 0.7 GPM/LUE = 140 GPM

PEAK DAY DEMAND:
530 GAL/PERSON/DAY & 3.5 PEOPLE/LUE
200 LUES x 1.3 GPM/LUE = 260 GPM

PEAK HOUR DEMAND:
900 GAL/PERSON/DAY & 3.5 PEOPLE/LUE
200 LUES x 2.2 GPM/LUE = 440 GPM

FIRE DEMAND SF = 1,500 GPM (2 HRS)
FIRE FLOW AVAILABE = 4,000 GPM (51 PSI)

PP-22-0027

DESIGNED BY:	DRAFTED BY:
LAW	EK

DATE
REVISION

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SHEET NAME: OVERALL WATER PLAN
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-26-23
STATE OF TEXAS
LEE A. WHITED
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PROFESSIONAL ENGINEER
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ID# F3791

DATE: JAN 2023
JOB NUMBER: 5494
SHEET: 6 OF 15
SHEET NO. 6

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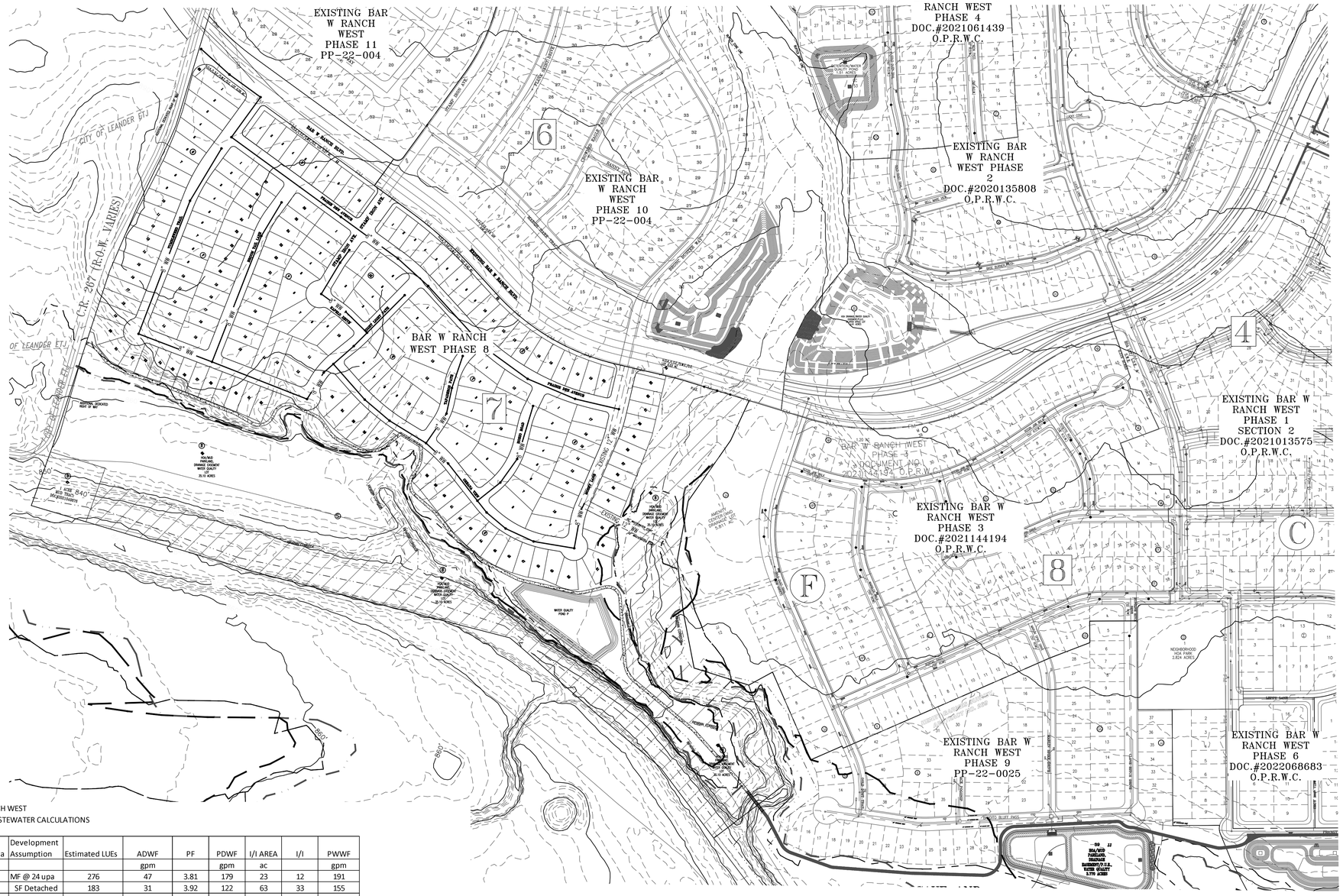

0 200 400

SCALE: 1" = 200'

5 WASTEWATER PLANNING AREA

B COMBINED PLANNING AREA MAIN WW LINE

WW SIZING NOTE:

THE 15" WW LINE IS OVERSIZED TO ALLOW FOR FLEXIBILITY IN FUTURE UPSTREAM FLOWS. CALCULATIONS PROVIDED ARE FOR MINIMUM PIPE DIAMETERS WHERE A 15" LINE WOULD BE GREATER THAN MINIMUM SIZE REQUIREMENTS.

NOTES:
1. ALL WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
2. ALL WASTEWATER LINES ARE 8" UNLESS NOTED OTHERWISE.
3. ALL SANITARY MANHOLES ARE 48" DIAMETER UNLESS NOTED OTHERWISE

BAR W RANCH WEST
MASTER WASTEWATER CALCULATIONS

Planning Area	Development Assumption	Estimated LUEs	ADWF	PF	PDWF	I/I AREA	I/I	PWWF
			gpm		gpm	ac		gpm
1	MF @ 24 upa	276	47	3.81	179	23	12	191
2	SF Detached	183	31	3.92	122	63	33	155
3	SF Detached	395	67	3.70	249	88	46	295
4	SF Detached	132	22	3.99	90	30	16	105
5	SF Detached	400	68	3.70	252	110	57	309
6	SF Detached	260	44	3.83	169	74	39	208
7	SF Detached	197	34	3.90	131	39	20	151
8	SF Detached	245	42	3.84	160	52	27	187

COMBINED FLOW CALCULATIONS

	Planning Areas Combined	Total LUEs	ADWF	PF	PDWF	I/I AREA	I/I	PWWF	MINIMUM PIPE DIA ASSUMING 0.50% GRADES	% FULL (85% MAX ALLOW)
			gpm		gpm			gpm		
A	1-2	459	78	3.66	286	86	45	330	10"	72
B	1-2,5	859	146	3.44	503	196	102	605	10"	72
C	1-3,5	1254	213	3.30	703	284	148	851	12"	65
D	1-5	1386	236	3.26	768	314	164	931	12"	69
E	6-7	457	78	3.66	284	113	59	343	10"	79
F	6-8	702	119	3.51	420	165	86	506	12"	62
G	1-8	1159	355	3.09	1097	278	145	1242	15"	58

NOTES:
1. ALL WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
2. ALL WASTEWATER LINES ARE 8" UNLESS NOTED OTHERWISE.
3. ALL SANITARY MANHOLES ARE 48" DIAMETER UNLESS NOTED OTHERWISE

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DATE	REVISION

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SHEET NAME: OVERALL WASTEWATER PLAN

JOB NAME: BAR W RANCH WEST PHASE 8

PROJECT: PRELIMINARY PLAN

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JAN 2023

JOB NUMBER: 5494

SHEET: 7 OF 15

SHEET NO. 7

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Sheet: 1

LEGEND

- STORM SEWER PIPE
- 590 EXISTING MAJOR CONTOUR
- 592 EXISTING MINOR CONTOUR
- P.U.E. / EASEMENTS
- FLOW ARROW
- PROPOSED ATLAS 14 100 YR FLOODPLAIN
- EXISTING ATLAS 14 100 YR FLOODPLAIN
- FEMA 100 YR FLOODPLAIN

NOTE:
THE FEMA 100 YEAR FLOODPLAIN IS WITHIN THE LIMITS OF THIS PRELIMINARY, PER FEMA PANEL #48491C0455F, DATED DECEMBER 20, 2019

0 150 300
SCALE: 1" = 150'

DESIGNED BY:	DRAFTED BY:
LAW	EK

DATE	REVISION

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SHEET NAME: OVERALL DRAINAGE PLAN
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-26-23
STATE OF TEXAS
LEE A. WHITED
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LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE:	JAN 2023
JOB NUMBER	5494
SHEET	8 OF 15
SHEET NO.	8

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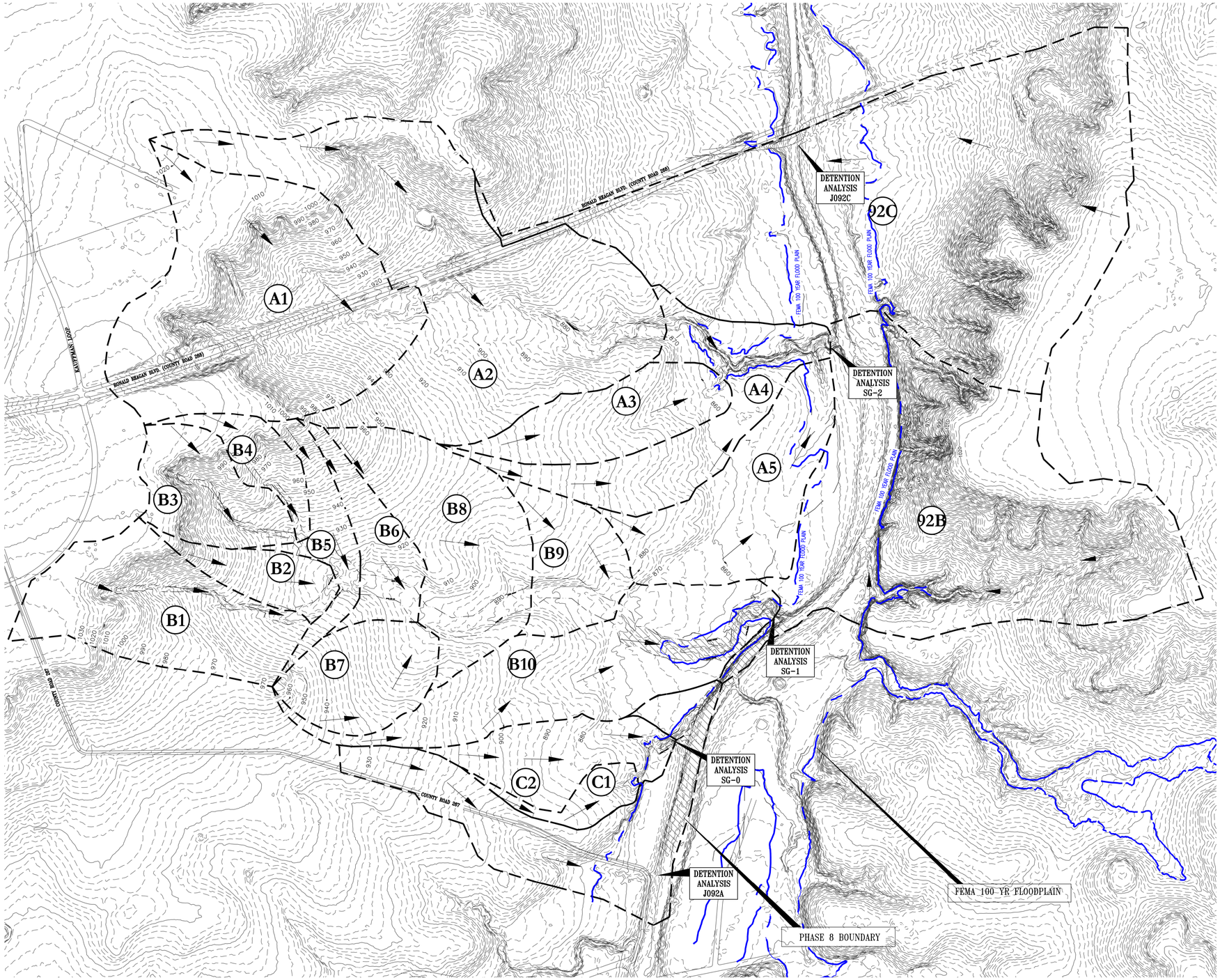

0 500' 1000'

SCALE: 1" = 500'

LEGEND

- DRAINAGE BOUNDARY LINE
- A1 DRAINAGE AREA LABEL
- 940 EXISTING CONTOUR 10'
- EXISTING CONTOUR 2'
- FLOW ARROW
- ATLAS 100 YR FLOODPLAIN (EXIST.)
- FEMA 100 YEAR FLOOD PLAN
- PROJECT BOUNDARY
- RIPARIAN CORRIDOR

ANALYSIS POINT FLOW TABLE

J092A		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14442	14428
10 YR	34994	34970
25 YR	50889	50846
100 YR	85781	85713

SG-0		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14444	14428
10 YR	34999	34970
25 YR	50896	50846
100 YR	85791	85713

SG-1		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14466	14457
10 YR	35046	35026
25 YR	50959	50920
100 YR	85889	85825

SG-2		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14503	14492
10 YR	35123	35102
25 YR	51065	51023
100 YR	86051	85982

J092C		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14518	14508
10 YR	35157	35137
25 YR	51110	51069
100 YR	86120	86053

DESIGNED BY: LAW
DRAFTED BY: EK

DATE
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SHEET NAME: EXISTING HYDROLOGY MAP
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-21-23
STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JAN 2023
JOB NUMBER: 5494
SHEET: 9 OF 15
SHEET NO.: 9

PP-22-0027

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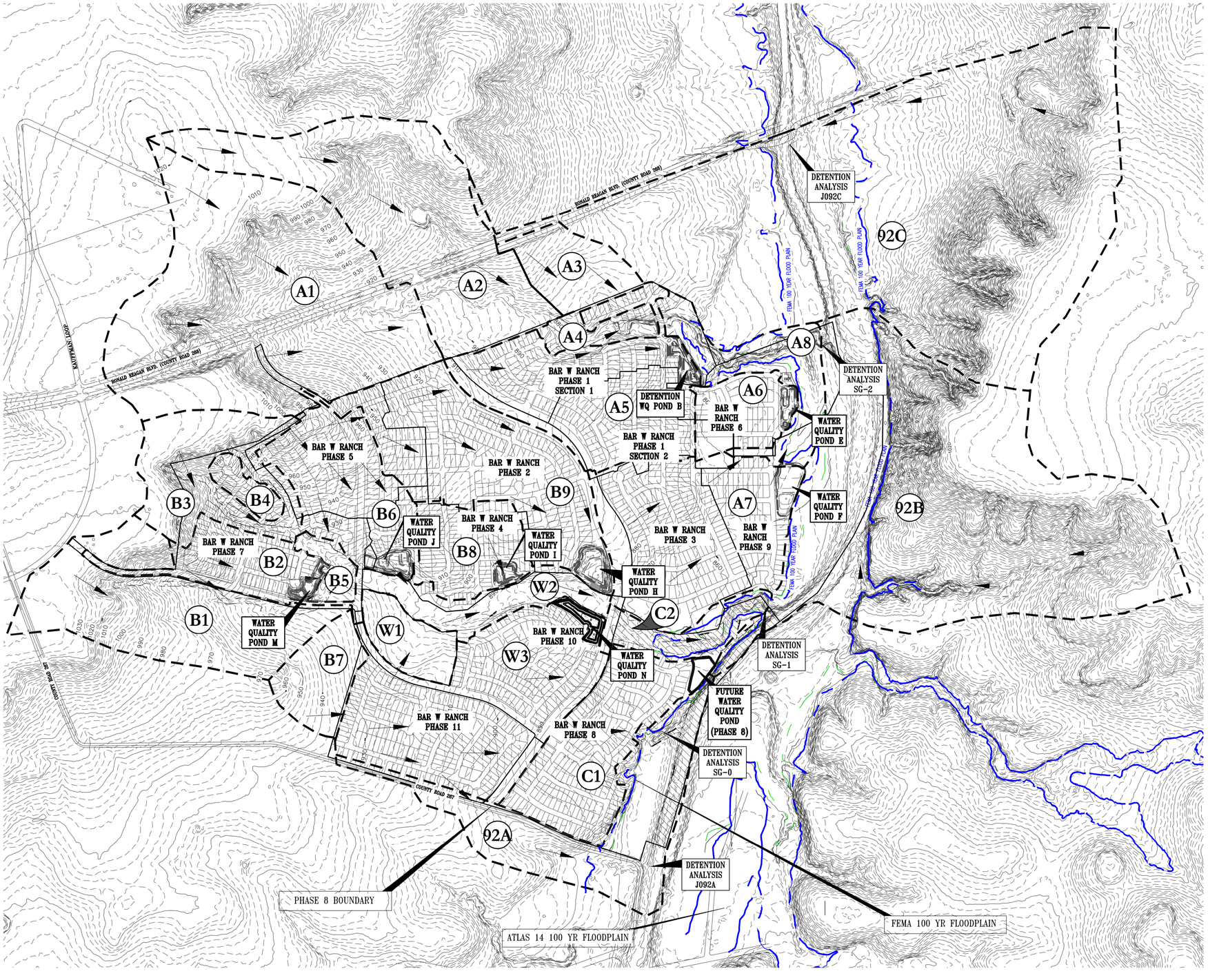

0 500' 1000'

SCALE: 1" = 500'

LEGEND

- DRAINAGE BOUNDARY LINE
- A1 — DRAINAGE AREA LABEL
- 940 — EXISTING CONTOUR 10'
- EXISTING CONTOUR 2'
- FLOW ARROW
- ATLAS 100 YR FLOODPLAIN (PROP)
- FEMA 100 YEAR FLOOD PLAN
- PROJECT BOUNDARY
- BUFFER ZONE

ANALYSIS POINT FLOW TABLE

J092A		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14442	14428
10 YR	34994	34970
25 YR	50889	50846
100 YR	85781	85713

SG-0		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14444	14428
10 YR	34999	34970
25 YR	50896	50846
100 YR	85791	85713

SG-1		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14466	14457
10 YR	35046	35026
25 YR	50959	50920
100 YR	85889	85825

SG-2		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14503	14492
10 YR	35123	35102
25 YR	51065	51023
100 YR	86051	85982

J092C		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14518	14508
10 YR	35157	35137
25 YR	51110	51069
100 YR	86120	86053

DESIGNED BY: LAW
DRAFTED BY: EK

DATE
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SHEET NAME: PROPOSED HYDROLOGY MAP
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-21-23
STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JAN 2023
JOB NUMBER: 5494
SHEET: 10 OF 15
SHEET NO.: 10

PP-22-0027

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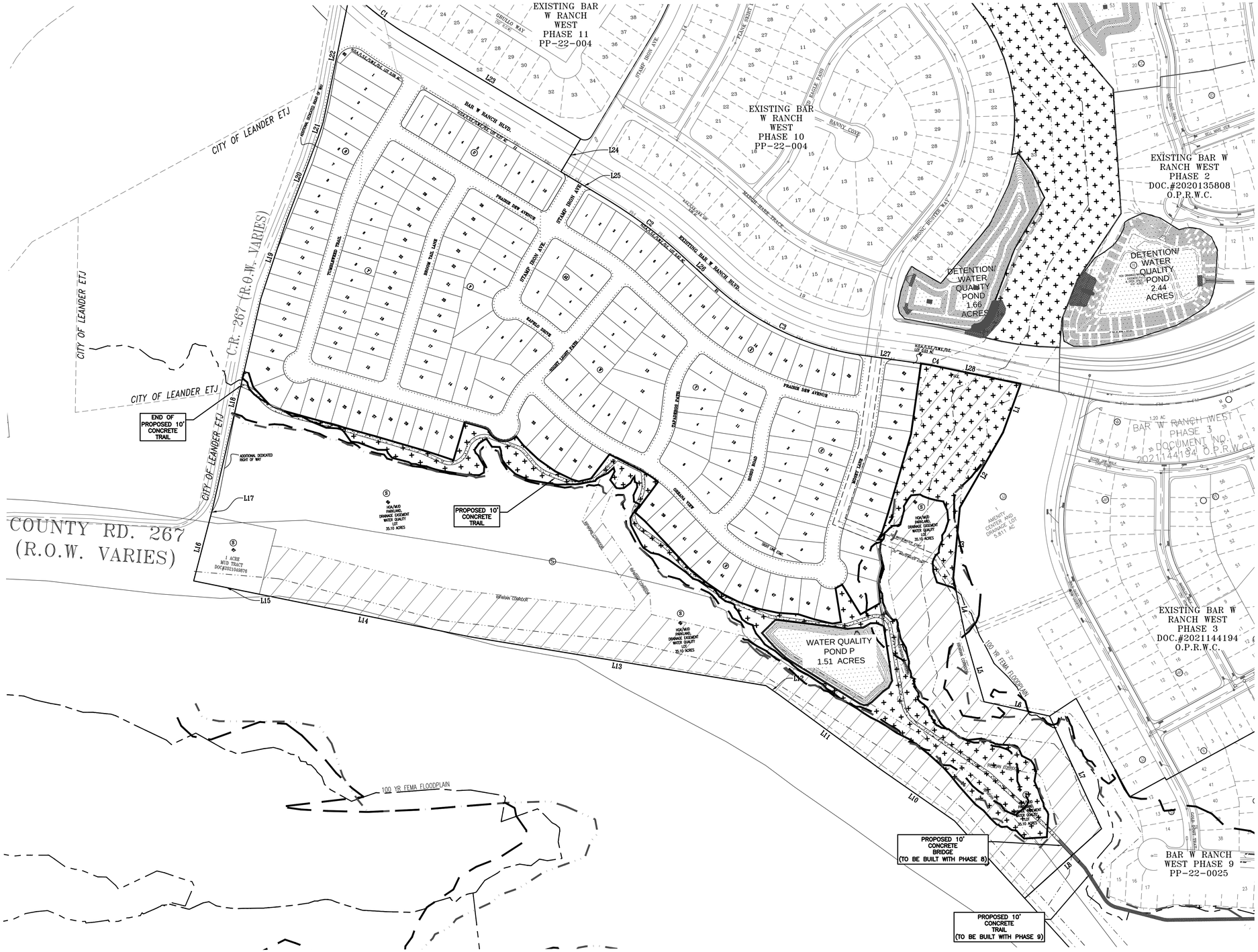
PRELIMINAR PLAT

BAR W RANCH WEST - PHASES 8



0 75 150 300

SCALE: 1" = 150'

LE END

- PHASE BOUNDARY
- FUTURE RIGHT-OF-WAY
- LOT LINE
- EASEMENT LINE
- CREEK CENTERLINE
- 100-YR FEMA FLOODPLAIN
- PARK LAND
- DETENTION/WATER QUALITY POND
- PROPOSED ATLAS 14 100 YR FLOODPLAIN
- EXISTING ATLAS 14 100 YR FLOODPLAIN

PHASE 8 GREENBELT / PARKLAND DEDICATION:

GREENBELT: (EXCLUDING POND)	33.48 ACRES
NEIGHBORHOOD PARK	0.00 ACRES
TOTAL ACRES:	33.48 ACRES
FEMA 100-YR FLOOD PLAIN AREA:	25.69 ACRES
DEDUCTION FOR STEEP SLOPES:	0.00 ACRES
NET PARKLAND & GREENBELT:	7.79 ACRES

PARKLAND REQUIRED:
LAND: 3.5 AC/ 100 LOTS; 3.5/100 X 197 LOTS = 6.895 ACRES
FEE: $400.00/ UNIT X 197 UNITS = $78,800.00

NOTE: A FEE, OR IMPROVEMENTS TO THE NEIGHBORHOOD PARK TOTALING $78,800.00 WILL BE PROVIDED WITH PHASE 8.

PARKLAND SUMMARY:
PHASE 1 EXCESS PARKLAND = 3.85 ACRES
PHASE 2 EXCESS PARKLAND = 0.04 ACRES
PHASE 3 EXCESS PARKLAND = 0.37 ACRES
PHASE 4 EXCESS PARKLAND = -3.64 ACRES
PHASE 5 EXCESS PARKLAND = -1.47 ACRES
PHASE 6 EXCESS PARKLAND = 1.64 ACRES
PHASE 7 EXCESS PARKLAND = 9.16 ACRES
PHASE 8 EXCESS PARKLAND = 7.79 ACRES
PHASE 9 EXCESS PARKLAND = 2.816 ACRES
PHASE 10/11 EXCESS PARKLAND = 2.29 ACRES

TOTAL EXCESS PARKLAND PHASES 1-11: 22.846 ACRES

PP-22-0027

DESIGNED BY: LAW
DRAFTED BY: EK

DATE	REVISION

Carlson, Brigance & Doering, Inc.
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SHEET NAME: PARKS PLAN
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-26-23
STATE OF TEXAS
LEE A. WHITED
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CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JAN 2023
JOB NUMBER: 5494
SHEET: 11 OF 15
SHEET NO.: 11

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PRELIMINAR PLAT

BAR W RANCH WEST- PHASE 8

LEGEND

- 100-YR FLOODPLAIN
- PHASE BOUNDARY
- TREE TO REMAIN
- SIGNIFICANT TREE TO BE REMOVED

0 120 240

SCALE: 1" = 120'

NOTE:

SEE SHEET 14 FOR TREE LIST AND DESCRIPTIONS

PP-22-0027

DESIGNED BY: LAW | DRAFTED BY: EK

DATE

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SHEET NAME: TREE SURVEY

JOB NAME: BAR W RANCH WEST PHASE 8

PROJECT: PRELIMINARY PLAN

7-26-23

STATE OF TEXAS
LEE A. WHITED
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ID# F3791

DATE: JAN 2023

JOB NUMBER: 5494

SHEET: 12 OF 15

SHEET NO.: 12

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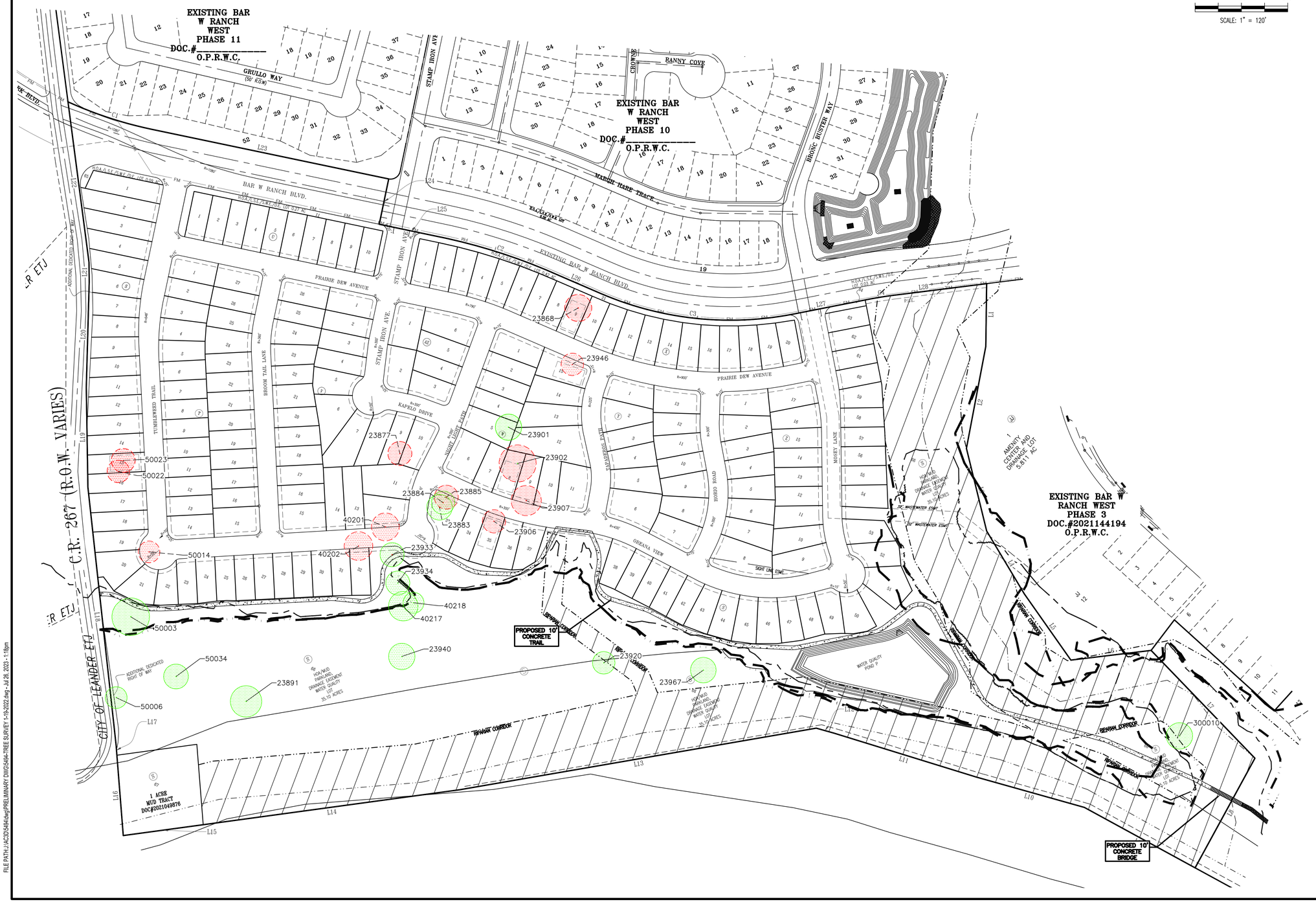
PRELIMINAR PLAT

BAR W RANCH WEST- PHASE 8



0 120 240

SCALE: 1" = 120'

LEGEND

- PHASE BOUNDARY
- HERITAGE TREE TO BE REMOVED
- HERITAGE TREE TO REMAIN

NOTE:

SEE SHEET 14 FOR TREE LIST AND DESCRIPTIONS

DESIGNED BY: LAW	DRAFTED BY: ES
DATE	
REVISION	

Carlson, Brigance & Doering, Inc.
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SHEET NAME: TREE SURVEY

JOB NAME: BAR W RANCH WEST PHASE 8

PROJECT: PRELIMINARY PLAN

STATE OF TEXAS
LEE A. WHITED
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CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE	JAN 2023
JOB NUMBER	5494
SHEET	13 OF 15
SHEET NO.	13

PP-22-0027

FILE PATH:J:\ACSD\5494\dwg\PRELIMINARY DWG\5494-TREE SURVEY 1-19-2022.dwg - Jul 26, 2023 - 1:18pm

PRELIMINARY PLAT
BAR W RANCH WEST-PHASE 8

LEGEND

H	HERITAGE TREE TO REMAIN
HR	HERITAGE TREE TO BE REMOVED
S	SIGNIFICANT TREE TO REMAIN
SR	SIGNIFICANT TREE TO BE REMOVED
*	PAD TREE TO BE REMOVED

TREE SURVEY DATE: OCTOBER 2021

TREE LIST			TREE LIST			TREE LIST		
Point NO.	DESCRIPTION		Point NO.	DESCRIPTION		Point NO.	DESCRIPTION	
23775	TREE CEDAR ELM 20IN	S	23928	TREE CEDAR ELM 18	S	40217	TREE LIVE OAK 38"	H
23776	TREE POST OAK 24IN	S	23929	TREE CEDAR ELM 23	S	40218	TREE LIVE OAK 27"	H
23777	TREE PECAN 22IN	S	23930	TREE CEDAR ELM 23	S	40300	TREE LIVE OAK 19"	S
23868	TREE LIVE OAK 35	HR*	23932	TREE LIVE OAK 23	S	50002	TREE DBL 18.5" 17" OAK	S
23869	TREE CEDAR ELM 20	S	23933	TREE LIVE OAK 31	H	50003	TREE DBL 38 21" OAK"	H
23877	TREE LIVE OAK 31	HR*	23934	TREE CEDAR ELM 31	H	50006	TREE 28 CEDAR ELM"	H
23881	TREE LIVE OAK 20	SR	23935	TREE CEDAR ELM 26	S	50007	TREE 20 CEDAR ELM"	S
23882	TREE LIVE OAK 24	S	23936	TREE LIVE OAK 18	SR*	50008	TREE 19 CEDAR ELM"	S
23883	TREE LIVE OAK 33	H	23937	TREE CEDAR ELM 18	S	50009	TREE 20 CEDAR ELM"	S
23884	TREE LIVE OAK 30	H	23938	TREE CEDAR ELM 23	S	50010	TREE 18 CEDAR ELM"	S
23885	TREE LIVE OAK 31	HR	23939	TREE LIVE OAK 18 13	S	50011	TREE 19 LIVE OAK"	S
23886	TREE CEDAR ELM 18	SR*	23940	TREE LIVE OAK 34	H	50012	TREE 19 CEDAR ELM"	S
23887	TREE MS LIVE OAK 20 15	SR*	23941	TREE MS CEDAR ELM 18 18	S	50013	TREE 21 CEDAR ELM"	S
23889	TREE CEDAR ELM 20	S	23942	TREE CEDAR ELM 18	S	50014	TREE 28 OAK"	HR
23890	TREE CEDAR ELM 18	S	23943	TREE CEDAR ELM 18	S	50015	TREE 23 OAK"	SR*
23891	TREE MS CEDAR ELM 28 25	H	23946	TREE LIVE OAK 29	HR*	50016	TREE 24 OAK"	SR*
23892	TREE CEDAR ELM 20	S	23947	TREE LIVE OAK 26	SR	50017	TREE 20 OAK"	SR*
23893	TREE CEDAR ELM 20	S	23948	TREE BLACK WALNUT 20	SR*	50018	TREE 21 OAK"	SR*
23895	TREE CEDAR ELM 23	SR*	23951	TREE CEDAR ELM 22	S	50019	TREE 22 OAK"	SR
23896	TREE LIVE OAK 23	SR*	23952	TREE CEDAR ELM 19	S	50020	TREE 25 LIVE OAK"	SR
23897	TREE CEDAR ELM 20	SR	23953	TREE CEDAR ELM 19	S	50021	TREE DBL 26 17" OAK"	SR*
23898	TREE CEDAR ELM 20	SR	23954	TREE CEDAR ELM 18	S	50022	TREE 29 OAK"	HR*
23899	TREE LIVE OAK 23	SR*	23955	TREE CEDAR ELM 18	S	50023	TREE 31 OAK"	HR*
23900	TREE CEDAR ELM 20	S	23956	TREE CEDAR ELM 26	S	50024	TREE 22 OAK"	SR*
23901	TREE LIVE OAK 34	H	23957	TREE CEDAR ELM 21	S	50025	TREE DBL 20 19" OAK"	SR*
23902	TREE MS LIVE OAK 33 30	HR	23958	TREE LIVE OAK 19	SR*	50028	TREE DBL 21 18" CEDAR ELM"	S
23903	TREE MS LIVE OAK 23 9	SR*	23959	TREE CEDAR ELM 19	S	50029	TREE 18 LIVE OAK"	S
23904	TREE LIVE OAK 23	SR	23960	TREE CEDAR ELM 18	S	50030	TREE 19 CEDAR ELM"	S
23905	TREE LIVE OAK 21	SR*	23964	TREE LIVE OAK 19	S	50031	TREE 21 CEDAR ELM"	S
23906	TREE LIVE OAK 30	HR	23965	TREE CEDAR ELM 20	S	50032	TREE 21 CEDAR ELM"	S
23907	TREE MS LIVE OAK 32 10 4	HR	23966	TREE LIVE OAK 20	S	50033	TREE 24 CEDAR ELM"	S
23908	TREE MS CEDAR ELM 20 13	S	23967	TREE LIVE OAK 33	H	50034	TREE 32 CEDAR ELM"	H
23914	TREE CEDAR ELM 19	SR	23968	TREE CEDAR ELM 18	S	50035	TREE 20 CEDAR ELM"	S
23916	TREE CEDAR ELM 23	S	23970	TREE LIVE OAK 19	S	50049	TREE 22 LIVE OAK"	S
23917	TREE BLACK WALNUT 26	S	24138	TREE SPANISH OAK 20"	S	50050	TREE 19 OAK"	S
23918	TREE CEDAR ELM 18	S	40201	TREE LIVE OAK 36"	HR	50055	TREE 19 CEDAR ELM"	S
23919	TREE CEDAR ELM 19	S	40202	TREE LIVE OAK 37"	HR	50057	TREE 18" CEDAR ELM	SR*
23920	TREE CEDAR ELM 29	H	40203	TREE LIVE OAK 22"	SR	50069	TREE 23 12" LIVE OAK"	SR*
23921	TREE CEDAR ELM 23	S	40204	TREE LIVE OAK 19"	SR	300010	TREE SPANISH OAK 34"	H
23923	TREE CEDAR ELM 20	S	40205	TREE LIVE OAK 24"	S	300011	TREE CEDAR ELM 21"	S
23924	TREE CEDAR ELM 19	S	40206	TREE LIVE OAK 26"	SR*	300020	TREE CEDAR ELM 20"	S
23925	TREE CEDAR ELM 19	S	40207	TREE LIVE OAK 22"	SR*	300026	TREE CEDAR ELM 18"	S
23926	TREE CEDAR ELM 19	S	40208	TREE LIVE OAK 22"	SR*	300044	TREE MS SPANISH OAK 18 15""	S
23927	TREE MS LIVE OAK 23 15	S	40209	TREE LIVE OAK 24"	S	300046	TREE MS SPANISH OAK 18 16" 12" 10" 8"	S
						300048	TREE MS LIVE OAK 18 16" 13""	S
						300049	TREE SPANISH OAK 22"	S
						300060	TREE CEDAR ELM 18"	S
						300067	TREE MS SPANISH OAK 18 13"	S
						300068	TREE CEDAR ELM 20"	S
						300070	TREE CEDAR ELM 23"	S

TREE MITIGATION REQUIREMENT OVERALL SUMMARY:

	TOTAL INCHES	INCHES REMOVED	MITIGATION	INCHES RETAINED
SIGNIFICANT TREES 18"-26" SUBDIVISION	2,391	689	0	1,702
HERITAGE TREES (2:1 REQUIRED) SUBDIVISION	892	164	328	510
HERITAGE TREES (2:1 REQUIRED) SUBDIVISION (PADS)		218	436	
TOTAL INCHES OF TREES	3,283	1,125	764	2,230

NOTE:
1. MITIGATION FOR SIGNIFICANT TREES IS NOT REQUIRED BECAUSE OVER 40% ARE BEING RETAINED (71.18%)
2. TREES TO BE REMOVED ARE ONLY FROM PUBLIC INFRASTRUCTURE AREAS INCLUDING STREET RIGHT-OF-WAYS, BUILDING PADS, AND EASEMENTS.
3. PER THE MUD CONSENT AGREEMENT, MITIGATION FOR HERITAGE TREE REMOVAL CAN BE THROUGH NEW TREE PLANTINGS (764") OR PAYMENT OF FEE-IN-LIEU OF TREE PLANTING (764" x $200.00/IN = $152,800.00. SEE NOTE BELOW).
4. PER THE MUD CONSENT AGREEMENT, MITIGATION IN THE AMOUNT OF 25% IS CREDITABLE THROUGH THE REMOVAL OF ALL CEDARS AND OTHER INVASIVE TREE SPECIES (764" x 25% = 191" REDUCTION).
   FINAL MITIGATION FEE = 764" - 191" = 573" x $200.00/IN = $114,600.00

NOTE:
HIGHLIGHTED ARE ALL HERITAGE TREES TO BE REMOVED.

PP-22-0027

DESIGNED BY: LAW
DRAFTED BY: FK

DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Fax No. (512) 280-5165

SHEET NAME: TREE SURVEY TABLES
JOB NAME: BAR W RANCH WEST PHASE 8
PROJECT: PRELIMINARY PLAN

7-21-23
STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE JAN 2023
JOB NUMBER 5494
SHEET 14 OF 15
SHEET NO. 14

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PRELIMINAR PLAT

BAR W RANCH WEST- PHASE 8

LEGEND

- EXISTING BOUNDARY
- ADJOINER PROPERTY LINE
- 10 FOOT CONTOURS
- 2 FOOT CONTOURS
- 100-YR FLOODPLAIN
- BUFFER ZONE
- PHASE BOUNDARY
- PROPERTY CORNERS
- ADJOINER PROPERTY CORNERS
- AREA REMOVED FROM BUFFER ZONE
- AREA ADDED TO BUFFER ZONE

0 150 300

SCALE: 1" = 150'

BUFFER ZONE MITIGATION AREAS:

TOTAL BUFFER ZONE AREA PER SUBDIVISION ORDINANCE = 13.008 ACRES
AREA REMOVED = 0.737 ACRES
AREA ADDED = 0.812 ACRES
TOTAL PROPOSED = 13.083 ACRES
EXTRA PROPOSED BUFFER ZONE PH 7: 0.075 ACRES
EXTRA BUFFER ZONE PHASE 1 = 1.698 ACRES
EXTRA BUFFER ZONE PHASE 2 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 3 = 0.515 ACRES
EXTRA BUFFER ZONE PHASE 4 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 5 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 6 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 7 = 0.444 ACRES
EXTRA BUFFER ZONE PHASE 8 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 9 = 0.000 ACRES

TOTAL EXTRA BUFFER ZONE PHASES 1-7, 10-11: 2.732 ACRES

*NO BUFFER ZONE IMPACTED BY PHASE 2, PHASE 4. PHASE 5, PHASE 6, PHASE 8 AND PHASE 9

NOTE: CONTRIBUTING DRAINAGE AREA FOR BUFFER ZONE IS 286 ACRES.

PP-22-0027

DESIGNED BY:	DRAFTED BY:
LAW	EK

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: RIPARIAN CORRIDOR PLAN

JOB NAME: BAR W RANCH WEST PHASE 8

PROJECT: PRELIMINARY PLAN

7-26-23

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

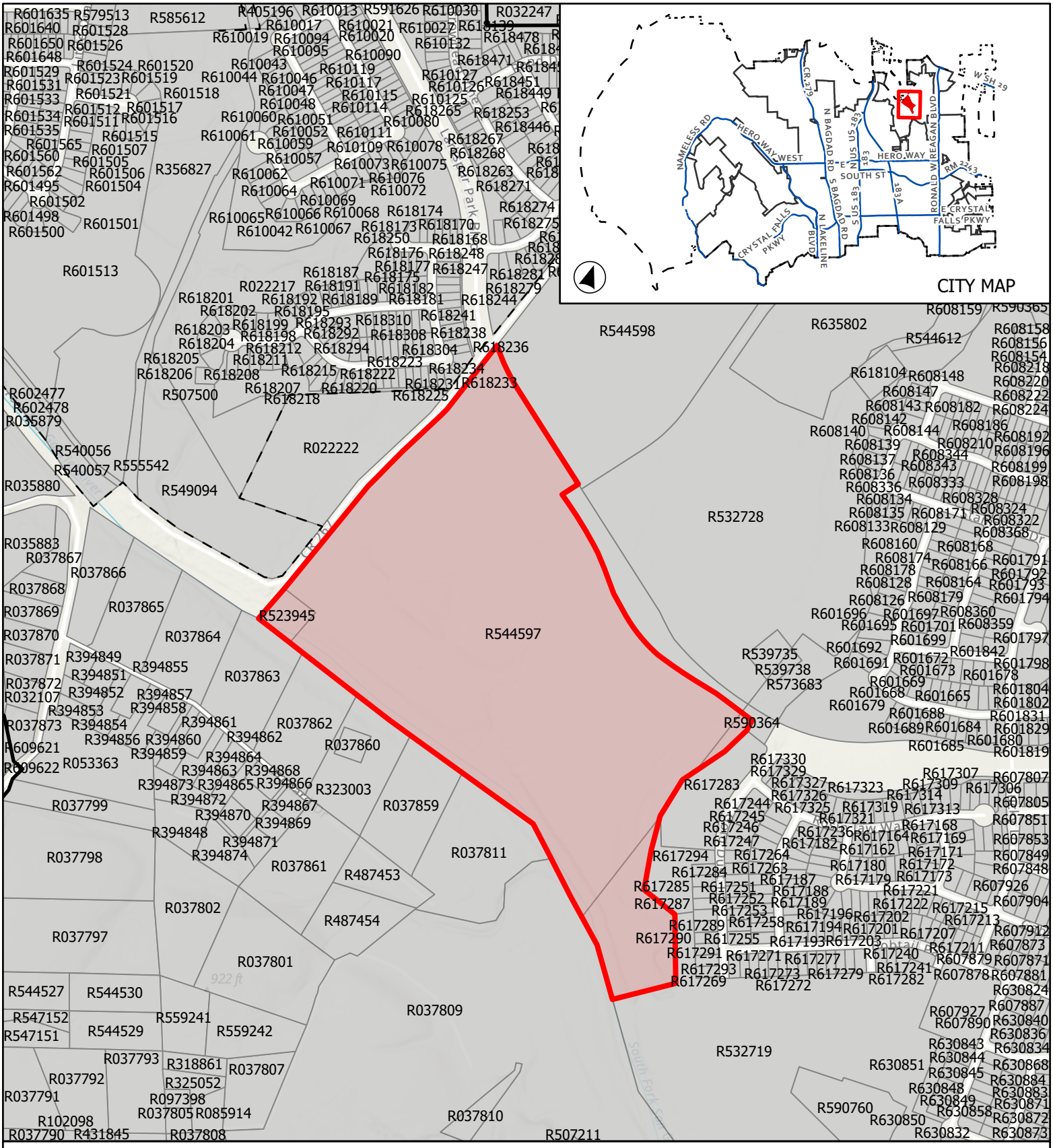
DATE: JAN 2023

JOB NUMBER: 5494

SHEET: 15 OF 15

SHEET NO.: 15

FILE PATH:J:\AC3D\5494\dwg\PRELIMINARY DWG\5494-PRELIM RIPARIAN CORRIDOR PLAN.dwg - Jul 26, 2023 - 1:19pm



CASE: PP-22-0027 **ATTACHMENT 2** **BAR W RANCH WEST PH 8**

Location Map

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. 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 herin provided.

0 320 640

Feet

City Limits

ETJ Boundary

Subject Boundary

AGENDA ITEM # 10

EXECUTIVE SUMMARY
08/24/2023

AGENDA SUBJECT:

Approval of corrected minutes for meeting held on July 13, 2023 and Regular P & Z meeting on July 27, 2023

BACKGROUND:

See attached draft corrected July 13, 2023 P & Z minutes attached. These minutes were approved and then brought to our attention that the vote on item #15 was incorrect.
See attached draft July 27, 2023 P & Z minutes.

RECOMMENDATION:

Approval of the corrected July 13, 2023 and July 27, 2023 P & Z minutes.

PRESENTER:

Attachments

Corrected 7-13-2023 P & Z Minutes
Draft 7-27-2023 P & Z Minutes

MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

July 13, 2023 at 6:00 PM

Place 1 – Donnie Mahan, *Chair*	**Place 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Vacant**
Place 4 – Deirdre Moss	

The meeting will be live-streamed at the following link: https://www.leandertx.gov/video.

1. Call to Order at 6:00 p.m.

2. Roll Call.
All commissioners were present except Chair Donnie Mahan.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 6, 2023 meeting

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case PP-22-0024 regarding Travisso Phase 5, Sections 4 & 5 Preliminary Plat on one parcel of land approximately 52.18 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located northwest of the intersection of Novara Trail and Cosenza Trace and north of Travisso Parkway, Leander, Travis County, Texas.

7. Approval of Subdivision Case PP-22-0025 regarding Bar W Ranch W Phase 9 Preliminary Plat on two parcels of land approximately 56.706 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R532719 and R590760 ; generally located at the southeast corner of Bobtail Pass and Gold Dust Trail, Leander, Williamson County, Texas.

8. Approval of Subdivision Case PP-22-0028 regarding Michelle Subdivision Preliminary Plat on one parcel of land approximately 8.9 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031699; generally located at the intersection of South Brook Dr. and US 183, Leander, Williamson County, Texas.

9. Approval of an extension of the expiration for Subdivision Case 19-PICP-040 Leander Heights Sec 2, Lot 7, Blk A Construction Plans for 1.5 acres more or less; generally located to the southwest of the intersection of S West Drive and Municipal Drive; Leander, Williamson County, Texas.

10. Approval of Subdivision Case FP-21-0023 regarding Lively Tract Phase 4 Final Plat on 1 parcel of land approximately 78.185 acres ± in size, more particularly described by Williamson County Central Appraisal District R544675; generally located east of the Gabriel's Outlook Section 1 Subdivision and south of Four Waters Loop, Leander, Williamson County, Texas.

11. Approval of Subdivision Case FP-22-0013 regarding Carneros Ranch Phase 6 Final Plat on one parcel of land approximately 17.85 acres ± in size, more particularly described by Williamson County Central Appraisal District R523829; generally located east of Sauterne Drive and west of Pinot Noir Street, Leander, Williamson County, Texas.

12. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.

13. Approval of Minutes

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve P & Z minutes.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

PUBLIC HEARING: ACTION

14. *[Commissioner Oliver recused himself from this item and left the room]*

Conduct a Public Hearing and consider action on Subdivision Case FP-22-0044 and Variance Case VA-23-0013 to approve the Sarita Valley Short Form Final Plat and Variance on one parcel of land approximately 5.403 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R512374; generally located north east of Ronald W Reagan Blvd. and Sarita Dr., Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case FP-22-0044 and Variance Case VA-23-0013 as described above.

Tom Mitchell spoke requesting more information.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Deirdre Moss to approve the Final Plat.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Ron May

4 - 0 Passed

[Commissioner Oliver returned to the room]

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0076 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Highway 29 Commercial Minor PUD (Planned Unit Development) with the GC-3-A (General Commercial) base zoning district on one parcel of land approximately 53.23 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032262; and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W Reagan Blvd, on the south side of SH 29, Leander, Williamson County, Texas.
    - Discuss and consider action regarding Zoning Case Z-23-0076 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to unanimously recommend approval of the Zoning request with the following conditions:
1. The maximum height of truck bays may not exceed eighteen feet
2. Truck bays and docks may not face the single-family residential property to the west.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, ~~Vice Chair Laura Lantrip~~, Commissioner James Oliver, Commissioner Ron May

NAY: Vice Chair Laura Lantrip

~~5 - 0 Passed~~ 4-1 Passed

REGULAR AGENDA

16. Discuss and consider action on Tree Removal Case TRP-23-0013 regarding removal of two heritage trees and seven significant trees associated with the VALPS Ronald Reagan Retail Site Development Project located at 17401 Ronald Reagan Blvd., Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Tree Removal Request.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

17. Discuss and consider action on Tree Removal Case TRP-23-0016 regarding removal of a Significant Tree associated with the Brushy Creek Retail Floodplain Development Project, generally located at US 183 and Metro Dr. Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Tree Removal request.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

18. Discussion regarding the Sign Ordinance

19. Adjournment at 7:20 p.m.

APPROVED:

_____
CHAIRMAN MAHAN

ATTEST:

_____
ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

July 27, 2023 at 6:00 PM

Place 1 – Donnie Mahan, *Chair*	**Place 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Vacant**
Place 4 – Deirdre Moss	

The meeting will be live-streamed at the following link: https://www.leandertx.gov/video.

1. Call to Order at 6:00 p.m.

2. Roll Call.

   All Commissioners were present except Commission Moss and Vice Chair Lantrip.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 20, 2023 meeting

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
   [Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-22-0027 regarding Lake's Lair Subdivision Final Plat on one parcel of land approximately 1.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031219; and more commonly known as 10996 E Crystal Falls Pkwy, Leander, Williamson County, Texas.

7. Approval of Subdivision Case FP-23-0069 regarding Heritage Grove Business Park Short Form Final Plat on two parcels of land approximately 44.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031640, R031642; generally located northeast of Heritage Grove Rd. and Holly Lake Dr., Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the consent agenda items 6 through 8.

AYE: Commissioner John Cosgrove, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

4 - 0 Passed

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Zoning Case Z-23-0071 to amend the current zoning of PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector) to adopt the Home Depot PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 15.27 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R505807; and generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
   - Discuss and consider action regarding Zoning Case Z-23-0071 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner John Cosgrove to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner James Oliver, Commissioner Ron May

NAY: Chair Donnie Mahan

3 - 1 Passed

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-23-0015 regarding removal of a Significant Trees associated with the Garlock Subdivision Project, generally located south of Gabriels Horn Rd. and west of Donetto Dr., Leander, Williamson County, Texas.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the tree removal request.

AYE: Commissioner John Cosgrove, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

4 - 0 Passed

11. Adjournment at 6:34 p.m.

APPROVED:

_____

CHAIRMAN MAHAN

ATTEST:

_____

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY