



**AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

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

March 10, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 3, 2022, 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 21-PP-017 regarding Leander Collective Phase 2 Preliminary Plat on four parcels of land approximately 13.50 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036215-R036221 and R619681-R619682; and generally located west of US 183 and north of Sonny Dr., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-008 regarding Bar W. Ranch W. Phase 5 Final Plat on four parcels of land approximately 37.992 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619952, R619953, R022220, and R485224; generally located west of Ronald W. Reagan Blvd. and north of Bar W Ranch Blvd, Leander, Williamson County, Texas.
8. Approval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.

9. Approval of Subdivision Case 21-FP-020 regarding Valley Vista East Phase 2 Final Plat on one parcel of land approximately 35.54 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021710; generally located to the east of the intersection of Gabriels Horn Road and Ronald W Reagan Blvd, to the east of the Valley Vista East Phase 1 subdivision, Leander, Williamson County, Texas.
10. Approval of Subdivision Case 21-SFP-004 regarding Blockhouse Farm Short Form Final Plat on one parcel of land approximately 33.088 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031210; generally located and addressed as 14951 Ronald W Reagan Blvd, Leander, Williamson County, Texas.
11. Approval of Minutes.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 12-TOD-PP-006 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
13. Conduct a Public Hearing regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the south west corner of Hwy 29 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
14. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-003 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial) on two parcels of land approximately 86.9312 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Rd, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-003 as described above.

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

REGULAR AGENDA

- 15. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
- 16. 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 4 day of February 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-PP-017 regarding Leander Collective Phase 2 Preliminary Plat on four parcels of land approximately 13.50 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036215-R036221 and R619681-R619682; and generally located west of US 183 and north of Sonny Dr., 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:

05/13/2021 Concept Plan Approved

APPLICANT/AGENT:

LJA Engineering, Inc (Charles Hager, PE) on behalf of 603 US 183 Leander Collective, LLC (Gary Dillard).

RECOMMENDATION:

This preliminary plat includes two townhouse lots including 105 units. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

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

Attachments

1. Preliminary Plat
2. Location Exhibit

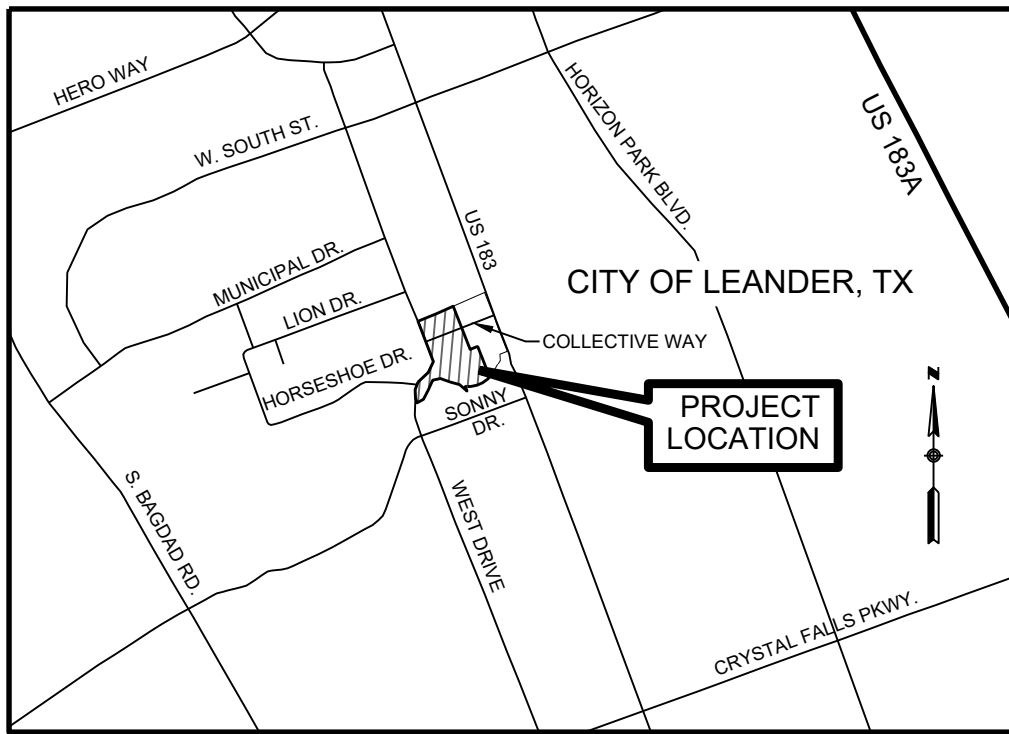
LEANDER COLLECTIVE PHASE 2 PRELIMINARY PLAT 21-PP-017

OWNER/DEVELOPER: 603 US 183 LEANDER COLLECTIVE LLC
311 WEST 5TH STREET, SUITE 100
AUSTIN, TEXAS 78701
CONTACT PERSON: GARY DILLARD
PHONE: (737) 222-5333

ENGINEER : LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN TEXAS 78735
CONTACT PERSON : CHARLES HAGER, P. E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SURVEYOR : LJA SURVEYING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735
CONTACT PERSON: JEREMY KOWIS, R.P.L.S.
PHONE: (512) 493-4700
FAX: (512) 493-4716

PROJECT AGENT : LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN TEXAS 78735
CONTACT PERSON : CHARLES HAGER, P. E.
PHONE: (512) 439-4700
FAX: (512) 439-4716



LOCATION MAP
1" = 2,000'

SUBMITTAL DATE: NOVEMBER 30, 2021

ADDRESS
510 S. WEST DRIVE
LEANDER, TEXAS 78641
EXISTING SITE AREA : 13.50 ACRES

PROPERTY ZONING
PUD - TH (LEADNER COLLECTIVE PUD) = SFT-2-A
(SINGLE FAMILY TOWNHOUSE W/ SITE COMPONENTS 2
AND ARCHITECTURAL COMPONENT A)

SUBDIVISION ACREAGE SUMMARY	
TOTAL EXISTING SITE AREA	13.50-AC
S.WEST DR. R.O.W. PREVIOUSLY DEDICATED BY ESMT	1.36-AC
ADDITIONAL S. WEST DR. R.O.W. TO BE DEDICATED	0.04-AC
COLLECTIVE WAY R.O.W. TO BE DEDICATED	0.65-AC
TOTAL NET SITE AREA	11.45-AC

LOT 1 - TOWNHOME CONDOMINIUMS	2.99 AC (31 UNITS PROPOSED)
LOT 2 - TOWNHOME CONDOMINIUMS & AMENITY BLDG.	8.45 AC (74 UNITS PROPOSED)
TOTALS	11.45 AC (105 UNITS PROPOSED) (123 MAX UNITS ALLOWED)

FUTURE LAND USE
PER FUTURE LAND USE: URBAN MIXED USE & GREENWAY

PROPOSED LAND USE
PER CURRENT ZONING: TOWNHOUSES (CONDOMINIUMS)

LEGAL DESCRIPTION:
BEING A 13.50 ACRE TRACT OF LAND, MORE OR LESS SITUATED IN THE E.D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING ALL OF LOTS 2-7 AND PORTION OF LOT 1, BLOCK A, LEANDER HEIGHTS SECTION ONE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN CABINET B, SLIDES 102-104, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 23, BLOCK A, DESCRIBED IN A RE-SUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, RECORDED IN INSTRUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX).

FLOODPLAIN INFORMATION
THE SUBJECT TRACT HAS A PORTION OF AREA LOCATED WITHIN A ZONE DESIGNATION "ZONE X", "ZONE AE", AND ALSO HAS A PORTION LOCATED WITHIN THE REGULATORY FLOODWAY, AS RECORDED ON FLOOD INSURANCE RATE MAP NO. 48491C0455F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

AQUIFER, DRAINAGE, AND SERVICE PROVIDER NOTES

- THIS PROJECT LIES WITHIN THE BOUNDARY OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- WATER QUALITY FOR THE SUBJECT SUBDIVISION IS PROVIDED BY OTHERS AS INDICATED IN "THE COLLECTIVE AT LEANDER PUBLIC IMPROVEMENTS CONSTRUCTION PLANS" (18-PICP-034) AND "THE COLECTIVE AT LEANDER SITE DEVELOPMENT PLANS" (18-SDP-032).
- DRAINAGE CALCULATIONS AND DRAINAGE FACILITIES SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION PURPOSES. FINAL CONSTRUCTION PLANS FOR THESE IMPROVEMENTS SHALL BE PREPARED, SUBMITTED, AND APPROVED UNDER SEPERATE COVER.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF LEANDER.
- ELECTRIC SERVICE SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- TELECOMMUNICATION SERVICE MAY BE PROVIDED BY SPECTRUM COMMUNITY SOLUTIONS.
- GAS SERVICE MAY BE SUPPLIED BY ATMOS ENERGY.

Sheet No.	Description	Sheet Title
01	CV01	COVER SHEET
02	EX01	EXISTING CONDITIONS
03	PP01	PRELIMINARY PLAT
04	UT01	IMPROVEMENTS PLAN
05	TP01	TREE PROTECTION PLAN
06	PK01	PARKS PLAN
07	DM01	EXISTING CONDITIONS DRAINAGE AREA MAP
08	DM02	DEVELOPED CONDITIONS DRAINAGE AREA MAP

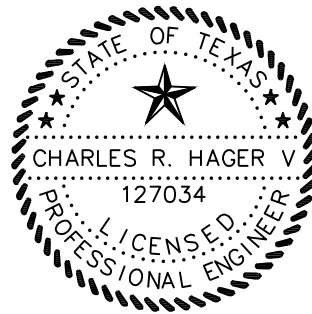
PRELIMINARY PLAT NOTES

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREIN, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT SHALL BE 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.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD ZONE DESIGNATION "ZONE X", "ZONE AE", AND A PORTION IS WITHIN THE REGULATORY FLOODWAY AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF PROPOSED COLLECTIVE WAY, AND THE SUBDIVISION SIDE OF S. WEST DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 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 2000.
- AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF WIDENING THE EASTERN HALF OF S. WEST DRIVE ALONG THE SUBDIVISION FRONTAGE TO MEET FUTURE TRANSPORTATION MAP REQUIREMENTS.
- THIS SUBDIVISION IS SUBJECT TO PUD 21-CP-002.

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

Charles R. Hager V
CHARLES R. HAGER V, P.E. #127034
LICENSED PROFESSIONAL ENGINEER

2/14/2022
DATE



LOCATION OF EXISTING
UNDERGROUND AND OVERHEAD
UTILITIES ARE APPROXIMATE
LOCATIONS ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES PRIOR TO
BEGINNING WORK AND SHALL BE
FULLY RESPONSIBLE FOR ANY AND
ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
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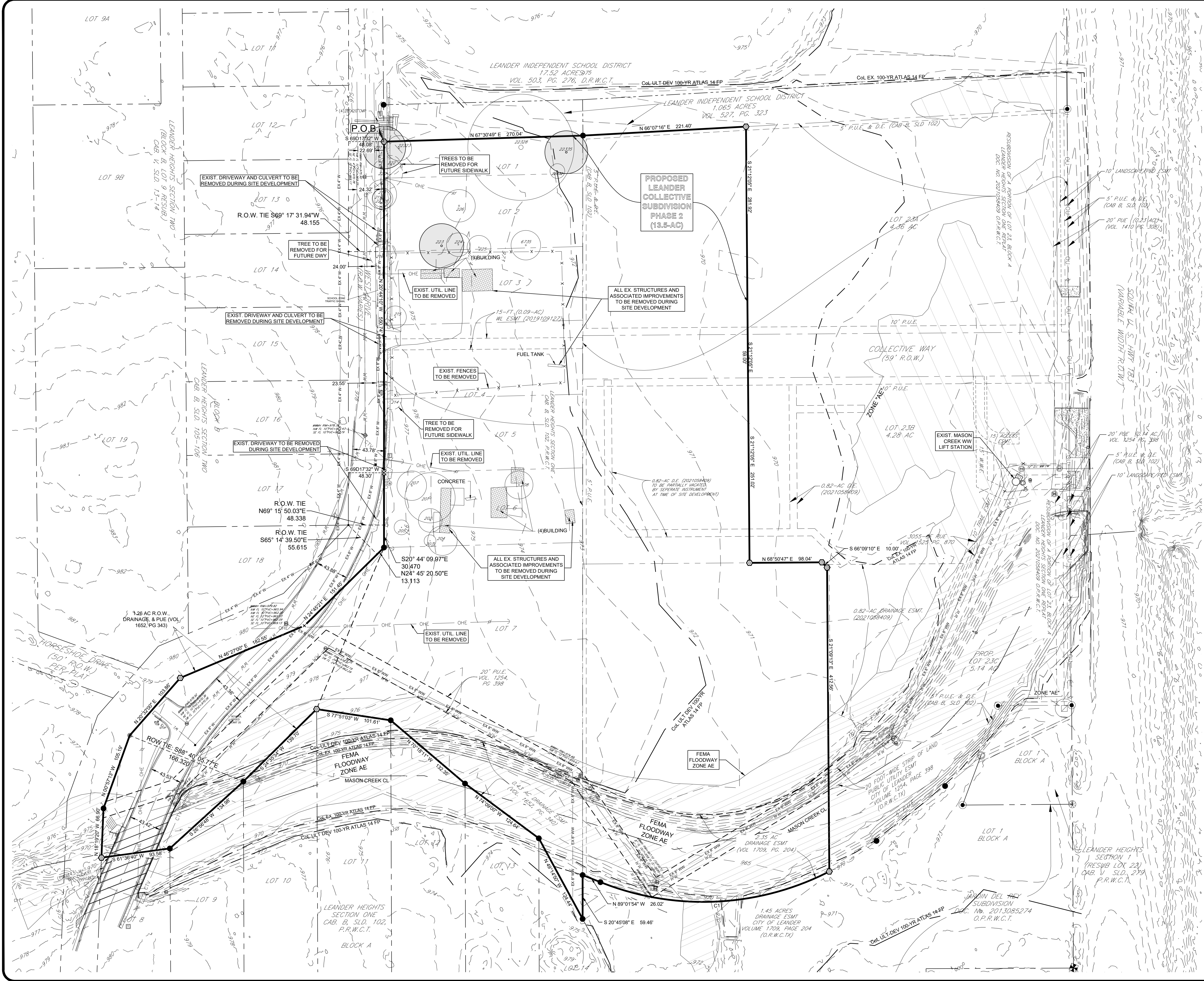
LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



I:\4464\0402 (Leander)\Submittal Drawings\Preliminary Plat\4464-0402-PP-001.dwg
User: chager
Last Modified: 2/22/2024 10:05:20
Plot Date: 2/22/2024 10:05:20



60 30 0 60 120

SCALE IN FEET

LEGEND

---	667	---	EXISTING CONTOUR MINOR
---	670	---	EXISTING CONTOUR MAJOR
---		---	PROPERTY LINE
---		---	EASEMENT LINE
---		---	SETBACK LINE
---		---	DRAINAGE CENTERLINE
---		---	ZONING BOUNDARY
---		---	STORM SEWER LINE
---		---	WASTEWATER LINE
---		---	WATER SERVICE
---		---	FEMA FLOODWAY / ZONE "X" / ZONE "AE" (EXIST)
---		---	LEANDER ULT. DEV. 100-YR ATLAS 14 FP
---		---	LEANDER EX. 100-YR ATLAS 14 FP
---		---	CHAIN-LINK FENCE
---		---	TREE TO BE REMOVED DURING SDP
---		---	TREE TO REMAIN
---		---	TREE TO REMAIN (HERITAGE)
---		---	STREET SIGN
---		---	5/8" IRON ROD WITH PLASTIC CAP
---		---	STAMPED "LJA SURVEY" SET
---		---	IRON ROD FOUND (AS NOTED)
---		---	IRON PIPE FOUND (AS NOTED)
---		---	COTTON-GIN SPINDLE FOUND
---		---	MAG NAIL FOUND
---		---	"X" SCRIBED IN CONCRETE

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

OBSERVATIONS WERE COLLECTED USING A COMBINATION OF RTK AND THE VRS NETWORK.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
SAID DESCRIBED PROPERTY HAS A PORTION OF AREA LOCATED WITHIN A ZONE DESIGNATION "ZONE X", "ZONE AE", AND ALSO HAS A PORTION LOCATED WITHIN THE REGULATORY FLOODWAY, AS RECORDED ON FLOOD INSURANCE RATE MAP NO. 48491C0455F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

TCEQ EDWARDS AQUIFER NOTE:
THIS SITE IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

WATERSHED NOTE:
THIS SITE IS WITHIN THE MASON CREEK WATERSHED.

BUFFER ZONE NOTE:
THIS SUBDIVISION IS SUBJECT TO CITY OF LEANDER BUFFER ZONE (DEFINED BY FEMA 100-YR FLOODPLAIN LIMITS).

TREE PROTECTION NOTE:
TREE REMOVAL, MITIGATION, AND OTHER APPLICABLE REQUIREMENTS SHALL BE ADDRESSED DURING SITE DEVELOPMENT. NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PRELIMINARY PLAT WITHIN EXISTING AND/OR PROPOSED PUBLIC R.O.W.

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CT	320.40'	375.00'	48°57'11"	S 66°35'57" W	310.74'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
Know what's below.
Call before you dig.

LEANDER COLLECTIVE PHASE 2 PRELIMINARY PLAT

EXISTING CONDITIONS

510 S. WEST DRIVE, LEANDER, TEXAS 78641

REVISIONS	DATE	DESCRIPTION
NO.		

DATE	DESIGNED BY:	DRWN BY:	CHECKED BY:
1/24/2022	CRH	DLB	CRH

DRAWING NAME: 4464-0402-PP-001

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.339.4700
Fax 512.339.4716
FRN-LF-1386

JOB NUMBER:
A464-0402

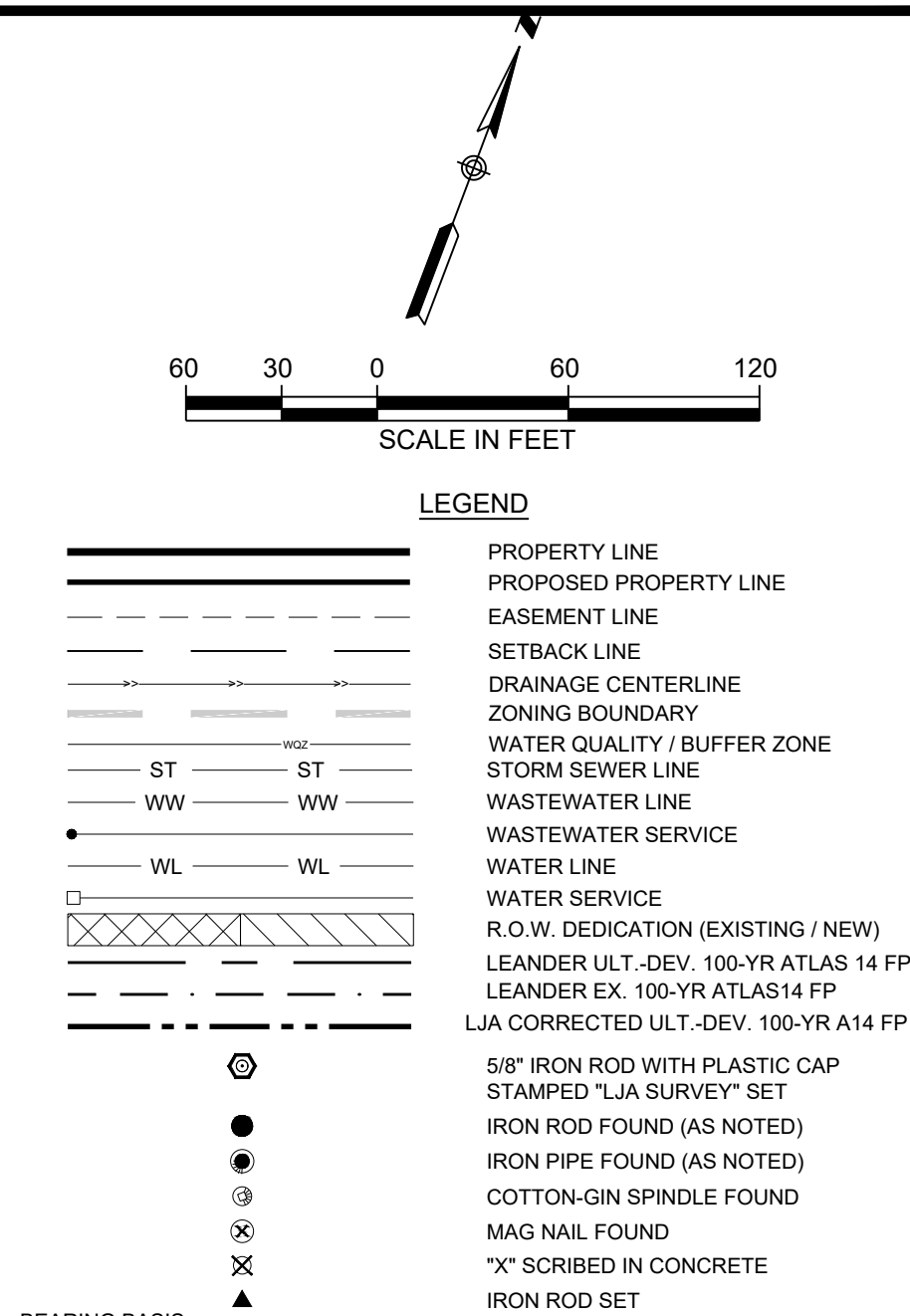
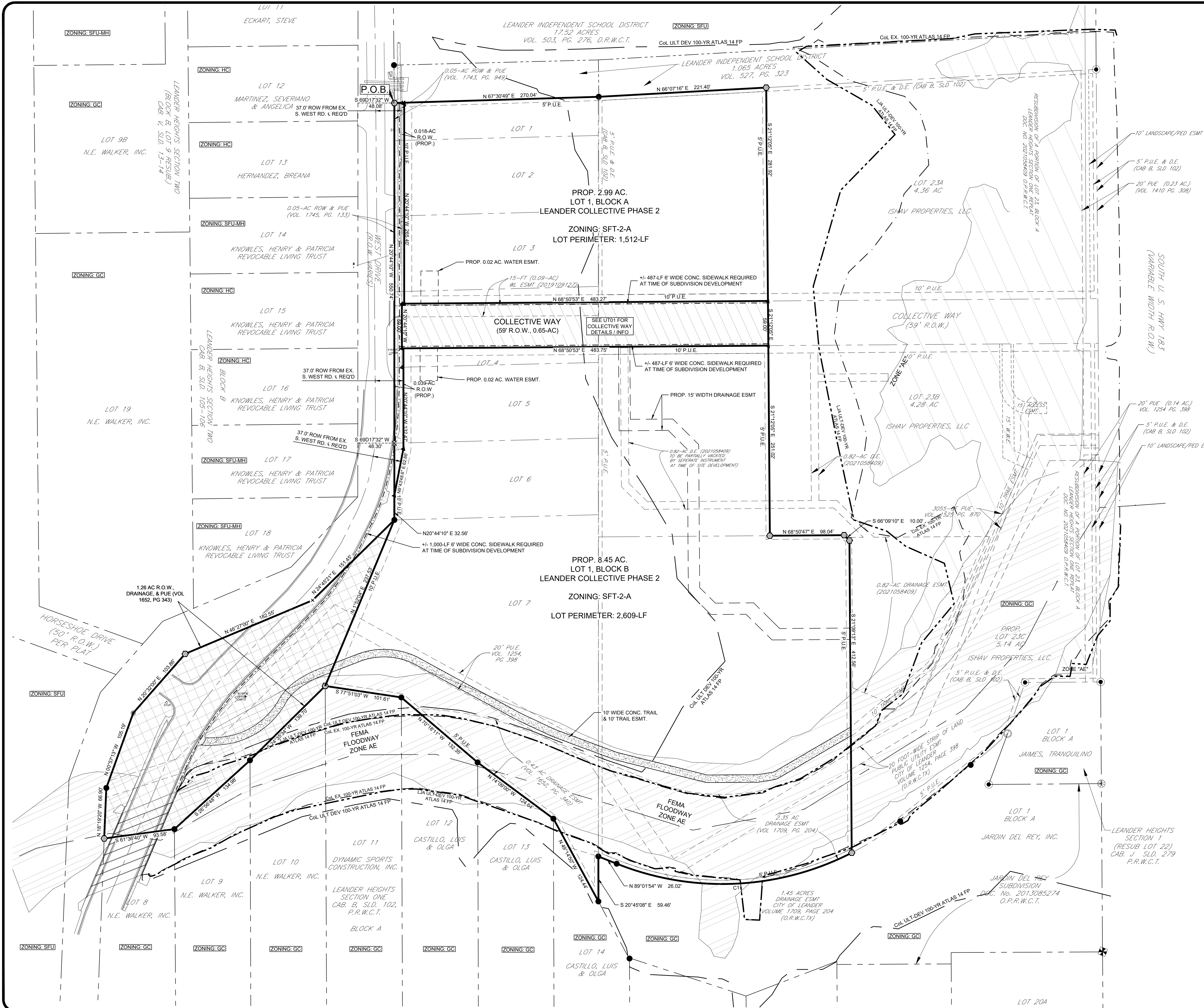
EX01

SHEET NO.
02

OF 8 SHEETS

LEANDER PROJECT No. 21-PP-017

I:\4464\44642 (Leander)\Submitted Drawings\PP01\4464-0402-PP-01.dwg
User: chager
Date: 2/14/2022
Time: 10:41:42
Plot Size: 11.5 x 17.5



BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

OBSERVATIONS WERE COLLECTED USING A COMBINATION OF RTK AND THE VRS NETWORK.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

ACCESS NOTES:
1. MINIMUM DRIVEWAY SPACING IS 75' FOR ALL PROPOSED DRIVEWAYS (COA TRANSPORTATION MANUAL SEC. 5.3.2 TABLE 5-2 MINIMUM FOR COMMERCIAL COLLECTORS).
2. PROPOSED DRIVEWAYS REQUIRE 200' SIGHT DISTANCE (COA TRANSPORTATION MANUAL SEC. 1.3.1 TABLE 5-2 MINIMUM FOR 2-3 LANE STREETS).
3. S. WEST DRIVE REQ'S 35' MIN. ROW FROM EX. CENTERLINE TO BE DEDICATED AS ROW TO MEET COMPREHENSIVE PLAN MAPS.

BUILDING NOTE:
ALL HOMES IN THIS SUBDIVISION ARE REQUIRED TO BE CONSTRUCTED TO TYPE A ARCHITECTURAL STANDARDS.
FLOODPLAIN NOTE:
SAID DESCRIBED PROPERTY HAS A PORTION OF AREA LOCATED WITHIN A ZONE DESIGNATION "ZONE X", "ZONE AE", AND ALSO HAS A PORTION LOCATED WITHIN THE REGULATORY FLOODWAY, AS RECORDED ON FLOOD INSURANCE RATE MAP NO. 484810405F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

LEGAL DESCRIPTION:
603 US 183 COLLECTIVE LLC
311 W. 5TH ST. SUITE 100, AUSTIN, TEXAS 78701
CONTACT PERSON: GARY DILLARD
PHONE: (210) 723-6535
OWNERSHIP INFORMATION:
BEING A 13.50 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE E.D. HARMON SURVEY, ABSTRACT NO. 8, WILLAMSON COUNTY, TEXAS; BEING ALL OF LOTS 2-7, BLOCK A, LEANDER HEIGHTS SECTION ONE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN CABINET B, SLIDES 102-104, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS; AND BEING A PORTION OF LOT 1 AND LOT 23, BLOCK A, OF SAID LEANDER HEIGHTS SECTION ONE.

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	320.40'	375.00'	48°57'11"	S 66°35'57" W	310.74'

R.O.W. DEDICATION SUMMARY:				
STREET NAME	R.O.W. AREA	0.65 AC.	1.40 AC. (1.36-AC EX. ROW ESMTS)	2.05 AC.
COLLECTIVE WAY	0.65 AC.			
S. WEST DRIVE	1.40 AC.			
TOTAL PROP. ROW	2.05 AC.			

STREET SUMMARY:				
STREET NAME	LENGTH	PAVEMENT WIDTH (F-F)	R.O.W. WIDTH	R.O.W. AREA
COLLECTIVE WAY	483.51'	36.00'	59.00'	0.65 AC.

LOT SUMMARY:		
LOT NUMBER	AREA	PERIMETER
LOT 1, BLOCK A	2.99 AC.	1,506'
LOT 1, BLOCK B	8.45 AC.	2,608'

SURVEYOR CERTIFICATION
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEREMY J. KOWIS, R.L.S. No. 6361
DATE: 2/14/2022

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

LEANDER COLLECTIVE PHASE 2
PRELIMINARY PLAT

PRELIMINARY PLAT

510 S. WEST DRIVE, LEANDER, TEXAS 78641

DATE	BY	REVISIONS
1/24/2022	CRH	DESIGN
	DLB	DRAWN
	CRH	CHECKED

1/24/2022

STATE OF TEXAS
CHARLES R. HAGER
127034
PROFESSIONAL ENGINEER

LJA Engineering, Inc.

Phone 512.339.4700
Fax 512.339.4716
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

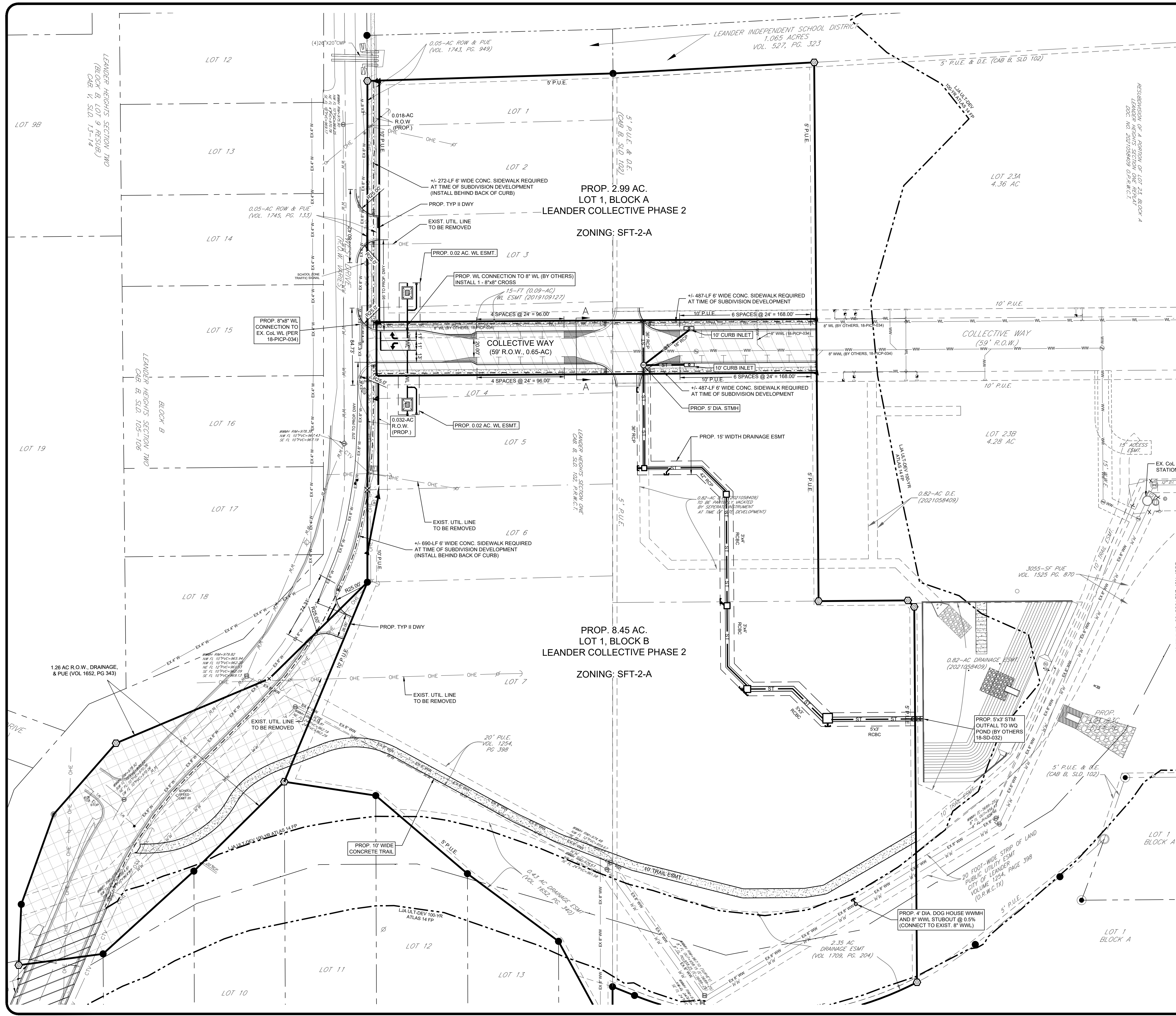
JOB NUMBER:
A464-0402

PP01

SHEET NO.
03

OF 8 SHEETS

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User: chager
Date: 2/14/2022
Time: 14:42:00
Plot Size: 11.00 x 17.00
Scale: 1/8" = 1'-0"



SCALE IN FEET

50 25 0 50 100

LEGEND

- 667 --- EXISTING CONTOUR MINOR
- 670 --- EXISTING CONTOUR MAJOR
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- DRAINAGE CENTERLINE
- ST --- ST STORM SEWER LINE
- WW --- WW WASTEWATER LINE
- WL --- WL WATER SERVICE
- WL --- WL WATER LINE
- WL --- WL PROPOSED R.O.W.
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- COTTON-GIN SPINDLE FOUND
- MAG NAIL FOUND
- "X" SCRIBED IN CONCRETE

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

ACCESS NOTE:

PRIMARY ACCESS SHALL BE TAKEN FROM PROPOSED COLLECTIVE WAY. SECONDARY ACCESS IS REQUIRED FROM S. WEST DR. TO MEET FIRE REQUIREMENTS SINCE BOTH LOTS WILL HAVE > 30 UNITS. ALL EXISTING DRIVEWAYS ALONG S. WEST DRIVE SHALL BE REMOVED AT TIME OF PROJECT DEVELOPMENT. MINIMUM DRIVEWAY SPACING IS 75'.

BUILDING SETBACK SUMMARY (PER PUD 21-CP-002)

PRIMARY STREET (COLLECTIVE WAY)	15' BUILDING LINE
SECONDARY STREET (S. WEST DR.)	60' BUILDING LINE
REAR SETBACK (NORTH BOUNDARY)	20' BUILDING LINE
REAR SETBACK	15' BUILDING LINE
SETBACK FROM INTERNAL DRIVES	20' MIN.
BUILDING SEPARATION	20' MIN.

INFORMATION SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL DESIGN. ALL PUBLIC UTILITY AND STORM IMPROVEMENTS ARE LABELED BASED ON ANTICIPATED SIZE AND LOCATIONS ONLY.

Leander Collective Phase 2 Preliminary Plat

Water / Wastewater Demand Summary
(Maximum Allowable Density Per PUD 21-CP-002)

Description	Units	Units Per LUE	Land Use	LUE's	Area (AC)
Leander Collective Phase 2 (2 Lots)	123	0.50	Townhouse	61.5	13.50
TOTAL	62			13.50	

Wastewater Flow Calculation

Average Dry Weather Flow

$$Q = 245 \text{ GPD} \times \text{LUE} = 15,067.5 \text{ GPD}$$
$$Q = 0.170 \text{ GPM} \times \text{LUE} = 10.5 \text{ GPM}$$

Peak Dry Weather

$$Q = ((18 + (0.0206 \times F)^{0.5}) / (4 + (0.0206 \times F)^{0.5})) \times F = 43.3 \text{ GPM}$$

Inflow/Infiltration

$$Q = \text{AREA} \times 750 \text{ GPD} / 1440 = 119.19 \text{ acres} \times 0.5208 = 7.0 \text{ GPM}$$

Peak Wet Weather

Peak Dry Weather + Inflow/Infiltration = **50.3 GPM**

Water Flow Calculation

Peak Hour

$$Q = 2.2 \text{ GPM} \times \text{LUE} = 135.3 \text{ GPM}$$

Peak Day

$$Q = 1.3 \text{ GPM} \times \text{LUE} = 80.0 \text{ GPM}$$

COLLECTIVE WAY PROPOSED X-SECTION A-A
(COMMERCIAL COLLECTOR STREET)
(N.T.S.)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
Know what's below.
Call before you dig.

LEANDER COLLECTIVE PHASE 2 PRELIMINARY PLAT IMPROVEMENTS PLAN

510 S. WEST DRIVE, LEANDER, TEXAS 78641

NO.	REVISIONS	DESCRIPTION	DATE

DATE: 2/14/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: 4464-0402-PP-UT01

STATE OF TEXAS
CHARLES R. HAGER, V.
127034
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
Building II, Suite 100
Austin, Texas 78735

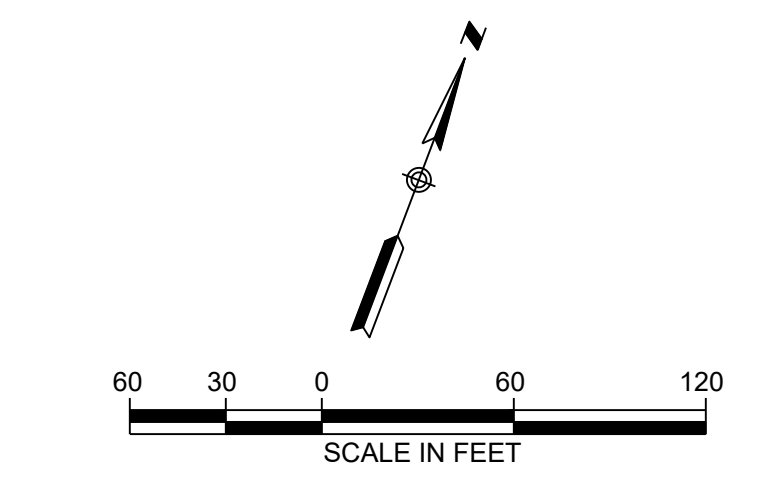
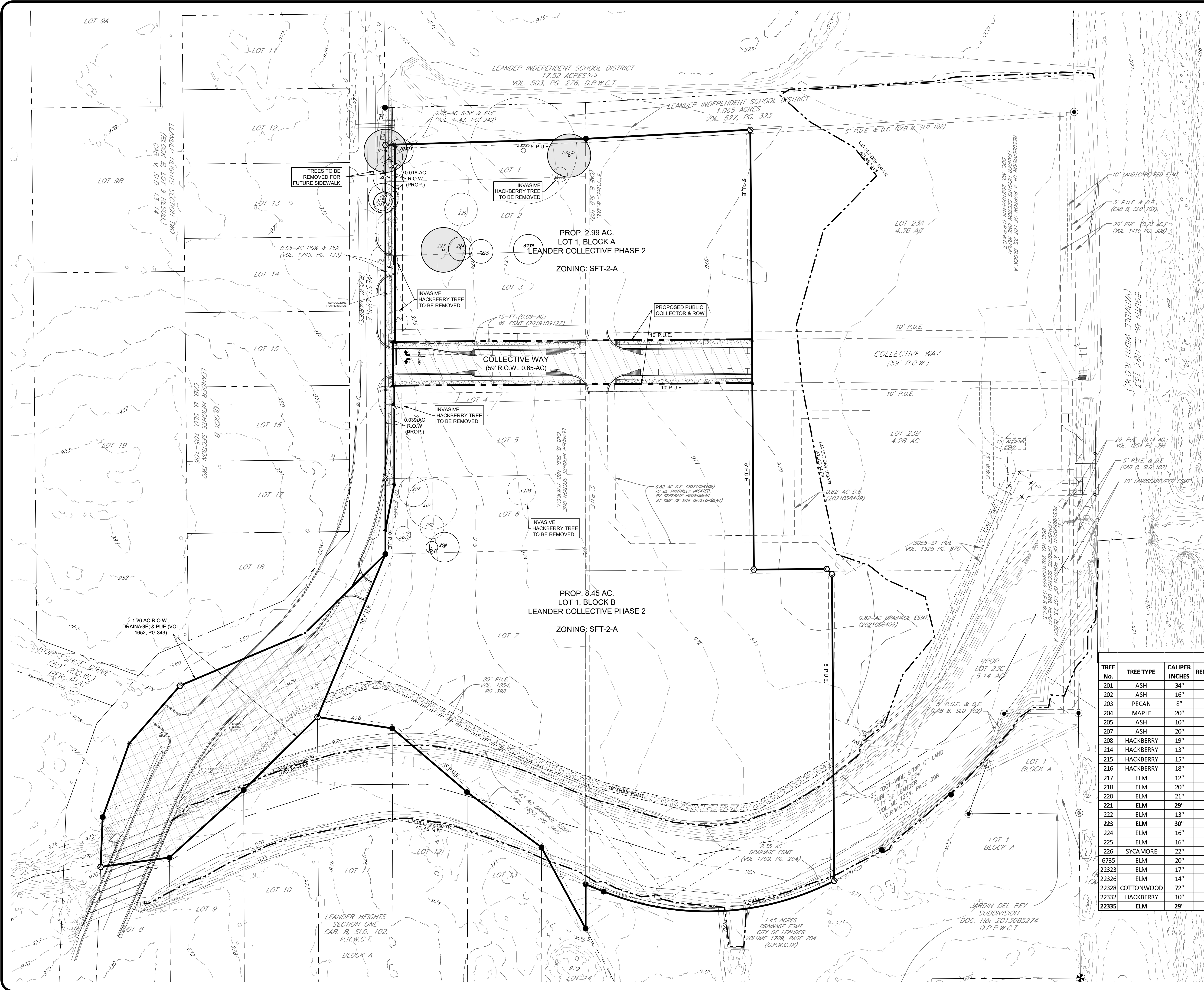
JOB NUMBER: A464-0402

UT01

SHEET NO. **04** OF 8 SHEETS

LEANDER PROJECT No. 21-PP-017

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User: chager
Date: 14, 22
Time: 10:54:38
Plot Date: 14, 22
Time: 10:54:38



LEGEND	
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	DRAINAGE CENTERLINE
	PROPOSED R.O.W.
	58" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
	IRON ROD FOUND (AS NOTED)
	IRON PIPE FOUND (AS NOTED)
	COTTON-GIN SPINDLE FOUND
	MAG NAIL FOUND
	"X" SCRIBED IN CONCRETE
	TREE TO REMAIN
	TREE TO BE REMOVED
	HERITAGE TREE

TREE SURVEY NOTE:
TREE SURVEY WAS PERFORMED BY LJA SURVEY ON JULY 15, 2021.

Tree Mitigation Summary			
Tree No.	Tree Type	Mitigation	Total Mitigation Inches Required
208	19" Hackberry	No	0
214	13" Hackberry	No	0
215	15" Hackberry	No	0
216	18" Hackberry	No	0
220	21" Elm	2:1	42
222	13" Elm	1:1	13
22332	10" Hackberry	No	0
Total			55

Note: Removed trees requiring mitigation will be mitigated at time of removal during Site

TREE LIST									
TREE No.	TREE TYPE	CALIPER INCHES	REMOVED	PROTECTED	HERITAGE	REMOVED / SAVED	REASON FOR REMOVAL	MITIGATION	
201	ASH	34"	34"			SAVED	N/A	No	
202	ASH	16"	16"			SAVED	N/A	No	
203	PECAN	8"	8"	8"		SAVED	N/A	No	
204	MAPLE	20"	20"	20"		SAVED	N/A	No	
205	ASH	10"	10"			SAVED	N/A	No	
207	ASH	20"	20"			SAVED	N/A	No	
208	HACKBERRY	19"	19"			REMOVED	INVASIVE	No	
214	HACKBERRY	13"	13"			REMOVED	INVASIVE	No	
215	HACKBERRY	15"	15"			REMOVED	INVASIVE	No	
216	HACKBERRY	18"	18"			REMOVED	INVASIVE	No	
217	ELM	12"	12"	12"		SAVED	N/A	No	
218	ELM	20"	20"	20"		SAVED	N/A	No	
220	ELM	21"	21"	21"		REMOVED	PROPOSED SIDEWALK	Yes	
221	ELM	29"	29"	29"	Y	SAVED	N/A	No	
222	ELM	13"	13"	13"		REMOVED	PROPOSED SIDEWALK	Yes	
223	ELM	30"	30"	30"	Y	SAVED	N/A	No	
224	ELM	16"	16"	16"		SAVED	N/A	No	
225	ELM	16"	16"	16"		SAVED	N/A	No	
226	SYCAMORE	22"	22"			SAVED	N/A	No	
6735	ELM	20"	20"	20"		SAVED	N/A	No	
22323	ELM	17"	17"	17"		SAVED	N/A	No	
22326	ELM	14"	14"	14"		SAVED	N/A	No	
22328	COTTONWOOD	72"	72"			SAVED	N/A	No	
22332	HACKBERRY	10"	10"			REMOVED	INVASIVE	No	
22335	ELM	29"	29"	29"	Y	SAVED	N/A	No	

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

LEANDER COLLECTIVE PHASE 2
PRELIMINARY PLAT
TREE PROTECTION PLAN

510 S. WEST DRIVE, LEANDER, TEXAS 78641

REVISIONS	DATE	BY	DESCRIPTION

DATE: 2/14/2022

DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH

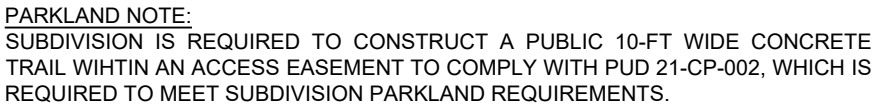
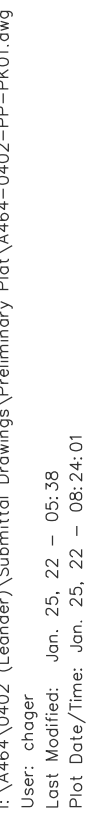
DRAWING NAME: 4464-0402-PP-TP01

Phone 512.439.4700
Fax 512.439.4716
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER: A464-0402

TP01

SHEET NO. 05 OF 8 SHEETS



TO MEET PARKLAND DEDICATION REQUIREMENTS, THIS SUBDIVISION IS PROPOSING PARKLAND OPTION 3 (REFERENCE ORDINANCE 15-011-00, SECTION 5, OPTION 3). THIS OPTION PERMITS FEE-IN-LIEU OF PARKLAND DEDICATION AND IMPROVEMENTS. FEES ARE CALCULATED AS \$1,050 PER UNIT (DEDICATION FEE) AND \$400 PER UNIT (DEVELOPMENT FEE). SINCE THE PROJECT IS REQUIRED TO INSTALL A PUBLIC TRAIL TO MEET PARKLAND REQUIREMENTS, THE COST OF THE TRAIL IS PROPOSED TO BE CREDITED AGAINST THE FEE-IN-LIEU DEVELOPMENT FEE. THE CALCULATED PARKLAND REQUIREMENTS ARE AS FOLLOWS:

NOTE: ACTUAL FEES SUBJECT TO CHANGE WITH FINAL UNIT COUNT AND DESIGN.
CALCULATIONS ABOUT ARE FOR REFERENCE ONLY.

510 S. WEST DRIVE. LEANDER, TEXAS 78641

1/24/2022



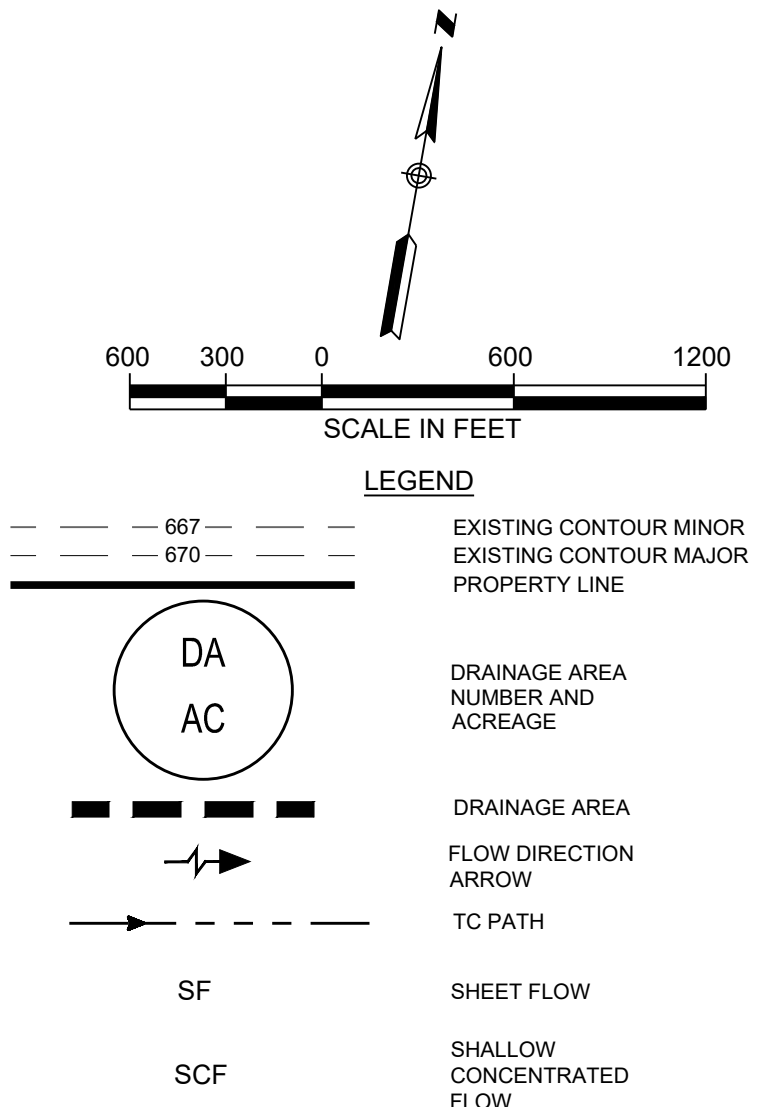
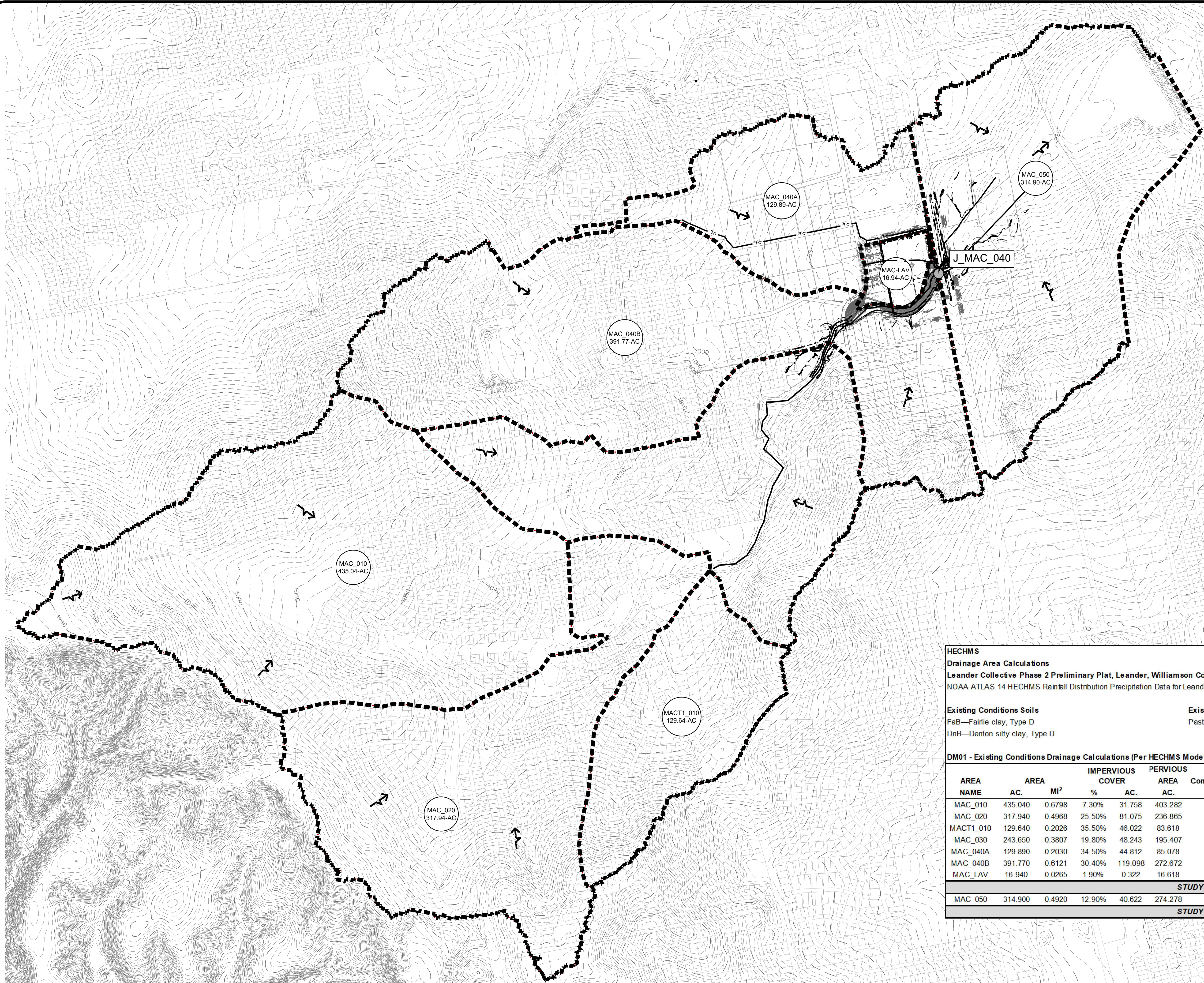
CR Hager

06
OF 8 SHEETS



Know what's below.
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User: chager
Date Modified: 2/21/22 10:45:53
Plot Date/Time: 2/21/22 10:52:53



DRAINAGE ANALYSIS NOTE:
1. DRAINAGE ANALYSIS SHOWN HEREON IS TAKEN FROM LAND DEV CONSULTING, LLC ANALYSIS AS PART OF THE COLLECTIVE AT LEANDER SITE PLAN AND PICP (LEANDER PROJECT NO.'S 18-SOP-032 & 18-PICP-034). LJA ASSUMES NO RESPONSIBILITY OF THE ACCURACY OR ADEQUACY OF THIS ANALYSIS OTHER THAN MODIFYING THE ANALYSIS TO ACCOUNT FOR ATLAS 14 DRAINAGE CRITERIA TO MEET CURRENT CITY OF LEANDER DRAINAGE REQUIREMENTS.

DATA SOURCE NOTE:
1. HYDROLOGIC DATA FOR OFFSITE AREAS WAS OBTAINED FROM UPPER BRUSHY CREEK FLOOD STUDY HYDROLOGIC SIMULATION PREPARED BY URS.
2. HYDROLOGIC ANALYSIS AND TSS REMOVAL CALCULATIONS ASSUME FULL DEVELOPMENT OF THE SUBWATERSHED CONTRIBUTING TO THE PROPOSED POND. FULL DEVELOPMENT IS ANTICIPATED TO RESULT IN 85% IMPERVIOUS COVER WITHIN THE POND SUBWATERSHED.

FLOODPLAIN NOTE:
SAID DESCRIBED PROPERTY HAS A PORTION OF AREA LOCATED WITHIN A ZONE DESIGNATION "ZONE X", "ZONE AE", AND ALSO HAS A PORTION LOCATED WITHIN THE REGULATORY FLOODWAY, AS RECORDED ON FLOOD INSURANCE RATE MAP NO. 48491C045SF, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

TCEQ EDWARDS AQUIFER NOTE:
THIS SITE IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

WATERSHED NOTE:
THIS SITE IS WITHIN THE MASON CREEK WATERSHED.

HECHMS DM01

Drainage Area Calculations
Leander Collective Phase 2 Preliminary Plat, Leander, Williamson County, Texas
NOAA ATLAS 14 HECHMS Rainfall Distribution Precipitation Data for Leander, Williamson County, Texas

Existing Conditions Soils FaB—Fairlie clay, Type D DnB—Denton silty clay, Type D	Existing Ground Cover Pasture, Good Condition (Type D Soils)
---	--

DM01 - Existing Conditions Drainage Calculations (Per HECHMS Model)												
AREA NAME	AREA AC.	AREA MI ²	IMPERVIOUS COVER		PERVIOUS		Composite CN	Tc MIN.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
			%	AC.	AC.							
MAC_010	435.040	0.6798	7.30%	31.758	403.282	65	99.00	131.80	333.70	502.00	827.80	
MAC_020	317.940	0.4968	25.50%	81.075	236.865	65	69.20	180.50	375.80	530.70	820.80	
MACT1_010	129.640	0.2026	35.50%	46.022	83.618	65	44.40	116.40	223.80	305.90	455.90	
MAC_030	243.650	0.3807	19.80%	48.243	195.407	65	36.10	192.50	416.00	589.90	908.50	
MAC_040A	129.890	0.2030	34.50%	44.812	85.078	65	23.15	170.30	328.10	446.80	661.20	
MAC_040B	391.770	0.6121	30.40%	119.098	272.672	65	42.90	332.10	660.20	912.80	1374.80	
MAC_LAV	16.940	0.0265	1.90%	0.322	16.618	65	11.54	16.90	45.00	67.00	107.40	
STUDY POINT J_MAC_040								752.00	1627.20	2335.90	3625.50	
MAC_050	314.900	0.4920	12.90%	40.622	274.278	65	19.10	329.80	749.30	1071.40	1656.30	
STUDY POINT J_MAC_050								877.20	1885.30	2710.00	4249.80	

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

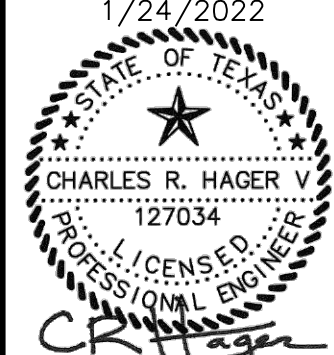


LEANDER COLLECTIVE PHASE 2
PRELIMINARY PLAT
EXISTING CONDITIONS
DRAINAGE AREA MAP

510 S. WEST DRIVE, LEANDER, TEXAS 78641

REVISIONS		DATE	BY	DESCRIPTION
NO.				

DATE: 1/24/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: A464-0402-PP-DM01

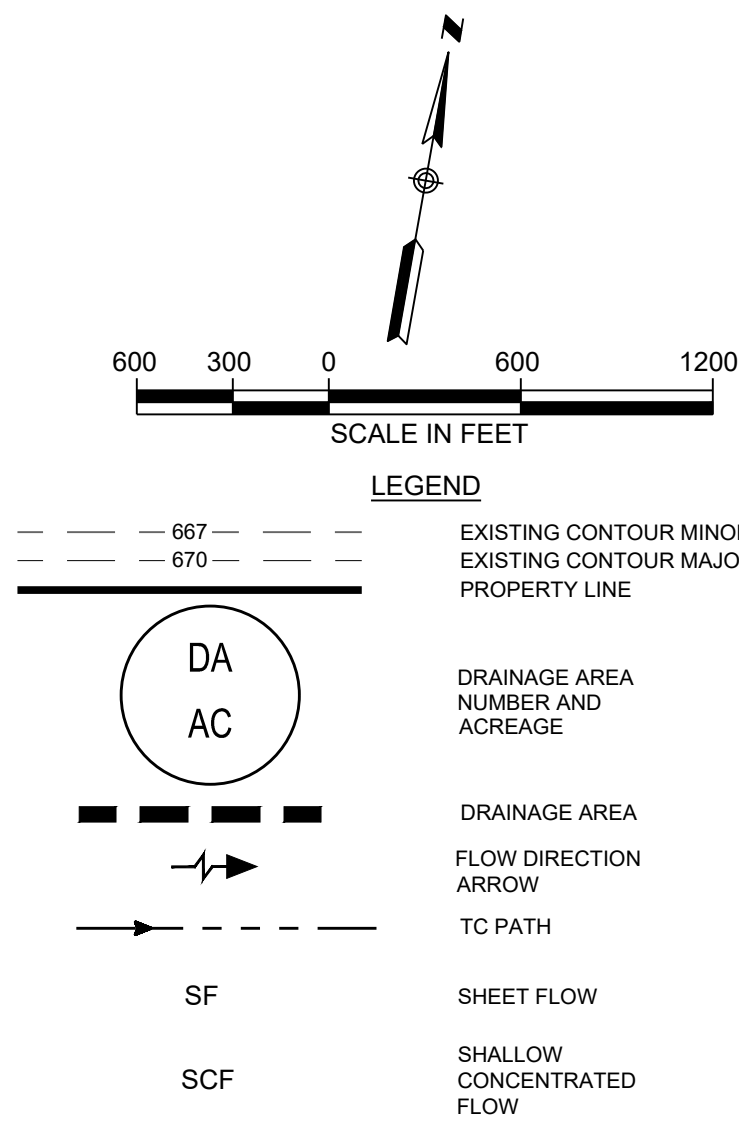
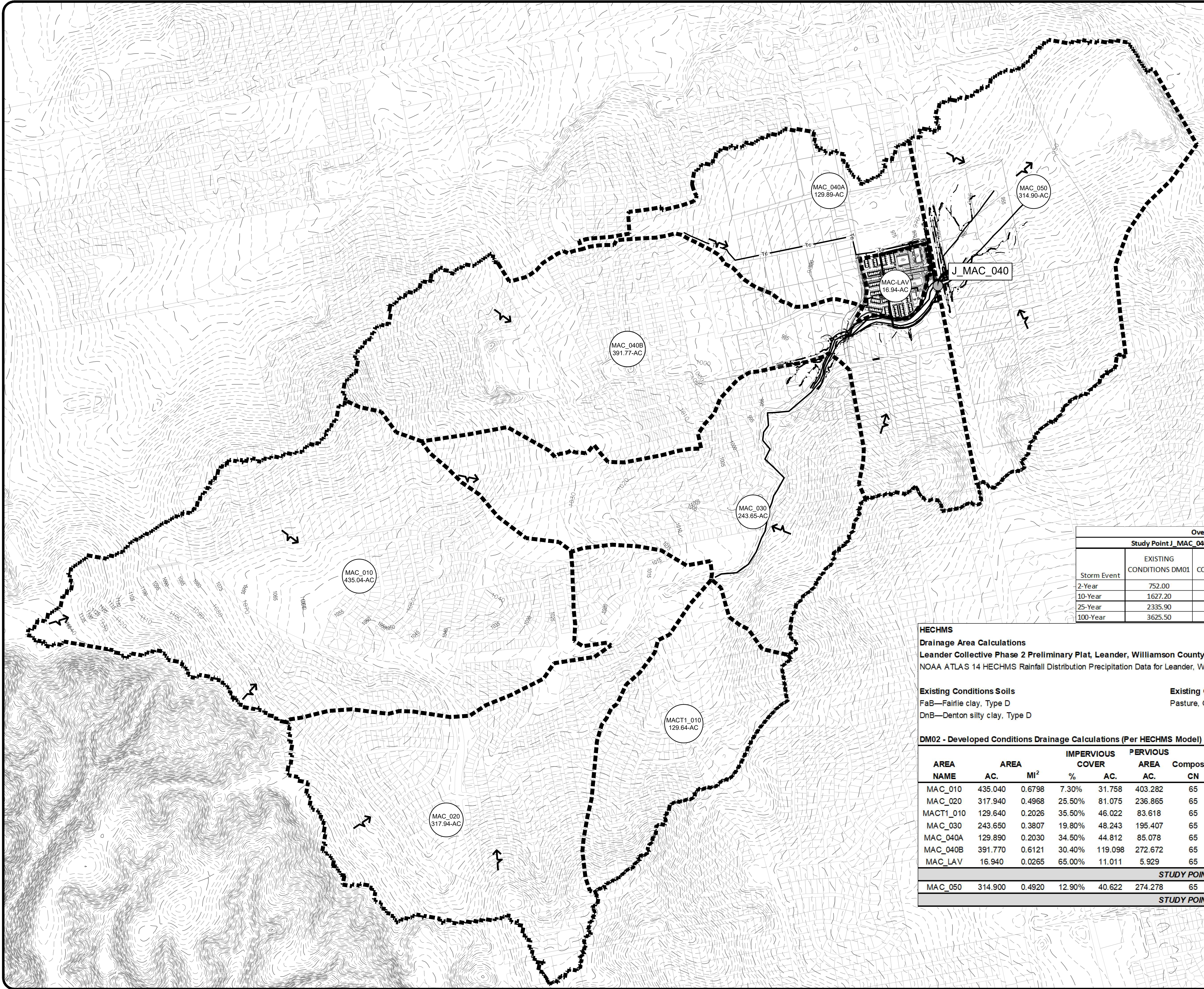


LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-L-1386

JOB NUMBER:
A464-0402

DM01
SHEET NO.
07
OF 8 SHEETS

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User: chager
Plot Modified: 2022-01-22 16:26
Plot Date/Time: 2022-01-22 16:26:14



DRAINAGE ANALYSIS NOTE:
1. DRAINAGE ANALYSIS SHOWN HEREON IS TAKEN FROM LAND DEV CONSULTING, LLC ANALYSIS AS PART OF THE COLLECTIVE AT LEANDER SITE PLAN AND PICP (LEANDER PROJECT NO'S 18-SOP-032 & 18-PICP-034). LJA ASSUMES NO RESPONSIBILITY OF THE ACCURACY OR ADEQUACY OF THIS ANALYSIS OTHER THAN MODIFYING THE ANALYSIS TO ACCOUNT FOR ATLAS 14 DRAINAGE CRITERIA TO MEET CURRENT CITY OF LEANDER DRAINAGE REQUIREMENTS AND REPRESENT ANTICIPATED IMPERVIOUS COVER WITHIN DA "MAC-LAV". THE FUTURE IMPROVEMENTS WITHIN DRAINAGE AREA "MAC-LAV" ARE ASSUMED TO PROPOSE LESS THAN 65% IMPERVIOUS COVER AND THEREFORE NO CHANGE TO THE LAND DEV CONSULTING, LLC DRAINAGE ASSUMPTIONS OR ANALYSIS ARE REQUIRED, EXCEPT AS NOTED ABOVE.

DATA SOURCE NOTE:
1. HYDROLOGIC DATA FOR OFFSITE AREAS WAS OBTAINED FROM UPPER BRUSHY CREEK FLOOD STUDY HYDROLOGIC SIMULATION PREPARED BY URS.
2. HYDROLOGIC ANALYSIS AND TSS REMOVAL CALCULATIONS ASSUME FULL DEVELOPMENT OF THE SUBWATERSHED CONTRIBUTING TO THE PROPOSED POND. FULL DEVELOPMENT IS ANTICIPATED TO RESULT IN 85% IMPERVIOUS COVER WITHIN THE POND SUBWATERSHED.

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TCEQ EDWARDS AQUIFER NOTE:
THIS SITE IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

WATERSHED NOTE:
THIS SITE IS WITHIN THE MASON CREEK WATERSHED.

Overall Drainage Study Point Summary					
Study Point J_MAC_040			Study Point J_MAC_050		
Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02	Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	752.00	752.60	2-Year	877.20	878.00
10-Year	1627.20	1626.60	10-Year	1885.30	1884.90
25-Year	2335.90	2333.60	25-Year	2710.00	2708.70
100-Year	3625.50	3621.80	100-Year	4249.80	4245.30

DM02

HECHMS
Drainage Area Calculations
Leander Collective Phase 2 Preliminary Plat, Leander, Williamson County, Texas
NOAA ATLAS 14 HECHMS Rainfall Distribution Precipitation Data for Leander, Williamson County, Texas

Existing Conditions Soils
FaB—Fairlie clay, Type D
DnB—Denton silty clay, Type D

Existing Ground Cover
Pasture, Good Condition (Type D Soils)

DM02 - Developed Conditions Drainage Calculations (Per HECHMS Model)												
AREA NAME	AREA		IMPERVIOUS COVER		PERVIOUS AREA		Composite CN	Tc MIN.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
	AC.	Mi ²	%	AC.	AC.							
MAC_010	435.040	0.6798	7.30%	31.758	403.282	65	99.00	131.80	333.70	502.00	827.80	
MAC_020	317.940	0.4968	25.50%	81.075	236.865	65	69.20	180.50	375.80	530.70	820.80	
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MAC_LAV	16.940	0.0265	65.00%	11.011	5.929	65	3.00	74.40	121.00	154.50	213.30	
STUDY POINT J_MAC_040								752.60	1626.60	2333.60	3621.80	
MAC_050	314.900	0.4920	12.90%	40.622	274.278	65	19.10	878.00	1884.90	2708.70	4245.30	
STUDY POINT J_MAC_050								878.00	1884.90	2708.70	4245.30	

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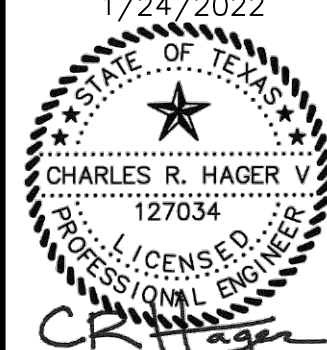


LEANDER COLLECTIVE PHASE 2
PRELIMINARY PLAT
DEVELOPED CONDITIONS
DRAINAGE AREA MAP

510 S. WEST DRIVE, LEANDER, TEXAS 78641

REVISIONS		DATE	BY	DESCRIPTION
NO.				

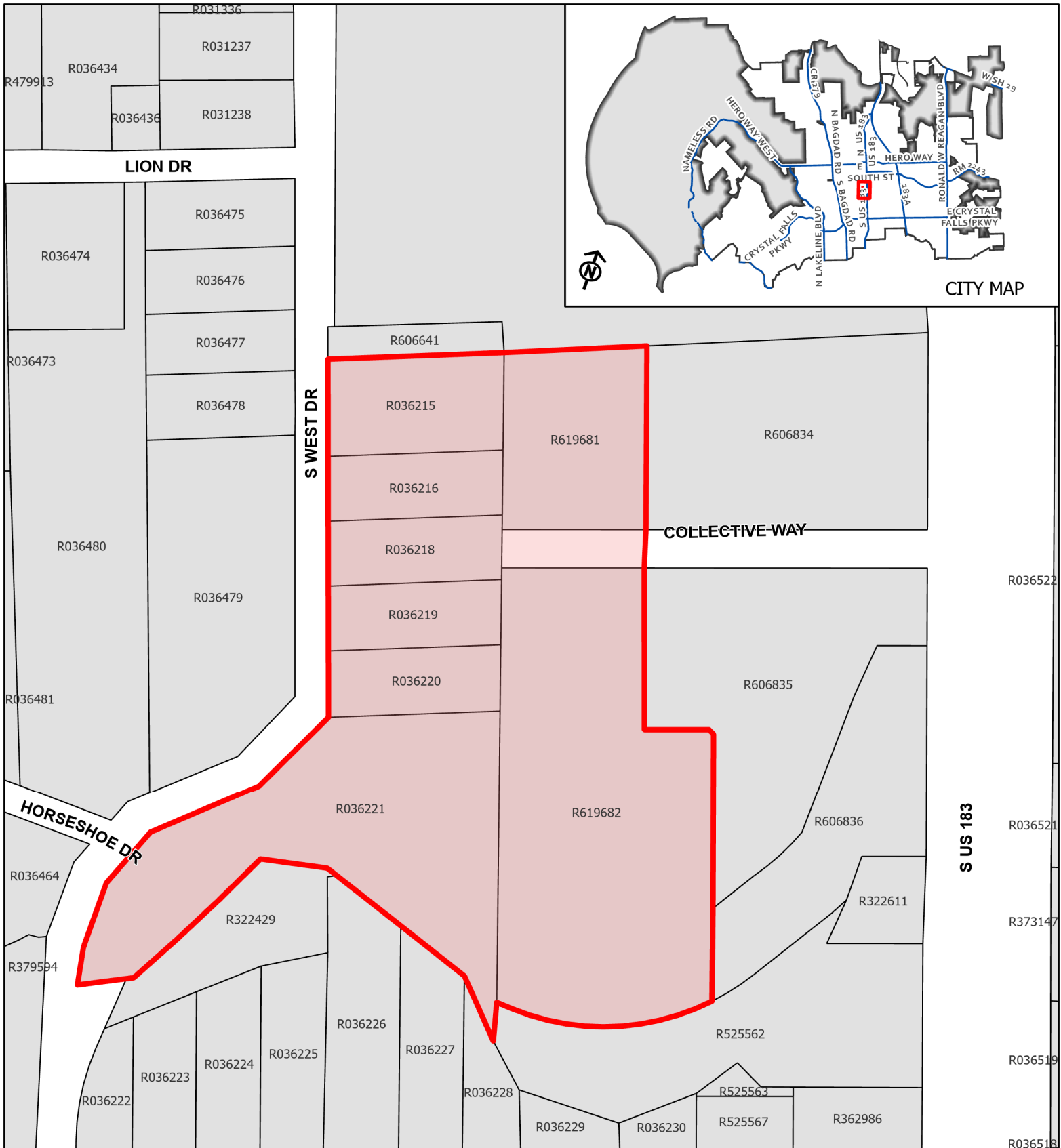
DATE:	1/24/2022
DESIGNED BY:	CRH
DRAWN BY:	DLB
CHECKED BY:	CRH
DRAWING NAME:	_J486456-PP-FRME



LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER:
A464-0402

DM02
SHEET NO.
08
OF 8 SHEETS



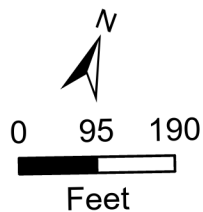
CASE: 21-PP-017

ATTACHMENT #2

LEANDER
COLLECTIVE
PH. 2

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 herein provided.



- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-008 regarding Bar W. Ranch W. Phase 5 Final Plat on four parcels of land approximately 37.992 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R619952, R619953, R022220, and R485224; generally located west of Ronald W. Reagan Blvd. and north of Bar W Ranch 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 final plat satisfies the applicable regulations without requesting any variances.

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Continental Homes of Texas, LP (Adib Khoury).

RECOMMENDATION:

This final plat includes 141 Single-Family lots, 6 HOA Drainage/Landscape 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:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
2. Location Exhibit

BAR W RANCH WEST PHASE 5 FINAL PLAT

NORTH CORNER
HENRY GARMES SURVEY,
ABSTRACT NO. 269

SCALE: 1" = 200'

INDEX:
SHEET 1 - COVER SHEET AND PROJECT INFORMATION
SHEET 2 - NORTHERN PORTION OF PROJECT
SHEET 3 - SOUTHERN PORTION OF PROJECT & LINE TABLES
SHEET 4 - CURVE TABLES
SHEET 5 - LEGAL DESCRIPTION AND ENGINEER/SURVEYOR CERTIFICATION
SHEET 6 - NOTES AND SIGNATURE BLOCKS

TOTAL ACREAGE: 37.992 ACRES
SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269
F.E.M.A. MAP NO. 48491C0455F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED: DECEMBER 20, 2019
F.E.M.A. MAP NO. 48491C00275E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS :	147	
NO. OF SINGLE FAMILY LOTS:	141	24.820 ACRES
NO. OF HOA, LSE AND SWE LOTS:	4	0.817 ACRES
NO. OF HOA, DE, LSE AND SWE LOTS:	1	1.320 ACRES
NO. OF HOA, DE, LSE LOTS:	1	1.320 ACRES
R.O.W. ACREAGE :		10.367 ACRES
NO. OF BLOCKS:	11	

STREET NAME	LINEAR FOOTAGE	PAVEMENT WIDTH	DESIGNATION
BEAR JUICE VIEW	489 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
CLEAR POND VIEW	452 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
CORRIENTE PATH	1,019 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
DAPPLE GRAY LANE	927 L.F.	28' -48' FOC-FOC	LOCAL (PUBLIC)
DEWLAP COURT	148 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
INDIAN CLOVER TRAIL	1,519 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
LIGHTNING VIEW	734 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
STAMP IRON AVE.	2,202 L.F.	37' FOC-FOC	COLLECTOR (PUBLIC)
RANGE BOSS WAY	694 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
TOTAL	8,184 L.F.		

SHEET NO. 1 OF 6



Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: AC3D\5041\SURVEY\PLAT - PHASE 5.dwg

OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
By: CHTEX OF TEXAS, INC.
10700 PECAN PARK BLVD., STE 400
AUSTIN, TEXAS 78750-1227
PHONE: (512)-345-4663

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

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

SUBMITTAL DATE: JUNE 18, 2021

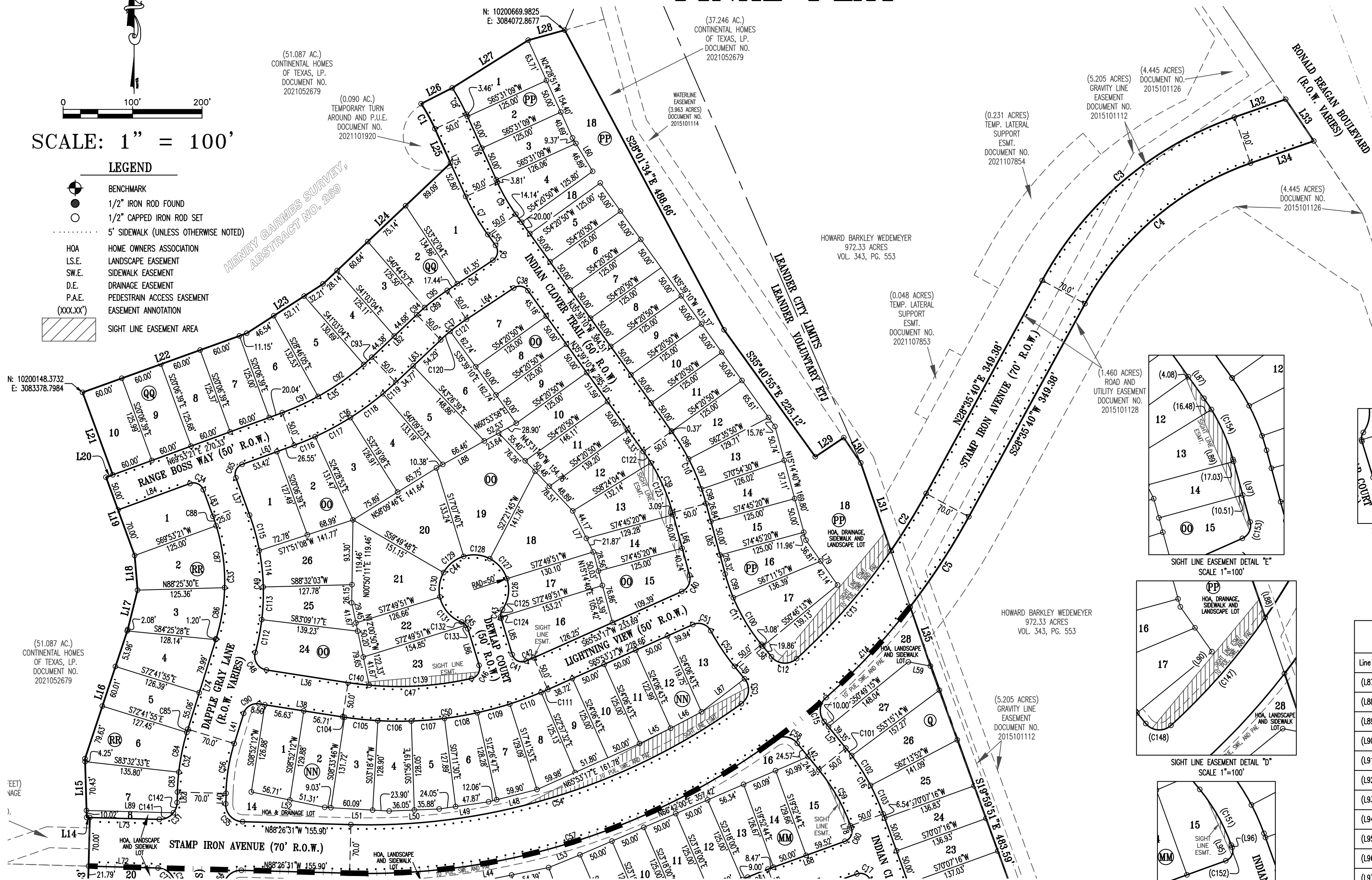
BENCHMARK #1
CAPPED IRON ROD
NORTHING: 10,199,045.43
EASTING: 3,083,753.51
ELEVATION: 931.06'
NAD 83, NAVD88, GEOID 03,
TEXAS STATE PLANE CENTRAL ZONE

BAR W RANCH WEST PHASE 5 FINAL PLAT

SCALE: 1" = 100'

LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- 5' SIDEWALK (UNLESS OTHERWISE NOTED)
- HOA HOME OWNERS ASSOCIATION
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- P.A.E. PEDESTRAIN ACCESS EASEMENT
- (XXX.XX") EASEMENT ANNOTATION
- SIGHT LINE EASEMENT AREA



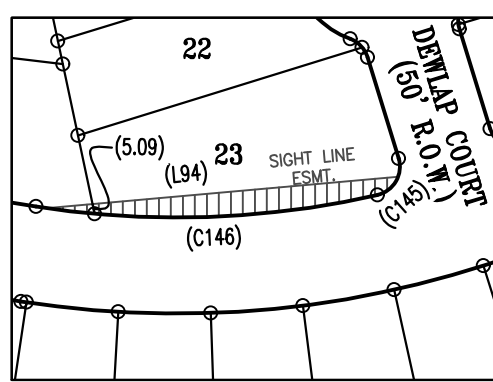
MATCH LINE SHEET 3

Easement Curve Table

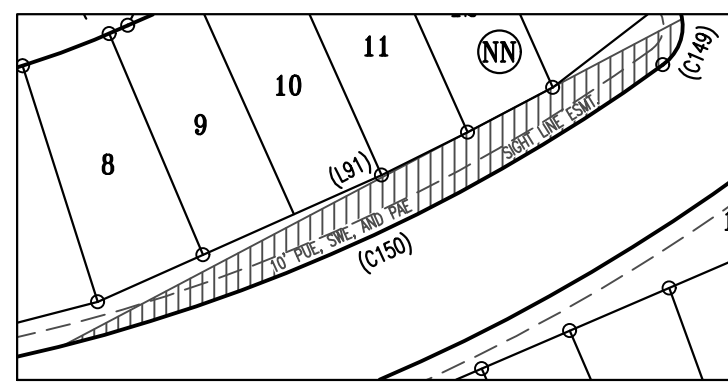
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C143)	11.78	475.00	S66°35'55"W	11.78	5.89	1°25'15"
(C144)	9.24	15.00	S84°57'52"W	9.10	4.77	35°18'39"
(C145)	15.05	15.00	S48°32'09"W	14.43	8.23	57°30'05"
(C146)	172.92	475.00	S87°42'57"W	171.97	87.43	20°51'30"
(C147)	206.69	915.00	S41°07'44"W	206.25	103.79	12°56'33"
(C148)	29.23	25.00	S81°05'38"W	27.59	16.54	66°59'14"

Easement Curve Table

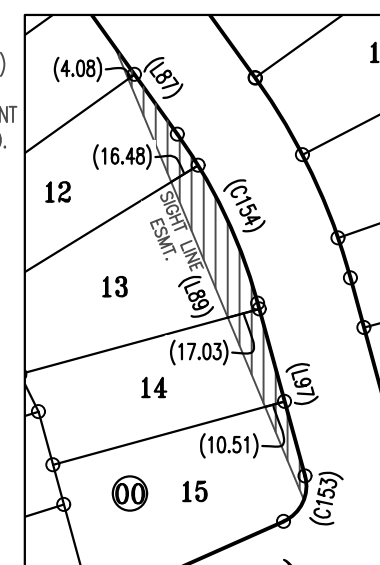
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C149)	27.21	25.00	N22°51'26"E	25.89	15.13	62°22'05"
(C150)	346.97	915.00	N64°54'17"E	344.90	175.59	21°43'36"
(C151)	75.35	275.00	S27°43'43"E	75.12	37.91	15°41'59"
(C152)	11.66	15.00	S02°23'38"W	11.37	6.14	44°32'44"
(C153)	12.42	20.00	S02°32'50"W	12.22	6.42	35°34'59"
(C154)	97.95	275.00	S25°26'55"E	97.44	49.50	20°24'30"



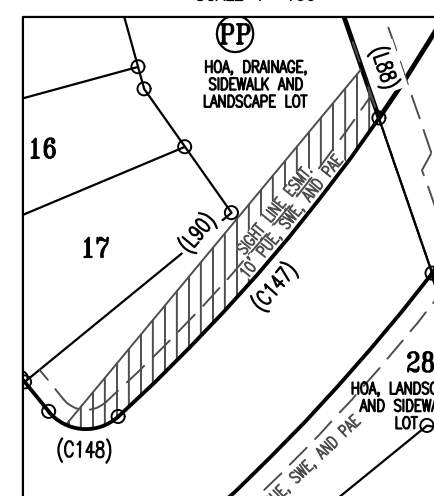
SIGHT LINE EASEMENT DETAIL "a"
SCALE 1"=100'



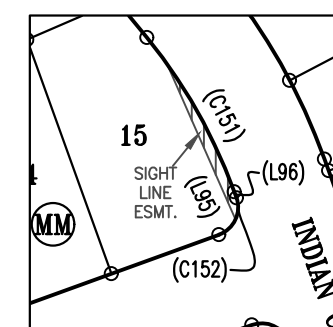
SIGHT LINE EASEMENT DETAIL "b"
SCALE 1"=100'



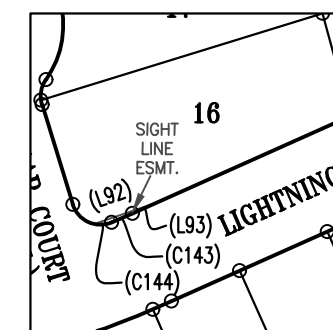
SIGHT LINE EASEMENT DETAIL "e"
SCALE 1"=100'



SIGHT LINE EASEMENT DETAIL "d"
SCALE 1"=100'



SIGHT LINE EASEMENT DETAIL "c"
SCALE 1"=100'



SIGHT LINE EASEMENT DETAIL "f"
SCALE 1"=100'

Easement Line Table		
Line #	Length	Direction
(L87)	56.07	S35°39'10"E
(L88)	27.35	S18°57'18"E
(L89)	255.56	N22°40'52"W
(L90)	241.11	N39°42'29"E
(L91)	364.53	S62°10'42"W
(L92)	34.78	N71°02'05"E
(L93)	14.26	S65°53'17"W
(L94)	183.38	N84°51'59"E
(L95)	88.53	N23°43'33"W
(L96)	3.41	S19°52'44"E
(L97)	93.33	S15°14'40"E

SHEET NO. 2 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165

PATH-J: AC3D\5041\SURVEY\PLAT - PHASE 5.dwg

(5.205 ACRES)
GRAVITY LINE
EASEMENT
DOCUMENT NO
2015101112

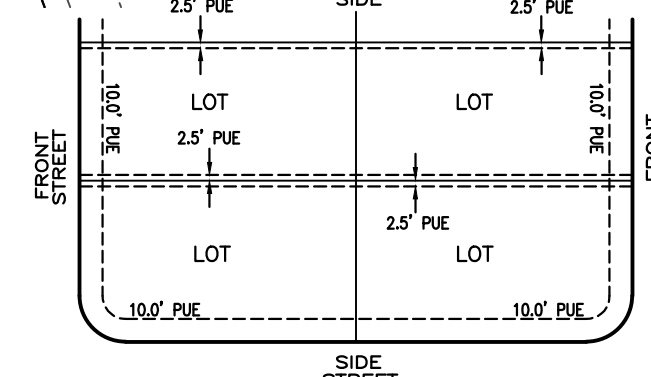
LEGEND

- HOWARD BARKLEY WEDEMEYER
972.33 ACRES
VOL. 343, PG. 553

N: 10199300.0300
F: 3084765.0500

POINT OF BEGINNING

A 2.5' PUBLIC UTILITY EASEMENT IS
ADJACENT TO ALL SIDE LOT LINES
(NOT TO SCALE)



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791	◆	REG. # 10024900
Civil Engineering	◆	Surveying
501 West William Cannon	◆	Austin, Texas 78749
Phone No. (512) 280-5160	◆	Fax No. (512) 280-5160

PATH-J: AC3D\5041\SURVEY\PLAT - PHASE 5.dwg

Line Table		
Line #	Length	Direction
L85	54.31	N17°10'09"W
L86	55.43	S17°10'09"E
L87	78.32	N52°25'33"E
L88	79.19	N60°30'09"E
L89	125.15	N88°26'31"W

BAR W RANCH WEST PHASE 5
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	41.06	275.00	N28°45'30"W	41.02	20.57	8°33'19"
C2	96.83	915.00	N31°37'34"E	96.78	48.46	6°03'47"
C3	371.32	505.00	N49°39'32"E	363.01	194.50	42°07'43"
C4	319.85	435.00	S49°39'32"W	312.69	167.54	42°07'43"
C5	154.88	985.00	S33°05'57"W	154.72	77.60	9°00'33"
C6	24.12	15.00	S10°24'23"W	21.60	15.57	92°07'05"
C7	63.37	325.00	S30°04'00"E	63.27	31.79	11°10'19"
C8	43.25	325.00	N28°17'36"W	43.22	21.66	7°37'31"
C9	53.62	275.00	N30°04'00"W	53.54	26.90	11°10'19"
C10	115.76	325.00	N25°26'55"W	115.15	58.50	20°24'30"
C11	114.88	275.00	N27°12'42"W	114.05	58.29	2°56'06"
C12	40.68	25.00	S85°47'22"E	36.33	26.45	9°31'14"
C13	206.69	915.00	N41°07'44"E	206.25	103.79	12°56'33"
C14	178.44	985.00	N42°47'36"E	178.19	89.46	10°22'46"
C15	38.03	25.00	S04°24'07"W	34.47	23.79	87°09'45"
C16	109.48	325.00	N29°31'45"W	108.96	55.26	19°18'02"
C17	23.56	15.00	N64°52'44"W	21.21	15.00	90°00'00"
C18	28.36	475.00	S68°24'38"W	28.36	14.19	3°25'16"
C19	12.58	775.00	N67°09'53"E	12.58	6.29	0°55'47"
C20	22.80	15.00	S24°04'51"W	20.67	14.26	87°05'52"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	95.06	325.00	N11°05'20"W	94.72	47.87	16°45'29"
C22	80.43	275.00	N11°05'20"W	80.15	40.51	16°45'29"
C23	22.80	15.00	N63°01'00"W	20.67	14.26	87°05'52"
C24	183.41	775.00	N80°12'51"E	182.98	92.14	1°33'34"
C25	31.31	20.00	S42°08'31"W	28.21	19.90	89°42'14"
C26	29.93	20.00	N45°34'33"W	27.21	18.56	85°43'55"
C27	31.42	20.00	S46°33'29"W	28.28	20.00	90°00'00"
C28	54.01	725.00	S00°34'33"E	53.99	27.02	4°16'05"
C29	57.73	775.00	S00°34'33"E	57.72	28.88	4°16'05"
C30	39.27	25.00	N43°26'31"W	35.36	25.00	90°00'00"
C31	39.27	25.00	N46°33'29"E	35.36	25.00	90°00'00"
C32	92.05	335.00	S09°25'47"W	91.76	46.32	15°44'36"
C33	179.57	275.00	N01°24'17"W	176.39	93.12	37°24'44"
C34	23.56	15.00	N65°06'39"W	21.21	15.00	90°00'00"
C35	152.72	375.00	S58°13'21"W	151.66	77.43	2°32'00"
C36	173.08	425.00	N58°13'21"E	171.88	87.76	2°32'00"
C37	47.56	275.00	S51°30'39"W	47.50	23.84	9°54'34"
C38	23.01	15.00	N79°35'37"W	20.82	14.46	87°52'55"
C39	97.95	275.00	N25°26'55"W	97.44	49.50	20°24'30"
C40	28.32	20.00	N25°19'19"E	26.01	17.12	81°07'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	25.01	15.00	S64°55'49"E	22.21	16.52	95°31'18"
C42	11.78	475.00	N66°35'55"E	11.78	5.89	1°25'15"
C43	13.62	15.00	S08°50'27"W	13.16	7.32	52°01'12"
C44	247.87	50.00	S72°48'51"W	61.54	39.04	284°02'25"
C45	13.62	15.00	N43°10'46"W	13.16	7.32	52°01'12"
C46	24.73	15.00	N30°03'31"E	22.02	16.21	94°27'21"
C47	178.93	475.00	N88°04'42"E	177.88	90.54	21°35'01"
C48	33.68	20.00	S32°53'01"E	29.84	22.41	96°29'34"
C49	201.22	325.00	N02°22'26"W	198.02	103.95	35°28'25"
C50	302.21	525.00	N82°22'45"E	298.06	155.42	32°58'55"
C51	29.96	20.00	N71°12'00"W	27.23	18.59	85°49'25"
C52	61.78	325.00	S33°44'01"E	61.68	30.98	10°53'28"
C53	40.68	25.00	N07°25'52"E	36.33	26.45	9°31'14"
C54	599.13	915.00	N72°47'59"E	588.49	310.75	37°31'00"
C55	39.27	25.00	S43°26'31"E	35.36	25.00	90°00'00"
C56	72.82	265.00	S08°25'47"W	72.59	36.64	15°44'36"
C57	651.55	985.00	N72°36'29"E	639.74	338.20	37°53'59"
C58	38.03	25.00	N82°45'38"W	34.47	23.79	87°09'45"
C59	92.64	275.00	N29°31'45"W	92.20	46.76	19°18'02"
C60	23.56	15.00	N25°07'16"E	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	31.35	525.00	S68°24'38"W	31.34	15.68	3°25'16"
C62	314.55	725.00	N79°07'44"E	312.08	159.79	24°51'29"
C63	31.42	20.00	S43°26'31"E	28.28	20.00	90°00'00"
C64	39.27	25.00	S46°33'29"W	35.36	25.00	90°00'00"
C65	23.56	15.00	S24°53'21"W	21.21	15.00	90°00'00"
C66	24.27	275.00	N05°14'19"W	24.27	12.15	5°03'27"
C67	56.16	275.00	N13°37'04"W	56.06	28.18	11°42'02"
C68	58.26	775.00	N75°35'16"E	58.24	29.14	4°18'25"
C69	71.52	775.00	N80°23'06"E	71.50	35.79	5°17'15"
C70	53.63	775.00	N85°00'41"E	53.62	26.83	3°57'55"
C71	24.41	793.98	S00°35'36"W	24.41	12.21	1°45'42"
C72	29.59	713.95	S01°32'26"E	29.59	14.80	2°22'29"
C73	0.93	775.00	S02°40'32"E	0.93	0.47	0°04'08"
C74	50.01	775.00	S00°47'33"E	50.00	25.01	3°41'50"
C75	6.79	775.00	S01°18'25"W	6.79	3.39	0°30'07"
C76	3.22	25.00	N02°08'06"W	3.22	1.61	7°23'11"
C77	36.05	25.00	N47°08'06"W	33.00	21.97	82°36'49"
C78	44.90	725.00	N68°28'26"E	44.89	22.46	3°32'53"
C79	71.85	725.00	N73°05'13"E	71.82	35.95	5°40'41"
C80	68.53	725.00	N78°38'02"E	68.50	34.29	5°24'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	70.19	725.00	N84°06'55"E	70.16	35.12	5°32'49"
C82	59.08	725.00	N89°13'24"E	59.07	29.56	4°40'10"
C83	28.65	335.00	S04°00'28"W	28.64	14.33	4°53'58"
C84	58.47	335.00	S11°27'26"W	58.39	29.31	9°59'59"
C85	4.94	335.00	S16°52'46"W	4.94	2.47	0°50'39"
C86	74.83	275.00	N09°30'21"E	74.60	37.65	15°35'29"
C87	90.50	275.00	N07°43'06"W	90.10	45.67	18°51'24"
C88	14.23	275.00	N18°37'43"W	14.23	7.12	2°57'51"
C89	56.21	325.00	S51°30'39"W	56.14	28.18	9°54'34"
C90	28.47	20.00	S58°05'09"W	26.13	17.25	81°34'07"
C91	56.66	375.00	N65°33'38"E	56.61	28.38	8°39'26"
C92	80.39	375.00	N55°05'26"E	80.24	40.35	12°17'00"
C93	15.66	375.00	N47°45'09"E	15.66	7.83	2°23'34"
C94	15.29	325.00	S47°54'12"W	15.29	7.64	2°41'42"
C95	40.92	325.00	S52°51'30"W	40.90	20.49	7°12'52"
C96	46.80	325.00	N31°31'40"W	46.76	23.44	8°14'59"
C97	47.14	325.00	N23°14'50"W	47.10	23.61	8°18'40"
C98	21.82	325.00	N17°10'05"W	21.82	10.92	3°50'51"
C99	36.27	275.00	S19°01'21"E	36.24	18.16	7°33'23"
C100	78.61	275.00	S30°59'24"E	78.34	39.58	16°22'42"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	13.80	325.00	N37°57'46"W	13.80	6.90	2°25'59"
C102	50.92	325.00	N32°15'27"W	50.87	25.51	8°58'38"
C103	44.76	325.00	N23°49'26"W	44.72	22.41	7°53'25"
C104	2.81	525.00	S81°17'01"E	2.81	1.41	0°18'26"
C105	48.10	525.00	S84°03'43"E	48.09	24.07	5°15'00"
C106	48.12	525.00	S89°18'46"E	48.10	24.08	5°15'06"
C107	48.13	525.00	N85°26'05"E	48.12	24.08	5°15'11"
C108	48.15	525.00	N80°10'51"E	48.13	24.09	5°15'17"
C109	48.12	525.00	N74°55'40"E	48.11	24.08	5°15'06"
C110	48.20	525.00	N69°40'17"E	48.19	24.12	5°15'38"
C111	10.57	525.00	N66°27'53"E	10.57	5.28	1°09'11"
C112	48.32	325.00	N11°06'15"E	48.27	24.20	8°31'04"
C113	47.14	325.00	N02°41'23"E	47.10	23.61	8°18'40"
C114	52.76	325.00	N06°07'01"W	52.71	26.44	9°18'07"
C115	53.00	325.00	N15°26'22"W	52.94	26.56	9°20'35"
C116	32.42	425.00	N67°42'14"E	32.41	16.22	4°22'15"
C117	58.14	425.00	N61°35'59"E	58.09	29.11	7°50'15"
C118	58.14	425.00	N53°45'44"E	58.09	29.11	7°50'15"
C119	24.39	425.00	N48°11'59"E	24.38	12.20	3°17'15"
C120	18.68	275.00	S48°30'08"W	18.68	9.34	3°53'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	28.88	275.00	S53°27'25"W	28.87	14.45	6°01'02"
C122	19.46	275.00	N33°37'33"W	19.45	9.73	4°03'14"
C123	78.50	275.00	N23°25'18"W	78.23	39.52	16°21'16"
C124	2.44	15.00	S12°30'34"E	2.44	1.22	9°19'11"
C125	11.18	15.00	S13°30'02"W	10.92	5.86	42°42'02"
C126	46.59	50.00	N08°09'23"E	44.92	25.14	5°32'20"
C127	38.48	50.00	N40°35'16"W	37.54	20.25	44°05'58"
C128	38.83	50.00	N84°52'57"W	37.86	20.45	44°29'26"
C129	38.05	50.00	S51°04'06"W	37.14	20.00	4°336'27"
C130	36.07	50.00	S08°35'45"W	35.30	18.86	41°20'17"
C131	49.84	50.00	S40°37'53"E	47.80	27.21	57°06'58"
C132	7.80	15.00	N54°17'48"W	7.71	3.99	29°47'08"
C133	5.82	15.00	N28°17'12"W	5.78	2.95	22°14'05"
C134	46.25	325.00	N15°23'28"W	46.21	23.16	8°09'13"
C135	43.15	325.00	N07°30'39"W	43.12	21.61	7°36'24"
C136	5.66	325.00	N03°12'31"W	5.66	2.83	0°59'51"
C139	148.16	475.00	N86°13'20"E	147.56	74.69	17°52'18"
C140	30.77	475.00	S82°59'09"E	30.77	15.39	3°42'43"
C141	23.18	25.00	N64°59'35"E	22.36	12.50	5°307'48"
C142	16.09	25.00	N19°59'35"E	15.81	8.33	36°52'12"

SHEET NO. 4 OF 6



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

BAR W RANCH WEST PHASE 5 FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 37.992 ACRE TRACT OR PARCEL OF LAND, OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 37.246 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 2021052679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND BEING ALSO 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 (D.R.W.C.TX.), SAID 37.992 ACRE TRACT, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE NORTHERNMOST CORNER OF LOT 18, BLOCK Q OF BAR W RANCH WEST, PHASE 2 A SUBDIVISION RECORD IN DOCUMENT NUMBER 2020135808, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.) AND BEING ALSO A SOUTHEASTERN CORNER OF SAID 37.246 ACRE TRACT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 37.246 ACRE TRACT AND SAID BAR W RANCH WEST, PHASE 2, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

1. S70°07'16"W, A DISTANCE OF 137.45 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
2. N19°52'44"W, A DISTANCE OF 10.39 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
3. S70°07'16"W, A DISTANCE OF 175.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
4. N19°52'44"W, A DISTANCE OF 50.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
5. N64°33'26"W, A DISTANCE OF 71.50 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
6. S66°42'00"W, A DISTANCE OF 100.29 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
7. S02°42'36"E, A DISTANCE OF 338.35 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
8. S01°06'01"E, A DISTANCE OF 60.02 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
9. S87°17'24"W, A DISTANCE OF 123.31 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
10. N02°42'36"W, A DISTANCE OF 5.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE", AND
11. S87°17'24"W, A DISTANCE OF 475.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A SOUTHWESTERN CORNER OF SAID 37.246 ACRE TRACT, SAME BEING THE NORTHWESTERN CORNER OF LOT 1, BLOCK V AND BEING ALSO THE NORTHEASTERN CORNER OF LOT 4, BLOCK V OF SAID BAR W RANCH WEST, PHASE 2, AND BEING ALSO AN EASTERN CORNER OF A CALLED 32.264 ACRE TRACT OF LAND CONVEYED TO TRENDMAKER HOMES, INC., IN DOCUMENT NUMBER 2021026598 (O.P.R.W.C.TX.),

THENCE, WITH A WESTERN AND NORTHERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT, AN EASTERN BOUNDARY LINE OF SAID 32.264 ACRE TRACT, AN EASTERN BOUNDARY LINE OF A CALLED 32.651 ACRE TRACT OF LAND CONVEYED TO BWR LAND HOLDINGS 80, LLC, IN DOCUMENT NUMBER 2019108863 (O.P.R.W.C.TX.), AN EASTERN BOUNDARY LINE OF A CALLED 51.087 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 2021052679 (O.P.R.W.C.TX.), THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES, NUMBERED 1 THROUGH 22,

1. N02°42'36"W, A DISTANCE OF 300.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
2. S87°17'24"W, A DISTANCE OF 130.95 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
3. N02°42'36"W, A DISTANCE OF 30.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
4. S87°17'24"W, A DISTANCE OF 175.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
5. N02°42'36"W, A DISTANCE OF 182.60 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE",
6. N01°33'29"E, AT A PASSING DISTANCE OF 148.53 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD FOUND STAMPED "CBD SETSTONE", FOR A NORTHEASTERN CORNER OF SAID 32.651 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 218.53 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
7. N88°26'31"W, A DISTANCE OF 4.60 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
8. N01°38'07"W, A DISTANCE OF 84.69 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
9. N18°16'46"E, A DISTANCE OF 195.68 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
10. N1°40'56"E, A DISTANCE OF 58.61 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
11. N04°47'10"W, A DISTANCE OF 49.92 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
12. N20°06'39"W, A DISTANCE OF 120.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
13. N69°53'21"E, A DISTANCE OF 10.30 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
14. N20°06'39"W, A DISTANCE OF 126.30 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
15. N70°11'05"E, A DISTANCE OF 251.15 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
16. N57°06'31"E, A DISTANCE OF 130.86 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
17. N46°33'21"E, A DISTANCE OF 253.00 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
18. N24°28'51"W, A DISTANCE OF 54.47 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
19. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 41.06 FEET, AND WHOSE CHORD BEARS N28°45'30"W, A DISTANCE OF 41.02 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
20. N62°59'27"E, A DISTANCE OF 50.23 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
21. N57°53'38"E, A DISTANCE OF 129.01 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AND
22. N74°32'24"E, A DISTANCE OF 54.45 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 51.087 ACRE TRACT, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 37.246 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S28°01'34"E, A DISTANCE OF 488.66 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
2. S35°40'55"E, A DISTANCE OF 225.12 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AND
3. N56°02'51"E, A DISTANCE OF 49.36 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON AN EASTERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT,

THENCE, WITH AN EASTERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT AND CROSSING SAID 972.33 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S33°57'09"E, A DISTANCE OF 43.84 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AND
2. S18°57'18"E, A DISTANCE OF 133.75 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT, BEING A POINT ON AN EASTERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT,

THENCE, CONTINUING ACROSS SAID 972.33 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 915.00 FEET, AN ARC LENGTH OF 96.83 FEET, AND WHOSE CHORD BEARS N31°37'34"E, A DISTANCE OF 96.78 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
2. N28°35'40"E, A DISTANCE OF 349.38 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 371.32 FEET, AND WHOSE CHORD BEARS N49°39'32"E, A DISTANCE OF 363.01 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AND
4. N70°43'23"E, A DISTANCE OF 78.25 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON AN WESTERN RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES),

THENCE, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, S33°57'09"E, A DISTANCE OF 72.36 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A WESTERN RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD,

THENCE, CONTINUING ACROSS SAID 972.33 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. S70°43'23"W, A DISTANCE OF 96.58 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 319.85 FEET, AND WHOSE CHORD BEARS S49°39'32"W, A DISTANCE OF 312.69 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE",
3. S28°35'40"W, A DISTANCE OF 349.38 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, AND
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 154.88 FEET, AND WHOSE CHORD BEARS S33°05'57"W, A DISTANCE OF 154.72 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON AN EASTERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT,

THENCE, WITH AN EASTERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT AND CONTINUING ACROSS SAID 972.33 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S18°57'18"E, A DISTANCE OF 90.19 FEET TO A CAPPED $\frac{1}{2}$ " IRON ROD SET STAMPED "CBD SETSTONE", AND
2. S19°59'51"E, A DISTANCE OF 483.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.992 ACRES OF LAND.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C 0455F FOR WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019 AND FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C 0275E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, LEE A. WHITED, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

ENGINEERING BY:

LEE A. WHITED, P.E. NO. 102471 DATE 2-11-22
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
lee@cbdeng.com

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF 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 TITLE POLICY OF # 1023106-2, WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2021, HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214 DATE 11 Feb 2022
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



BEARING BASIS: TEXAS STATEPLAIN COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
VERTICAL DATUM: NAVD88

SHEET NO. 5 OF 6



PATH-J: AC3D\5041\SURVEY\PLAT - PHASE 5.dwg

BAR W RANCH WEST PHASE 5 FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN A. SPARROW, ASSISTANT SECRETARY, AND BEING OWNERS OF THAT CERTAIN 37.246 ACRES TRACT OF LAND, OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2021052679 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT HOWARD BARKLEY WEDEMEYER BEING THE OWNER OF A CALLED 1.460 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 972.33 ACRE TRACT OF LAND CONVEYED IN VOLUME 343, PAGE 553 OF THE DEED RECORDS OF WILLIAMSON COUNTY, 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 TO BE KNOWN AS:

"BAR W RANCH WEST PHASE 5, FINAL PLAT"

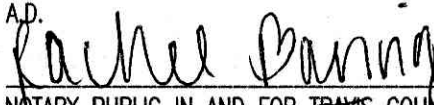

JOHN A. SPARROW, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TX, 78750

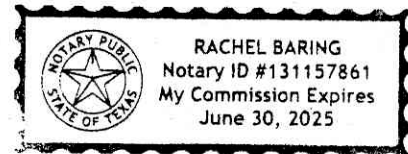
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

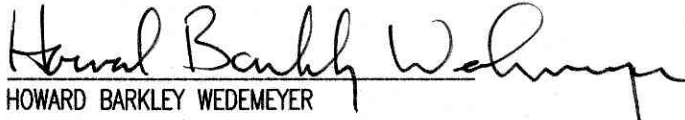
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. SPARROW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF February, 2022

A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
willamson



NOTE-HOWARD BARKLEY WEDEMEYER, AS THE OWNER OF 1.460 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS RIGHT-OF-WAY FOR "STAMP IRON AVENUE" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT, CERTIFYING THERE ARE NO LIENHOLDERS ON THE LAND, AND TO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH 1.460 ACRES FOR USE AS RIGHT OF WAY AS SHOWN ON THIS PLAT.

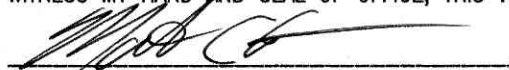

HOWARD BARKLEY WEDEMEYER
5773 WOODWAY # 207
HOUSTON, TEXAS 77057

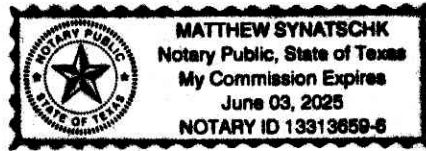
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOWARD BARKLEY WEDEMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF February, 2022 A.D.


NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



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.

JOHN COSGROVE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. 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 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 DOCUMENT NO. _____.

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

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

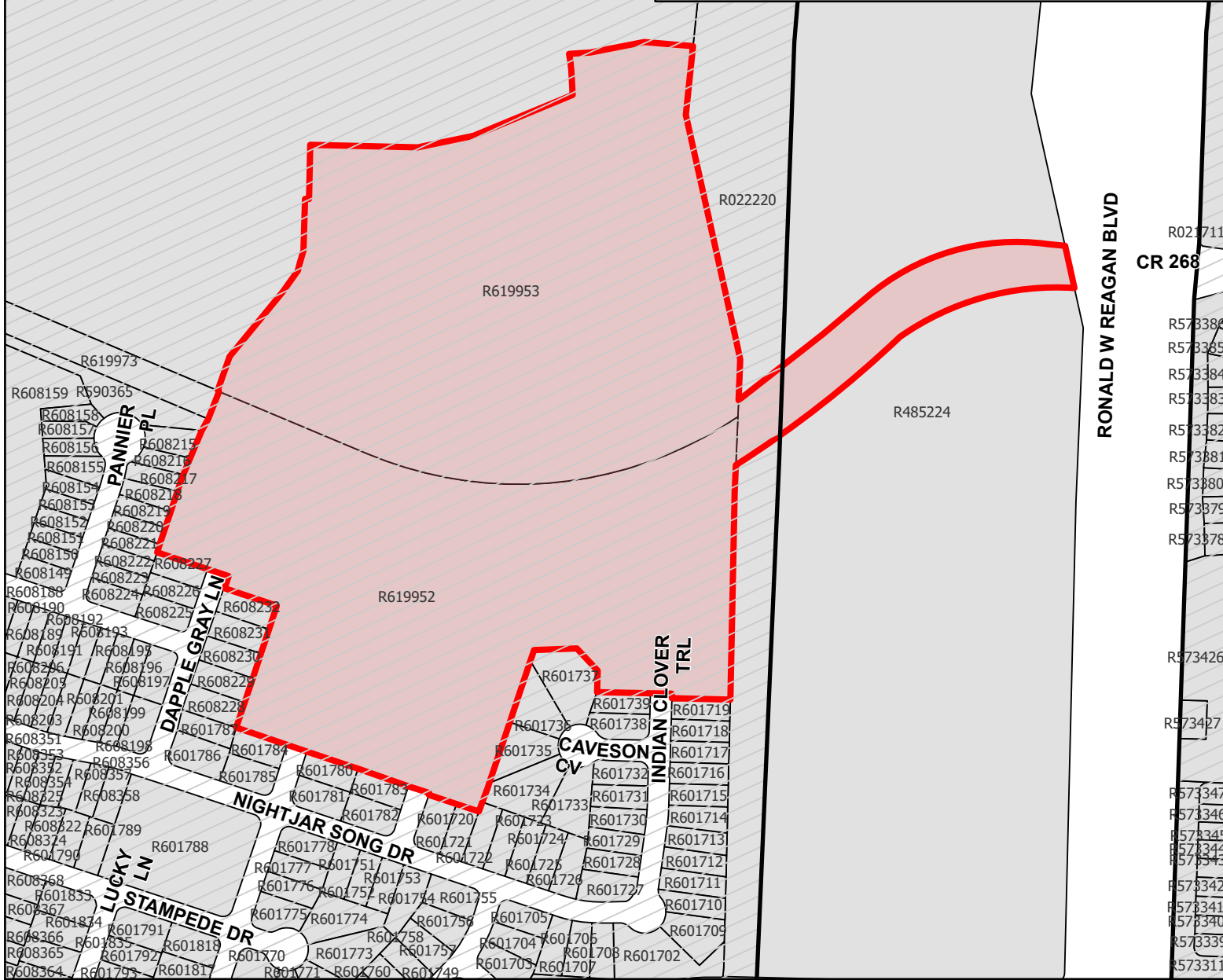
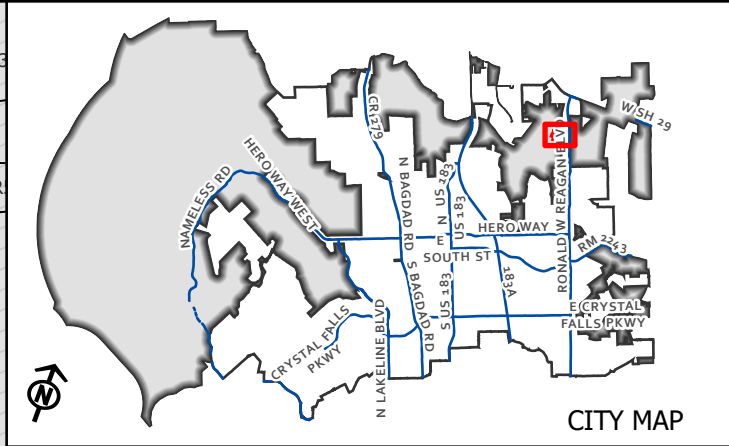
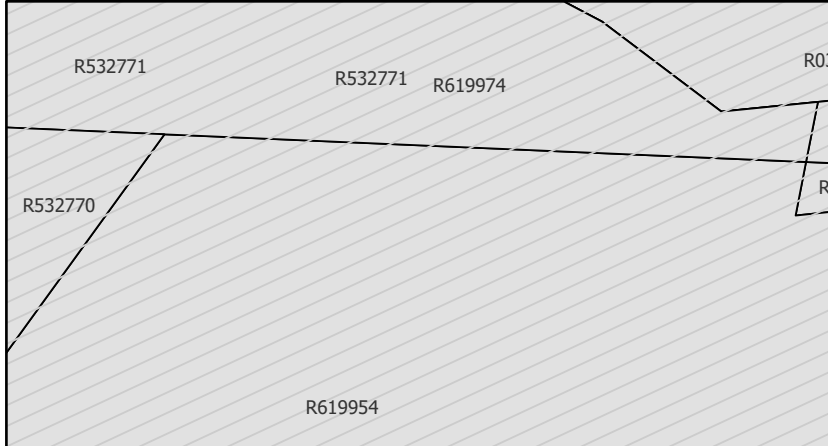
NOTES:

- 1) THE RESIDENTIAL LOTS IN THIS SUBDIVISION ARE WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
- 2) A 10' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY FOR RESIDENTIAL LOTS, AND A 10' WIDE P.U.E., LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT WILL BE DEDICATED ON ALL NON RESIDENTIAL LOTS AND A 2.5' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG THE SIDEYARDS OF THE PROPOSED LOTS.
- 3) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- 4) IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES AS DEPICTED IN THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT TO CREATION OF LEANDER MUNICIPAL UTILITY DISTRICTS NO. 1, 2, AND 3, AND DEVELOPMENT OF THE BAR W RANCH CONSENT AGREEMENT.
- 5) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BEAR JUICE VIEW, CLEAR POND VIEW, CORRIENTE PATH, DAPPLE GRAY LANE, DEWLAP COURT, INDIAN CLOVER TRAIL, LIGHTNING VIEW, STAMP IRON AVENUE, & RANGE BOSS WAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE SIX (6') FOOT ON COLLECTOR AND ARTERIAL STREETS AND FIVE (5') FOOT MINIMUM ON LOCAL STREETS.
- 6) ANALYSIS OF THE SOUTH SAN GABRIEL RIVER WATERSHED WITH THIS DEVELOPMENT INDICATES THAT THERE IS NO INCREASE IN THE RIVER WATER SURFACE ELEVATION FOR THE 2, 10, 25 AND 100-YR STORM EVENTS. THEREFORE THERE IS NO ADVERSE IMPACT TO THE RIVER AND DETENTION IS NOT NECESSARY FOR THIS DEVELOPMENT.
- 7) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 8) POA/HOA, THE LEANDER MUD #2, OR HOMEOWNERS MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS.
- 9) 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.
- 10) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 11) DEVELOPMENT OF THIS TRACT IS SUBJECT TO COMPLIANCE WITH 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) AS RECORDED IN DOC # 20150089728.
- 12) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 13) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 14) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 28, BLOCK Q, LOT 16, BLOCK MM, LOT 20, BLOCK LL, LOT 14, BLOCK NN, LOT 8, BLOCK RR AND LOT 18, BLOCK PP.
- 15) THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015101121.
- 16) THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 17) THE MUD ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 18) FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA CALCULATED WITH A DEPTH OF TEN FEET (10') INTO THE LANDSCAPE LOT 28, BLOCK Q, LOT 16, BLOCK MM, LOT 20, BLOCK LL, LOT 14, BLOCK NN, LOT 18, BLOCK PP AND LOT 8, BLOCK RR, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- 19) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON 03/11/2021.
- 20) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 21) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 22) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 23) NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- 24) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE MUD.
- 25) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 26) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- 27) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN PUBLIC RIGHTS-OF-WAY AND PUBLIC SIDEWALK EASEMENTS.

SHEET NO. 6 OF 6



PATH-J: AC3D\5041\SURVEY\PLAT - PHASE 5.dwg



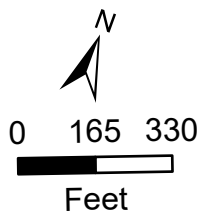
CASE: 21-FP-008

ATTACHMENT #2

BAR W. PH 5

Site Location

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 herein provided.



- Subject Area
- Notified Lots
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., 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:

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Continental Homes of Texas, LP (Adib Khoury).

RECOMMENDATION:

This final plat includes 56 Single-Family lots, 1 Lift Station lot, 1 HOA Parkland lot and 1 HOA Parkland/Drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

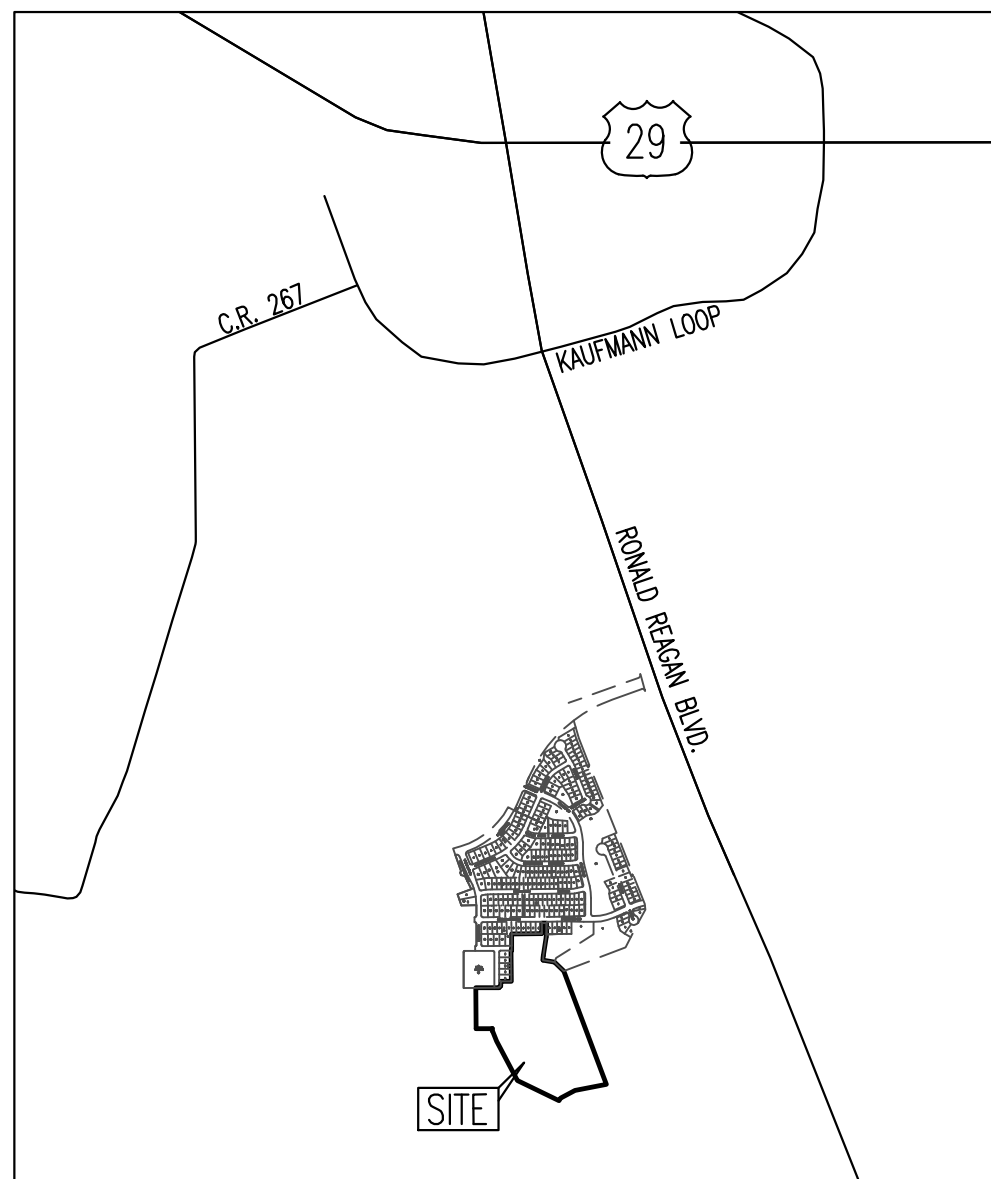
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
2. Location Exhibit



VICINITY MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
By: CHTEX OF TEXAS, INC.
10700 PECAN PARK BLVD., STE 400
AUSTIN, TEXAS 78750-1227
PHONE: (512)-345-4663

OWNER:
LEANDER MUNICIPAL UTILITY DISTRICT NO. 1

OWNER:
LEANDER MUNICIPAL UTILITY DISTRICT NO. 3

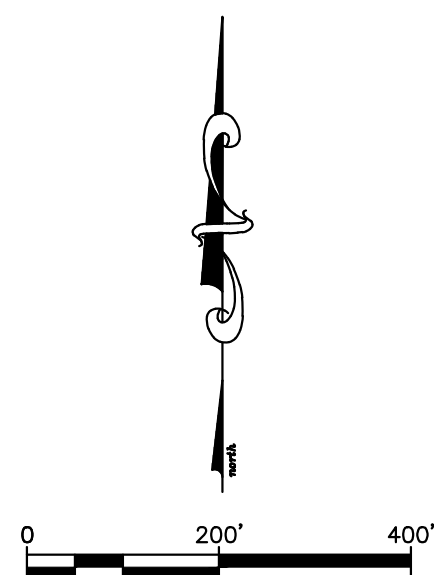
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

SUBMITTAL DATE: MARCH 30, 2020

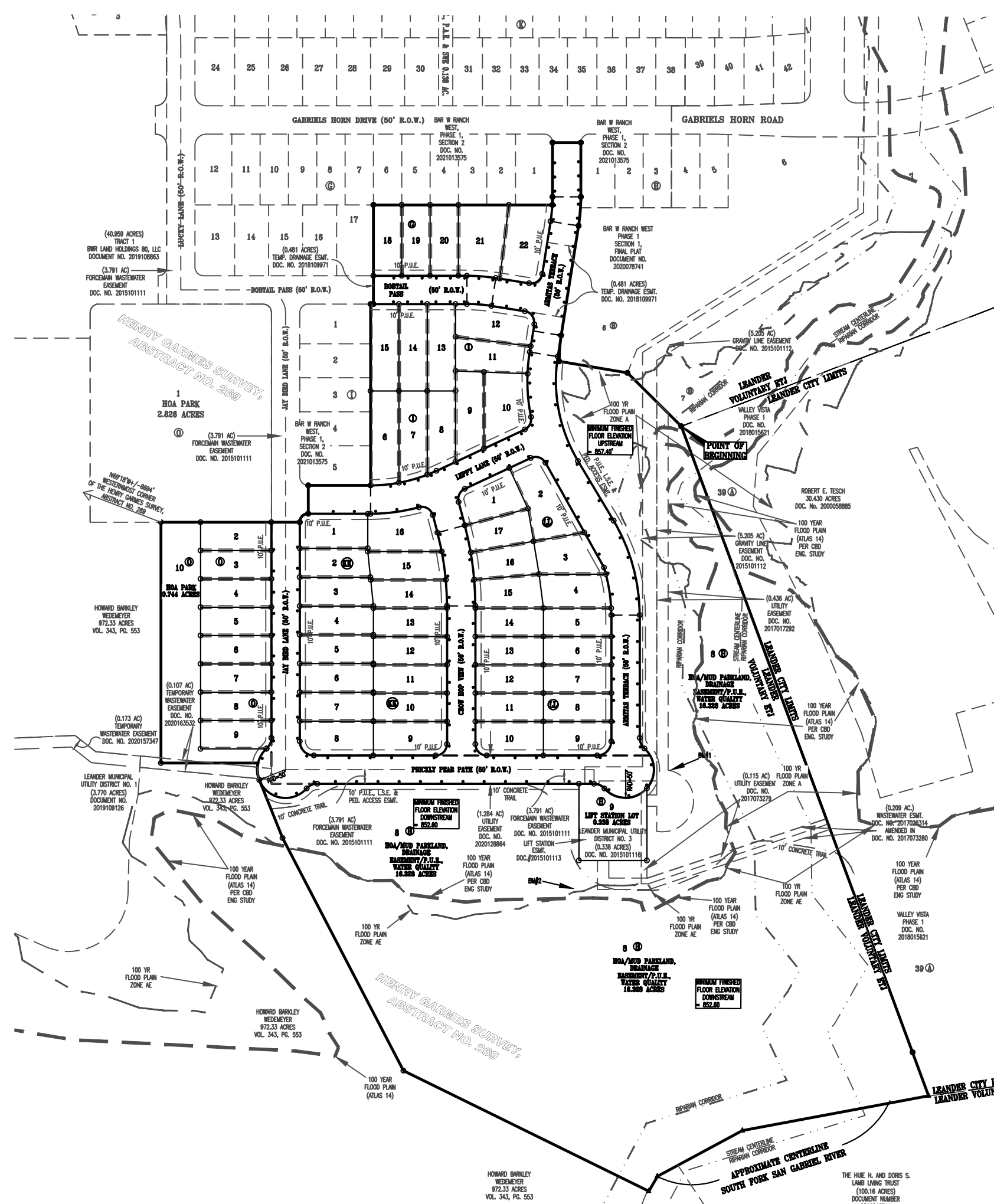
BENCHMARK #1
CAPPED IRON ROD
NORTHING: 10,195,289.99
EASTING: 3,084,919.28
ELEVATION: 850.78'
NAD 83, NAVD88, GEOID 03,
TEXAS STATE PLANE CENTRAL ZONE

BENCHMARK #2
CAPPED IRON ROD
NORTHING: 10,195,080.09
EASTING: 3,084,749.13
ELEVATION: 848.54'
NAD 83, NAVD88, GEOID 03,
TEXAS STATE PLANE CENTRAL ZONE

BAR W RANCH WEST PHASE 6 FINAL PLAT



SCALE: 1" = 200'



INDEX:
SHEET 1 - COVER SHEET AND PROJECT INFORMATION
SHEET 2 - SUBDIVISION PORTION OF PROJECT AND LINE AND CURVE TABLE
SHEET 3 - LEGAL DESCRIPTION AND ENGINEER/SURVEYOR CERTIFICATION
SHEET 4 - NOTES AND SIGNATURE BLOCKS

TOTAL ACREAGE: 30.374 ACRES
SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269
F.E.M.A. MAP NO. 48491C0455F
WILLAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED: DECEMBER 20, 2019

TOTAL OF LOTS :	59	
NO. OF SINGLE FAMILY LOTS:	56	8.943 AC.
NO. OF HOA/MUD PARKLAND, P.U.E., D.E. & W.Q.E. LOTS:	1	16.328 AC.
NO. OF HOA PARKLAND LOTS:	1	0.744 AC.
NO. OF LIFT STATION LOTS:	1	0.338 AC.
NO. OF BLOCKS:	6	

STREET NAME	LINEAR FOOTAGE	PAVEMENT WIDTH	DESIGNATION
ARMITAS TERRACE	1,137 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
PRICKLY PEAR PATH	600 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
LEPPY LANE	482 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
CROW HOP VIEW	477 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
JAY BIRD LANE	437 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
BOBTAIL PASS	317 L.F.	28' FOC-FOC	LOCAL (PUBLIC)

SHEET NO. 1 OF 4



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying

5501 West William Cannon ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

0 100' 200'
SCALE: 1" = 100'

BAR W RANCH WEST PHASE 6 FINAL PLAT

SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- BENCHMARK
- 5' SIDEWALK (UNLESS OTHERWISE NOTED)
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN (ATLAS 14)
- RIPARIAN CORRIDOR
- 10' CONCRETE TRAIL
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT

Line #	Length	Direction
L1	334.35	S79°06'31"W
L2	170.28	S61°24'32"W
L3	30.30	S29°47'16"W
L4	110.08	N22°12'34"W
L5	171.39	S89°41'20"W
L6	50.00	N00°18'40"W
L7	110.00	N89°41'20"E
L8	5.00	N89°41'20"E
L9	95.88	N00°18'40"W
L10	50.00	S00°18'40"E
L11	95.88	S00°18'40"E
L12	195.86	S08°43'01"W
L13	121.85	S80°47'35"E
L14	134.04	S45°35'39"E
L15	49.77	S08°43'01"W
L16	172.03	N64°41'32"E
L17	110.00	N89°41'20"E
L18	31.75	S15°18'28"E

Line #	Length	Direction
L19	128.59	N64°41'32"E
L20	42.50	S15°18'28"E
L21	59.77	N81°16'59"W
L22	165.02	N89°41'20"E
L23	165.02	N89°41'20"E
L24	59.77	N81°16'59"W
L25	93.91	N08°43'01"E
L26	66.69	N00°18'40"W
L27	60.52	S07°48'56"E
L28	37.83	S08°43'01"W
L29	122.90	S31°10'34"E
L30	135.42	S00°18'40"E
L31	120.00	N89°41'20"E
L32	127.34	N00°18'40"W
L33	78.70	N25°10'56"W
L34	58.62	N09°48'32"W
L35	58.76	N09°48'32"W

Line #	Length	Direction
(L50)	165.02	N89°41'20"E
(L51)	104.77	S81°16'59"E
(L52)	95.88	S00°18'40"E
(L53)	233.68	S08°43'01"W
(L54)	122.90	S31°10'34"E
(L55)	272.56	S00°18'40"E
(L56)	600.00	N89°41'20"E
(L57)	436.69	N00°18'40"W
(L58)	110.00	N89°41'20"E
(L59)	209.47	N64°41'32"E
(L60)	288.89	S00°18'40"E
(L61)	80.32	S15°18'28"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C55)	47.27	300.00	S85°47'50"E	47.22	23.68	90°14'1"
(C56)	47.27	300.00	N04°12'10"E	47.22	23.68	90°14'1"
(C57)	208.88	300.00	S11°13'46"E	204.69	108.87	39°53'35"
(C58)	161.61	300.00	N15°44'37"W	159.66	82.82	30°51'54"
(C59)	130.88	300.00	N77°11'26"E	129.85	66.50	24°59'48"
(C60)	137.41	525.00	N07°48'34"W	137.02	69.10	14°59'48"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	30.72	50.00	N04°23'06"W	30.24	15.86	35°11'58"
C2	23.56	15.00	N44°41'20"E	21.21	15.00	90°00'00"
C3	14.11	275.00	N01°09'33"E	14.11	7.06	2°56'26"
C4	51.21	325.00	S04°12'10"W	51.16	25.66	9°01'41"
C5	46.02	275.00	S03°55'21"W	45.97	23.07	9°35'20"
C6	115.30	325.00	S01°26'46"E	114.69	58.26	20°19'34"
C7	26.63	20.00	N26°32'29"E	24.71	15.71	76°18'06"
C8	21.03	25.00	S24°24'22"E	20.41	11.18	48°11'23"
C9	162.65	50.00	N44°41'20"E	99.85	897.21	186°22'46"
C10	21.03	25.00	N66°12'59"W	20.41	11.18	48°11'23"
C11	21.03	25.00	S65°35'38"W	20.41	11.18	48°11'23"
C12	162.65	50.00	S45°18'40"E	99.85	897.21	186°22'46"
C13	21.03	25.00	N23°47'01"E	20.41	11.18	48°11'23"
C14	119.98	275.00	N77°11'26"E	119.03	60.96	24°59'48"
C15	86.20	325.00	N82°05'26"E	85.95	43.36	15°11'49"
C16	31.49	20.00	N60°24'28"W	28.33	20.07	90°12'01"
C17	31.42	20.00	N36°16'59"W	28.28	20.00	90°00'00"
C18	43.33	275.00	N85°47'50"W	43.29	21.71	9°01'41"
C19	51.21	325.00	N85°47'50"W	51.16	25.66	9°01'41"
C20	31.42	20.00	N53°43'01"E	28.28	20.00	90°00'00"
C21	29.22	275.00	N05°40'23"E	29.20	14.62	6°05'15"
C22	130.87	500.00	N07°48'34"W	130.50	65.81	14°59'48"
C23	31.42	20.00	N44°41'20"E	28.28	20.00	90°00'00"
C24	39.27	25.00	S45°18'40"E	35.36	25.00	90°00'00"
C25	27.93	20.00	S24°41'32"W	25.71	16.78	80°00'00"
C26	39.27	25.00	N44°41'20"E	35.36	25.00	90°00'00"
C27	29.95	20.00	N72°24'04"W	27.23	18.59	85°48'49"
C28	85.54	275.00	N09°13'18"W	85.19	43.12	17°49'17"
C29	143.96	550.00	N07°48'34"W	143.55	72.39	14°59'48"
C30	191.47	275.00	S11°13'46"E	187.63	99.80	39°53'35"
C31	175.08	325.00	N15°44'37"W	172.97	89.72	30°51'54"
C32	38.49	325.00	S05°19'28"W	38.46	19.27	6°47'06"
C33	76.81	325.00	S04°50'19"E	76.63	38.58	13°32'28"
C34	17.63	275.00	N66°31'43"E	17.63	8.82	3°40'22"
C35	52.07	275.00	N73°47'21"E	51.99	26.11	10°50'53"
C36	50.28	275.00	N84°27'04"E	50.21	25.21	10°28'32"
C37	12.23	275.00	N16°51'29"W	12.23	6.12	2°32'55"
C38	60.86	275.00	N09°14'37"W	60.74	30.56	12°40'49"
C39	12.44	275.00	N01°36'26"W	12.44	6.22	2°35'32"
C40	46.38	550.00	N02°43'37"W	46.37	23.20	4°49'53"
C41	51.21	325.00	N85°47'50"W	51.16	25.66	9°01'41"
C43	48.70	550.00	N07°40'46"W	48.69	24.37	5°04'25"
C44	0.85	50.00	N47°23'25"E	0.85	0.43	0°58'36"
C45	101.68	50.00	N80°14'34"W	85.04	80.82	116°30'58"
C46	29.40	50.00	N30°03'30"E	28.98	15.14	33°41'14"
C47	78.19	50.00	N03°42'04"W	70.46	49.65	89°35'58"
C48	84.46	50.00	N89°29'19"E	74.77	56.30	96°46'48"
C49	48.63	550.00	N12°44'58"W	48.62	24.33	5°03'59"
C50	0.24	550.00	N15°17'43"W	0.24	0.12	0°01'30"
C51	34.16	500.00	N13°21'03"W	34.15	17.08	3°54'50"
C52	50.54	500.00	N08°29'54"W	50.51	25.29	5°47'28"
C53	46.18	500.00	N02°57'25"W	46.16	23.11	5°17'30"
C54	31.42	20.00	S45°18'40"E	28.28	20.00	90°00'00"

SHEET NO. 2 OF 4

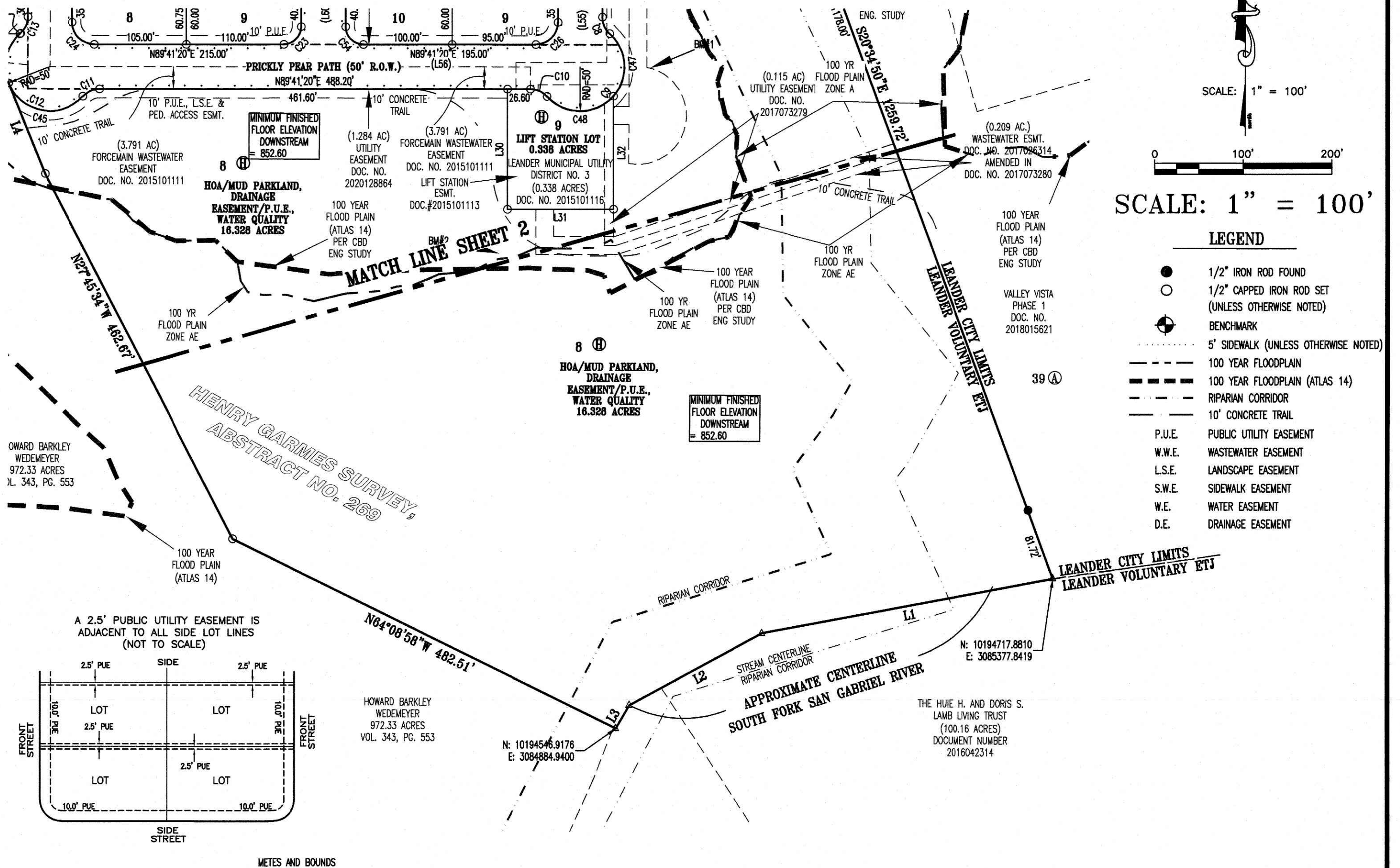
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160
Surveying Austin, Texas 78749 Fax No. (512) 280-5165

PATH-J: \5042\SURVEY\PLAT - PHASE 6.DWG

BAR W RANCH WEST PHASE 6 FINAL PLAT



BEING ALL OF THAT CERTAIN 30.374 ACRE TRACT OR PARCEL OF LAND, OUT OF AND A PART THE OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 26.727 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 2021052679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON (O.P.R.W.C.T.X.), BEING ALSO ALL OF A CALLED 0.338 ACRE TRACT OF LAND CONVEYED TO LEANDER MUNICIPAL UTILITY DISTRICT NO. 3 IN DOCUMENT NUMBER 2015101116 (O.P.R.W.C.T.X.), BEING ALSO ALL OF A CALLED 3.567 ACRE TRACT OF LAND CONVEYED TO LEANDER MUNICIPAL UTILITY DISTRICT NO. 1 IN DOCUMENT NUMBER 2019109125 (O.P.R.W.C.T.X.), AND BEING ALSO ALL OF A CALLED 0.080 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. IN DOCUMENT NUMBER 2018080349 (O.P.R.W.C.T.X.), SAID 30.374 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AN EASTERN CORNER OF SAID 26.727 ACRE TRACT, BEING THE SOUTHERNMOST CORNER OF LOT 7, BLOCK H OF BAR W RANCH WEST, PHASE 1, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020078741 (O.P.R.W.C.T.X.), AND BEING ALSO THE WESTERNMOST CORNER OF LOT 39, BLOCK A OF VALLEY VISTA PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2018015621 (O.P.R.W.C.T.X.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 26.727 ACRE TRACT, SAID LOT 39 AND SAID 1.000 ACRE TRACT, S20°34'50"E, AT A PASSING DISTANCE OF 1178.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AND CONTINUING FOR A TOTAL DISTANCE OF 1259.72 FEET, BEING A SOUTHEASTERN CORNER OF SAID 26.727 ACRE TRACT, SAME BEING A SOUTHWESTERN CORNER OF SAID LOT 39, AND BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF A CALLED 100.16 ACRE TRACT OF LAND CONVEYED TO THE HUIE H. AND DORIS S. LAMB LIVING TRUST IN DOCUMENT NUMBER 2016042314 (O.P.R.W.C.T.X.), AND BEING ALSO THE APPROXIMATE CENTER LINE OF THE SOUTH FORK OF THE SAN GABRIEL RIVER,

THENCE, WITH THE SAID APPROXIMATE CENTERLINE OF THE SOUTH FORK OF THE SAN GABRIEL RIVER, WITH THE COMMON BOUNDARY LINE OF SAID 26.727 ACRE TRACT, SAID 3.567 ACRE TRACT, SAID 100.16 ACRE TRACT, AND A CALLED 120 ACRE TRACT OF LAND CONVEYED TO PALMERA BLUFF DEVELOPMENT IN DOCUMENT NUMBER 2015093788 (O.P.R.W.C.T.X.), FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S79°06'31"W, A DISTANCE OF 334.35 FEET TO A CALCULATED POINT,
2. S61°24'32"W, A DISTANCE OF 170.28 FEET TO A CALCULATED POINT, AND
3. S29°47'16"W, A DISTANCE OF 30.30 FEET TO A CALCULATED POINT, BEING A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 972.33 ACRE TRACT, SAME BEING A SOUTHERN CORNER OF SAID 3.567 ACRE TRACT, BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF SAID 120 ACRE TRACT, AND BEING ALSO A POINT IN THE APPROXIMATE CENTERLINE OF SAID SOUTH FORK OF THE SAN GABRIEL RIVER,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 26.727 ACRE TRACT AND SAID 3.567 ACRE TRACT AND CROSSING 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 (D.R.W.C.T.X.), THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. N84°08'58"W, A DISTANCE OF 482.51 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
2. N27°45'34"W, A DISTANCE OF 462.67 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
3. N22°12'34"W, A DISTANCE OF 110.08 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT CURVATURE, FOR A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 30.72 FEET, AND WHOSE CHORD BEARS N04°23'06"W, A DISTANCE OF 30.24 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
5. S89°41'20"W, A DISTANCE OF 171.39 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
6. N00°18'40"W, A DISTANCE OF 425.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A WESTERN CORNER OF SAID 26.727 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF LOT 1, BLOCK O OF BAR W RANCH WEST, PHASE 1, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021013575 (O.P.R.W.C.T.X.),

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 26.727 ACRE TRACT AND SAID BAR W RANCH WEST, PHASE 1, SECTION 2, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. N89°41'20"E, A DISTANCE OF 245.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS N44°41'20"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
3. N00°18'40"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
4. N89°41'20"E, A DISTANCE OF 110.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
5. N00°18'40"W, A DISTANCE OF 320.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
6. N89°41'20"E, A DISTANCE OF 5.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 26.727 ACRE TRACT AND BEING ALSO A SOUTHWESTERN CORNER OF SAID 0.080 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 0.080 ACRE TRACT, SAID 26.727 ACRE TRACT AND SAID BAR W RANCH WEST, PHASE 1, SECTION 2, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. N00°18'40"W, A DISTANCE OF 175.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
2. N89°41'20"E, A DISTANCE OF 315.72 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 14.11 FEET, AND WHOSE CHORD BEARS N01°09'33"E, A DISTANCE OF 14.11 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
4. N00°18'40"W, A DISTANCE OF 95.88 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
5. N89°41'30"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
6. S00°18'40"E, A DISTANCE OF 95.88 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, BEING A POINT ON AN EASTERN BOUNDARY LINE OF SAID 26.727 ACRE TRACT AND BEING ALSO A WESTERN CORNER OF LOT 1, BLOCK H OF SAID BAR W RANCH WEST, PHASE 1, SECTION 2,

THENCE, CONTINUING WITH THE COMMON BOUNDARY OF SAID 26.727 ACRE TRACT AND SAID BAR W RANCH WEST, PHASE 1, SECTION 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 51.21 FEET, AND WHOSE CHORD BEARS S04°12'10"W, A DISTANCE OF 51.16 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
2. S08°43'01"W, A DISTANCE OF 195.86 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 46.02 FEET, AND WHOSE CHORD BEARS S03°55'21"W, A DISTANCE OF 45.97 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
4. S80°47'35"E, A DISTANCE OF 121.85 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
5. S45°35'39"E, A DISTANCE OF 134.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.374 ACRES OF LAND.

FLOOD PLAIN NOTE: A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C 0455F FOR WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, LEE A. WHITED, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

ENGINEERING BY:

LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
lee@cbdeng.com

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF 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 TITLE POLICY GF # 1023106-2, WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2021, HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

SHEET NO. 3 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165

PATH-J: \5042\SURVEY\PLAT - PHASE 6.dwg

BAR W RANCH WEST PHASE 6 FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN A. SPARROW, ASSISTANT SECRETARY, AND BEING OWNERS OF THAT CERTAIN 26.727 ACRE TRACT OF LAND, SAVE AND EXCEPT A 0.338 ACRE TRACT OF LAND, OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2021052679, AND A 0.080 ACRE PORTION OF A CALLED 72.809 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2018080349, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THAT LEANDER MUNICIPAL UTILITY DISTRICT NO. 1, BEING THE OWNERS OF THAT CERTAIN 3.567 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019109125, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND LEANDER MUNICIPAL UTILITY DISTRICT NO.3, BEING THE OWNERS OF THAT CERTAIN 0.338 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2015101116, OFFICIAL PUBLIC 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:

"BAR W RANCH WEST PHASE 6, FINAL PLAT"

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.


JOHN A. SPARROW, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TX, 78750

LEANDER MUNICIPAL UTILITY DISTRICT NO. 1

BY: _____
ITS _____

LEANDER MUNICIPAL UTILITY DISTRICT NO. 3

BY: _____
ITS _____

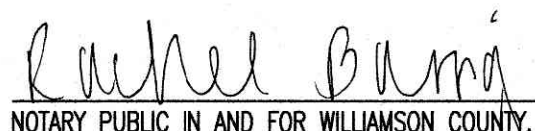
NOTE-LEANDER MUNICIPAL UTILITY DISTRICT NO. 3, AS THE OWNER OF 0.338 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 9, BLOCK H "LIFT STATION LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT, CERTIFYING THERE ARE NO LIENHOLDERS ON THE LAND, AND TO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH 0.338 ACRES FOR USE AS SHOWN ON THIS PLAT.

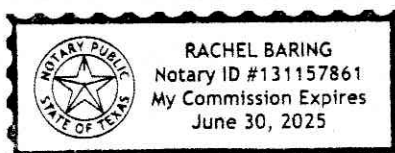
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. SPARROW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 10 DAY OF February, 2022, A.D.


NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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

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

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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

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

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

NOTES:

- 1) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
- 2) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAYS INCLUDING ALL NON-RESIDENTIAL LOTS AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 3) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- 4) IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES AS DEPICTED IN THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT TO CREATION OF LEANDER MUNICIPAL UTILITY DISTRICTS NO. 1, 2, AND 3, AND DEVELOPMENT OF THE BAR W RANCH CONSENT AGREEMENT.
- 5) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ARMITAS TERRACE, PRICKLY PEAR PATH, LEPPY LANE, CROW HOP VIEW, JAY BIRD LANE, AND BOBTAIL PASS. THOSE SIDEWALKS NOT ADJUTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE SIX (6') FOOT ON COLLECTOR AND ARTERIAL STREETS AND FIVE (5') FOOT MINIMUM ON LOCAL STREETS.
- 6) ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST- DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
- 7) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 8) POA/HOA MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS.
- 9) 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.
- 10) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 11) DEVELOPMENT OF THIS TRACT IS SUBJECT TO COMPLIANCE WITH 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) AS RECORDED IN DOC # 2015089728.
- 12) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 13) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 14) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 15) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 8, BLOCK "H" AND LOT 10, BLOCK "O".
- 16) THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015101121.
- 17) THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 18) THE MUD ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 19) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 03/11/2021.
- 20) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 21) LOT 2, BLOCK LL IS PROHIBITED ACCESS TO ARMITAS TERRACE AND MAY ONLY TAKE ACCESS TO LEPPY LANE.
- 22) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 23) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 24) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE MUD.
- 25) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 26) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- 27) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN THE PUBLIC RIGHTS-OF-WAY AND PUBLIC SIDEWALK EASEMENTS.
- 28) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED MAY 22, 2020 BY DETERMINING FUTURE PLANNED AND ESTIMATED FUTURE DEVELOPMENT.
- 29) A 10' PEDESTRIAN ACCESS EASEMENT AND 10' LANDSCAPE EASEMENT IS DEDICATED ALONG THE RIGHT-OF-WAY OF ALL NON-RESIDENTIAL LOTS IN THIS SUBDIVISION.

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.

JOHN COSGROVE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. TERRON EVERTSON, P.E., D.R., C.F.M.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY E. 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 OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

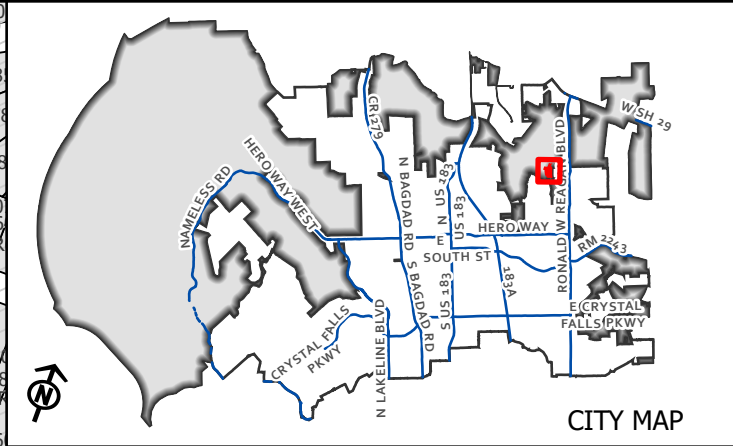
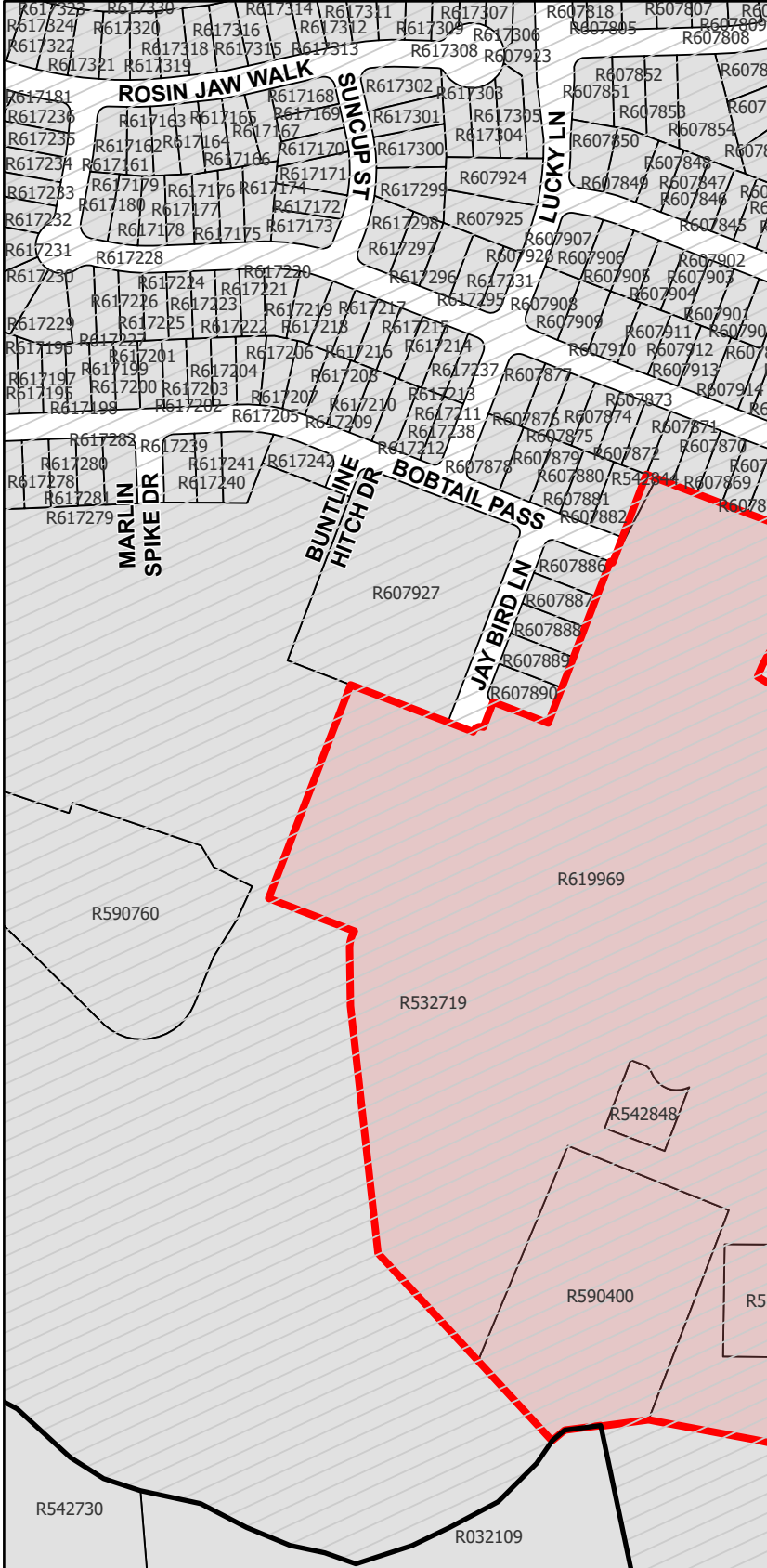
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

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

SHEET NO. 4 OF 4



PATH-J:\5042\SURVEY\PLAT - PHASE 6.dwg



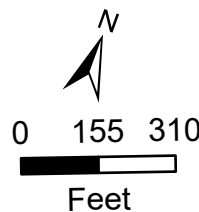
CASE: 21-FP-011

ATTACHMENT #2

BAR W. PH 6

Site Location

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 herein provided.



- Subject Area
- Notified Lots
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-020 regarding Valley Vista East Phase 2 Final Plat on one parcel of land approximately 35.54 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021710; generally located to the east of the intersection of Gabriels Horn Road and Ronald W Reagan Blvd, to the east of the Valley Vista East Phase 1 subdivision, 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.

HISTORY/TIMELINE:

06/17/2021 Zoning, Concept Plan & Preliminary Plat Approved

APPLICANT/AGENT:

Jones & Carter (David Peek, PE) on behalf of GFO Homes, Austin Division

RECOMMENDATION:

This final plat includes thirteen single-family lots (including 97 units), eleven landscape/HOA lots, one public parkland lot, and one water quality pond lot. 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 Exhibit

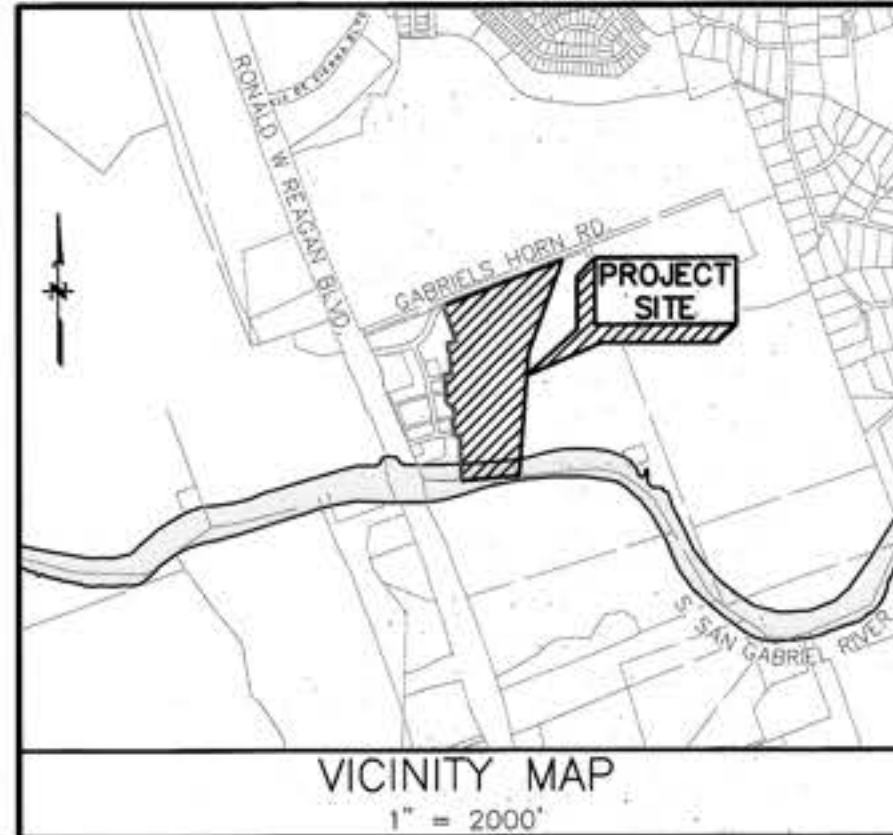
VALLEY VISTA EAST, PHASE 2 FINAL PLAT

Date of Submittal: July 6, 2021

Developer and Owner:
GFO HOMES
AUSTIN DIVISION
8310 N. Capital of Texas Hwy
Bldg. 1, Suite 225
Austin, Texas 78731
(512) 887-1250
Attn:

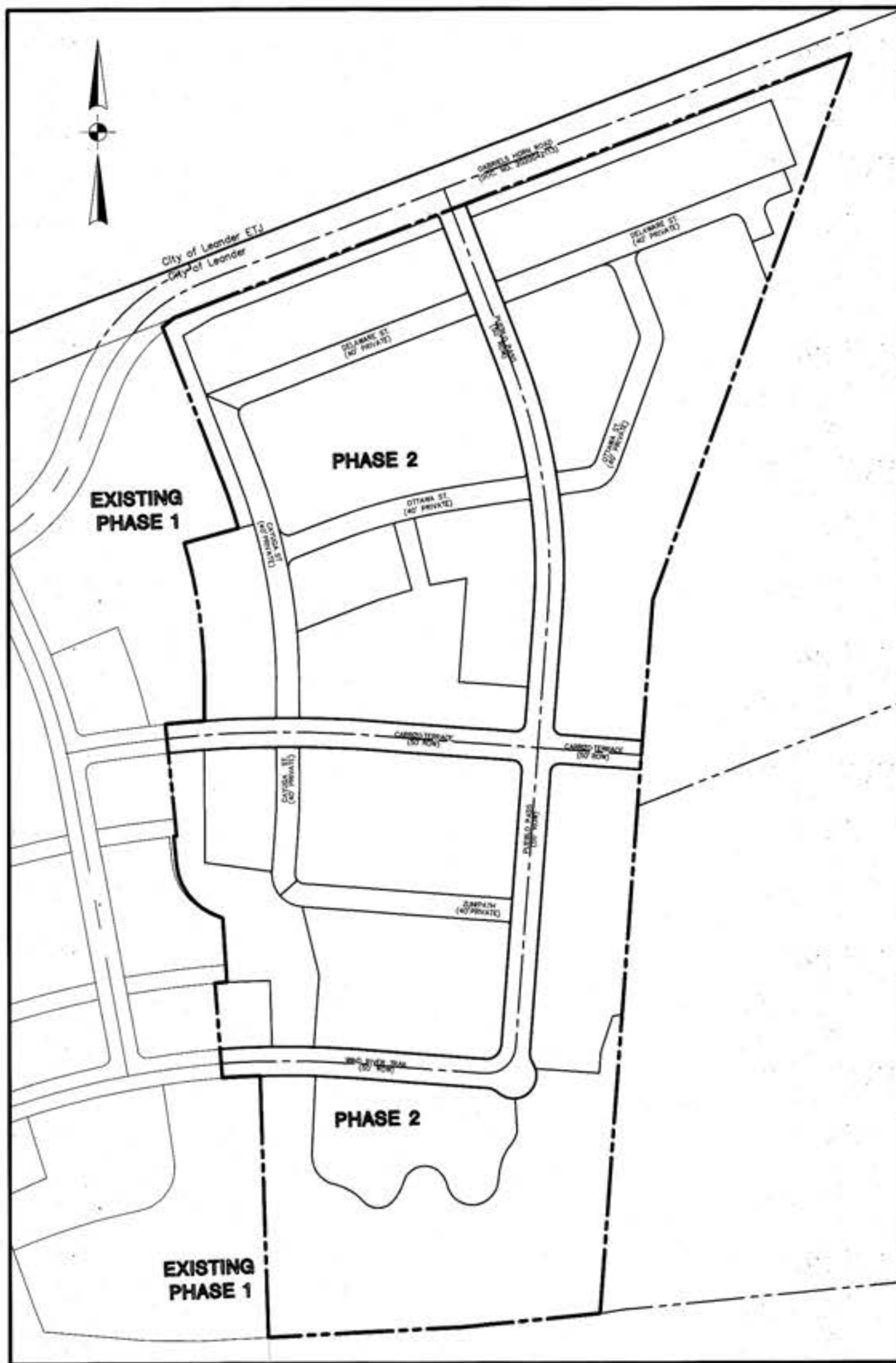
Engineer:
JONES/CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: David Peek, PE

Surveyor:
JONES/CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: Rex L. Hackett, RPLS



SHEET INDEX

1. Cover
2. Final Plat
3. Easement Exhibit
4. Detail Sheet
5. Survey Tables & Meets and Bounds
6. Signatures and Plat Notes



0 200 400 600

SCALE 1"=200'

PARKLAND DEDICATION					
DETACHED CONDOMINIUMS	PARKLAND REQUIRED	PARKLAND PROPOSED	FLOODPLAIN ACRES	PARKLAND CREDITED	PARKLAND DEFICIT/SURPLUS
97	3.40	5.84	3.68	4.00	0.605

STREET TABLE

PUBLIC STREETS		
NAME	LENGTH (LF)	SIDEWALK
CARRIZO TERRACE	827	4'
PUEBLO PASS	1,521	4'
WIND RIVER TRAIL	498	4'

PRIVATE HOA ALLEYS		
NAME	LENGTH (LF)	SIDEWALK
CAYUGA ST	855	4'
DELAWARE ST	1,049	4'
OTTAWA ST	1,010	4'
ZUNI PATH	417	4'

LAND USE	ACREAGE	BLOCK ID	NO. OF LOTS IN BLOCK	LOT ID'S IN THIS BLOCK
SINGLE FAMILY LIMITED CONDO REGIME	6.54	A	5	2, 5, 7, 8, 9
SINGLE FAMILY LIMITED CONDO REGIME	4.77	B	4	1, 3, 5, 7
SINGLE FAMILY LIMITED CONDO REGIME	1.82	C	1	3
SINGLE FAMILY LIMITED CONDO REGIME	6.10	D	3	2, 4, 6
TOTAL	19.23		13	
HOA PRIVATE ROAD/DRAINAGE	1.36	A	3	3, 4, 6
HOA PRIVATE ROAD/DRAINAGE	0.59	B	2	2, 4
HOA PRIVATE ROAD/DRAINAGE	0.99	D	2	3, 5
TOTAL	2.94		7	
HOA LANDSCAPE	0.50	A	1	1
HOA LANDSCAPE	0.76	D	1	1
TOTAL	1.26		2	
HOA PARKLAND/DRAINAGE	1.66	A	1	10
HOA PARKLAND/DRAINAGE	1.17	B	1	6
TOTAL	2.83		2	
PUBLIC PARKLAND/DRAINAGE	4.50	C	1	2
HOA WATER QUALITY DRAINAGE	1.44	C	1	1
HOA PRIVATE ALLEY/DRAINAGE	0.00		0	
COMMERCIAL	0.00		0	
LIFT STATION	0.00		0	
RIGHT OF WAY	3.28		0	
STREET DEDICATION	0.06		0	
SUBDIVISION TOTAL	35.54		26	

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES SCALED FROM N: 10196243.810, E: 3085850.885, ELEV: 877.275 WITH A COMBINED SCALE FACTOR IS 1.0001335064.

BENCHMARK NOTE:

TEMPORARY BENCHMARK FOR THIS SURVEY IS A NAIL SET IN THE SOUTH RIGHT OF WAY OF GABRIELS HORN ROAD, LOCATED APPROXIMATELY 403 FEET SOUTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. (ELEVATION=900.12) (NAVD 88 DATUM)

SHEET 1 OF 6

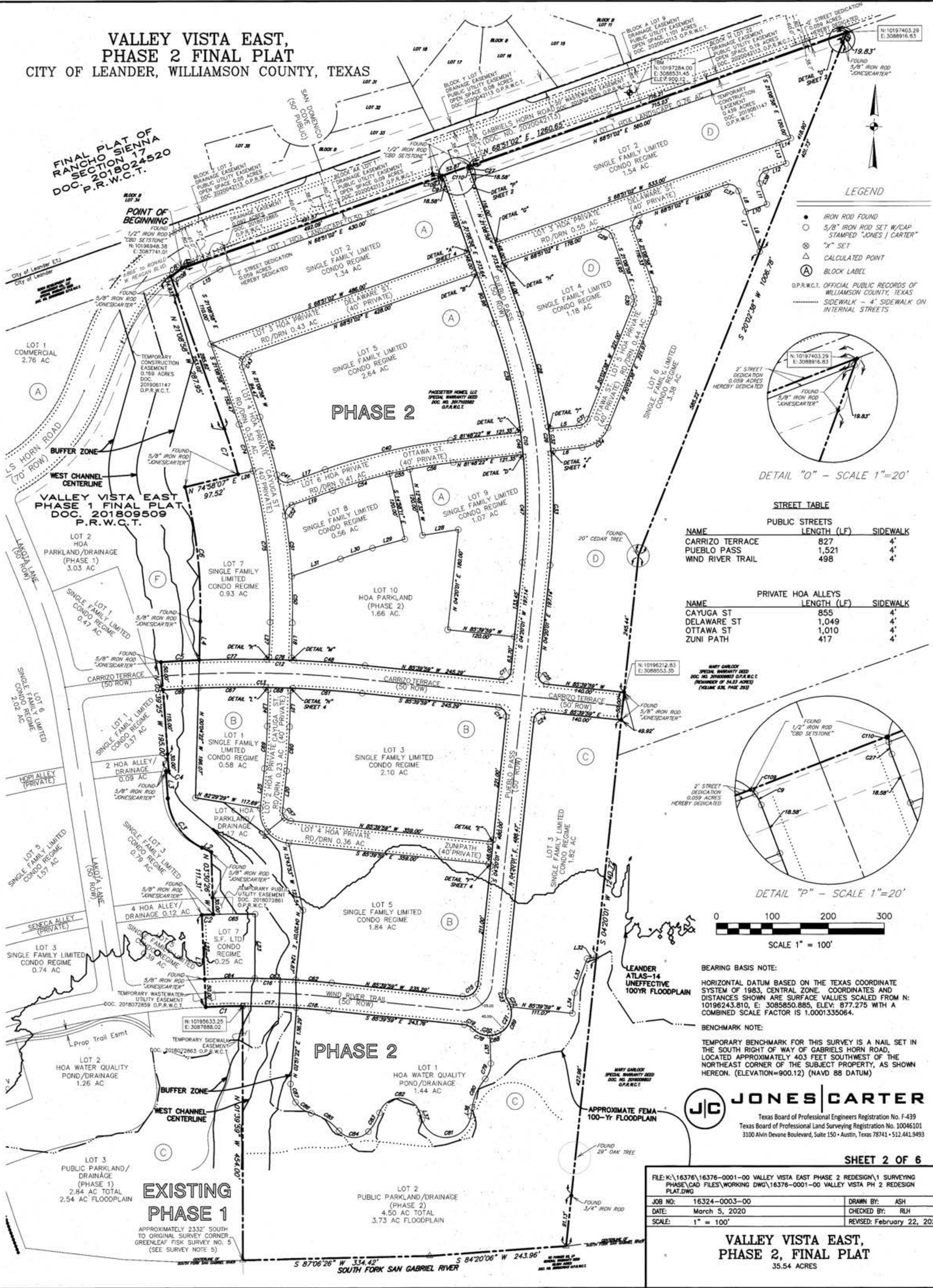
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JOB NO:	16376-0001-00	DRAWN BY:	ASH
DATE:	March 5, 2021	CHECKED BY:	RUH
SCALE:	Not to Scale	REVISED:	February 22, 2022

**VALLEY VISTA EAST,
PHASE 2, FINAL PLAT**
35.54 ACRES

VALLEY VISTA EAST, PHASE 2 FINAL PLAT CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

FINAL PLAT OF
RANCHO SIENNA
SECTION 17
DOC. 2018024520
P.R.W.C.T.



LEGEND

- IRON ROD FOUND
 - 5/8" IRON ROD SET W/CAP
STAMPED "JONES | CARTER"
 - ⊗ "X" SET
 - △ CALCULATED POINT
 - Ⓐ BLOCK LABEL
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- SIDEWALK - 4' SIDEWALK ON
INTERNAL STREETS

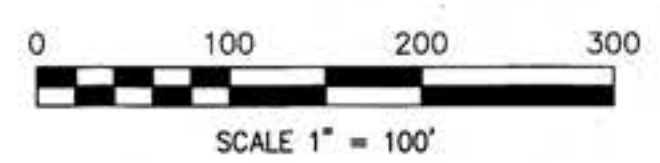
DETAIL "O" - SCALE 1"=20'

STREET TABLE

PUBLIC STREETS			
NAME	LENGTH (LF)	SIDEWALK	
CARRIZO TERRACE	827	4'	
PUEBLO PASS	1,521	4'	
WIND RIVER TRAIL	498	4'	

PRIVATE HOA ALLEYS			
NAME	LENGTH (LF)	SIDEWALK	
CAYUGA ST	855	4'	
DELAWARE ST	1,049	4'	
OTTAWA ST	1,010	4'	
ZUNI PATH	417	4'	

DETAIL "P" - SCALE 1"=20'



BEARING BASIS NOTE:

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BENCHMARK NOTE:

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J/C

JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 2 OF 6

FILE: K:\16376\16376-0001-00 VALLEY VISTA EAST PHASE 2 REDESIGN\1 SURVEYING PHASE\CAD FILES\WORKING DWG\16376-0001-00 VALLEY VISTA PH 2 REDESIGN PLAT.DWG			
JOB NO:	16324-0003-00	DRAWN BY:	ASH
DATE:	March 5, 2020	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	February 22, 2022

**VALLEY VISTA EAST,
PHASE 2, FINAL PLAT**
35.54 ACRES

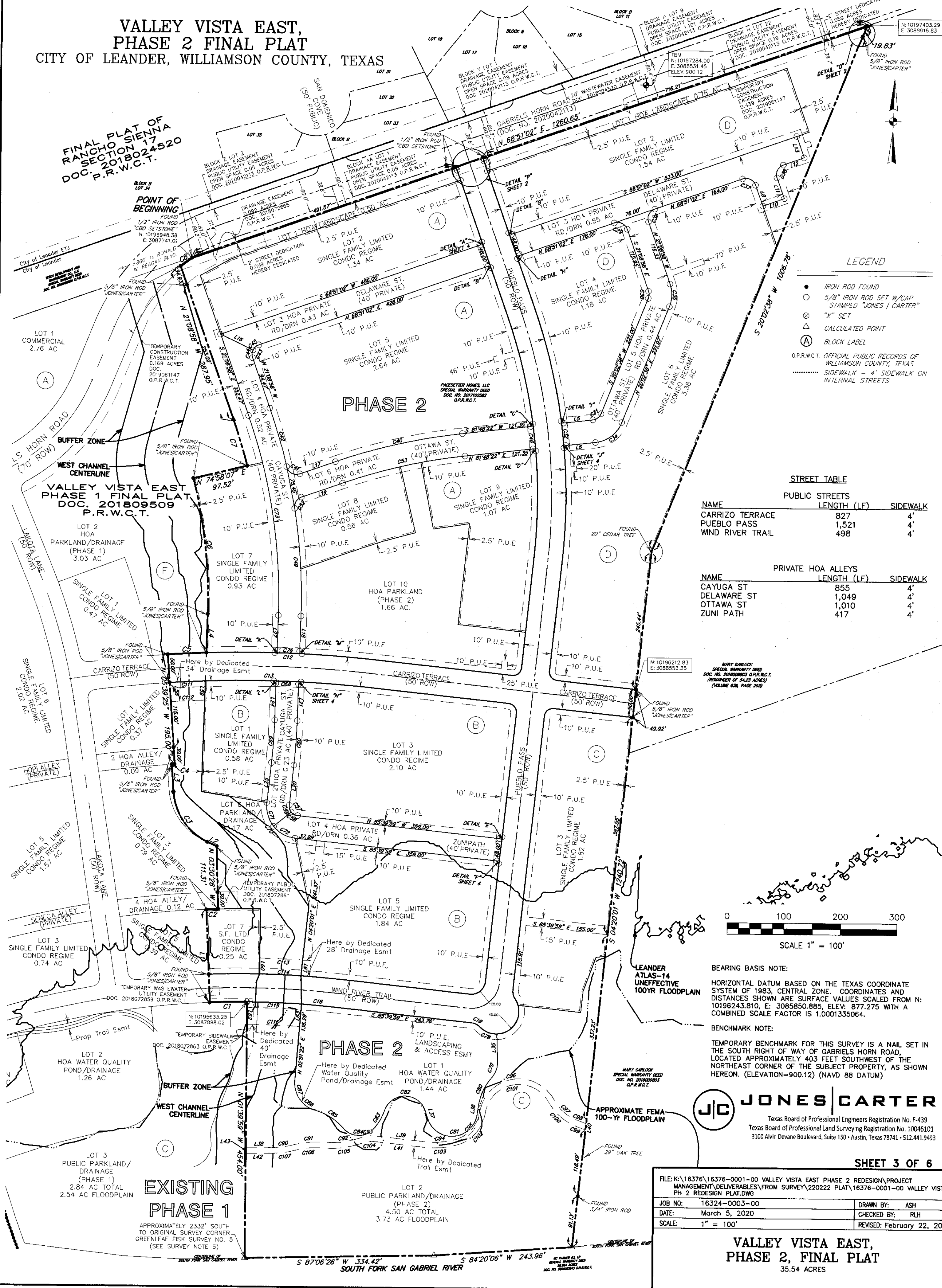
**EXISTING
PHASE 1**

APPROXIMATELY 2332' SOUTH
TO ORIGINAL SURVEY CORNER
GREENLEAF FISK SURVEY NO. 5
(SEE SURVEY NOTE 5)

S 87°06'26" W 334.42'
S 84°20'06" W 243.96'
SOUTH FORK SAN GABRIEL RIVER

VALLEY VISTA EAST, PHASE 2 FINAL PLAT CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

FINAL PLAT OF
RANCHO SIENNA
SECTION 17
DOC. 2018024520
P.R.W.C.T.



LEGEND

- IRON ROD FOUND
 - 5/8" IRON ROD SET W/CAP STAMPED "JONES | CARTER"
 - ⊗ "X" SET
 - △ CALCULATED POINT
 - Ⓐ BLOCK LABEL
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
..... SIDEWALK - 4' SIDEWALK ON INTERNAL STREETS

STREET TABLE

NAME	PUBLIC STREETS	LENGTH (LF)	SIDEWALK
CARRIZO TERRACE	827		4'
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WIND RIVER TRAIL	498		4'

PRIVATE HOA ALLEYS

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BEARING BASIS NOTE:

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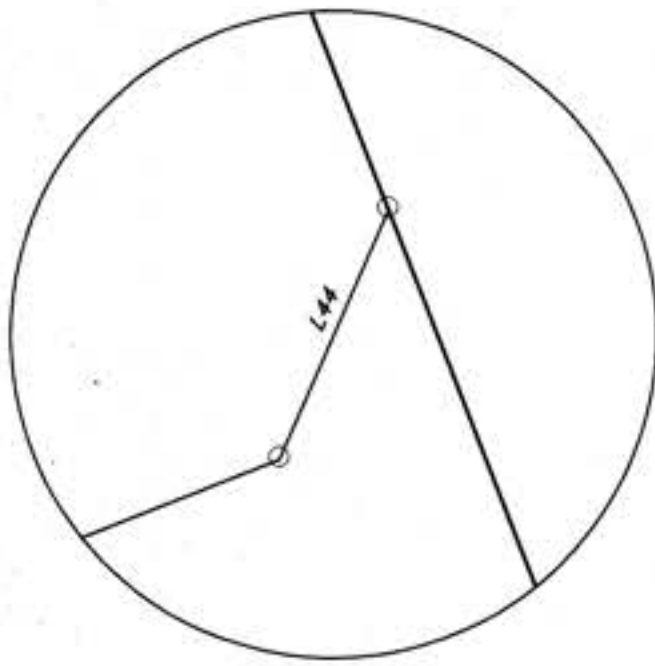


SHEET 3 OF 6

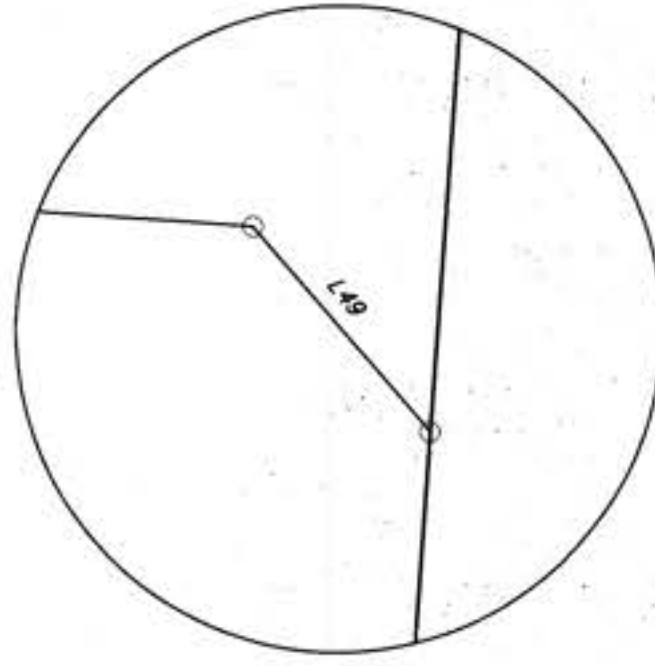
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JOB NO: 16324-0003-00	DRAWN BY: ASH
DATE: March 5, 2020	CHECKED BY: RLH
SCALE: 1" = 100'	REVISED: February 22, 2022

VALLEY VISTA EAST,
PHASE 2, FINAL PLAT
35.54 ACRES

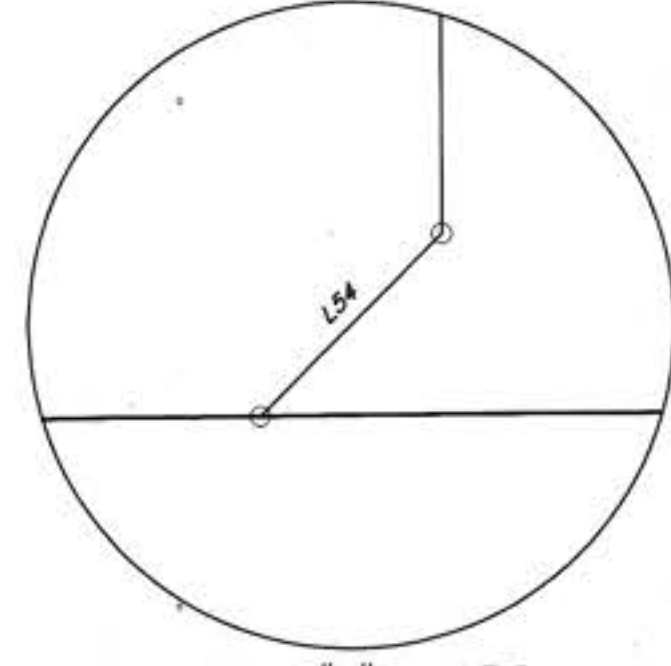
**VALLEY VISTA EAST,
PHASE 2 FINAL PLAT**
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



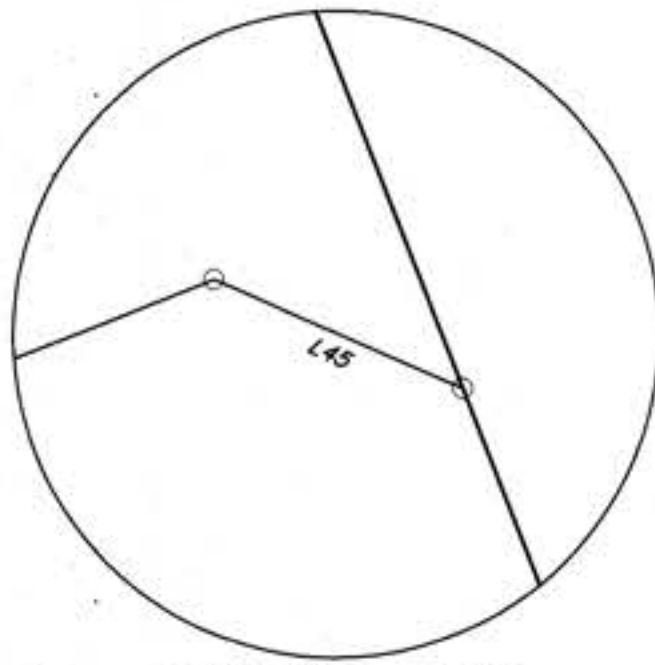
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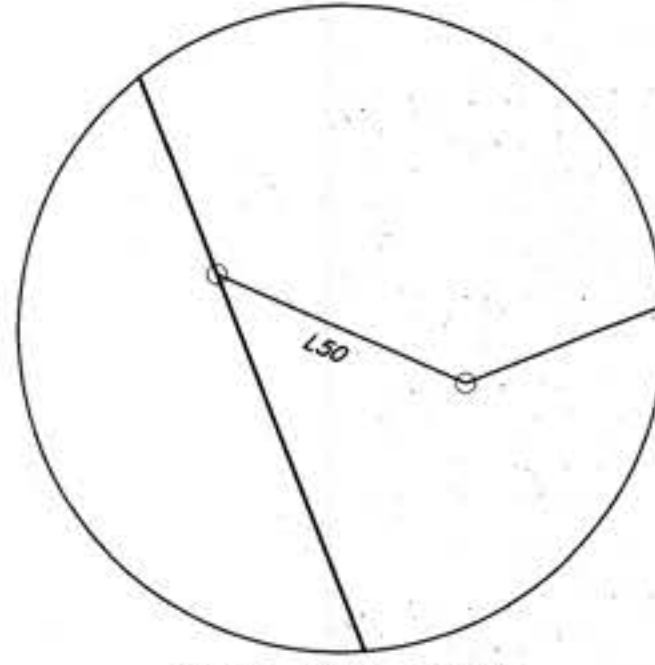
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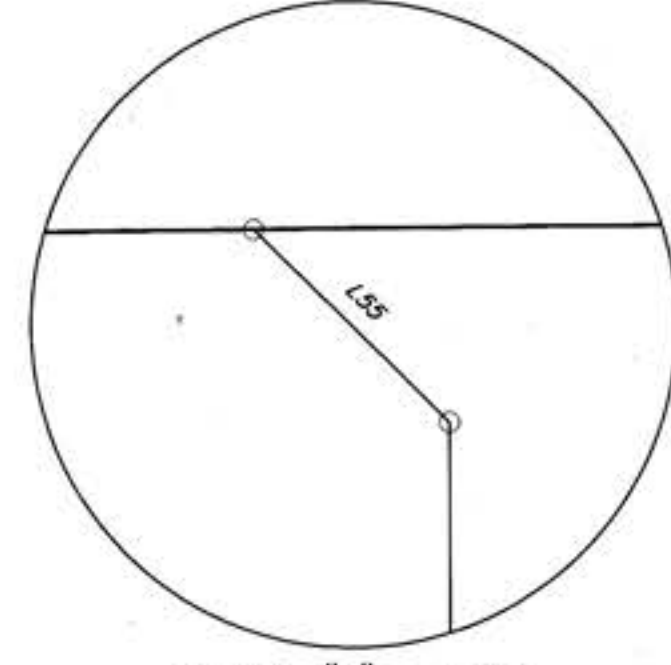
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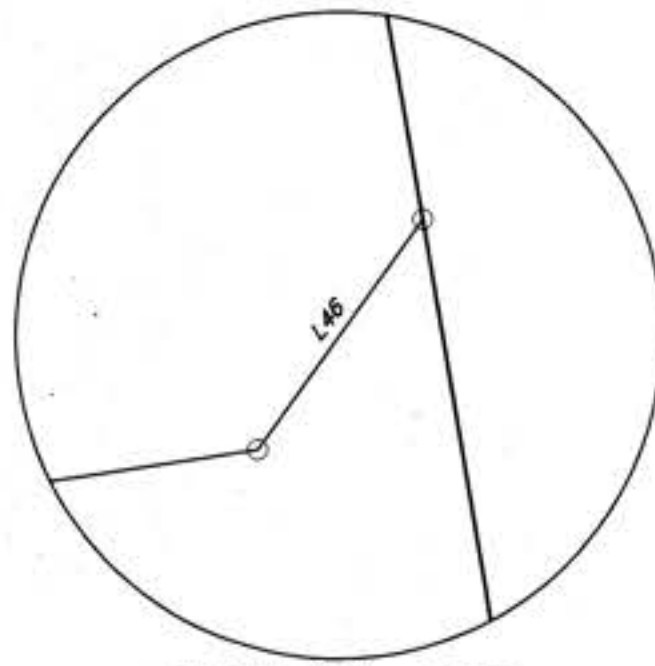
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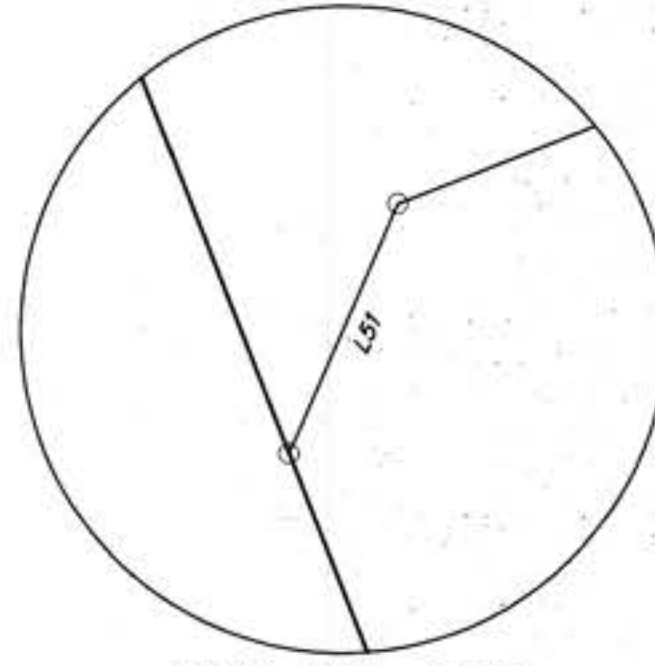
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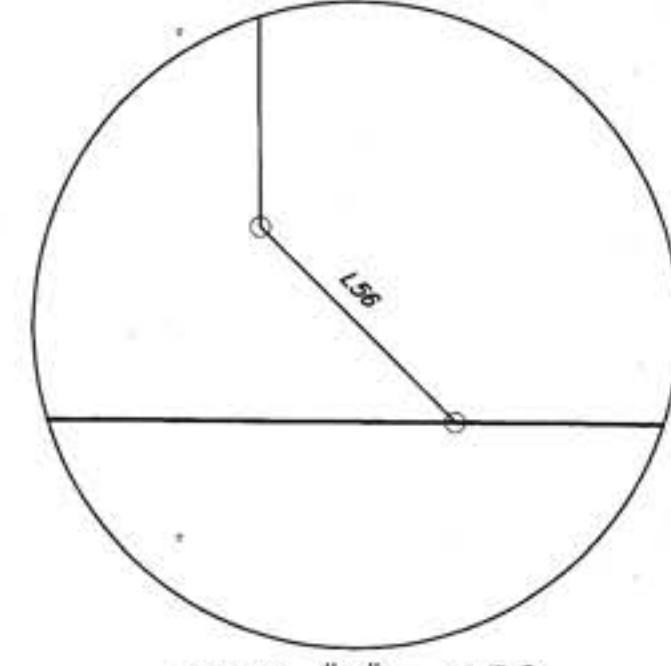
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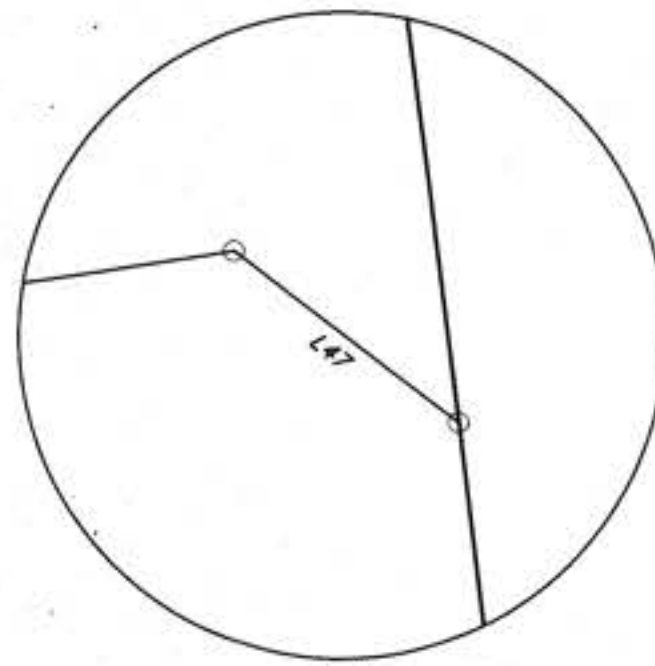
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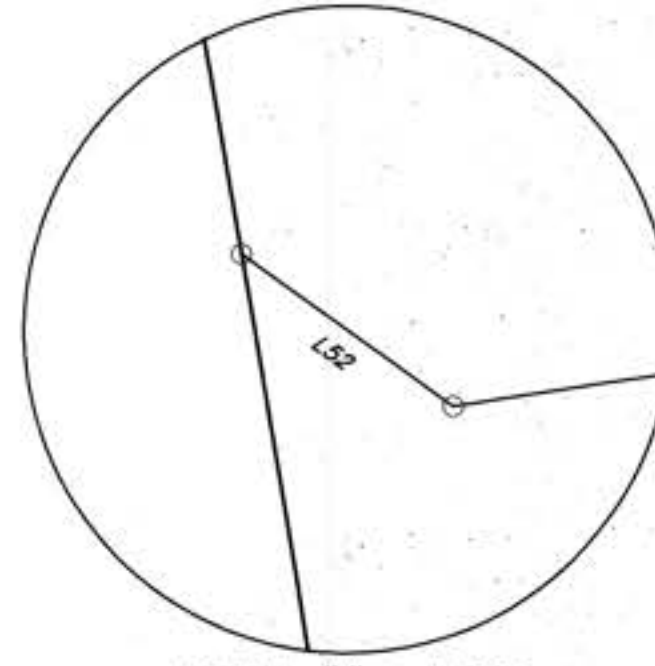
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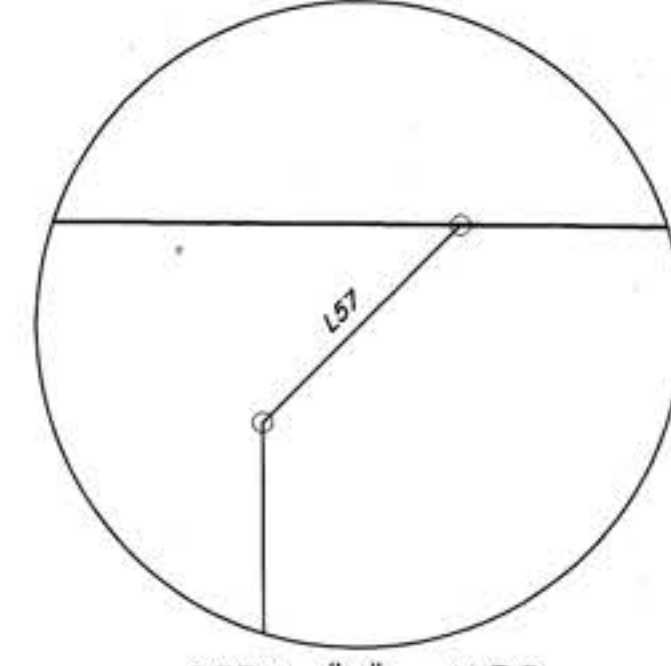
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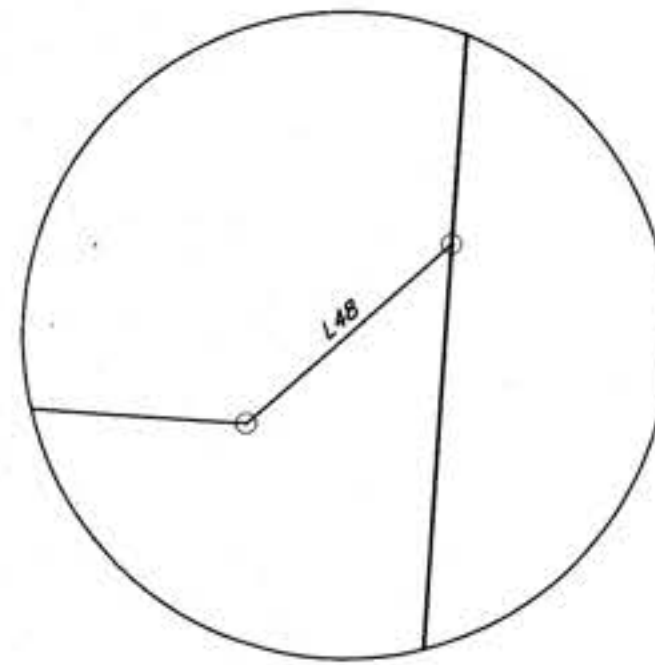
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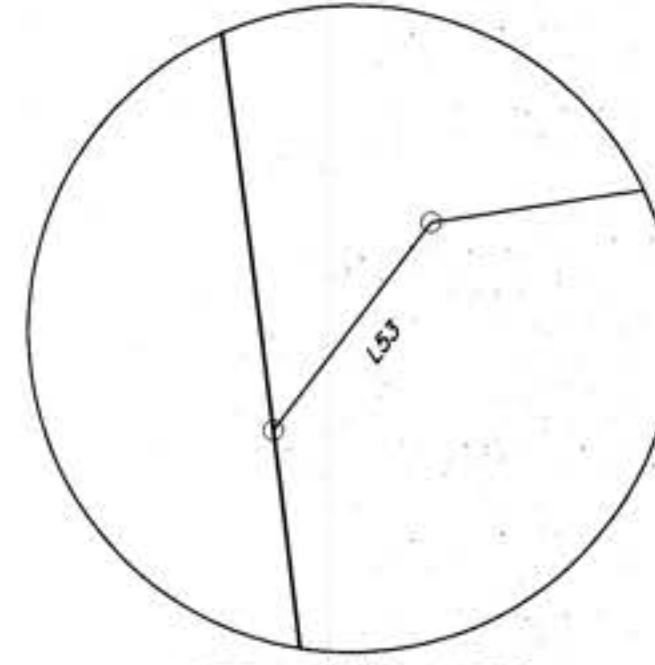
DETAIL "I" - N.T.S.



DETAIL "N" - N.T.S.



DETAIL "E" - N.T.S.



DETAIL "J" - N.T.S.

J/C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 4 OF 6

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JOB NO: 16376-0001-00	DRAWN BY: ASH
DATE: March 5, 2021	CHECKED BY: RLH
SCALE: Not to Scale	REVISED: February 22, 2022
VALLEY VISTA EAST, PHASE 2, FINAL PLAT 35.54 ACRES	

**VALLEY VISTA EAST,
PHASE 2 FINAL PLAT**
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°12'29" W	165.00'
L2	S 66°42'13" E	18.35'
L3	N 05°48'48" W	48.57'
L4	N 00°05'54" W	68.92'
L5	S 81°48'22" W	51.81'
L6	N 81°48'22" E	52.41'
L7	S 21°08'58" E	114.22'
L8	S 21°08'58" E	39.00'
L9	S 21°08'58" E	75.22'
L10	N 68°51'02" E	40.00'
L11	N 21°08'58" W	39.00'
L12	N 68°51'02" E	39.00'
L13	N 21°08'58" W	40.00'
L14	S 68°51'02" W	23.00'
L15	N 59°23'18" E	60.83'
L16	S 66°08'58" E	64.02'
L17	S 68°51'02" W	66.23'
L18	N 00°05'54" W	62.60'
L19	N 68°51'02" E	77.15'
L20	N 04°19'57" E	71.30'
L21	N 00°05'54" W	64.96'
L22	N 04°19'57" E	115.00'
L23	S 01°23'29" E	115.01'
L24	S 00°05'54" E	65.23'
L25	S 04°19'57" W	71.30'
L26	N 74°58'07" E	27.63'
L27	S 00°05'54" E	62.68'
L28	S 79°20'55" W	64.75'
L29	S 79°20'55" W	64.75'
L30	S 73°01'53" W	60.00'
L31	S 69°26'45" W	60.00'
L32	S 68°51'02" W	92.54'
L33	S 80°10'12" W	16.35'
L34	S 18°33'07" W	65.15'
L35	S 04°20'01" W	36.84'
L36	S 03°37'06" E	49.76'
L37	S 06°39'08" W	15.78'
L38	N 18°14'49" W	11.84'
L39	N 87°36'13" E	47.80'
L40	S 85°17'03" E	82.10'
L41	S 04°20'01" W	10.68'
L42	N 85°17'03" W	82.10'
L43	S 87°36'13" W	47.92'
L44	N 01°39'59" W	10.00'
L45	S 23°51'02" W	5.66'
L46	N 66°08'58" W	5.66'
L47	S 35°58'48" W	5.89'
L48	S 52°22'04" E	5.89'
L49	S 49°20'01" W	5.66'
L50	S 40°39'59" E	5.66'
L51	N 66°08'58" W	5.66'
L52	N 23°51'02" E	5.66'
L53	N 53°58'25" W	5.44'
L54	N 37°35'09" E	5.44'
L55	S 44°59'34" W	5.36'
L56	S 45°21'03" E	5.73'
L57	N 44°43'18" W	5.75'
L58	N 45°26'06" E	5.81'
L59	N 05°39'25" W	34.00'
L60	S 00°04'22" E	34.07'
L61	N 01°21'53" W	28.05'
L62	S 04°20'19" W	28.02'
L63	S 02°51'22" W	40.00'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	2°13'30"	1475.00'	S 87°03'16" W	65.86'
C2	0°43'04"	1640.00'	N 86°08'02" E	20.54'
C3	60°53'25"	106.00'	N 36°15'30" W	107.42'
C4	0°09'23"	1900.00'	N 84°15'54" E	5.19'
C5	1°51'50"	2095.00'	N 85°16'30" E	68.15'
C6	16°03'33"	865.00'	N 08°07'40" W	241.65'
C7	5°06'22"	962.50'	N 18°35'47" W	85.75'
C8	5°32'57"	265.00'	N 51°28'05" E	25.66'
C9	17°08'39"	15.00'	S 29°43'17" E	4.47'
C10	25°28'58"	975.00'	S 08°24'29" E	430.08'
C11	90°00'00"	15.00'	S 49°20'01" W	21.21'
C12	8°07'35"	2095.00'	N 89°43'47" W	296.89'
C13	9°59'25"	2045.00'	N 89°20'18" E	356.12'
C14	90°00'00"	15.00'	S 40°39'59" E	21.21'
C15	90°00'00"	25.00'	S 49°20'01" W	35.36'
C16	8°33'30"	1525.00'	N 89°56'44" W	227.58'
C17	3°44'45"	1475.00'	N 89°43'37" E	96.41'
C18	2°15'15"	1475.00'	S 86°47'37" E	58.03'
C19	39°42'54"	25.00'	S 65°48'32" E	16.98'
C20	69°42'54"	40.00'	S 80°48'32" E	45.72'
C21	82°01'28"	40.00'	N 23°19'17" E	52.50'
C22	17°41'27"	40.00'	N 26°32'10" W	12.30'
C23	39°42'54"	25.00'	N 15°31'27" W	16.98'
C24	90°00'00"	15.00'	N 49°20'01" E	21.21'
C25	90°00'00"	15.00'	N 40°39'59" W	21.21'
C26	25°28'58"	1025.00'	N 08°24'29" W	452.13'
C27	17°01'28"	15.00'	N 12°38'14" W	4.44'
C28	11°37'32"	1025.00'	N 15°20'12" W	207.62'
C29	90°00'00"	18.00'	S 66°08'58" E	25.46'
C30	41°11'36"	18.00'	S 00°33'10" E	12.66'
C31	61°45'44"	18.00'	S 50°55'30" W	16.48'
C32	2°39'36"	1025.00'	S 08°11'38" E	47.58'
C33	11°11'51"	1025.00'	N 01°15'55" W	200.00'
C34	61°45'44"	57.00'	N 50°55'30" E	58.51'
C35	41°11'36"	57.00'	N 00°33'10" W	40.10'
C36	90°00'00"	18.00'	N 23°19'17" E	25.46'
C37	90°00'00"	18.00'	S 66°08'58" E	25.46'
C38	90°00'00"	18.00'	N 23°19'17" E	25.46'
C39	11°31'55"	975.00'	S 15°21'00" E	195.91'
C40	12°57'20"	1020.00'	S 25°19'43" W	230.15'
C41	96°03'25"	18.00'	N 63°07'15" W	26.77'
C42	6°03'25"	1020.00'	N 18°07'15" W	107.78'
C43	90°00'00"	18.00'	N 23°19'17" E	25.46'
C44	45°00'00"	18.00'	N 01°21'02" E	13.78'
C45	45°00'00"	18.00'	N 46°21'02" E	13.78'
C46	2°50'50"	975.00'	S 08°11'38" E	48.45'
C47	11°06'14"	975.00'	S 01°13'06" E	188.66'
C48	3°30'03"	2095.00'	N 87°25'01" W	127.99'
C49	10°45'18"	1020.00'	N 05°28'33" W	191.18'
C50	4°40'41"	1020.00'	N 02°26'14" W	83.26'
C51	6°04'37"	1020.00'	N 07°48'53" W	108.13'
C52	79°42'14"	18.00'	N 28°59'56" E	23.07'
C53	12°57'20"	980.00'	N 75°19'42" E	221.12'
C54	6°10'47"	980.00'	N 71°56'26" E	105.65'
C55	5°09'39"	980.00'	N 76°06'39" E	36.96'
C56	4°36'54"	980.00'	N 79°29'55" E	78.91'
C57	89°59'56"	17.00'	N 40°40'01" W	24.04'
C58	45°52'35"	17.00'	N 62°43'42" W	13.25'
C59	44°07'22"	17.00'	N 17°43'44" W	12.77'
C60	4°25'51"	1020.00'	N 07°02'02" E	78.86'
C61	3°28'30"	2045.00'	S 87°24'15" E	124.01'
C62	2°25'54"	1525.00'	N 86°52'57" W	64.72'
C63	2°44'42"	1525.00'	N 89°28'15" W	73.06'
C64	3°22'54"	1525.00'	S 87°27'57" W	89.99'
C65	2°37'12"	1643.49'	N 87°48'14" E	75.14'
C66	1°46'23"	2045.11'	N 85°14'37" E	63.29'
C67	3°23'27"	2045.11'	N 87°48'44" E	121.01'
C68	1°21'03"	2045.00'	S 89°49'01" E	48.21'
C69	4°25'51"	980.00'	S 02°07'02" W	75.77'
C70	89°59'56"	57.00'	S 40°40'01" E	80.61'
C71	44°59'58"	57.00'	S 18°10'02" E	43.63'
C72	44°59'58"	57.00'	S 63°10'00" E	43.63'
C73	21°03'04"	980.00'	N 10°37'26" W	358.04'
C74	5°04'42"	980.00'	S 18°36'37" E	86.83'
C75	15°58'22"	980.00'	S 08°05'05" E	272.32'
C76	1°18'30"	2095.00'	S 89°49'17" E	47.84'
C77	3°19'03"	2095.00'	S 87°51'57" W	121.28'
C78	47°40'01"	40.00'	S 69°47'05" E	32.33'
C79	43°05'25"	40.00'	S 17°55'37" W	29.38'
C80	32°49'11"	99.00'	S 23°03'43" W	55.94'
C81	155°06'03"	45.00'	S 84°12'10" W	87.88'
C82	145°12'08"	38.00'	S 89°09'08" W	72.52'
C83	25°00'47"	90.00'	S 29°03'28" W	38.98'
C84	96°25'19"	35.00'	S 89°46'31" W	52.19'
C85	34°28'40"	100.00'	N 59°15'10" W	59.27'
C86	39°53'21"	50.00'	N 56°32'49" W	34.11'
C87	39°27'31"	50.00'	N 16°52'23" W	33.76'
C88	22°02'54"	40.00'	N 25°21'27" E	15.30'
C89	82°01'28"	40.00'	N 23°19'17" E	52.50'
C90	14°16'59"	150.00'	N 80°27'44" E	37.30'
C91	19°39'47"	160.00'	N 83°09'08" E	54.64'
C92	24°12'10"	150.00'	N 80°52'57" E	62.89'
C93	25°56'06"	70.00'	N 81°44'54" E	31.42'
C94	20°49'22"	150.00'	N 84°18'16" E	54.21'
C95	67°14'23"	60.00'	N 40°16'22" E	66.44'
C96	143°03'40"	70.00'	N 78°10'58" E	132.79'
C97	34°28'17"	80.00'	N 47°31'21" E	47.41'
C98	1°28'14"	970.88'	S 70°21'57" E	24.92'
C99	14°45'45"	106.30'	N 69°53'39" W	27.31'
C100	35°22'04"	90.00'	N 47°58'15" W	54.68'
C101	143°03'40"	60.00'	S 78°10'58" W	113.82'
C102	67°14'27"	70.00'	S 40°16'22" W	77.52'
C103	20°49'22"	160.00'	S 84°18'16" W	57.83'
C104	25°56'06"	60.00'	S 81°44'54" W	26.93'
C105	24°12'10"	160.00'	S 80°52'57" W	67.09'
C106	19°39'47"	150.00'	S 83°09'08" W	57.23'
C107	14°16'59"	160.00'	S 80°27'44" W	39.78'
C108	5°39'12"	263.00'	N 51°21'37" E	25.94'
C109	8°12'13"	15.00'	N 42°23'43" W	2.15'
C110	8°11'48"	15.00'	N 00°01'36" W	2.14'
C111	1°50'37"	2045.00'	N 85°15'54" E	65.80'
C112	1°46'00"	2026.63'	S 85°13'48" W	62.48'
C113	3°19'21"	1609.82'	S 89°11'36" E	93.34'
C114	3°24'09"	1525.00'	N 89°14'09" W	90.55'
C115	3°45'33"	1469.72'	S 89°47'49" E	96.41'
C116	3°43'27"	1434.99'	N 89°48'16" W	93.26'

LEGAL DESCRIPTION

BEING a 35.536 acre tract of land situated in the Greenleaf Fisk Survey, Abstract No. 5 in the City of Leander, Williamson County, Texas; same being a portion of a called 58.289 acre tract of land described in the Special Warranty Deed to Pacesetter Homes, LLC recorded in Document No. 2017102582 of the Official Public Records of Williamson County, Texas; said 35.536 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

COMMENCING at a 1/2" iron rod with cap stamped "DIAMOND" found in the easterly right-of-way line of Ronald W Reagan Boulevard (a variable width right-of-way) for the northwesterly corner of said 58.289 acre tract and the most westerly southwest corner of a called 153.768 acre tract of land described in the General Warranty Deed to Development Solutions Bradley, LLC recorded in Document No. 2014071119 of the Official Public Records of Williamson County, Texas, same being the northwest corner of VALLEY VISTA EAST, PHASE 1 FINAL PLAT, a subdivision as recorded in Document No. 2018095091 of the Official Public Records of Williamson County, Texas;

THENCE with the common line of said 58.289 acre tract and said 153.768 acre tract of land, North 68°51'02" East a distance of 866.85 feet to a 5/8" iron rod with cap stamped "JONES[CARTER]" set for the northeast corner of said VALLEY VISTA EAST, PHASE 1 FINAL PLAT, same being the most northerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing with said common line, North 68°51'02" East a distance of 1260.65 feet to a 5/8" iron rod with cap stamped "JONES[CARTER]" set for the northeast corner of the herein described tract, same being the northwest corner of the tract of land described in the Special Warranty Deed to Mary Garlock recorded in Document No. 2016009803 of the Official Public Records of Williamson County, Texas;

THENCE departing the southerly line of said 153.768 acre tract with the easterly line of said 58.289 acre tract and the westerly line of said Mary Garlock tract, the following courses and distances:

South 20°02'38" West a distance of 1006.78 feet to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

South 04°20'01" West a distance of 1240.72 feet to an inundated point in the centerline of the South San Gabriel River, same being the north line of a called 92.694 acre tract of land described in the General Warranty Deed to WC Parmer 93, L.P. recorded in Document No. 2009031843 of the Official Public Records of Williamson County, Texas, for the most westerly corner of said Garlock tract and the southeast corner of the herein described tract;

THENCE with said centerline of the South San Gabriel River and said northerly line of the called 92.694 acre tract the following courses and distances:

South 84°20'06" West a distance of 243.96 feet;

South 87°06'26" West a distance of 334.42 feet to the southeast corner of said VALLEY VISTA EAST, PHASE 1 FINAL PLAT, same being the southwest corner of the herein described tract;

THENCE departing said centerline of the South San Gabriel River and said northerly line of the called 92.694 acre tract with the easterly line of said VALLEY VISTA EAST, PHASE 1 FINAL PLAT the following courses and distances:

North 01°39'59" West a distance of 454.00 feet to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

Southwesterly with a non-tangent curve to the left having a radius of 1475.00 feet and a delta angle of 02°33'30", an arc distance of 65.86 feet (the chord of said curve bears South 87°03'16" West a distance of 65.86 feet) to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

North 04°13'29" West a distance of 165.00 feet to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

Northeasterly with a non-tangent curve to the right having a radius of 1640.00 feet and a delta angle of 00°43'04", an arc distance of 20.54 feet (the chord of said curve bears North 86°08'02" East a distance of 20.54 feet) to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

North 03°30'26" West a distance of 111.31 feet to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

North 66°42'13" West a distance of 18.35 feet to a 5/8" iron rod set with cap stamped "JONES[CARTER]" at the point of curvature of a curve to the right;

Northwesterly with said curve to the right having a radius of 106.00 feet and a delta angle of 60°53'25", an arc distance of 112.65 feet (the chord of said curve bears North 36°15'30" West a distance of 107.42 feet) to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

North 05°48'48" West a distance of 48.57 feet;

Northeasterly with a non-tangent curve to the right having a radius of 1900.00 feet and a delta angle of 00°09'23", an arc distance of 5.19 feet (the chord of said curve bears North 84°15'54" East a distance of 5.19 feet) to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

North 05°39'25" West a distance of 195.00 feet to a 5/8" iron rod set with cap stamped "JONES[CARTER]" to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

Northeasterly with a non-tangent curve to the right having a radius of 2095.00 feet and a delta angle of 01°51'50", an arc distance of 68.15 feet (the chord of said curve bears North 85°16'30" East a distance of 68.15 feet) to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

North 00°05'54" West a distance of 68.92 feet to a 5/8" iron rod set with cap stamped "JONES[CARTER]" at the point of curvature of a curve to the left;

Northwesterly with said curve to the left having a radius of 865.00 feet and a delta angle of 16°03'33", an arc distance of 242.45 feet (the chord of said curve bears North 08°07'40" West a distance of 241.65 feet) to a 5/8" iron rod set with cap stamped "JONES[CARTER]";

North 74°58

**VALLEY VISTA EAST,
PHASE 2 FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS**

SURVEY NOTES:

1. The survey shown hereon has been prepared as the result of an on the ground survey completed on September 2, 2020.
2. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.
3. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Stewart Title Guaranty Company, File No. 1038992, effective date December 11, 2020, issue date December 23, 2020. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
4. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.
5. The Original Texas Land Survey shown hereon were referenced and scaled from the Texas General Land Office GIS WEB.

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

GFO HOME, acting herein by and through Shelly Ayers, Austin Division Manager of GFO HOME, LLC, owner of 35.5358 acres of land as conveyed to it by Special Warranty Deed recorded in Document No. 2021091831 of the Official Public Records of Williamson County, Texas, all out of the Greenleaf Fisk Survey, Abstract No. 5, in the City of Leander, Williamson County, Texas, the undersigned owner do hereby subdivide 35.536 acres of land pursuant to Chapter 212 of the Texas Local Government Code, in accordance with this plat, to be known as **VALLEY VISTA EAST, PHASE 2 FINAL PLAT**, and does hereby dedicate all additional right-of-way, streets, alleys, easements, parks and other open spaces to public use, or, when the subdivider has made provisions for perpetual maintenance thereof, to the inhabitants of the subdivision shown hereon subject to any easements, covenants or restrictions heretofore granted and not released. Lot 2, Block C is hereby dedicated as public parkland.

WITNESS MY HAND, this the 23 day of February, 2022 A.D.

Shelly Ayers
Shelly Ayers
Austin Division Manager
GFO HOME, LLC
Austin Division
8310 N. Capital of Texas HWY
Building 1, Suite 225
Austin, TX 78731

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority on this day personally appeared Shelly Ayers, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Brooke Jones
Notary Public, State of Texas
Brooke Jones
Print Notary's Name
My Commission Expires: 08/16/2022



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Rex L. Hackett, I 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 hereon 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 Stewart Title Guaranty Company, File No. 1038992, issue December 23, 2020 have been shown or noted hereon.

Rex L. Hackett
Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date: 2-23-2022

JONES | CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, David Wayne Peek, a Registered Professional Engineer, do hereby certify that to the best of my knowledge the information contained on this plat complies with the subdivision ordinances and the design and construction standards adopted by the City of Leander, Texas.

John Alvarez
John Alvarez
Registered Professional Engineer No. 127206
Date: FEB 23, 2022

JONES | CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741



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 Property Owners' Association.
5. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by the Property Owners' Association.
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, a ten (10') foot wide public utility easement, landscaping and access easement is dedicated along the south side of Wind River Trail and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
8. A portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0455E for Williamson County, effective December 20, 2019.
9. Building setbacks not shown hereon shall comply with most current zoning ordinance of the City of Leander, except as modified by the Valley Vista East Phase 2 PUD (Ordinance # 21-049-00). Additional residential garage setbacks may be required as listed in the current zoning ordinance.
10. Sidewalks shall be installed on both sides of Gabriels Horn Road, Pueblo Pass, Wind River Trail, and Carrizo Terrace. 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, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots and the side which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.
11. All utility lines must be located underground.
12. No driveway shall be constructed closer than 50 feet or 60% of parcel frontage, whichever is less, to the right-of-way of an intersecting local or collector street or 100 feet or 60% of parcel frontage, whichever is less, to the right-of-way of an intersecting arterial street.
13. The HOA will own and maintain all the on-site lots and blocks within Phase 2. Block A, Lots 1-10, Block B Lots 1-7, Block C, Lots 1-3 and Block D, Lots 1-6.
14. The City of Leander will own and maintain all the the public on-site lots and blocks within Phase 2. Carrizo Terrace (50' R.O.W.), Pueblo Pass (50' R.O.W.) and Wind River Trail (50' R.O.W.).
15. This site lies over the Edwards Aquifer, Contributing Zone.
16. A Notice of Addition of Land is recorded in Document No. 2019078979 of the Official Public Records of Williamson County, Texas, annexing the property into the Declaration of Condominium Regime for Valley Vista East Condominiums, recorded in Document No. 2019026651 of the Official Public Records of Williamson County, Texas.
17. The homeowners association is required to mow and maintain landscaping in the open channels, detention and water quality areas.
18. The City accepts and maintains drainage and water quality improvements contained in open channels, detention and water quality areas for all the on-site lots and blocks within Phase 2.
19. For every six hundred (600) square feet of area in the landscape lots, Lot 1, Block A, Lot 1, Block D, two (2) shade trees (two-inch caliper or larger) and four (4) shrubs (five gallon container size or larger) shall be planted and maintained. Two ornamental trees per shade tree may be substituted for up to fifty percent of the shade trees if desired. A six-foot privacy fence, but no higher than three feet within twenty five feet of an intersecting street, shall be constructed with the subdivision improvements at the common lot line between the landscape lot and the single-family or two-family lots. The fence is required to be constructed of one or more of the following materials: brick, stone, cast stone, stucco, factory tinted (not painted) split-faced concrete masonry unit, or other similar materials 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.
20. A perpetual public safety and public service easement is hereby dedicated for the purpose of providing public safety services, police, fire and medical services, utility meter reading, code enforcement, building inspections, solid waste collection, public school transportation, any other public services and enforcing the city ordinances; and giving the City and its authorized officers and designees uninhibited ingress and egress over, across and through such streets, roadways, and rights-of-way for the purpose of providing public safety services, police, fire and medical services, and enforcing and enforcing the penal code and city ordinances. The HOA shall maintain at all times with the City Secretary the current gate code or key for all gates regulating access to and from the subdivision.
21. Based on current lot yield, this development will generate an estimated below 1,012 average daily trips. At the time of site development permit, a fee in lieu payment will be paid for the TIA.
22. 10' P.U.E's along non-residential lots shall include landscape and pedestrian access.
23. 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.
24. The HOA bylaws are recorded in the Official Public Records of Williamson County, Texas under document number 201806246, 2019078989 and 2021091832. [Art IV, Sec 61(d)].
25. The proposed subdivision will comply with latest City of Austin Transportation Design Standards, any requirements set for the Leander code of ordinances, and most recently adopted Leander Transportation Master Plan.

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.

ATTEST:

Ron May, Chairman
Planning and Zoning Commission
City of Leander, Texas

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

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE 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.

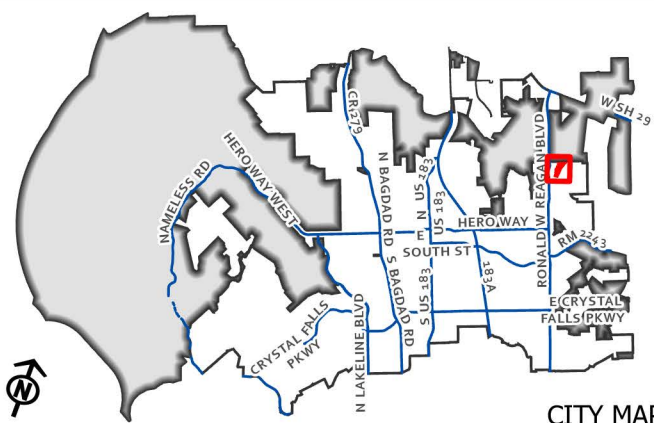
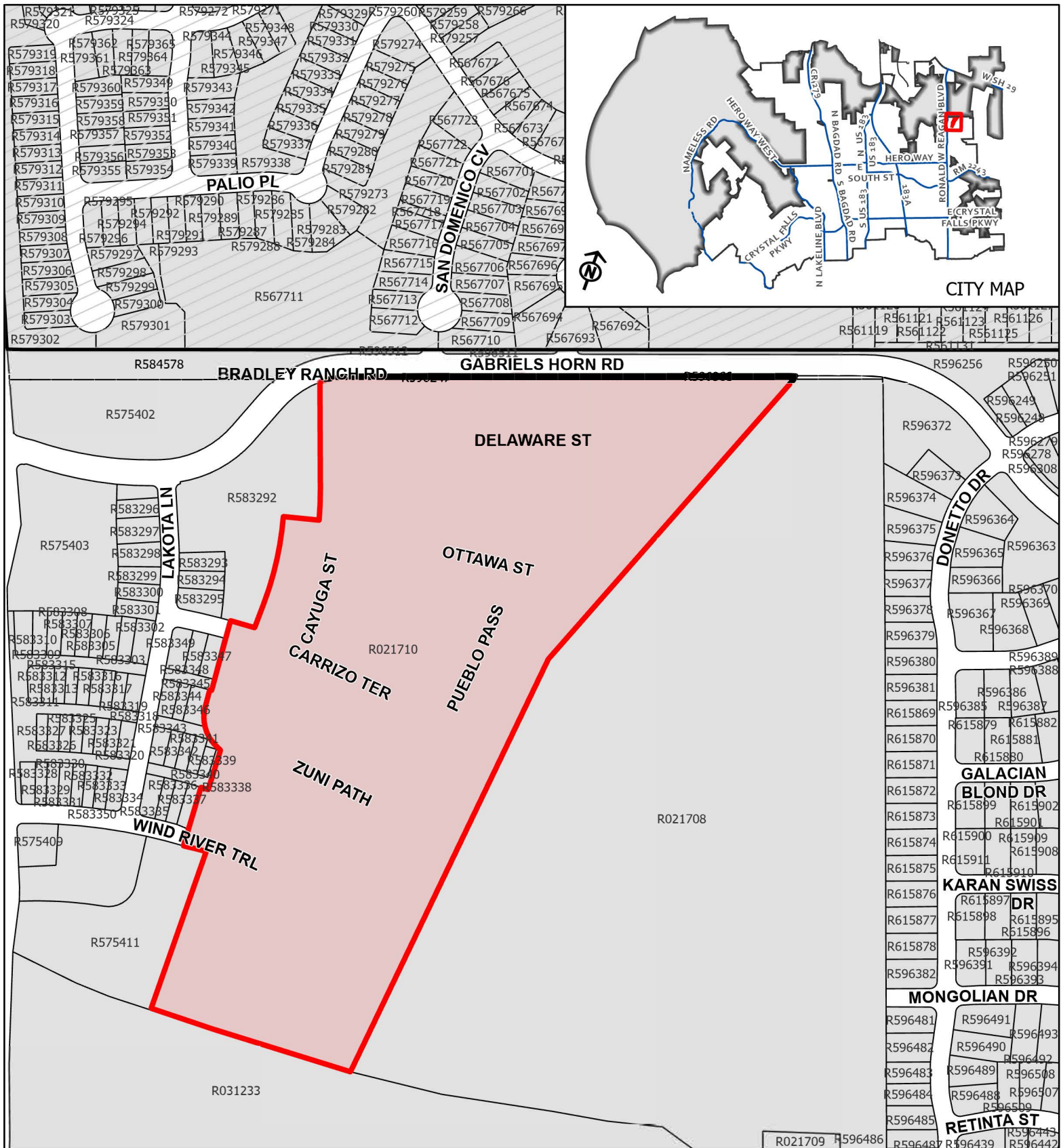
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 6 OF 6

FILE: K:\16376\16376-0001-00 VALLEY VISTA EAST PHASE 2 REDESIGN\1 SURVEYING PHASE\CAD FILES\WORKING DWG\16376-0001-00 VALLEY VISTA PH 2 REDESIGN PLAT.DWG	
JOB NO: 16324-0003-00	DRAWN BY: ASH
DATE: March 5, 2020	CHECKED BY: RLH
SCALE: Not to Scale	REVISED: February 22, 2022

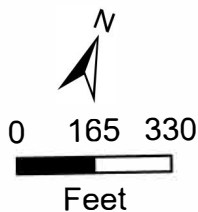
**VALLEY VISTA EAST,
PHASE 2, FINAL PLAT
35.54 ACRES**



Attachment #2 - Valley Vista E. Ph 2 Final Plat

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 herein provided.



- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-SFP-004 regarding Blockhouse Farm Short Form Final Plat on one parcel of land approximately 33.088 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031210; generally located and addressed as 14951 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.

APPLICANT/AGENT:

02/17/2022 Development Agreement Approved

RECOMMENDATION:

This short form final plat includes one parkland lot, one commercial lot, and one multi-family lot. 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 Exhibit

BLOCKHOUSE CREEK FARM – LEANDER

SHORT FORM FINAL PLAT

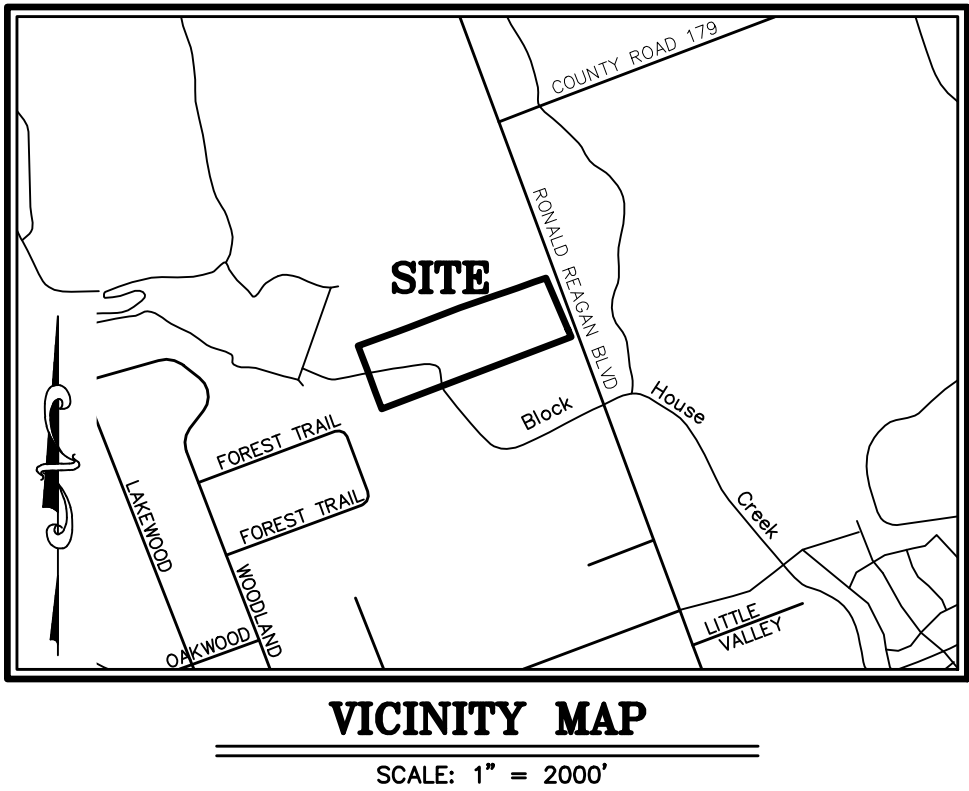
OWNER:
JOSEPH LAND & CATTLE COMPANY, LTD.
2904 RICHARD LANE
AUSTIN, TEXAS 78703
(512) 474-8812

DEVELOPER:
RYAN COMPANIES US, INC.
100 CONGRESS AVENUE, SUITE 100
AUSTIN, TEXAS 78701
(512) 493-5900

SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD, SUITE 2201
AUSTIN, TX 78744
512-537-2384

ENGINEER:
GARZA EMC, LLC
7708 RIALTO BLVD. SUITE 125
AUSTIN, TX 78735
512-298-3284

SUBMITTAL DATE:
MARCH 23, 2021



LOT SUMMARY TABLE		
RIGHT-OF-WAY DEDICATION	0.7405 ACRE	32,254 SQ. FT.
PUBLIC PARKLAND (LOT 5)	9.4051 ACRES	409,685 SQ. FT.
COMMERCIAL (LOTS 2-4)	8.9001 ACRES	387,688 SQ. FT.
MULTI-FAMILY LOT 1	14.0424 ACRES	611,687 SQ. FT.
TOTAL	33.0880 ACRES	1,441,314 SQ. FT.

STREET SUMMARY TABLE FOR NILES DRIVE	
AREA	0.7405 ACRE (32,254 SQ. FT.)
LINEAR FEET	1,290.68 FT.

- SHEET INDEX:**
- 1. COVER SHEET
 - 2. OVERALL PLAT
 - 3. PLAT DETAIL
 - 4. PLAT DETAIL/LINE TABLES
 - 5. PLAT NOTES/METES & BOUNDS

LOT TABLE:

NUMBER OF BLOCKS: 1

NUMBER OF COMMERCIAL LOTS: 3

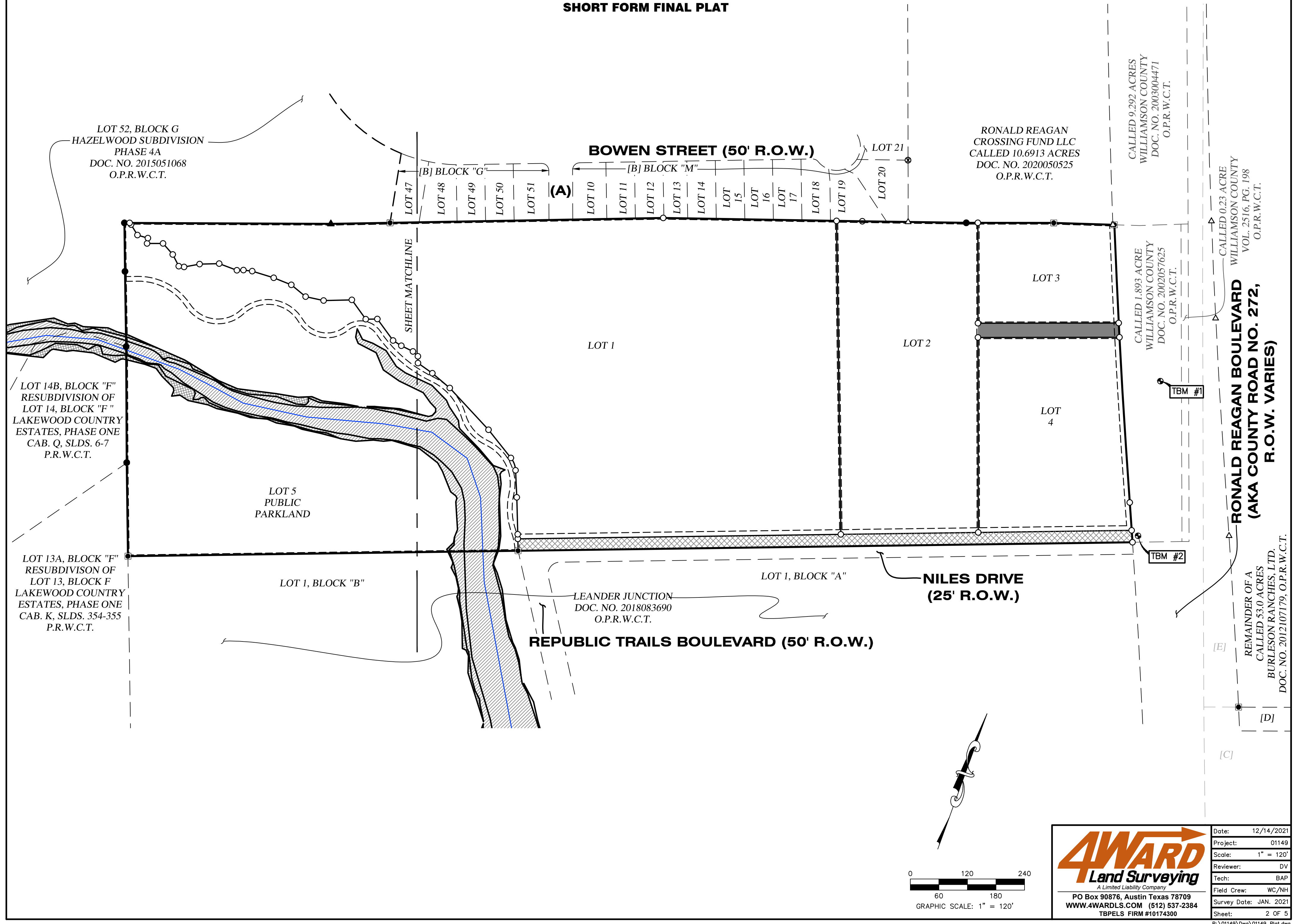
NUMBER OF MULTI-FAMILY LOTS: 1

NUMBER OF PUBLIC PARKLAND LOTS: 1

TOTAL NUMBER OF LOTS: 5

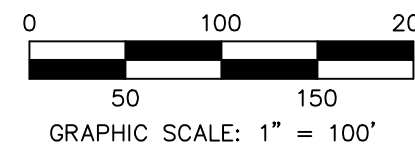
TOTAL ACREAGE: 33.0880

BLOCKHOUSE CREEK FARM - LEANDER
City of Leander, Williamson County, Texas
SHORT FORM FINAL PLAT



BLOCKHOUSE CREEK FARM - LEANDER
City of Leander, Williamson County, Texas

SHORT FORM FINAL PLAT



(A)
REPUBLIC TRAILS BLVD.
(50' R.O.W.)

[B]
HAZLEWOOD SUBDIVISION, PHASE 4B
DOC. NO. 2015053374
O.P.R.W.C.T.

[C]
CALLED 4.344 ACRES
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2002095300
O.P.R.W.C.T.

[D]
REMAINDER OF A
CALLED 27.58 ACRES
BURLESON RANCHES, LTD.
DOC. NO. 2012107179
O.P.R.W.C.T.

[E]
CALLED 1.512 ACRE
WILLIAMSON COUNTY
DOC. NO. 2002099459
O.P.R.W.C.T.

CALLED 9.292 ACRES
WILLIAMSON COUNTY
DOC. NO. 2003004471
O.P.R.W.C.T.

CALLED 1.893 ACRE
WILLIAMSON COUNTY
DOC. NO. 2002057625
O.P.R.W.C.T.

RONALD REAGAN BOULEVARD
(AKA COUNTY ROAD NO. 272,
R.O.W. VARIES)

CALLED 0.23 ACRE
WILLIAMSON COUNTY
VOL. 2516, PG. 198
O.P.R.W.C.T.

REMAINDER OF A
CALLED 53.0 ACRES
BURLESON RANCHES, LTD.
DOC. NO. 2012107179, O.P.R.W.C.T.

LEGEND

---	PROPERTY LINE
- - - -	EXISTING PROPERTY LINES
.....	PROPOSED SIDEWALK
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	IRON ROD WITH "BASELINE" CAP FOUND (UNLESS NOTED)
⊕	BENCHMARK
△	CALCULATED POINT
⊗	COTTON SPINDLE FOUND
▲	60D NAIL FOUND IN FENCE POST
⊠	SURVEY CONTROL POINT
▨	25' (0.7404 ACRE) RIGHT-OF-WAY HEREBY DEDICATED
▩	30' COMMON DRIVEWAY ACCESS EASEMENT HEREBY DEDICATED
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED VOL. 2377, PG. 695
[.....]	RECORD INFORMATION PER PLAT DOC. NO. 2015053374
{.....}	RECORD INFORMATION PER PLAT DOC. NO. 2015051068
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2002057625
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2002050525
[[.....]]	RECORD INFORMATION PER PLAT DOC. NO. 2018083690
{{.....}}	RECORD INFORMATION PER PLAT VOL. Q, PG. 6

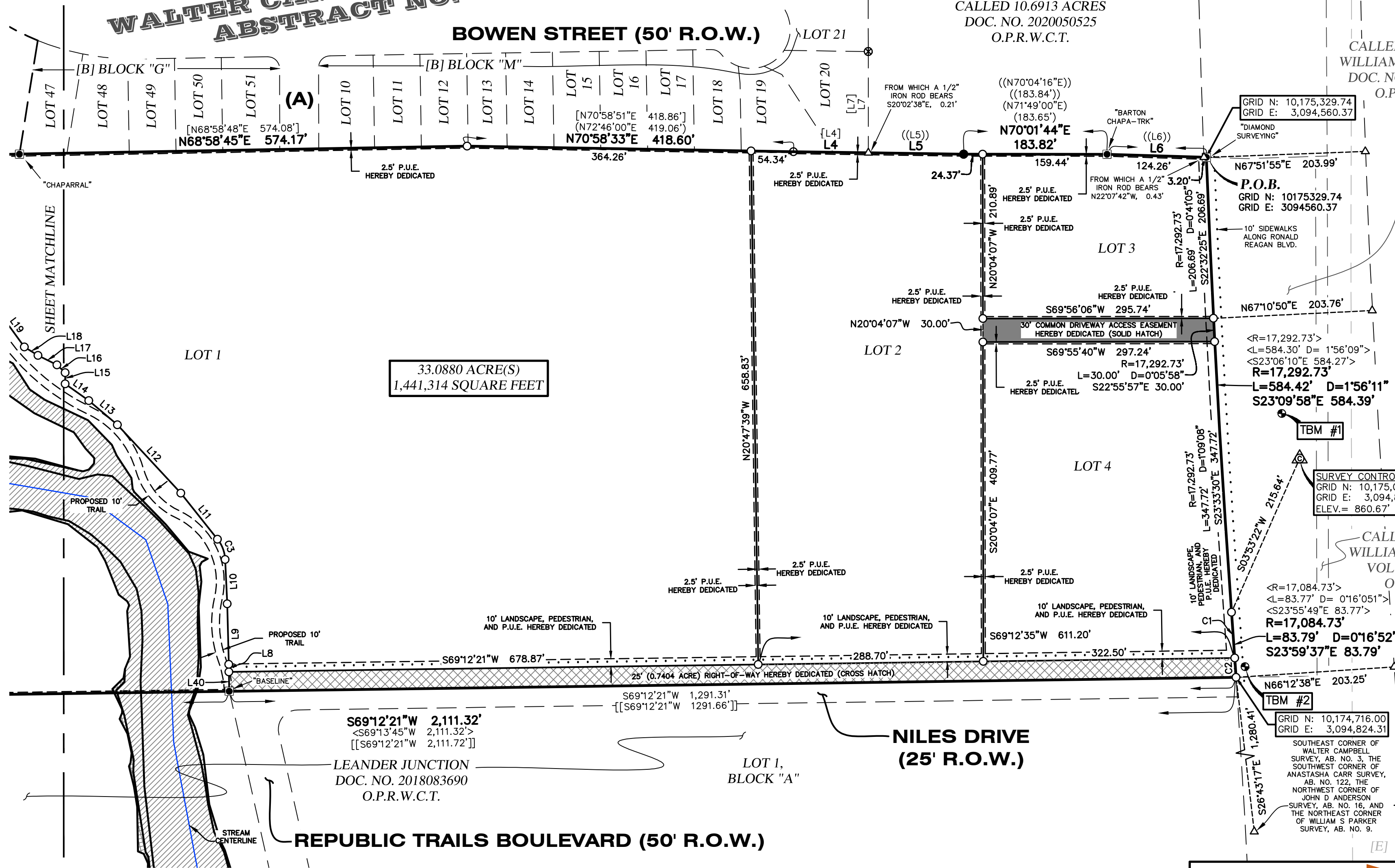
BENCHMARK NOTE:

TBM #1- SQUARE CUT ON TOP OF CONCRETE IN THE CENTER MARGIN OF RONALD REAGAN BOULEVARD, ±144' NORTH FROM A WASTEWATER MANHOLE IN THE WEST MARGIN OF RONALD REAGAN BOULEVARD, ±343' NORTH FROM A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET FOR THE SOUTHEAST CORNER OF THE SUBJECT TRACT. (NAVD 88, GEOID 18) ELEVATION = 858.99'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE DRAINAGE STRUCTURE IN THE WEST MARGIN OF RONALD REAGAN BOULEVARD, ±93' SOUTH FROM A FIRE HYDRANT IN THE WEST MARGIN OF RONALD REAGAN BOULEVARD, ±18' NORTH FROM A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET FOR THE SOUTHEAST CORNER OF THE SUBJECT TRACT. (NAVD 88, GEOID 18) ELEVATION = 858.46'.

WALTER CAMPBELL SURVEY
ABSTRACT NO. 3

BOWEN STREET (50' R.O.W.)



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

#FP20XX-XXX

Date:	12/14/2021
Project:	01149
Scale:	1" = 100'
Reviewer:	DV
Tech:	BAP
Field Crew:	WC/NH
Survey Date:	JAN. 2021
Sheet:	3 OF 5

P:\01149\Drawings\01149_Plat.dwg

BLOCKHOUSE CREEK FARM - LEANDER
City of Leander, Williamson County, Texas
SHORT FORM FINAL PLAT

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000129409867.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JANUARY 18, 2021.

FLOODPLAIN NOTE:

LOT 1 IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AS SHOWN ON F.I.R.M. MAP NO. 48491C0470F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

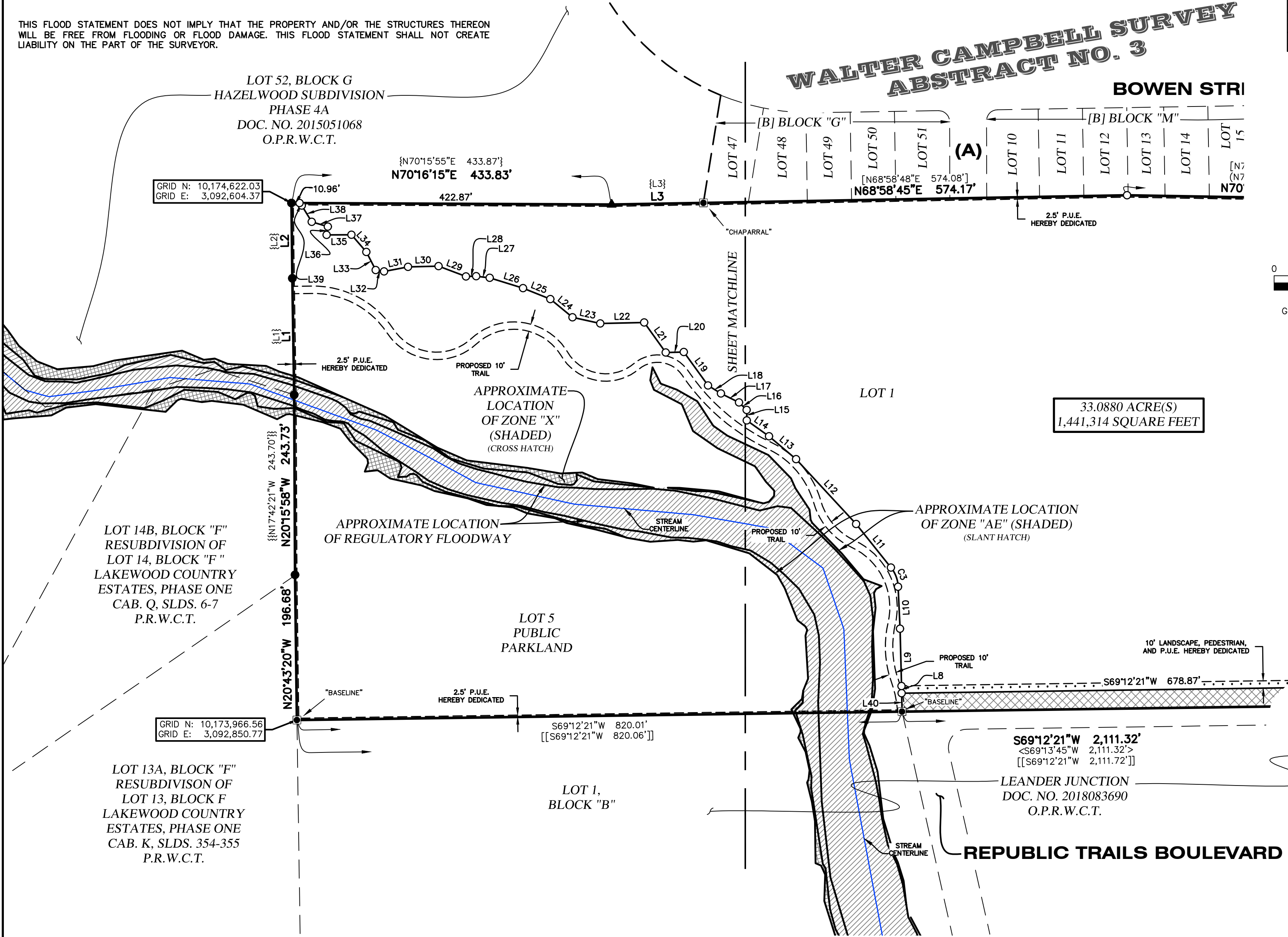
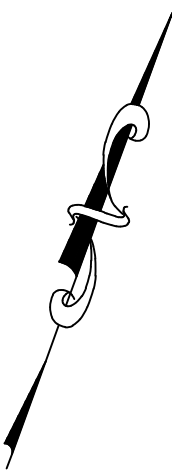
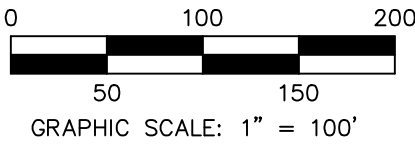
LOTS 2, 3, 4 ARE LOCATED OUTSIDE OF THE FLOODPLAIN AS SHOWN ON F.I.R.M. MAP NO. 48491C0470F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

(A)
REPUBLIC TRAILS BLVD.
(50' R.O.W.)

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	17,084.73'	58.79'	0°11'50"	S24°02'08"E	58.79'
C2	17,084.73'	25.00'	0°05'02"	S23°53'42"E	25.00'
C3	45.00'	28.21'	35°55'04"	N40°35'22"W	27.75'

RECORD LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
{L1}	N20°57'10"W	157.86'	L1	N20°55'12"W	157.95'
{L2}	N20°39'27"W	102.07'	L2	N20°40'52"W	102.00'
{L3}	N68°58'48"E	124.32'	L3	N68°57'47"E	124.43'
[L4]	N70°50'47"E	96.09'	L4	N70°50'13"E	96.09'
((L5))	N70°41'36"E	122.16'	L5	N70°50'13"E	122.25'
((L6))	N71°33'26"E	124.20'	L6	N71°47'30"E	127.45'
[L7]	N20°08'11"W	129.93'	L7	N20°02'38"W	129.87'
			L8	N21°08'03"W	9.66'
			L9	N21°28'02"W	77.68'
			L10	N22°37'50"W	56.86'
			L11	N58°32'54"W	75.55'
			L12	N62°49'45"W	119.68'
			L13	N69°47'49"W	48.03'
			L14	N74°41'18"W	37.01'
			L15	N20°14'39"W	14.31'
			L16	N65°51'47"W	14.57'
			L17	N83°40'29"W	27.20'
			L18	N77°59'31"W	20.65'
			L19	N56°05'29"W	55.96'
			L20	S68°43'02"W	24.41'
			L21	N55°39'29"W	49.95'
			L22	S68°43'02"W	59.54'
			L23	S82°22'56"W	38.59'
			L24	N70°34'13"W	38.86'
			L26	S87°10'27"W	47.37'
			L27	S76°52'31"W	18.45'
			L28	S68°28'53"W	13.81'
			L29	N89°30'36"W	39.77'
			L30	S68°42'56"W	41.34'
			L31	S59°19'25"W	33.01'
			L32	S78°41'52"W	11.49'
			L33	N47°09'09"W	27.60'
			L34	N61°01'20"W	30.81'
			L35	S69°44'11"W	33.68'
			L36	N11°22'19"W	11.44'
			L37	S86°15'55"W	22.80'
			L38	N51°17'54"W	25.82'
			L39	N61°55'03"W	4.65'
			L40	N21°02'29"W	25.00'



#FP20XX-XXX

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
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Date:	12/14/2021
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Sheet:	4 OF 5

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BLOCKHOUSE CREEK FARM - LEANDER
City of Leander, Williamson County, Texas
SHORT FORM FINAL PLAT

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT JOSEPH LAND & CATTLE COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF 33.0880 ACRES, BEING THE REMAINDER OF THAT CERTAIN 35.00 ACRE TRACT OF LAND RECORDED IN VOLUME 2377, PAGE 695 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL R.O.W., 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

"BLOCKHOUSE CREEK FARM - LEANDER"

JOSEPH LAND & CATTLE COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP

BY: JLCCGP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____

NAME: _____
TITLE: VICE PRESIDENT

STATE OF TEXAS {
COUNTY OF TRAVIS {

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

ON THIS THE ____DAY OF _____, 20____, PERSONALLY APPEARED, _____ VICE PRESIDENT JLCCGP, LLC, GENERAL PARTNER OF JOSEPH LAND & CATTLE COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID JOSEPH LAND & CATTLE COMPANY, LTD., 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 ON: _____

ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JONAH D. MANKOVSKY, 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.

JONAH D. MANKOVSKY P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 110095, STATE OF TEXAS
GARZA EMC, LLC
TBPE FIRM NO. 14629

SURVEYOR'S CERTIFICATION:

THAT I, JASON WARD, 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 TITLE COMMITMENT GF NO. 202100616 (EFFECTIVE 2/11/21) WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

JASON WARD DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 33.0880 ACRES (1,441,314 SQUARE FEET) OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 35.0 ACRE TRACT CONVEYED TO JOSEPH LAND & CATTLE COMPANY, LTD. IN VOLUME 2377, PAGE 695 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), SAVE AND EXCEPT A CALLED 1.893 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES IN DOCUMENT NO. 2002257625, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND SAVE AND EXCEPT A 0.23 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES IN VOLUME 2516, PAGE 198 (O.P.R.W.C.T.), SAID 33.0880 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH 'DIAMOND SURVEYING' CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (AKA COUNTY ROAD NO. 272, RIGHT-OF-WAY VARIES), BEING IN THE NORTH LINE OF SAID 35.0 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 1.893 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 10.6913 ACRE TRACT CONVEYED TO RONALD REAGAN CROSSING FUND, LLC IN DOCUMENT NO. 2020050525 (O.P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF A CALLED 9.292 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2003004471 (O.P.R.W.C.T.), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, OVER AND ACROSS SAID 35.0 ACRE TRACT, AND WITH THE WEST LINE OF SAID 1.893 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 17,292.73 FEET, WHOSE ARC LENGTH IS 584.42 FEET, AND WHOSE CHORD BEARS S23°09'58"E, A DISTANCE OF 584.39 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR A POINT OF REVERSE CURVATURE HEREOF, AND
- 2) ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 17,084.73 FEET, WHOSE ARC LENGTH IS 83.79 FEET, AND WHOSE CHORD BEARS S23°59'37"E, A DISTANCE OF 83.79 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE SOUTH LINE OF SAID 35.0 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID 1.893 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE EASTERN TERMINUS OF NILES DRIVE (25' RIGHT-OF-WAY);

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, WITH THE SOUTH LINE OF SAID 35.0 ACRE TRACT, IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF SAID NILES DRIVE, AND IN PART WITH THE NORTH LINE OF LOT 1, BLOCK B OF LEANDER JUNCTION, A SUBDIVISION HAVING BEEN RECORDED IN DOCUMENT NO. 2018083690 (O.P.R.W.C.T.), S69°12'21"W, PASSING AT A DISTANCE OF 1,291.31 FEET A 1/2-INCH IRON ROD WITH 'BASELINE' CAP FOUND FOR THE NORTHWEST CORNER OF SAID NILES DRIVE, SAID POINT BEING IN THE WEST LINE OF A RIGHT-OF-WAY TRANSITION FROM SAID NILES DRIVE TO REPUBLIC TRAILS BOULEVARD (50' RIGHT-OF-WAY), CONTINUING FOR A TOTAL DISTANCE OF 2,111.32 FEET TO A 1/2-INCH IRON ROD WITH 'BASELINE' CAP FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 35.0 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 1, AND BEING IN THE EAST LINE OF LOT 13A, BLOCK F OF RESUBDIVISION OF LOT 13, BLOCK F, LAKEWOOD COUNTRY ESTATES, PHASE ONE, A SUBDIVISION HAVING BEEN RECORDED IN CABINET K, SLIDES 354-355 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE, WITH THE WEST LINE OF SAID 35.0 ACRE TRACT AND THE EAST LINE OF SAID LOT 13A, N20°43'20"W, A DISTANCE OF 196.68 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE NORTH CORNER OF SAID LOT 13A, AND BEING AN ANGLE POINT IN THE EAST LINE OF LOT 14B, BLOCK F OF RESUBDIVISION OF LOT 14, BLOCK F, LAKEWOOD COUNTRY ESTATES, PHASE ONE, A SUBDIVISION HAVING BEEN RECORDED IN CABINET Q, SLIDES 6-7 (P.R.W.C.T.),

THENCE, WITH THE WEST LINE OF SAID 35.0 ACRE TRACT AND THE EAST LINE OF SAID LOT 14B, N20°15'58"W, A DISTANCE OF 243.73 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTHEAST LINE OF SAID LOT 14B, AND BEING AN ANGLE POINT IN THE SOUTH LINE OF LOT 52, BLOCK G OF HAZELWOOD SUBDIVISION, PHASE 4A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2015051068 (O.P.R.W.C.T.);

THENCE, WITH THE WEST AND NORTH LINES OF SAID 35.0 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 52, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N20°55'12"W, A DISTANCE OF 157.95 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 2) N20°40'52"W, A DISTANCE OF 102.00 FEET TO A 1/2-INCH IRON ROD FOUND UNDER WATER FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 35.0 ACRE TRACT,
- 3) N70°16'15"E, A DISTANCE OF 433.83 FEET TO A 60D NAIL FOUND IN A FENCE POST FOR AN ANGLE POINT HEREOF, AND
- 4) N68°57'47"E, A DISTANCE OF 124.43 FEET TO A 1/2-INCH IRON ROD WITH 'CHAPARRAL' CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 52, AND BEING THE SOUTHWEST CORNER OF LOT 47, BLOCK G OF HAZELWOOD SUBDIVISION, PHASE 4B, A SUBDIVISION RECORDED IN DOCUMENT NO. 2015053374 (O.P.R.W.C.T.),

THENCE, WITH THE NORTH LINE OF SAID 35.0 ACRE TRACT, IN PART WITH THE SOUTH LINE OF SAID BLOCK G, IN PART WITH THE SOUTHERN TERMINUS OF SAID REPUBLIC TRAILS BOULEVARD, AND IN PART WITH THE SOUTH LINE OF BLOCK M, OF SAID HAZELWOOD SUBDIVISION, PHASE 4B, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N68°58'45"E, A DISTANCE OF 574.17 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF LOT 12 AND LOT 13 OF SAID BLOCK M,
- 2) N70°58'33"E, A DISTANCE OF 418.60 FEET TO A 1/2-INCH IRON ROD WITH '4WAR BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE SOUTH LINE OF LOT 19 OF SAID BLOCK M, AND
- 3) N70°50'13"E, A DISTANCE OF 96.09 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S20°02'38"E, A DISTANCE OF 0.21 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 20 OF SAID BLOCK M, BEING THE SOUTHWEST CORNER OF SAID 10.6913 ACRE TRACT, FROM WHICH A COTTON GIN SPINDLE FOUND FOR THE COMMON EAST CORNER OF SAID LOT 20 AND LOT 21 OF SAID BLOCK M, AND BEING IN THE WEST LINE OF SAID 10.6913 ACRE TRACT, BEARS, N20°02'38"W, A DISTANCE OF 129.87 FEET;

THENCE, WITH THE NORTH LINE OF SAID 35.0 ACRE TRACT AND THE SOUTH LINE OF SAID 10.6913 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N70°50'13"E, A DISTANCE OF 122.25 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 2) N70°01'44"E, A DISTANCE OF 183.82 FEET TO A 1/2-INCH IRON ROD WITH 'BARTON-CHAPA-TRK' CAP FOUND FOR AN ANGLE POINT HEREOF, AND
- 3) N71°47'30"E, PASSING AT A DISTANCE OF 124.26 FEET A CALCULATED POINT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS N22°07'42"W, A DISTANCE OF 0.43 FEET, ALSO FROM WHICH A 1/2-INCH IRON ROD FOUND FOR A POINT OF TANGENCY IN THE WEST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, BEING A POINT OF TANGENCY IN THE COMMON LINE OF SAID 10.6913 ACRE TRACT AND SAID 9.292 ACRE TRACT, BEARS, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 17,295.74 FEET, WHOSE ARC LENGTH IS 604.81 FEET, AND WHOSE CHORD BEARS N21°07'38"W, A DISTANCE OF 604.78 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 127.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 33.0880 ACRES (1,441,314 SQUARE FEET) MORE OR LESS.

NOTES:

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
- 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 ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- 6. 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.
- 7. PORTIONS OF THIS TRACT ARE WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PANEL #48491C0470F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20, 2019.
- 8. 6 FOOT SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF NILES DRIVE, AND 10 FOOT FOOT 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.
- 9. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 10. 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.
- 11. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO IMPROVEMENTS CAUSED BY THE CITY'S MAINTENANCE OR REPAIR OF CITY OWNED UTILITY LINES CONTAINED IN AN EASEMENT.
- 12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 14. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 15. 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.
- 16. A SUBDIVISION VARIANCE TO NOT EXTEND REPUBLIC TRAIL BOULEVARD TO NILES DRIVE WAS APPROVED BY CITY COUNCIL ON MAY 5, 2021.

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

FOR RECORD BY THE COUNTY CLERK OF _____ COUNTY.

ATTEST:

RON MAY, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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 E. RISTER, CLERK OF 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 CABINET _____, SLIDE _____

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

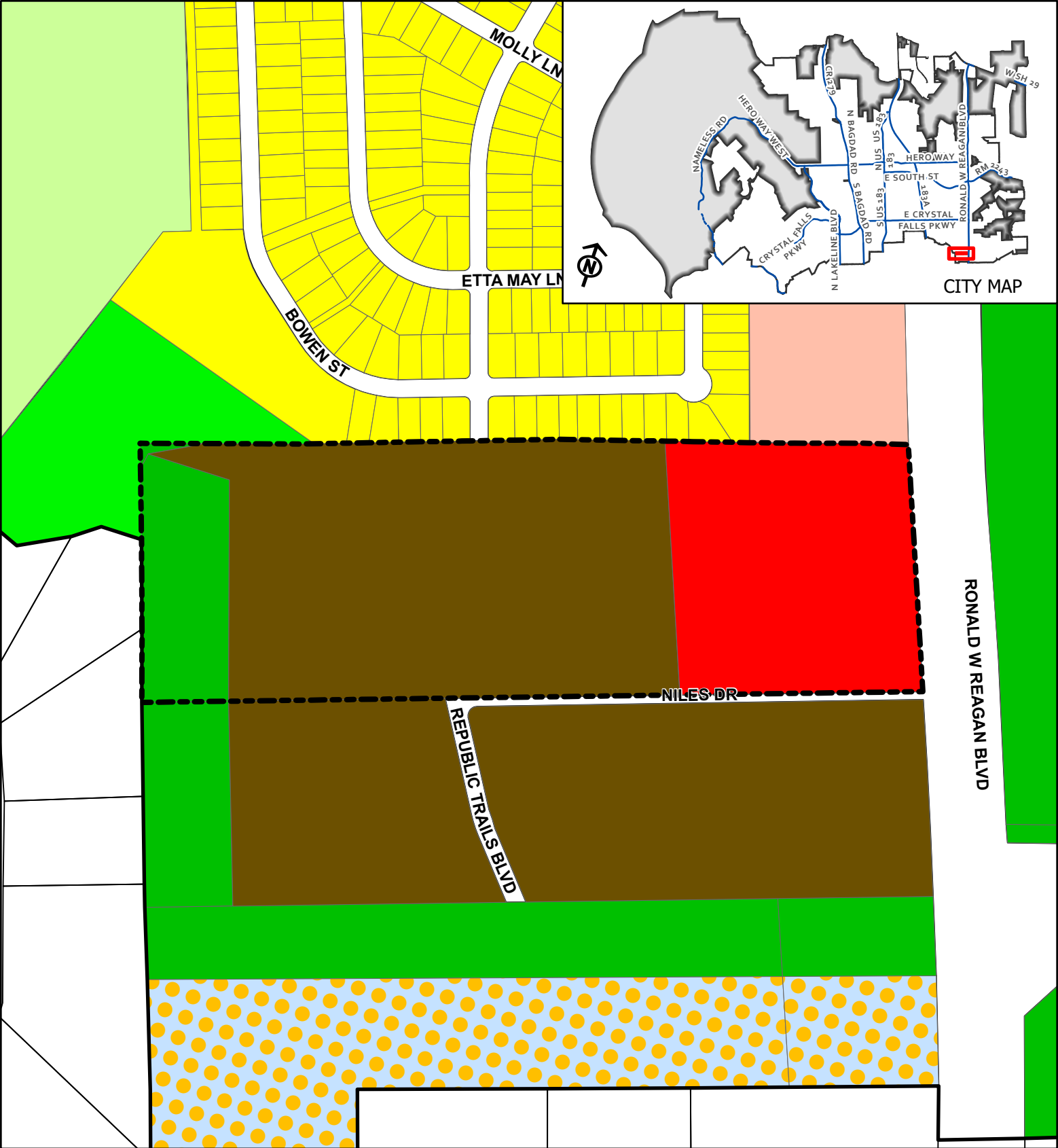
BY: _____ DEPUTY

#FP20XX-XXX



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/14/2021
Project:	01149
Scale:	N/A
Reviewer:	DV
Tech:	BAP
Field Crew:	WC/NH
Survey Date:	JAN. 2021
Sheet:	5 OF 5



CASE: 21-SFP-004

ATTACHMENT #2

BLOCKHOUSE FARM
SHORT FORM FINAL PLAT

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 herein provided.

- | | |
|----------------------------|-----------------------------|
| Leander City Limits | SFC - Single-Family Compact |
| Leander ETJ | MF - Multi-Family |
| Subject Area | LO - Local Office |
| SFR - Single-Family Rural | LC - Local Commercial |
| SFE - Single-Family Estate | GC - General Commercial |
| SFU - Single-Family Urban | PUD - Townhomes |





EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft February 24, 2022, P & Z Minutes.

RECOMMENDATION:

Approval of the Draft February 24, 2022, P & Z Minutes.

PRESENTER:

Attachments

Draft 2-24-2022 P & Z Minutes



**MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

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

February 24, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.

2. Roll Call

All Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the February 17, 2022, 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 21-PP-008 regarding Travisso Phase 4, Sections 7-10, Phase 5 Preliminary Plat on one parcel of land approximately 95.50 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located to the west of the western terminus of Travisso Parkway and to the east of Nameless Road, Leander, Travis County, Texas.

7. Approval of Minutes.

Motion made by Commissioner May seconded by Vice Chair Mahan to approve the Consent Agenda items 6 and 7.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-2-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Blvd. And north of RM 2243, Leander, Williamson County, Texas.
- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-006 as described above.
 - Discuss and consider action regarding Zoning Case 21-Z-044 as described above.
- Tyal Sommerfeld didn't speak but was against this item.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Deirdre Moss to approve the Comprehensive Plan Amendment.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Gary Hampton, Jr.

6 - 1 Passed

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the zoning request.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Gary Hampton, Jr.

6 - 1 Passed

REGULAR AGENDA

9. Discuss policy related to a potential roadway impact fee ordinance for the 2022 Roadway Impact Fee Study.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the five service area approach.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

10. Discuss and consider action on the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study.

No action was taken.

11. Adjournment at 7:50 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 12-TOD-PP-006 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

02/04/2021 PUD Zoning Approved

APPLICANT/AGENT:

Perales Land Development, LLC on behalf of Leander Springs Holding, LLC and Leander Developers 4, Ltd.

RECOMMENDATION:

The proposal includes one mixed use lot and two open space lots. The proposed mixed use includes a maximum of 1600 units and commercial uses. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

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

Attachments

1. Concept Plan & Prelim Plat
2. Location Exhibit

OWNER/ DEVELOPER:

LEANDER SPRINGS HOLDING LLC,
13212 COLETO TRAIL AUSTIN
TX 75732,
TEL (512) 888-2399

LEANDER DEVELOPERS 4 Ltd,
PO BOX 249 LEANDER TC 78646,
TEL (512) 259-1296

ENGINEER/PROJECT AGENT:

PERALES LAND DEVELOPMENT L.L.C.
8705 SHOAL CREEK BLVD., STE. 213
AUSTIN, TX 78757
TEL (512) 297-5019
CONTACT: JERRY PERALES

SURVEYORS:

VEI CONSULTING ENGINEERS,
507-D E. HIGHWAY ST
FREDERICKSBURG
TX 78624,
TEL (830) 997-4744
CONTACT:KEVIN W. SPRAGGINS

ABRAM DASHNER, RPLS, LLC
TBPLS FIRM NO. 10194420
EMAIL-rpls5901@gmail.com
TEL (512)-905-4369

LAND USE SUMMARY:

GROSS ACREAGE 77.939 ACRES

PROPERTY ZONING: PUD ZONING
BASE ZONING DISTRICTS: MF-2-A (MULTI-FAMILY)
GC-3-A (GENERAL COMMERCIAL)

FUTURE LAND USE CATEGORY : MULTI-USE CORRIDOR - PRIORITY CORRIDOR AND NEIGHBORHOOD RESIDENTIAL.

NOTE:

- Fee-in-lieu of a traffic impact analysis is due at time of site development. Code of Ordinances 10.03.003.
- Roadway Adequacy Fees are due at time of site development for the widening of RM 2243 to a 4-lane arterial. City of Leander Transportation Plan.

PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION. (INSIDE CITY ONLY)
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- THE SURFACE OF ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF PALOMA RIDGE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- APPROVAL OF THIS PRELIMINARY PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA). UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
- SUBDIVISION VARIANCES FROM THE FOLLOWING CITY OF LEANDER ORDINANCES HAVE BEEN APPROVED BY CITY COUNCIL:
 - SECTION 45(A)(3) - "BLOCKS ALONG ARTERIAL STREETS AND BLOCKS CONTAINING OR PROPOSED TO CONTAIN PRIMARILY COMMERCIAL OR INDUSTRIAL USES SHALL NOT EXCEED A PERIMETER LENGTH OF FOUR THOUSAND (4,000) FEET."
 - SECTION 42(B)(2)(V) - "PROVISIONS SHALL BE MADE FOR THE APPROPRIATE EXTENSION OF EXISTING AND PROPOSED STREETS AND TRAILS. STREETS AND TRAILS INTENDED TO BE EXTENDED FROM AN ADJACENT TRACT SHALL BE EXTENDED."

NOTE:

The city of Leander has adopted a Master Transportation Plan on 5-6-2021. This is going to greatly expand many of the key streets in the city to a larger street, and upgrade a number of ordinary streets to handle the new traffic demands on them. Due to this the city is seeking to acquire the needed R.O.W. and/or respective roadway adequacy fees to upgrade these streets to the ultimate buildout needed to serve the citizens. Due to this the City would like to request dedication of the needed R.O.W. to prepare for this future. The city is open to working with the developer to ensure that their project is at most minimally impacted if not benefited by these future changes. The following upgrades to streets within the subdivision is what is needed to bring this street(s) into their ultimate compliance.

- Rm 2243 existing R.O.W. is varied throughout its area. The ultimate buildout of this street will be 100' of R.O.W. but will also have to incorporate a grade separated ramps interchange with 183A, which we currently have no plans as to the requirements for this interchange nor when it is to be built or planned. There currently is not a timeline as to when this will be constructed.

- RM 2243 currently has from 30' to 60' (near the intersection) of pavement coverage and no sidewalk. It will need a minimum 78' of pavement coverage, a median, and a 10' Sidewalk at its ultimate buildout. It is unknown what will be needed to satisfy the interchange with 183A as well in the future. Design elements related to street design should utilize CAPEC design guidelines, and reference all elements specified within its respective manual. Lime stabilization should be addressed within the geotech report as a subgrade stabilization option. This should include reasonable traffic estimation including construction traffic following CAPEC guidelines in absence of more accurate information. Please show assumptions for pavement layer strengths and subgrade strength assumptions. Please provide more than one pavement designs alternative for accommodating construction challenges (include full depth section for any patching/repair). Please include all of the assumptions for traffic and material strengths, subgrade, swelling, etc clearly with tables and narratives to justify the pavement design clearly in the Geotechnical report. Also, please utilize the recommended software for pavement design in CAPEC guidelines. If these elements are adjusted to meet the new Transportation Master Plan standards, additional comments shall follow if needed.

In case of local streets, please elaborate on the traffic assumptions, subgrade strength estimation and subgrade swelling conditions.

- Link to CAPEC pavement design guidelines:

<http://aceatx.com/wp-content/uploads/2016/10/CAPEC-Phase-3-Final-Draft-Report-for-Peer-Review-1-1.pdf>

CONCEPT PLAN AND PRELIMINARY PLAT FOR LEANDER SPRINGS AT

1871 183A TOLL ROAD,

LEANDER, TEXAS 78641



VICINITY MAP

SCALE: 1"=2000'

PRELIMINARY PLAN PREPARED DATE DECEMBER 24, 2021.

APPLICATION SUBMITTAL DATE: APRIL 13, 2021

"APPROVAL OF THIS SUBDIVISION PRELIMINARY PLAN DOES NOT IMPLY APPROVAL BY THE ENVIRONMENTAL REVIEWER OF ANY GRADING THAT MIGHT BE NECESSARY TO ACHIEVE THE PROPOSED LOT AND ROADWAY LAYOUT."

INDEX OF DRAWINGS

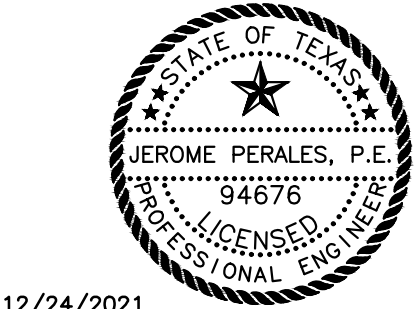
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CONCEPT PLAN
3	PARKS PLAN
4	EXISTING CONDITIONS
5	PRELIMINARY PLAT
6	STREET TREE PLAN
7	STREET SECTIONS
8	OFFSITE DRAINAGE AREA MAP
9	EXISTING DRAINAGE AREA MAP
10	PROPOSED DRAINAGE AREA MAP
11	POND CALCULATIONS
12	IMPROVEMENTS-WATER LINE
13	IMPROVEMENTS-WASTEWATER LINE
14	IMPROVEMENTS-STORM SEWER
15	TREE PROTECTION PLAN
16	HERITAGE TREE PROTECTION PLAN
17	TREE LIST AND CALCULATIONS
18	ELECTRIC SITE PLAN
19	ELECTRIC SITE PLAN NOTES AND DETAILS

MAJOR CATEGORIES OF LAND USE

MULTI-USE GENERAL	22.17
COMMERCIAL/RETAIL	6.79
RESIDENTIAL	13.51
PUBLIC & PRIVATE ROW	23.34
OPEN SPACE	12.13

LAND USE	LOT ID	LOT SIZE (AC)	LOT SIZE (SF)
MIXED USE	LOT 1	59.85	2606990.24
OPEN SPACE	LOT 2	4.69	204369.92
OPEN SPACE	LOT 3	7.45	324549.90
BAYFRONT AVE.(PUBLIC ROW)	LOT 4	0.48	21035.65
COVEWIND WAY & LEGRAND AVE. (PUBLIC ROW)	LOT 5	5.47	238077.13

SUBMITTED BY :



I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

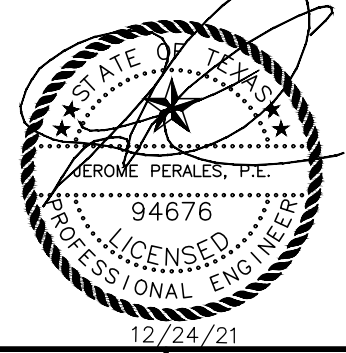
JEROME PERALES, P.E.
8705 SHOAL CREEK BLVD #213
AUSTIN, TX 78757
PHONE: (512) 297-5019

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

COVER SHEET

DATE: 12/24/21

DRAWN BY: IND

DESIGNED: IND

REVIEWER: JRP

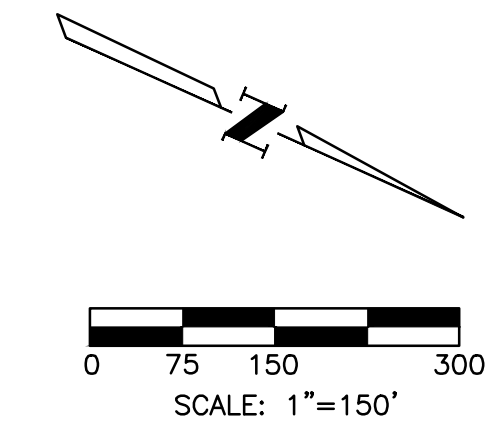
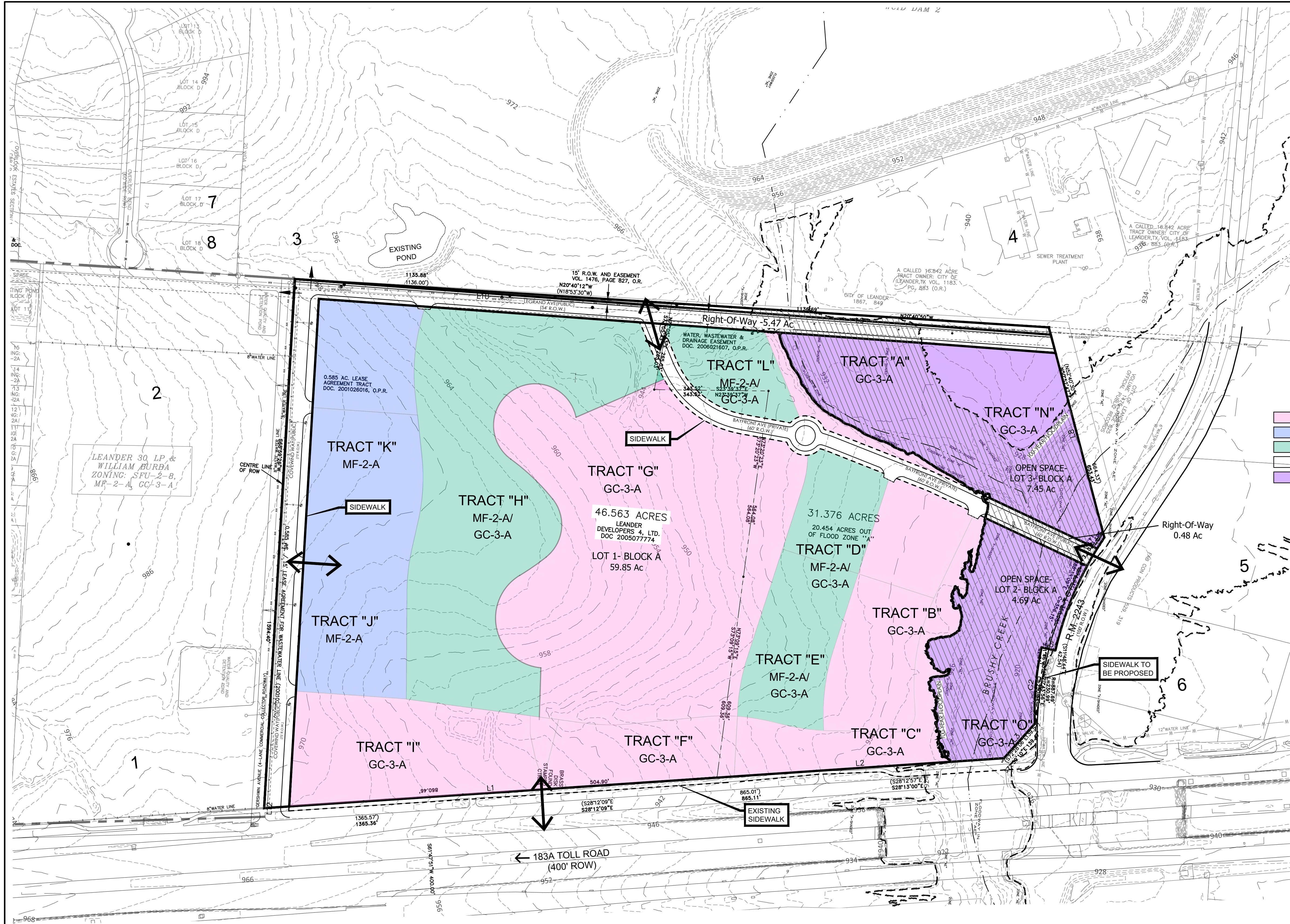
PROJECT No.: 085.004

SHEET

1

OF

19



PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- PUBLIC UTILITY EASEMENT
- FLOODPLAIN ZONE
- SIDEWALK
- 100 YR. FLOODPLAIN LINE

MAJOR CATEGORIES OF LAND USE		
	MULTI-USE GENERAL	22.17
	COMMERCIAL/RETAIL	6.79
	RESIDENTIAL	13.51
	PUBLIC & PRIVATE ROW	23.34
	OPEN SPACE	12.13

Number	Parcel Number	Owner	Owner Address	City, State, Zip
1	R315588	CWS PARKSIDE RETAIL LP	CR 271	LEANDER, TX 78641
2	R602134	CWS LEANDER PARKSIDE LP	CR 271	LEANDER, TX 78641
3	R602127	TAYLOR MORRISON OF TEXAS INC	RM 2243	LEANDER, TX 78641
4	R108637	CITY OF LEANDER	10201 RR 2243	LEANDER, TX 78641
5	R031253	FAB-CON PRODUCTS INC	SH 183A	LEANDER, TX 78641
6	R031255	INGRAM, ROBERT S	9800 RR 2243	LEANDER, TX 78641
7	R387853	DARDEN, CHERI & JUSTIN	1021 OVERLOOK BEND	LEANDER, TX 78641
8	R387854	MURPHY, JERRA L & MATTHEW	1023 OVERLOOK BEND	LEANDER, TX 78641

Project Land Use	Density	ITE LUC	Total
Multifamily Housing (Mid-Rise)	1,600 D.U.	221	8,718
Hotel	275 Rooms	310	2,678
Commercial, Retail, Parking Garage	1,383,967 S.F.	820	35,891
Total Trips			47,287
Reductions for Internal Capture			636
Reductions for Pass-By Trips			9,332
Total Net New Project Trips			37,319

TOTAL ESTIMATED PROJECT LUE'S:

Use Mix	Total Area	Units	LUE Fac	LUE
Commercial	148,998		3000	49.7
Retail	323,224		1680	194.7
Multi-Family	1,520,933	1,601	0.5	800.5
Hotel	108,397	275	0.5	137.5
Parking Garage	2,011,987			
Total Area	2,101,552			1182.4 Total LUE's

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

CONCEPT PLAN

DATE: 12/24/21

DRAWN BY: IND

DESIGNER: IND

REVIEWER: JRP

PROJECT No.: 055.004

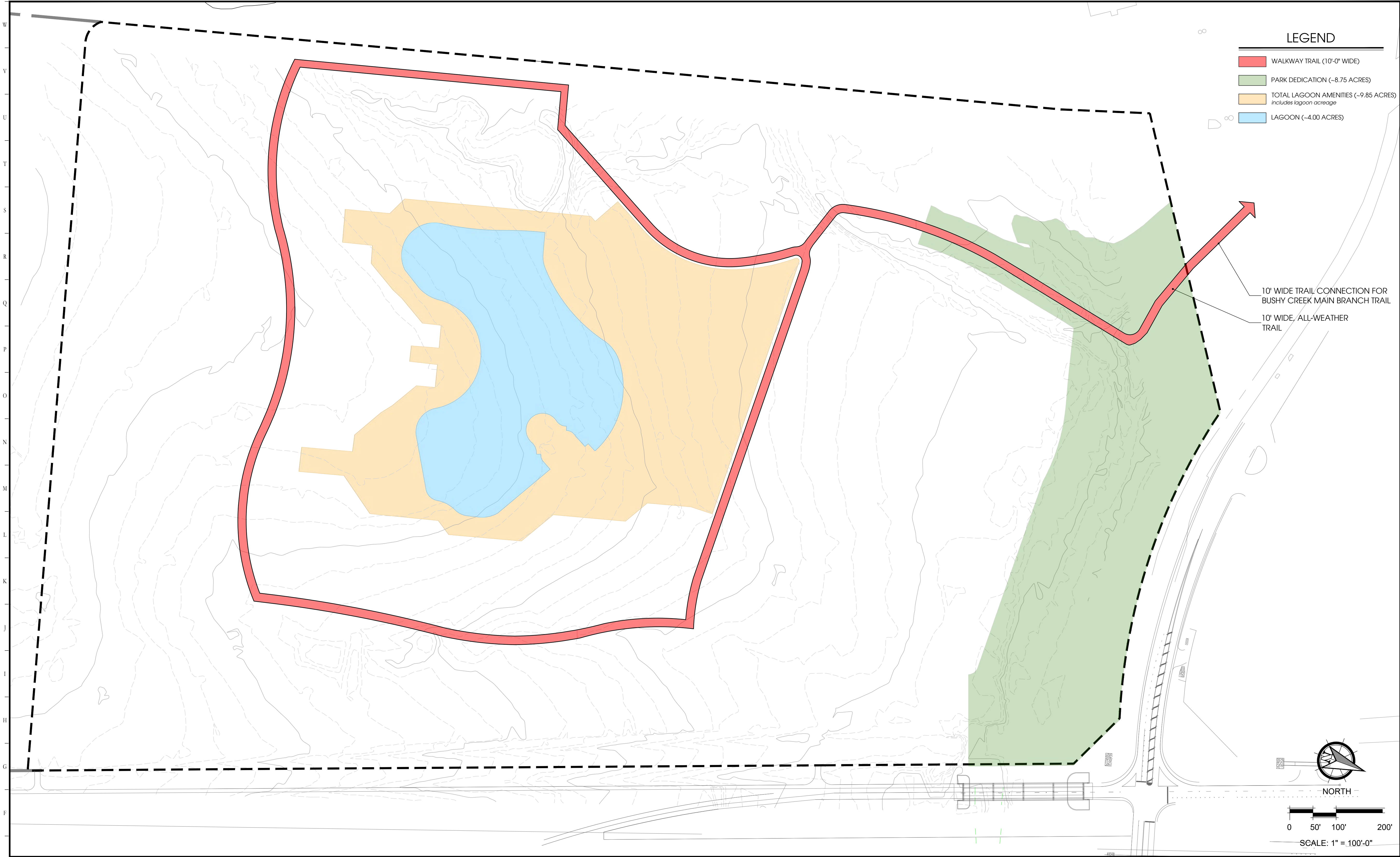
SHEET

2

OF

19

FILE: G:\1_P\Projects\1M20052-Leander Mixed Use\2 Autocad\1 Concepts\Working\Park Exhibit\21.06.07\20052-Park Exhibit-01-Park Plan (with lagoon).dwg
PRINT DATE: 7-Jun-21
DRAWING SIZE: 24" X 36"



PARK PLAN

OPTION TWO: Land dedication: (3.5 acres per 100 dwelling unit) + park improvements (a minimum of \$400 per dwelling unit must be spent on park improvements that meet City specifications)

OPTION THREE: Fee-in-Lieu of Land Dedication: (\$1,050 per dwelling unit) + Park Improvements Fee (\$400 per dwelling unit)

OPTION FOUR: Privately Owned & Maintained Parks: Private park land and park improvements meeting the public park standards.

OPTION FIVE: Alternative Park Land Dedication and Park Improvements Plan: A customized plan that may include combinations of all other options. (*Option Two + Option Three + Option Four*)

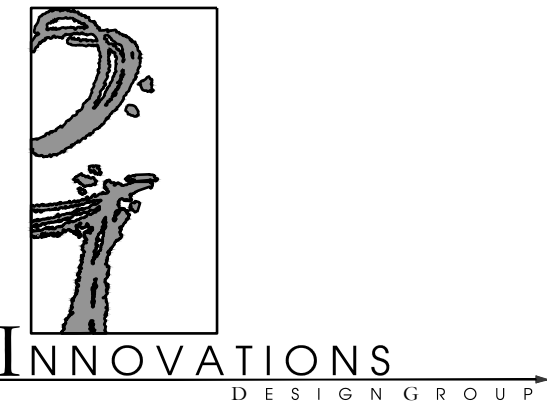
1600	÷ 100 x 3.5 =	56	18.6
(# of dwelling units)		(req. park acreage)	(prop. park acreage)
1600	X \$400 =	\$ 640,000.00	
(# of dwelling units)		(\$ req. park improv.)	
1600	X \$1,050 =	\$ 1,680,000.00	\$ 2,320,000.00
(# of dwelling units)		(\$ req. park improv.)	(\$ total prop. park improv.)

LEANDER SPRINGS PARKLAND DEDICATION REQUIREMENTS

Phase	Lots	Parkland Required	Public Parkland Proposed*	Private Lagoon Proposed**	Total Parkland Proposed	Park Acre Surplus/Deficit	Rec. Imp. Required	Deficit Calc. Required***	Total Req. Park Improvements	Provided Park Improvements
1	1600	56	8.75	9.85	18.6	-37.4	\$640,000.00	\$1,680,000.00	\$2,320,000.00	\$2,320,000.00
Totals:	1600	56	8.75	9.85	18.6	-37.4	\$640,000.00	\$1,680,000.00	\$2,320,000.00	\$2,320,000.00

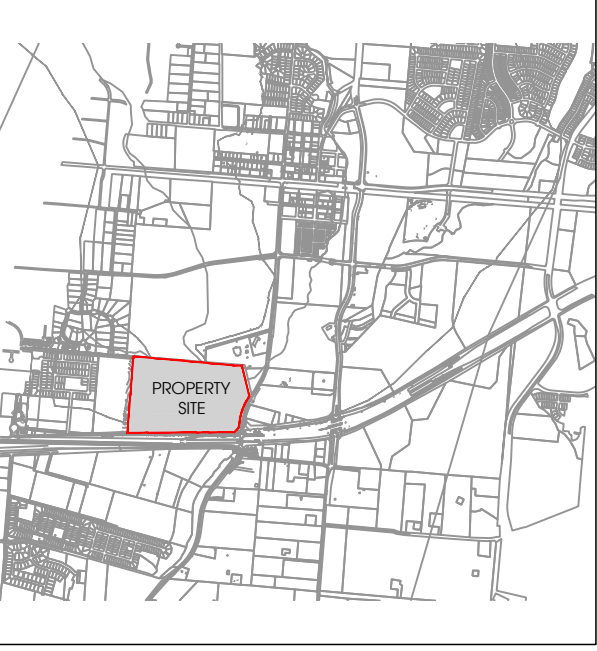
*To be spent on park improvements that meet City specifications
**To be spent on private park land and park improvements meeting the Public Park standards
***A fee-in-lieu of land dedication for multi-family development (\$1,050/unit park land fee and \$400/unit park improvement fee)

Designed By:



1200 HILLCREST ST., STE 305 ORLANDO, FL 32803
WWW.INNOVATIONS-DESIGN.COM 407-440-3574

Key Map:



Owner:

Leander Springs

Leander, TX - 78641

City of Leander

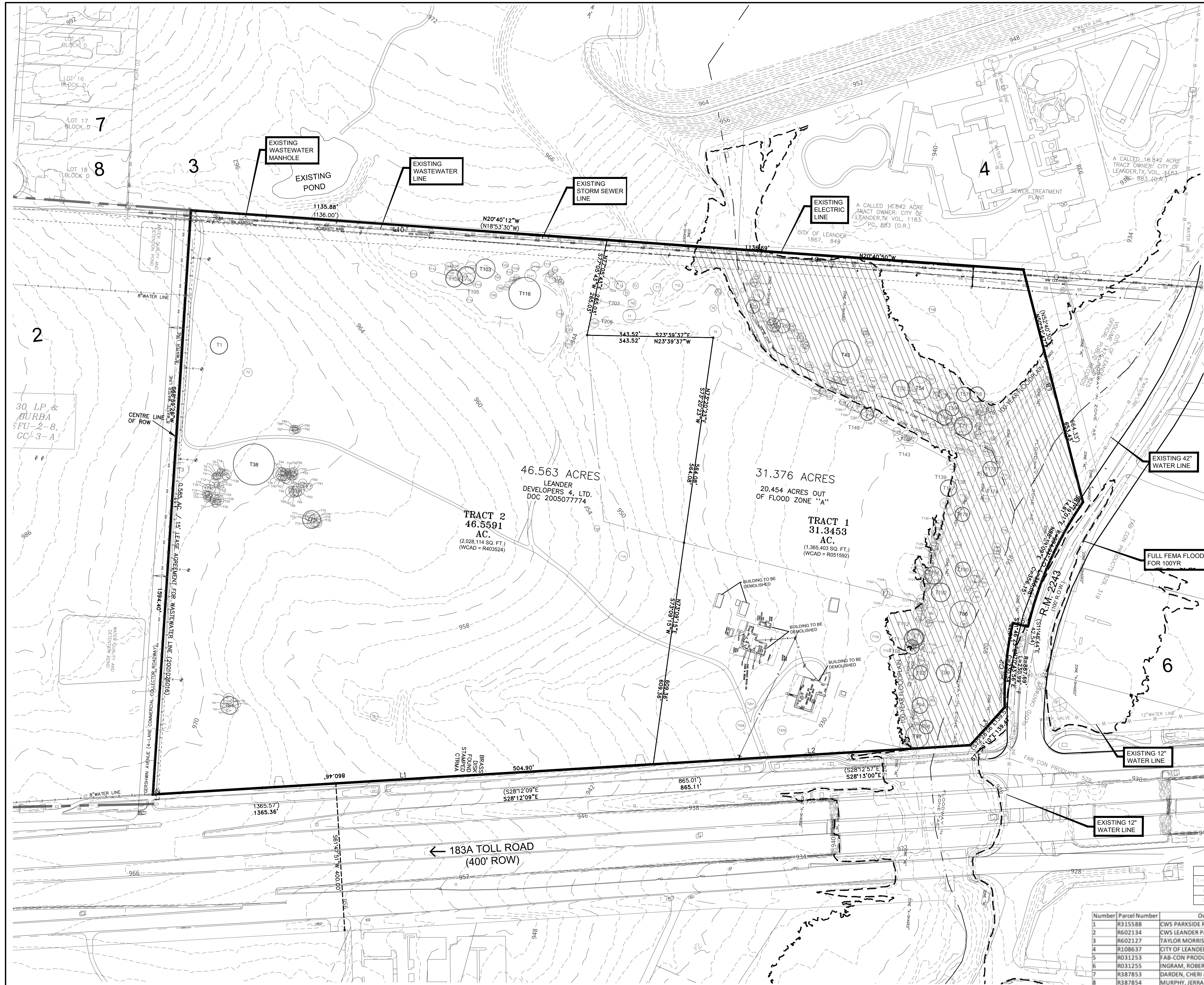
CONCEPT DESIGN

PARKS PLAN

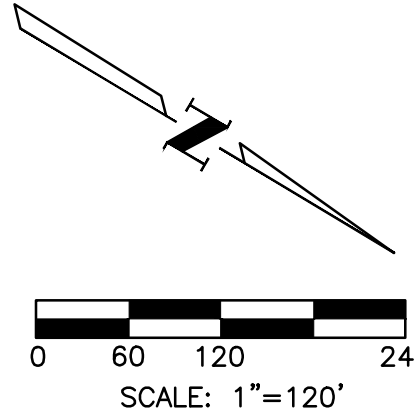
Rev:	Date:	Description:	By:
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Date: 03/31/2021	Scale: As Shown
Drawn By: GS / LDC	Designed By: AH
Approved By: MM	Project No: 20052
©Innovations Design Group, Inc.	

Seal: 	Sheet Number: 3 OF 19
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100-YR FLOOD:
ACCORDING TO MAP NO. 48491C061F OF
THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD
INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS, DATED DEC. 20, 2019, THE SUBJECT
TRACT IS SITUATED WITHIN ZONE AE, DEFINED AS AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN.



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- EXISTING CONTOUR AND ELEVATION
- CREEK CENTERLINE
- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVE
- FLOODPLAIN ZONE
- EXISTING ELECTRIC LINES
- EXISTING WATER LINES
- EXISTING WASTEWATER LINES
- EXISTING STORM SEWER LINES
- EXISTING FENCE
- 100 YR. FLOODPLAIN LINE

NOTE:

- TOPOGRAPHIC SURVEY, INCLUDING UTILITY IDENTIFICATION, SURFACE FEATURES AND EXISTING STRUCTURES ARE BASED ON VISUAL FIELD JUDGEMENT AND MAY NOT BE PERFECTLY REPRESENTATIVE OF ANY AND ALL EXISTING CONDITIONS.
- OFFSITE CONTOUR DATA RECEIVED FROM CITY OF LEANDER GIS DEPARTMENT.
- AN EDWARDS AQUIFER CONTRIBUTING ZONE PLAN WILL BE PROVIDED TO TCEO.
- SEE TREE PRESERVATION PLAN FOR TREE PROTECTION.

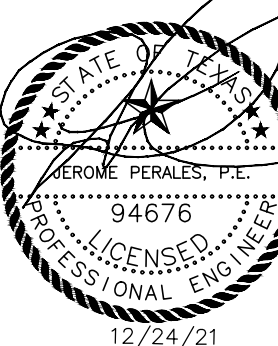
Turkey Creek-Brushy Creek Watershed

Line Table		
LINE #	LENGTH	DIRECTION
L1	1365.36	N28° 12' 09"W
L2	865.01	N28° 13' 00"W
L3	139.47	N72° 30' 10"W
L5	42.51	N11° 46' 23"W
L7	14.61	N81° 19' 01"W
L8	653.44	S50° 52' 47"W
L9	1136.70	S20° 40' 56"E
L10	1135.88	S20° 40' 12"E
L11	1594.40	N68° 59' 26"E
L12	0.00	N68° 59' 26"E

Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	358.08'	994.92'	20° 37' 16"	S88° 39' 09"W
C2	230.99'	887.69'	14° 54' 33"	S70° 45' 56"W

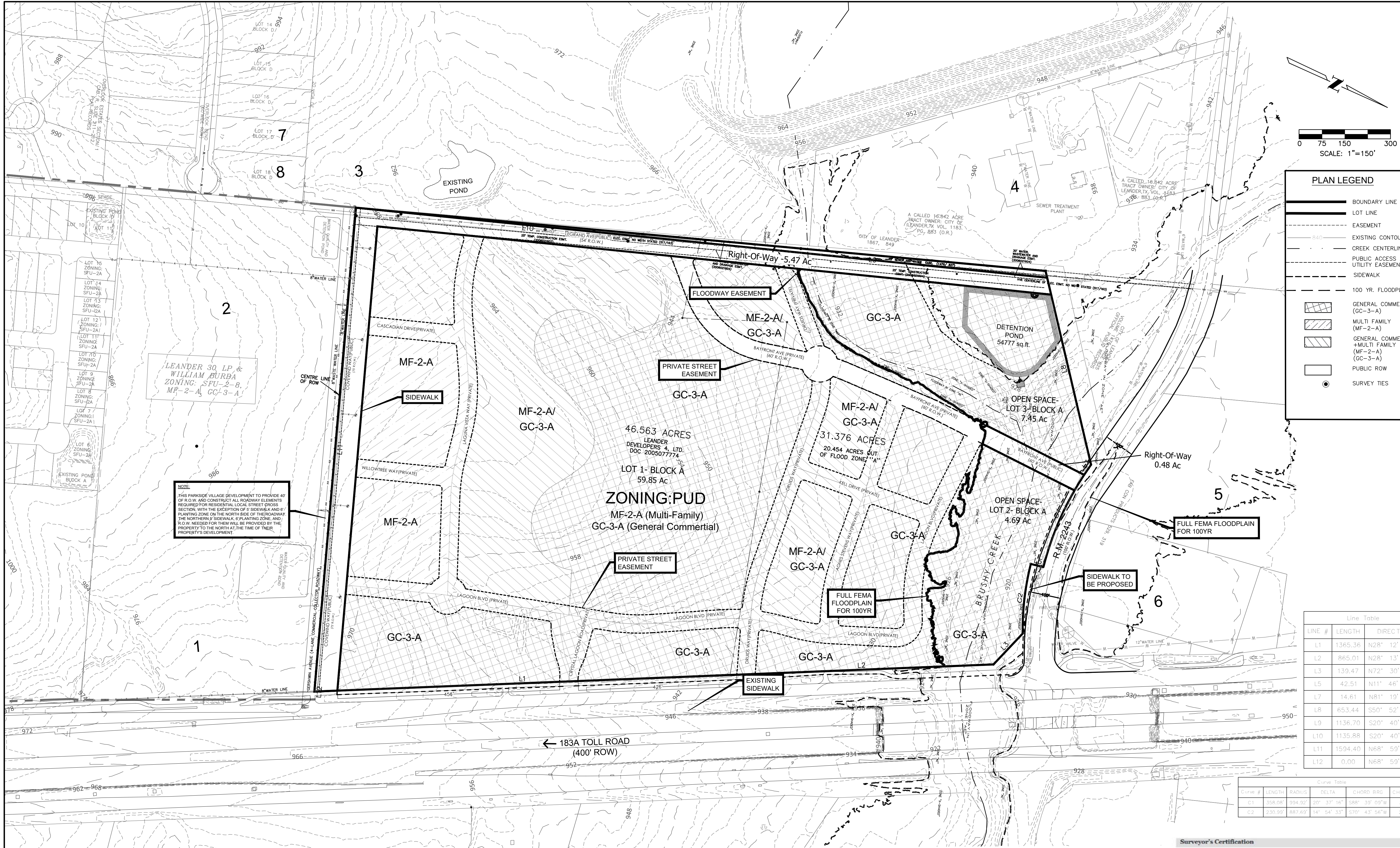
Number	Parcel Number	Owner	Owner Address	City, State, Zip
1	R315588	CWS PARKSIDE RETAIL LP	CR 271	LEANDER, TX 78641
2	R602134	CWS LEANDER PARKSIDE LP	CR 271	LEANDER, TX 78641
3	R602127	TAYLOR MORRISON OF TEXAS INC	RM 2243	LEANDER, TX 78641
4	R108637	CITY OF LEANDER	10201 RR 2243	LEANDER, TX 78641
5	R031253	FAB-CON PRODUCTS INC	SH 183A	LEANDER, TX 78641
6	R031255	INGRAM, ROBERT S	9800 RR 2243	LEANDER, TX 78641
7	R387853	DARDEN, CHERI & JUSTIN	1021 OVERLOOK BEND	LEANDER, TX 78641
8	R387854	MURPHY, JERRA L & MATTHEW	1023 OVERLOOK BEND	LEANDER, TX 78641

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
EXISTING CONDITIONS

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004
SHEET
4
OF 19



PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- PUBLIC ACCESS AND UTILITY EASEMENT
- SIDEWALK
- 100 YR. FLOODPLAIN LINE
- GENERAL COMMERCIAL (GC-3-A)
- MULTI FAMILY (MF-2-A)
- GENERAL COMMERCIAL +MULTI FAMILY (MF-2-A) (GC-3-A)
- PUBLIC ROW
- SURVEY TIES

Line Table		
LINE #	LENGTH	DIRECTION
L1	1365.36	N28° 12' 09"W
L2	865.01	N28° 13' 00"W
L3	139.47	N72° 30' 10"W
L5	42.51	N11° 46' 23"W
L7	14.61	N81° 19' 01"W
L8	653.44	S50° 52' 47"W
L9	1136.70	S20° 40' 56"E
L10	1135.88	S20° 40' 12"E
L11	1594.40	N68° 59' 26"E
L12	0.00	N68° 59' 26"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	358.08	994.92'	20° 37' 16"	S88° 33' 09"W	358.15'
C2	230.99	887.69'	14° 54' 33"	S90° 43' 56"W	230.34'

STREET TABLE ACCORDING TO TCM (PUBLIC ROADS)					
R.O.W.	LENGTH	PAVEMENT WIDTH	CURB TYPE	STREET CLASSIFICATION	CURB BASIS
COVERWIND BEND	1569.9 LF	50' LOG - LOG	STD. 4" CURB	TYPE 6	10'
LEGRAND AVE	2287.9 LF	34' LOG - LOG	STD. 4" CURB	TYPE 3	10'
BAYFRONT AVE	1608.5 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'

STREET TABLE ACCORDING TO TCM (PRIVATE ROADS)					
R.O.W.	LENGTH	PAVEMENT WIDTH	CURB TYPE	STREET CLASSIFICATION	CURB BASIS
LAGUNA VISTA WAY	1223.3 LF	34' LOG - LOG	STD. 4" CURB	TYPE 5	10'
CASCADIAN DRIVE	391.9 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
WILLOWTREE WAY	389.7 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
LAGOON BLVD	2850.7 LF	34' LOG - LOG	STD. 4" CURB	TYPE 4	10'
DRUIDS WAY	1479.4 LF	34' LOG - LOG	STD. 4" CURB	TYPE 4	10'
KEEL DRIVE	478.9 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
AGNES STEVENS WAY	825.5 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
CRYSTAL LAGOON ROAD	445.5 LF	34' LOG - LOG	STD. 4" CURB	TYPE 1	10'

Number	Parcel Number	Owner	Owner Address	City, State, Zip
1	R315588	CWS PARKSIDE RETAIL LP	CR 271	LEANDER, TX 78641
2	R602134	CWS LEANDER PARKSIDE LP	CR 271	LEANDER, TX 78641
3	R602127	TAYLOR MORRISON OF TEXAS INC	RM 2243	LEANDER, TX 78641
4	R108637	CITY OF LEANDER	10201 RR 2243	LEANDER, TX 78641
5	R031253	FAB-CON PRODUCTS INC	SH 183A	LEANDER, TX 78641
6	R031255	INGRAM, ROBERT S	9800 RR 2243	LEANDER, TX 78641
7	R387853	DARDEN, CHERI & JUSTIN	1021 OVERLOOK BEND	LEANDER, TX 78641
8	R387854	MURPHY, JERRA L & MATTHEW	1023 OVERLOOK BEND	LEANDER, TX 78641

LAND USE	LOT ID	LOT SIZE (AC)	LOT SIZE (SF)
MIXED USE	LOT 1	59.85	2606990.24
OPEN SPACE	LOT 2	4.69	204369.92
OPEN SPACE	LOT 3	7.45	324549.90
BAYFRONT AVE (PUBLIC ROW)	LOT 4	0.48	21035.65
COVERWIND WAY & LEGRAND AVE. (PUBLIC ROW)	LOT 5	5.47	238077.13

NOTE:

- Fee-in-lieu of a traffic impact analysis is due at time of site development. Code of Ordinances 10.03.003.
- Roadway Adequacy Fees are due at time of site development for the widening of RM 2243 to a 4-lane arterial. City of Leander Transportation Plan.
- Deceleration lanes are required for all connections to 183A and RM 2243.
- The proposed improvements have been planned with the existing source information. If this information is to change in the future due to new developments, this plans presents a starting point for determining what the needed improvements are to be.
- Design speed = 30 miles/ hr is considered for internal Roadways.
- There may be a need for speed signs throughout the sight if there needs to be speed recommendations in order to justify design choices and these will be finalized and approved during the PICP and SD plan approval process.

Surveyor's Certification

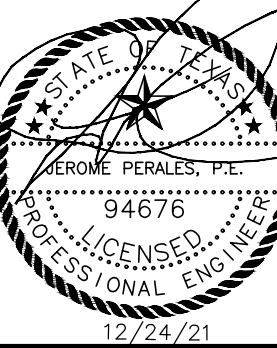
- This is to certify that:
- I am authorized to practice the profession of Surveying in the State of Texas;
 - I am responsible for the preparation of the surveying portions of the plan or plat submitted herewith;
 - All surveying information shown on the plan or plat is accurate and correct; AND
 - With regard to the surveying portions thereof, the plan or plat complies with SO Art II, Sec 22 (c)(2), ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:

Witness my hand this 14 day of July, 2021

(Surveyor's Signature)



PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
PRELIMINARY PLAT

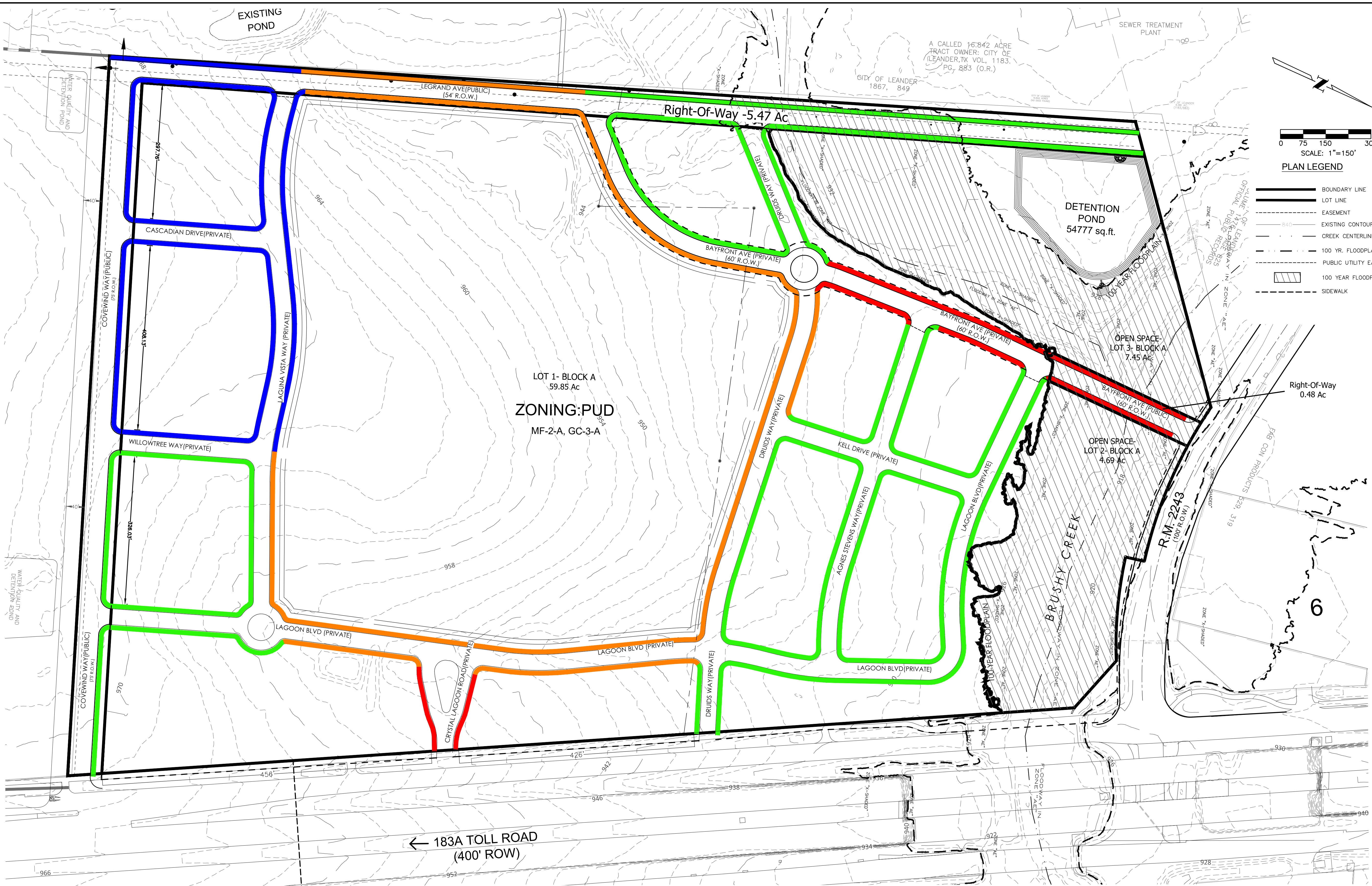
DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004

SHEET

5

OF

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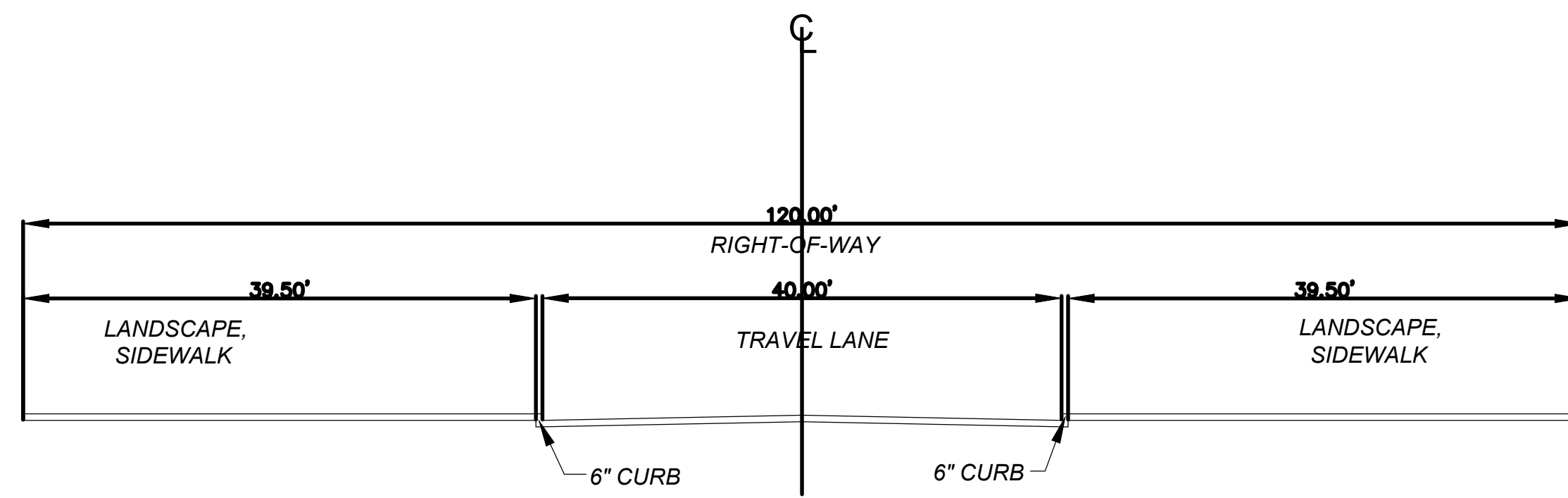
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PLAN LEGEND

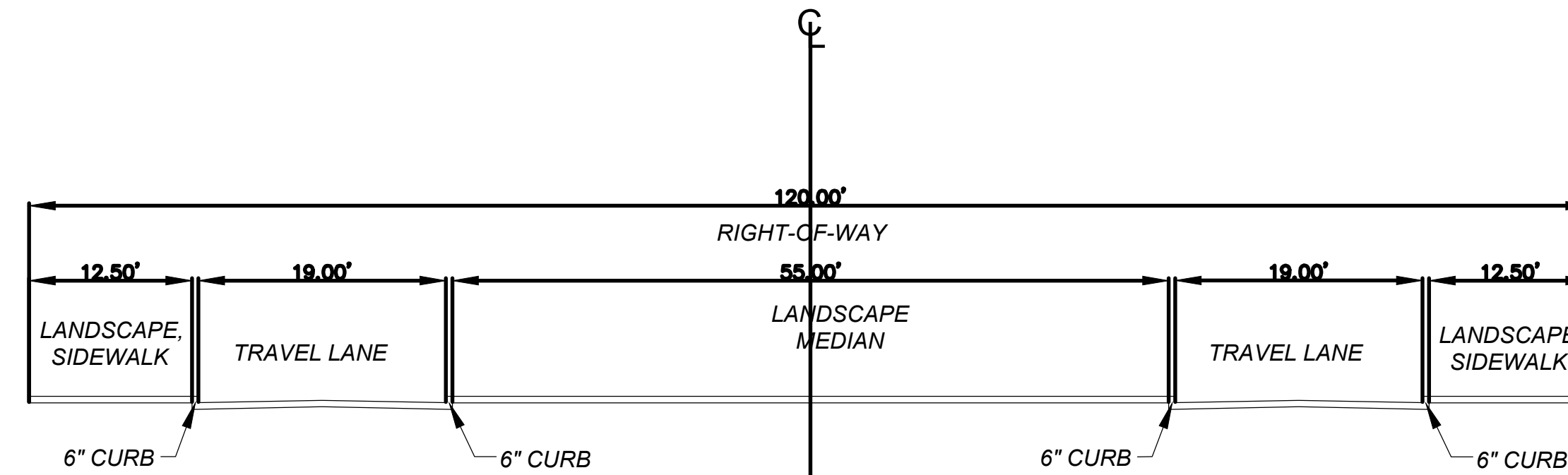
- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- 100 YR. FLOODPLAIN LINE
- PUBLIC UTILITY EASEMENT
- 100 YEAR FLOODPLAIN ZONE
- SIDEWALK

PLANT LIST					
SYM.	KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE/ SPECIFICATION
STREET TREES					
—	AG	Acer grandidentatum	Bigtooth Maple	SEE PLAN	10' Ht., 4' Spd., 2" d.b.h.
—	QF	Quercus fusiformis	Escarpment Live Oak	SEE PLAN	10' Ht., 4' Spd., 2" d.b.h.
—	QR	Quercus rubra	Red Oak	SEE PLAN	10' Ht., 4' Spd., 2" d.b.h.
—	UC	Ulmus crassifolia	Cedar Elm	SEE PLAN	10' Ht., 4' Spd., 2" d.b.h.

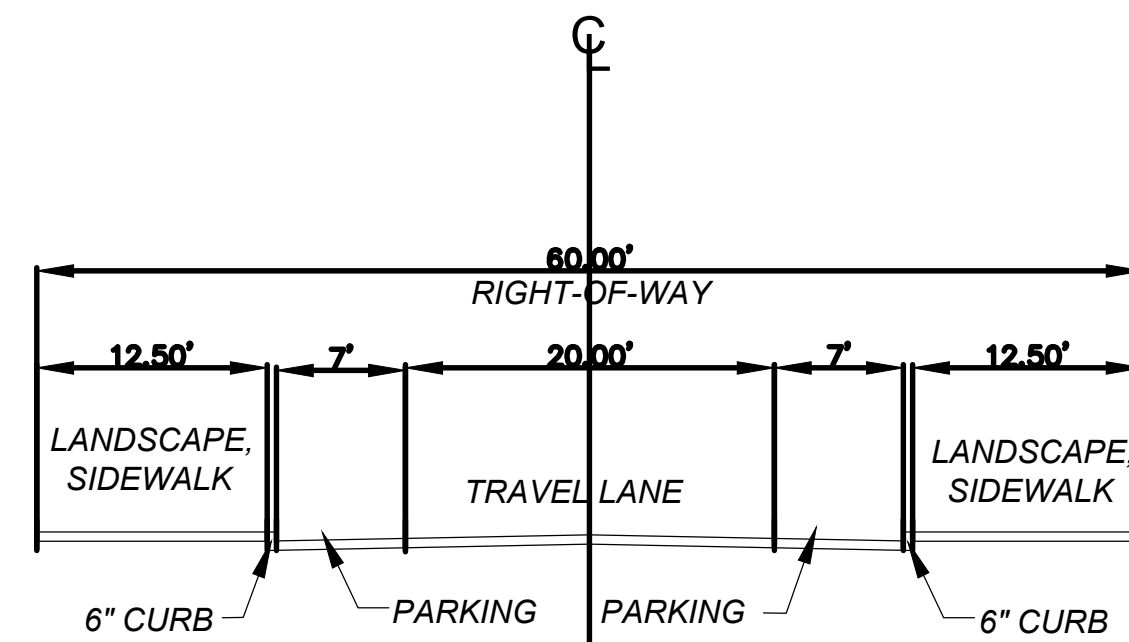
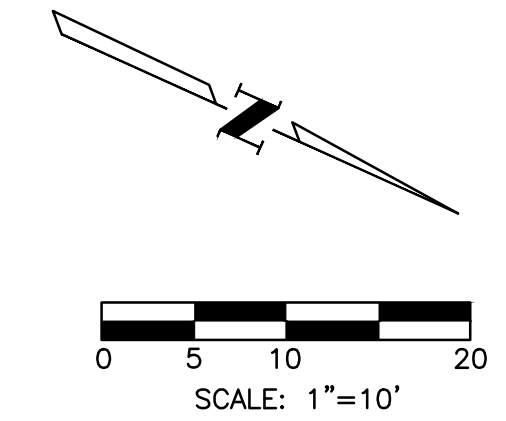
DATE: 12/24/21		DRAWN BY: IND		DESIGNER: IND		REVIEWER: JRP		PROJECT No.: 055.004	
LEANDER SPRINGS 1871 183A TOLL ROAD, LEANDER, TX 78641					STREET TREE PLAN				
PERALES LAND DEVELOPMENT, L.L.C. Land Development and Environmental Consulting Services T.S.P.E. # F-20933					SHEET 6 OF 19				



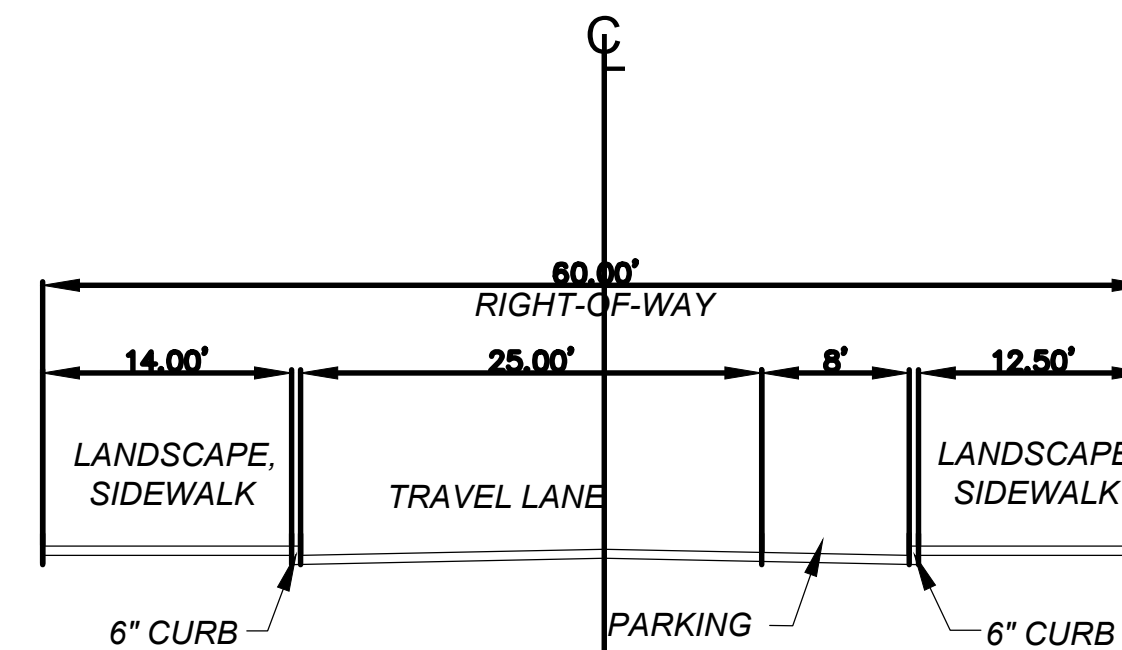
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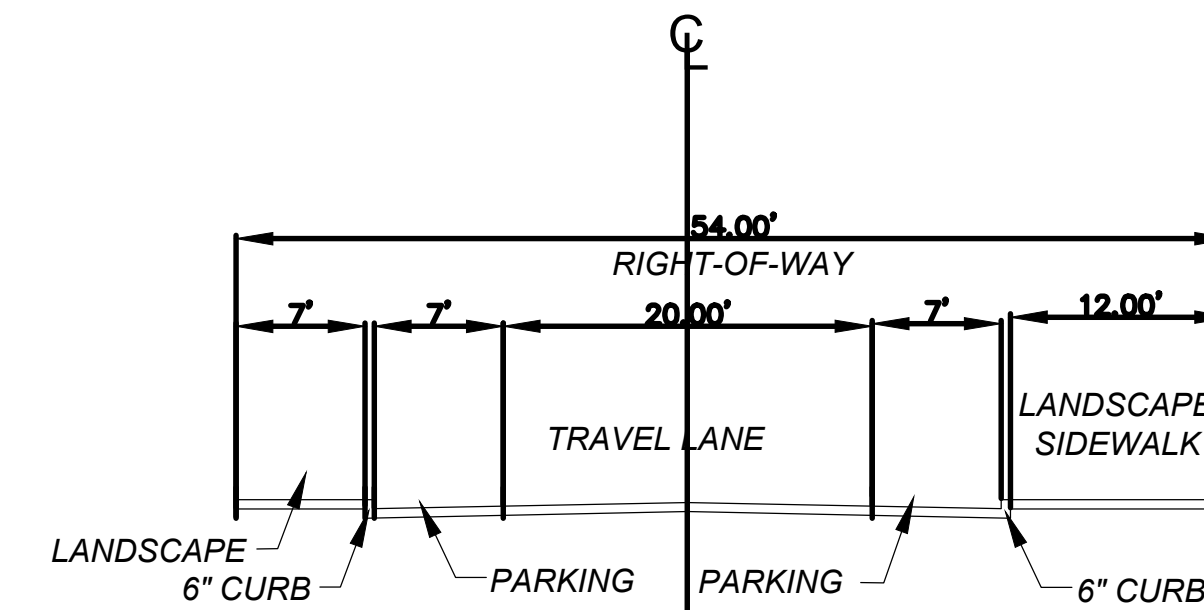
TYPE 1 CROSS - SECTION (2)



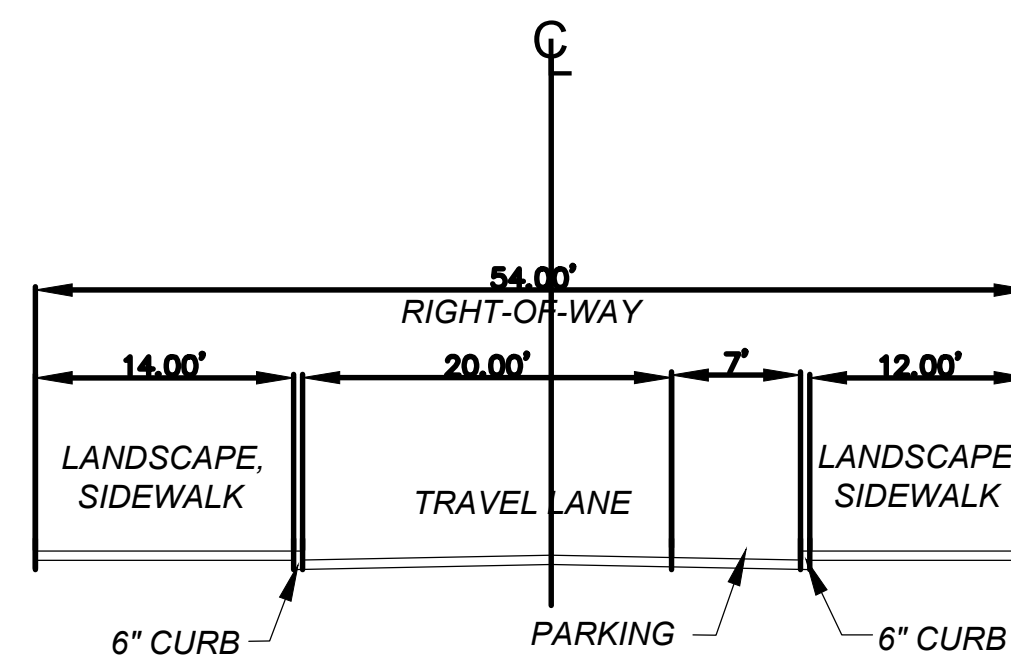
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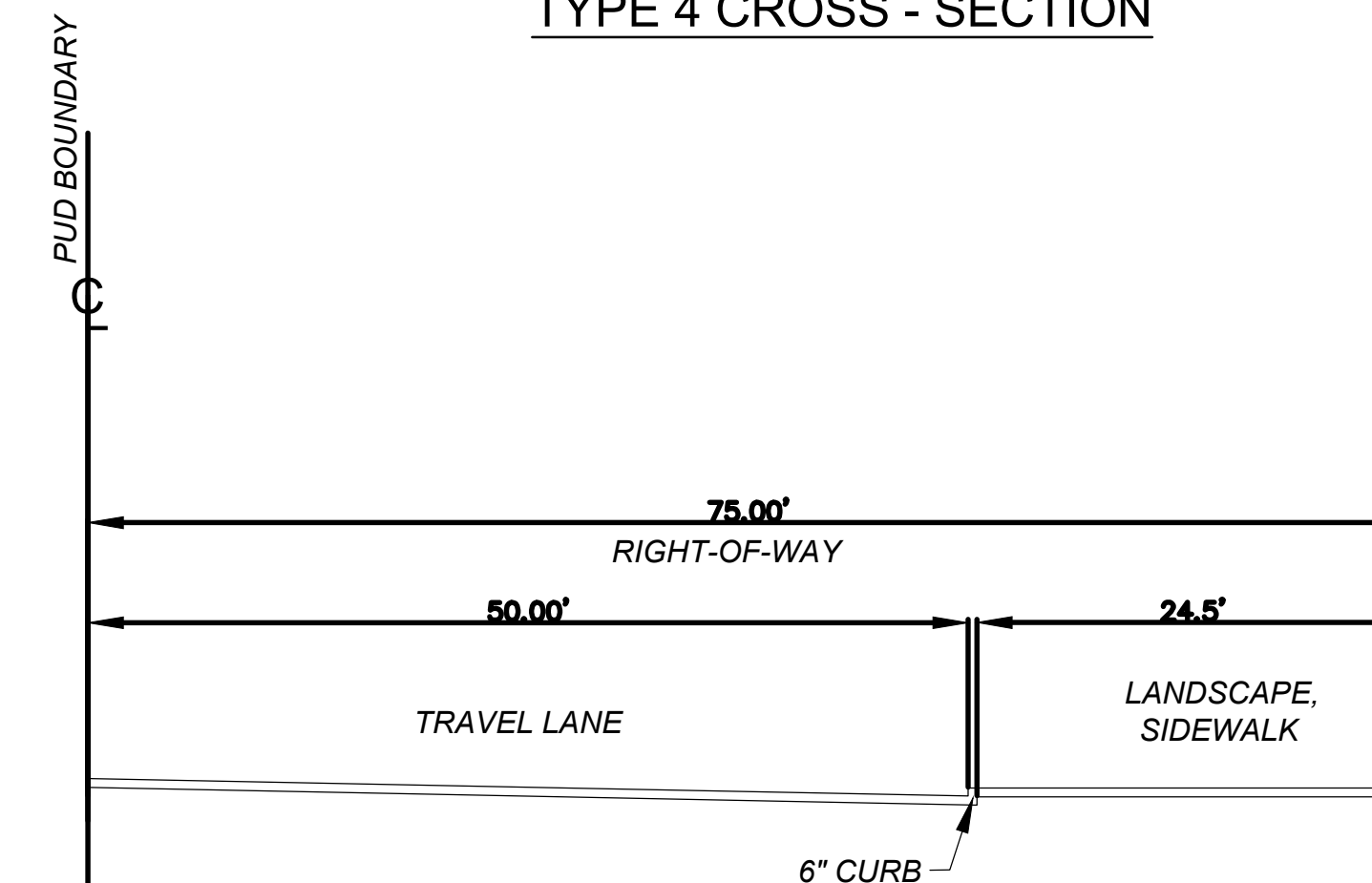
TYPE 3 CROSS - SECTION



TYPE 4 CROSS - SECTION



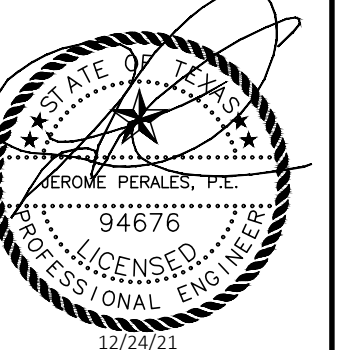
TYPE 5 CROSS - SECTION



TYPE 6 CROSS - SECTION

Project Land Use	Density	ITE LUC	Total
Multifamily Housing (Mid-Rise)	1,600 D.U.	221	8,718
Hotel	275 Rooms	310	2,678
Commercial, Retail, Parking Garage	1,383,967 S.F.	820	35,891
Total Trips			47,287
Reductions for Internal Capture			636
Reductions for Pass-By Trips			9,332
Total Net New Project Trips			37,319

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
183A FRONTAGE RD, LEANDER, TX 78641

STREET SECTIONS

DATE: 6/7/21

DRAWN BY: IND

DESIGNER: IND

REVIEWER: JRP

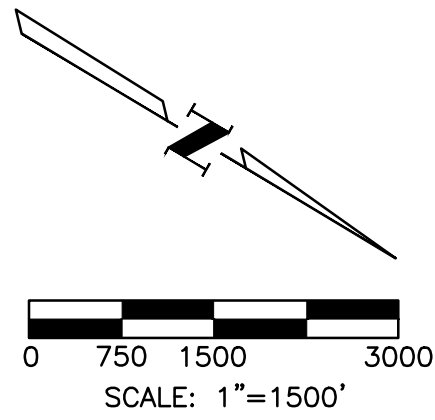
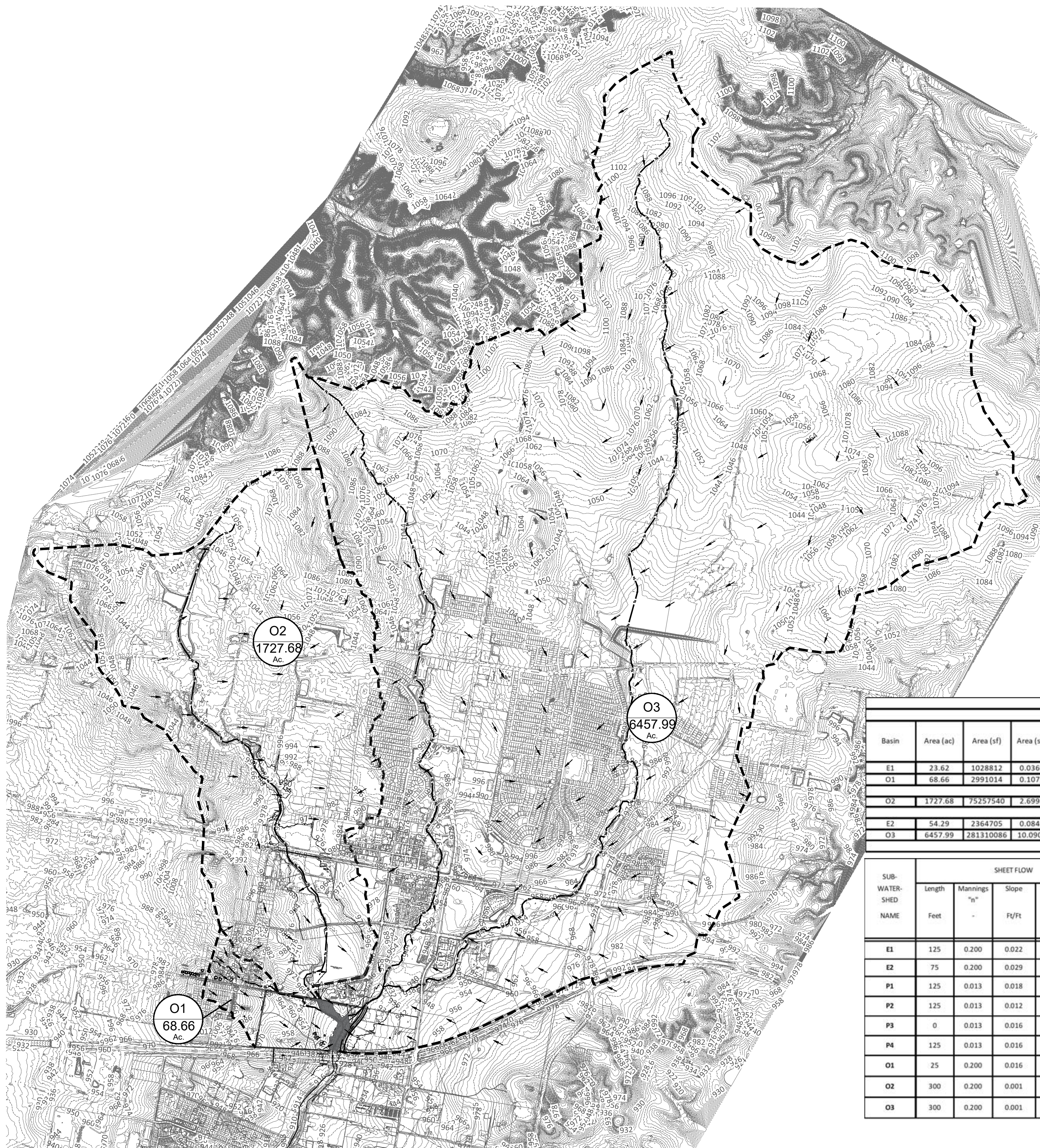
PROJECT No.: 055.004

SHEET

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OF

15



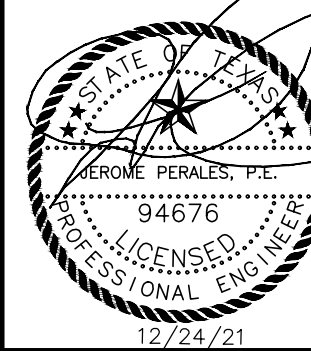
LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- 708' EXISTING CONTOUR AND ELEVATION
- 100 YR. FLOODPLAIN LINE
- CREEK CENTERLINE
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA (O1: 16.54 Ac.)
- FLOW ARROW
- FLOODPLAIN ZONE

Exist hg Condit ons																	
Hydrologic Parameters											HEC-HMS Results						
Basin	Area (ac)	Area (sf)	Area (sq mi)	Impervious Cover (sf)	Impervious Cover (%)	2-Year 24 hr-RF Intensity	10-Year 24 hr-RF Intensity	25-Year 24 hr-RF Intensity	100-Year 24 hr-RF Intensity	Lag Time (min)	CN Values	2 YR Event (cfs)	10 YR Event (cfs)	25 YR Event (cfs)	100 YR Event (cfs)		
E1	23.62	1028812	0.036904	0	0%	0.17	0.28	0.36	0.51	14.07	72	31.5	71.2	100.7	152.5		
O1	68.66	2991014	0.107288	1345956	45%	0.17	0.28	0.36	0.51	30.00	72	101.7	179.3	235.5	334.5		
MASON CREEK													121.5	223.0	297.4	429.2	
O2	1727.68	75257540	2.699493	9030905	12%	0.17	0.28	0.36	0.51	168.10	50	121.5	549.5	901.8	1674.3		
ANALYSIS POINT C													167.3	462.0	757.8	1406.8	
E2	54.29	2364705	0.084822	40509	2%	0.17	0.28	0.36	0.51	9.85	72	95.1	210.9	296.6	447.6		
O3	6457.99	281310086	10.090611	28131009	10%	0.17	0.28	0.36	0.51	214.10	50	556.7	1636.5	2727.7	5143.2		
BRUSHY CREEK													732.9	2114.1	3504.3	6575.5	

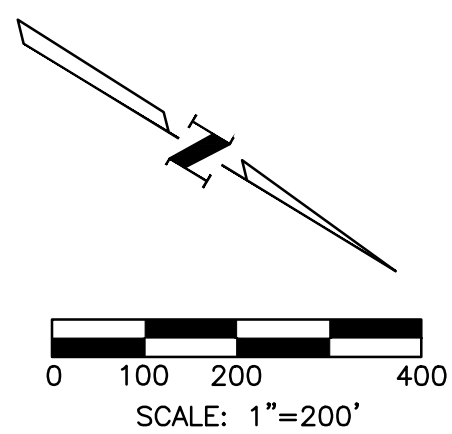
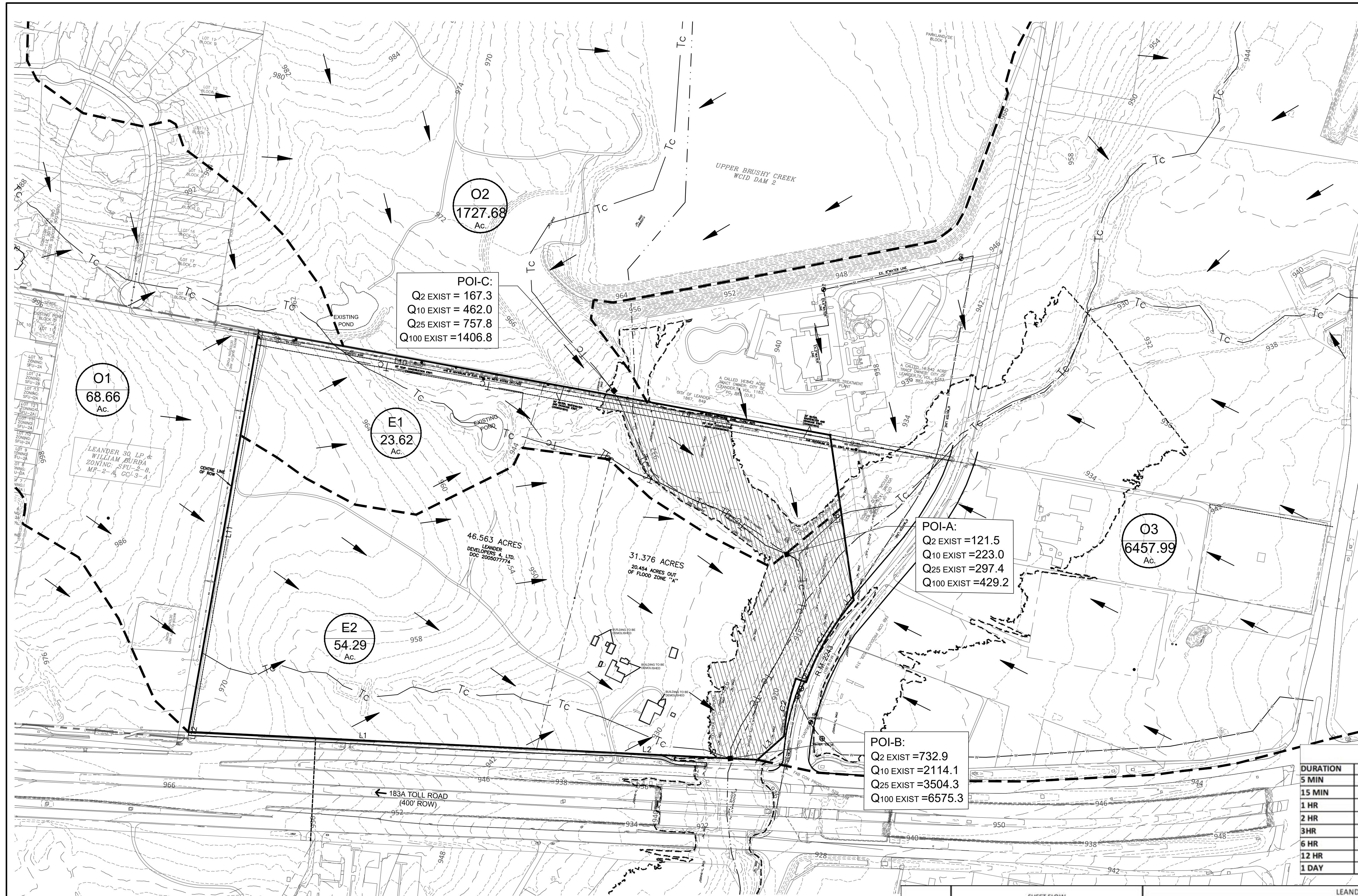
SUB-WATER-SHED NAME	SHEET FLOW					LEANDER SPRINGS											
						SHALLOW CONCENTRATED FLOW					CHANNEL/PIPE FLOW						
	Length Feet	Mannings "n" -	Slope Ft/Ft	2-Year 24-Hr RF In	Travel Time Minutes	Length Feet	Slope Ft/Ft	Channel Type Unpaved or Paved	Vel. Ft/Sec	Travel Time Minutes	Length Feet	Slope Ft/Ft	Convey. Type Channel or Pipe	Vel. Ft/Sec	Travel Time Minutes	TIME OF CONC. Minutes	LAG TIME Minutes
E1	125	0.200	0.022	3.92	12.8	1297.9	0.023	unpaved	2.4	8.8	572	0.012	channel	5.3	1.8	23.45	14.07
E2	75	0.200	0.029	3.92	7.6	1,449	0.029	unpaved	2.7	8.8	0	0.000	channel	0.5	0.0	16.42	9.85
P1	125	0.013	0.018	3.92	1.6	3,643	0.013	paved	2.3	27	0	0.010	channel	5.0	0.0	28.08	16.85
P2	125	0.013	0.012	3.92	1.8	820	0.015	paved	2.5	5.5	0	0.000	channel	0.0	0.0	7.32	4.39
P3	0	0.013	0.016	3.92	0.0	165	0.007	paved	1.7	1.6	906	0.011	channel	5.2	2.9	5.00	3.00
P4	125	0.013	0.016	3.92	1.6	2,219	0.027	paved	3.3	11.1	0	0.000	channel	0.5	0.0	12.71	7.63
O1	25	0.200	0.016	3.92	4.0	1,838	0.018	unpaved	2.2	14.2	11,460	0.015	channel	6.0	31.8	50.01	30.00
O2	300	0.200	0.001	3.92	88.9	1,440	0.001	unpaved	0.5	47.0	13,468	0.001	channel	1.6	144.2	280.16	168.10
O3	300	0.200	0.001	3.92	88.9	4,963	0.001	unpaved	0.5	162.1	9,879	0.001	channel	1.6	105.8	356.83	214.10

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
OFFSITE DRAINAGE AREA MAP

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004



- LEGEND**
- BOUNDARY / RIGHT OF WAY
 - LOT LINE
 - EASEMENT
 - ADJOINER
 - EXISTING CONTOUR AND ELEVATION
 - 100 YR. FLOODPLAIN LINE
 - CREEK CENTERLINE
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA
 - FLOW ARROW
 - FLOODPLAIN ZONE

ATLAS 14 INTENSITIES				
DURATION	2 YEAR	10 YEAR	25 YEAR	100 YEAR
5 MIN	6.27	9.42	11.55	15.17
15 MIN	4.19	6.27	7.68	10.05
1 HR	1.94	2.91	3.58	4.70
2 HR	1.19	1.86	2.34	3.20
3 HR	0.88	1.41	1.80	2.52
6 HR	0.52	0.85	1.10	1.57
12 HR	0.30	0.49	0.63	0.91
1 DAY	0.17	0.28	0.36	0.51

Exist hg Condit ons												HEC-HMS Results			
Hydrologic Parameters															
Basin	Area (ac)	Area (sf)	Area (sq mi)	Impervious Cover (sf)	Impervious Cover (%)	2-Year 24 hr-RF Intensity	10-Year 24 hr-RF Intensity	25-Year 24 hr-RF Intensity	100-Year 24 hr-RF Intensity	Lag Time (min)	CN Values	2 YR Event(cfs)	10 YR Event (cfs)	25 YR Event (cfs)	100 YR Event (cfs)
E1	23.62	1028812	0.036904	0	0%	0.17	0.28	0.36	0.51	14.07	72	31.5	71.2	100.7	152.5
O1	68.66	2991014	0.107288	1345956	45%	0.17	0.28	0.36	0.51	30.00	72	101.7	179.3	235.5	334.5
MASON CREEK															
O2	1727.68	75257540	2.699493	9030905	12%	0.17	0.28	0.36	0.51	168.10	50	198.1	549.5	901.8	1674.3
ANALYSIS POINT C												167.3	462.0	757.8	1406.8
E2	54.29	2364705	0.084822	40509	2%	0.17	0.28	0.36	0.51	9.85	72	95.1	210.9	296.6	447.6
O3	6457.99	281310086	10.090611	28131009	10%	0.17	0.28	0.36	0.51	214.10	50	556.7	1636.5	2727.7	5143.2
BRUSHY CREEK												732.9	2114.1	3504.3	6575.3

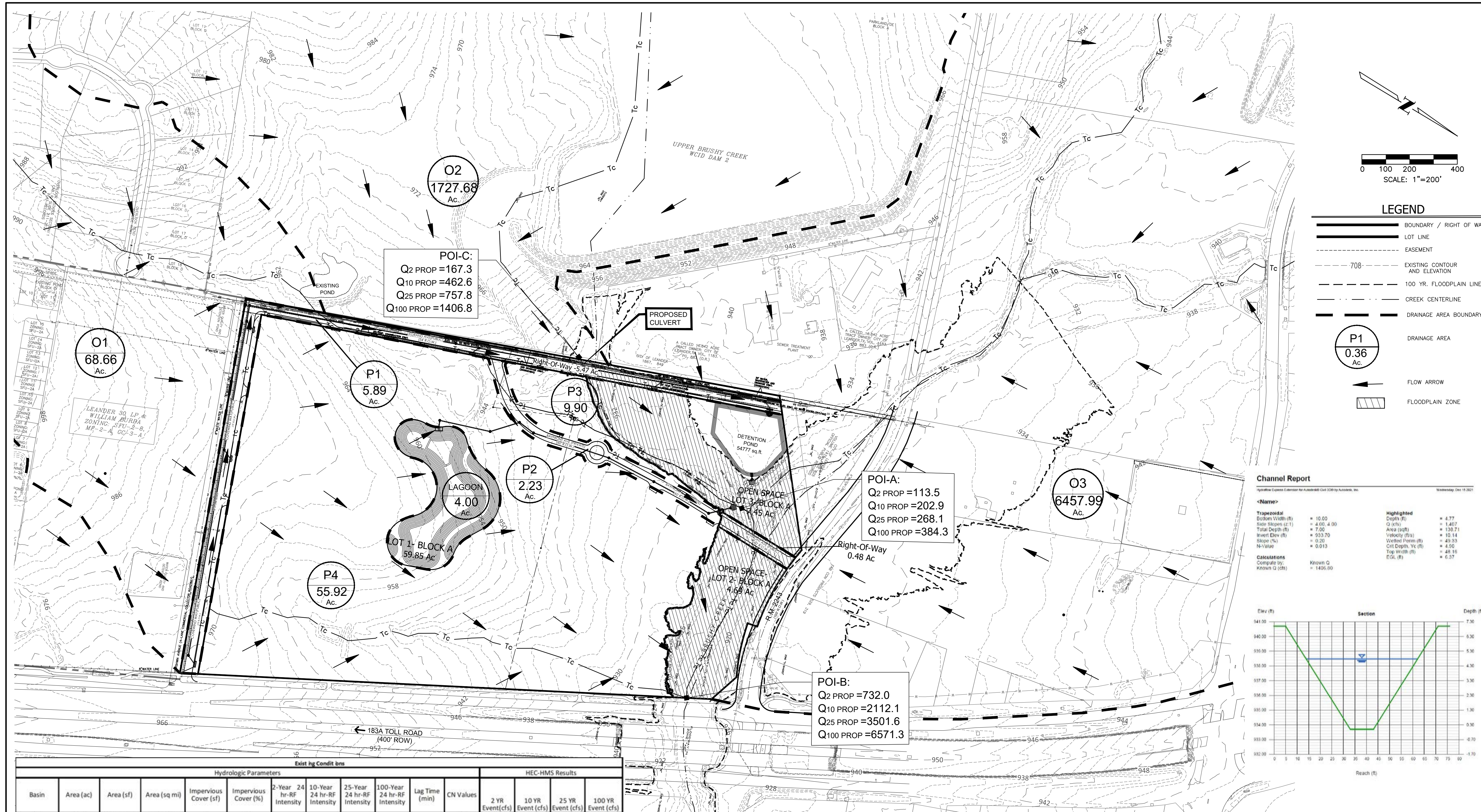
SUB-WATER-SHED NAME	SHEET FLOW						LEANDER SPRINGS									
							SHALLOW CONCENTRATED FLOW					CHANNEL/PIPE FLOW				
	Length Feet	Mannings "n"	Slope Ft/Ft	2-Year 24-Hr RF In	Travel Time Minutes		Length Feet	Slope Ft/Ft	Channel Type Unpaved or Paved	Vel. Ft/Sec	Travel Time Minutes	Length Feet	Slope Ft/Ft	Convey. Type Channel or Pipe	Vel. Ft/Sec	Travel Time Minutes
E1	125	0.200	0.022	3.92	12.8		1297.9	0.023	unpaved	2.4	8.8	572	0.012	channel	5.3	1.8
E2	75	0.200	0.029	3.92	7.6		1,449	0.029	unpaved	2.7	8.8	0	0.000	channel	0.5	0.0
P1	125	0.013	0.018	3.92	1.6		3,643	0.013	paved	2.3	27	0	0.010	channel	5.0	0.0
P2	125	0.013	0.012	3.92	1.8		820	0.015	paved	2.5	5.5	0	0.000	channel	0.0	0.0
P3	0	0.013	0.016	3.92	0.0		165	0.007	paved	1.7	1.6	906	0.011	channel	5.2	2.9
P4	125	0.013	0.016	3.92	1.6		2,219	0.027	paved	3.3	11.1	0	0.000	channel	0.5	0.0
O1	25	0.200	0.016	3.92	4.0		1,838	0.018	unpaved	2.2	14.2	11,460	0.015	channel	6.0	31.8
O2	300	0.200	0.001	3.92	88.9		1,440	0.001	unpaved	0.5	47.0	13,468	0.001	channel	1.6	144.2
O3	300	0.200	0.001	3.92	88.9		4,963	0.001	unpaved	0.5	162.1	9,879	0.001	channel	1.6	105.8

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LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
EXISTING DRAINAGE AREA MAP

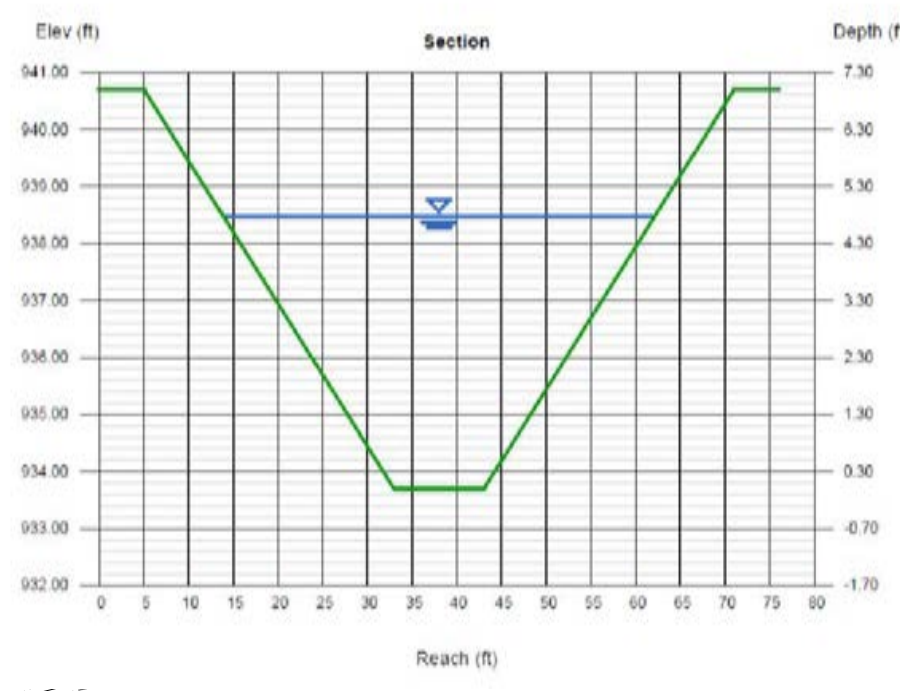
DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004

SHEET
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Channel Report

<Name>		Highlighted	
Trapezoidal		Depth (ft)	
Bottom Width (ft)		Q (cfs)	
Side Slopes (z:1)		Area (sqft)	
Total Depth (ft)		Velocity (ft/s)	
Invert Elev (ft)		Wetted Perim (ft)	
Slope (%)		Crest Depth, Yc (ft)	
No. Values		Top Width (ft)	
EGL (ft)		EGL (ft)	
Calculations		Known Q	
Compute by:		= 1406.80	



Hydrologic Parameters										HEC-HMS Results				
Basin	Area (ac)	Area (sf)	Area (sq mi)	Impervious Cover (sf)	Impervious Cover (%)	2-Year 24 hr-RF Intensity	10-Year 24 hr-RF Intensity	25-Year 24 hr-RF Intensity	100-Year 24 hr-RF Intensity	Lag Time (min)	CN Values	2 YR Event (cfs)	10 YR Event (cfs)	25 YR Event (cfs)
E1	23.62	1028812	0.036904	0	0%	0.17	0.28	0.36	0.51	14.07	72	31.5	71.2	100.7
O1	68.66	2991014	0.107288	1345956	45%	0.17	0.28	0.36	0.51	30.00	72	101.7	179.3	235.5
MASON CREEK														
O2	1727.68	75257540	2.699493	9030905	12%	0.17	0.28	0.36	0.51	168.10	50	121.5	223.0	297.4
ANALYSIS POINT C														
E2	54.29	2364705	0.084822	40509	2%	0.17	0.28	0.36	0.51	9.85	72	198.1	549.5	901.8
O3	6457.99	281310086	10.090611	28131009	10%	0.17	0.28	0.36	0.51	214.10	50	167.3	462.0	757.8
BRUSHY CREEK														
												167.3	462.0	757.8
												167.3	462.0	757.8
												167.3	462.0	757.8

Hydrologic Parameters										HEC-HMS Results				
Basin	Area (ac)	Area (sf)	Area (sq mi)	Impervious Cover (sf)	Impervious Cover (%)	2-Year 24 hr-RF Intensity	10-Year 24 hr-RF Intensity	25-Year 24 hr-RF Intensity	100-Year 24 hr-RF Intensity	Lag Time (min)	CN Values	2 YR Event (cfs)	10 YR Event (cfs)	25 YR Event (cfs)
P1	5.89	256573	0.009203	225751.83	88%	0.17	0.28	0.36	0.51	16.85	72	16.7	25.8	32.1
P2	2.23	97239	0.003488	78176	80%	0.17	0.28	0.36	0.51	4.39	72	10.2	16.0	20.1
P3	9.90	431366	0.015473	0	0%	0.17	0.28	0.36	0.51	3.00	72	22.8	50.7	71.4
Lagoon	4.00	174240	0.006250	174240	100%	0.17	0.28	0.36	0.51	3.00	99	1.7	5.7	9.3
O1	68.66	2991014	0.107288	1345956	45%	0.17	0.28	0.36	0.51	30.00	72	101.7	179.3	235.5
MASON CREEK														
O2	1727.68	75257540	2.699493	9030905	12%	0.17	0.28	0.36	0.51	168.10	50	121.5	223.0	297.4
ANALYSIS POINT C														
P4	55.92	2435832	0.087373	1583290.8	65%	0.17	0.28	0.36	0.51	7.63	72	192.3	314.7	401.1
O3	6457.99	281310086	10.090611	28131009	10%	0.17	0.28	0.36	0.51	214.10	50	167.3	462.0	757.8
BRUSHY CREEK														
												167.3	462.0	757.8
												167.3	462.0	757.8
												167.3	462.0	757.8

SUB-WATER-SHED NAME	SHEET FLOW					LEANDER SPRINGS											
	Length	Mannings "n"	Slope	2-Year 24-Hr RF	Travel Time	SHALLOW CONCENTRATED FLOW					CHANNEL/PIPE FLOW						
						Length	Slope	Channel Type Unpaved or Paved	Vel. Ft/Sec	Travel Time Minutes	Length	Slope	Convey. Type Channel or Pipe	Vel. Ft/Sec	Travel Time Minutes	TIME OF CONC. Minutes	LAG TIME Minutes
Feet	-	Ft/Ft	In	Minutes	Feet	Ft/Ft				Feet	Ft/Ft			Minutes	Minutes	Minutes	
E1	125	0.200	0.022	3.92	12.8	1297.9	0.023	unpaved	2.4	8.8	572	0.012	channel	5.3	1.8	23.45	14.07
E2	75	0.200	0.029	3.92	7.6	1,449	0.029	unpaved	2.7	8.8	0	0.000	channel	0.5	0.0	16.42	9.85
P1	125	0.013	0.018	3.92	1.6	3,643	0.013	paved	2.3	27	0	0.010	channel	5.0	0.0	28.08	16.85
P2	125	0.013	0.012	3.92	1.8	820	0.015	paved	2.5	5.5	0	0.000	channel	0.0	0.0	7.32	4.39
P3	0	0.013	0.016	3.92	0.0	165	0.007	paved	1.7	1.6	906	0.011	channel	5.2	2.9	5.00	3.00
P4	125	0.013	0.016	3.92	1.6	2,219	0.027	paved	3.3	11.1	0	0.000	channel	0.5	0.0	12.71	7.63
O1	25	0.200	0.016	3.92	4.0	1,838	0.018	unpaved	2.2	14.2	11,460	0.015	channel	6.0	31.8	50.01	30.00
O2	300	0.200	0.001	3.92	88.9	1,440	0.001	unpaved	0.5	47.0	13,468	0.001	channel	1.6	144.2	280.16	168.10
O3	300	0.200	0.001	3.92	88.9	4,963	0.001	unpaved	0.5	162.1	9,879	0.001	channel	1.6	105.8	356.83	214.10

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T.S.P.E. # F-20933

LEADER SPRINGS
1871 183A TOLL ROAD, LEADER, TX 78641
PROPOSED DRAINAGE AREA MAP

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004

SHEET
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DETENTION POND SUMMARY POND 1					
Storm Event	EX Q [CFS]	PROP Q IN [CFS]	PROP Q OUT [CFS]	STORAGE [AC-FT]	ELEVATION
2 Year	0.0	16.7	5.0	0.7	930.6
10 Year	0.0	25.8	7.9	1.1	930.9
25 Year	0.0	32.1	10.7	1.4	931.1
100 Year	0.0	43.0	16.6	1.9	931.5

*EX. AND PROP. ANALYSIS COMPLETED USING HEC-HMS (SCS UNIT HYDROGRAPH METHOD).

SUMMARY -LAGOON					
Storm Event	EX Q [CFS]	PROP Q IN [CFS]	PROP Q OUT [CFS]	STORAGE [AC-FT]	ELEVATION
2 Year	0.0	22.6	1.7	0.9	940.2
10 Year	0.0	33.8	5.7	1.3	940.3
25 Year	0.0	41.6	9.3	1.5	940.4
100 Year	0.0	55.1	15.5	1.9	940.5

*EX. AND PROP. ANALYSIS COMPLETED USING HEC-HMS (SCS UNIT HYDROGRAPH METHOD).

PRIVATE DETENTION					
Storm Event	EX Q [CFS]	PROP Q IN [CFS]	PROP Q OUT [CFS]	STORAGE [AC-FT]	ELEVATIO N
2 Year	0.0	192.3	1.0	13.2	936.2
10 Year	0.0	314.7	2.1	22.6	937.0
25 Year	0.0	401.1	3.1	29.6	937.6
100 Year	0.0	550.9	5.4	42.6	938.7

*EX. AND PROP. ANALYSIS COMPLETED USING HEC-HMS (SCS UNIT HYDROGRAPH METHOD).

APPENDIX R-11
FULL FILTRATION RAIN GARDEN CALCULATIONS
FOR DEVELOPMENT PERMITS

RAIN GARDEN 1

DRAINAGE AREA DATA:

Drainage Area to Control (DA)	5.47 ac.
Drainage Area Impervious Cover (IC)	88%
Capture Depth (CD)	1.18 in.

WATER QUALITY CONTROL CALCULATIONS:Required Provided

The Water Quality Control is to be Rain Gardens	
25-year Peak Flow Rate to Control (Q25)	32.1 cfs.
100-year Peak Flow Rate to Control (Q100)	43.0 cfs.

Water Quality Volume (WQV = CD*DA*3630)	23411 cf.	40535 cf.
Convert to Gallons (7.48 gal/cf)	175114 gal.	303201 gal.

Depth of Filtration Media	1.00 ft.	0.30 ft.
Filtration Pond Area	31636 sq. ft.	54777 sq. ft.
Effective Porosity of Filtration Media	1.0 ft./ft.	1.0 ft./ft.
Effective Porosity Water Quality Volume		13146.5 cu. ft.
Ponded Water Quality Volume		10264.4 cu. ft.
Ponded Water Depth		6.0 in.

Drawdown Time (≥ 48 hr.)	min. 48hrs	hrs.	83.11 hrs.
---------------------------	------------	------	------------

Water Quality Elevation msl		934 ft. msl
Elevation of Splitter/Overflow Weir (≥ WQ elev) ft. msl		934 ft. msl
Length of Splitter Weir		25 ft.
Required Head to Pass Q100	Maximum 0.5 ft.	0.11 ft.
Pond Freeboard Provided to Pass Q100	minimum 0.25 ft.	0.89 ft.

$$Q_{weir} = C * L * (h)^{1.5}$$

Weir Coefficient = 3
Length (ft) = 25
Weir Elev. (ft MSL) = 934

$$Q_{notch} = C * L * (h)^{1.5}$$

Weir Coefficient = 3
Length (ft) = 3.00
Weir Elev. (ft MSL) = 930

DETENTION STAGE STORAGE TABLE - DET 1											
Elevation	Area	Area	Avg. Area	Delta Volume	Total Volume	Storage	Q _{infiltration}	Q _{pipe}	Q _{weir}	Q _{notch}	Total
(f t)	(Sq. f t)	(Acres)	(Acres)	(Acre-Feet)	(Acre-Feet)	(cf)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
930	54777	1.258	0.00	0.00	0.00	0	0.0000	0.000	0.000	0.000	0.000
931	57467	1.319	1.288	1.29	1.29	56122	0.0000	0.000	0.000	9.000	9.000
932	60222	1.383	1.351	1.35	2.64	114967	0.0000	0.000	0.000	25.456	25.456
933	63041	1.447	1.415	1.41	4.05	176599	0.0000	0.000	0.000	46.765	46.765
934	65925	1.513	1.480	1.48	5.53	241082	0.0000	0.000	0.000	72.000	72.000
935	68872	1.581	1.547	1.55	7.08	308480	0.0000	0.000	66.000	100.623	166.623

$$Q_{weir} = C * L * (h)^{1.5}$$

Weir Coefficient = 3
Length (ft) = 30
Weir Elev. (ft MSL) = 940.1666667

$$Q_{notch} = C * L * (h)^{1.5}$$

Weir Coefficient = 3
Length (ft) = 0.00
Weir Elev. (ft MSL) = 940.5

DETENTION STAGE STORAGE TABLE - Lagoon									
Elevation	Area	Area	Avg. Area	Delta Volume	Total Volume	Storage	Q _{weir}	Q _{notch}	Total
(f t)	(Sq. f t)	(Acres)	(Acres)	(Acre-Feet)	(Acre-Feet)	(cf)	(cfs)	(cfs)	(cfs)
940	174280	4.001	0.00	0.00	0.00	0	0.000	0.000	0.000
940.083333	174280	4.001	4.001	0.33	0.33	14523	0.000	0.000	0.000
940.166667	174280	4.001	4.001	0.33	0.67	29047	0.000	0.000	0.000
940.25	174280	4.001	4.001	0.33	1.00	43570	2.165	0.000	2.165
940.333333	174280	4.001	4.001	0.33	1.33	58093	6.124	0.000	6.124
940.416667	174280	4.001	4.001	0.33	1.67	72617	11.250	0.000	11.250
940.5	174280	4.001	4.001	0.33	2.00	87,140	17.321	0.000	17.321

$$Q_{weir} = C * L * (h)^{1.5}$$

Weir Coefficient = 3
Length (ft) = 38
Weir Elev. (ft MSL) = 939

$$Q_{notch} = C * L * (h)^{1.5}$$

Weir Coefficient = 3
Length (ft) = 0.25
Weir Elev. (ft MSL) = 935

PRIVATE DETENTION											
Elevation	Area	Area	Avg. Area	Delta Volume	Total Volume	Storage	Q _{infiltration}	Q _{pipe}	Q _{weir}	Q _{notch}	Total
(f t)	(Sq. f t)	(Acres)	(Acres)	(Acre-Feet)	(Acre-Feet)	(cf)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
935	500000	11.478	0.00	0.00	0.00	0	0.0000	0.000	0.000	0.000	0.000
936	500000	11.478	11.478	11.48	11.48	500000	0.0000	0.000	0.000	0.750	0.750
937	500000	11.478	11.478	11.48	22.96	1000000	0.0000	0.000	0.000	2.121	2.121
938	500000	11.478	11.478	11.48	34.44	1500000	0.0000	0.000	0.000	3.897	3.897
939	500000	11.478	11.478	11.48	45.91	2000000	0.0000	0.000	0.000	6.000	6.000
940	500000	11.478	11.478	11.48	57.39	2500000	0.0000	0.000	113.250	8.385	121.635

HEC-HMS Input Format		
Elevation	Storage	Outflow
(ft)	(Ac – ft)	(cfs)
930	0.000	0.000
931	1.288	9.000
932	2.639	25.456
933	4.054	46.765
934	5.534	72.000
935	7.082	166.623

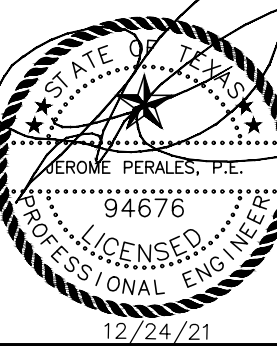
HEC-HMS Input Format		
Elevation	Storage	Outflow
(ft)	(Ac – ft)	(cfs)
940	0.000	0.000
940.0833	0.333	0.000
940.1667	0.667	0.000
940.25	1.000	2.165
940.3333	1.334	6.124
940.4167	1.667	11.250
940.5	2.000	17.321

HEC-HMS Input Format		
Elevation	Storage	Outflow
(ft)	(Ac – ft)	(cfs)
935	0.000	0.000
936	11.478	0.750
937	22.957	2.121
938	34.435	3.897
939	45.914	6.000
940	57.392	121.635

LEANDER SPRINGS
Water Quality Management System
FULL FILTRATION Rain Garden Bioinfiltration Bed Sizing Calculations

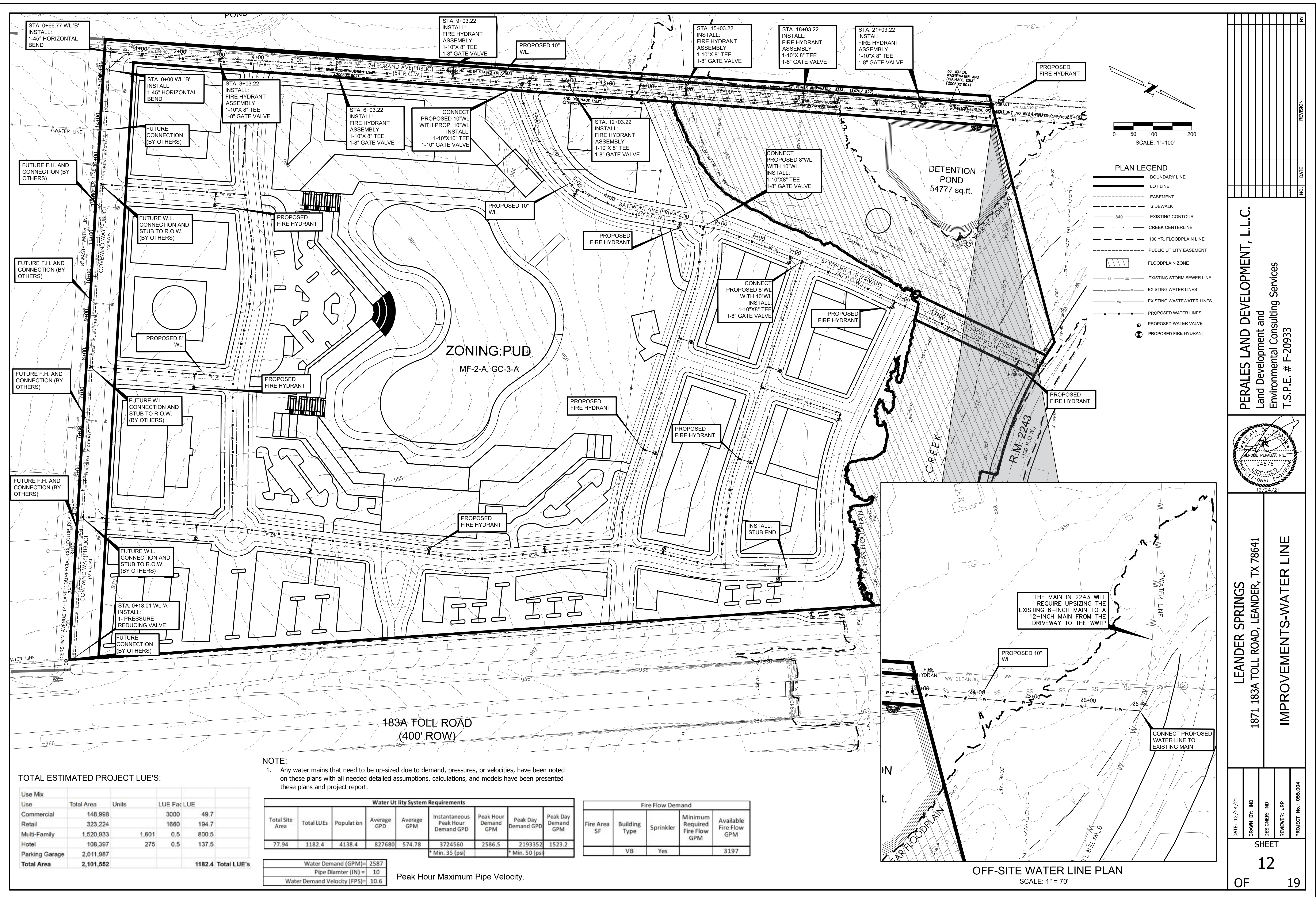
Media effective porosity WITH PIPES =		1		ft/ft																
USDA Site Ksat =		2.51		micrometers/sec																
USDA Site Ksat =		0.36		in/hr																
25% of USDA Ksat =		0.09		in/hr																
Survey Avg. Site Ksat =		NA		in/hr																
Rain Garden No.	Overall Area (sq. mi.)	Overall Area (sq. ft.)	Building Impervious Area (sq. ft.)	Paving Impervious Area (sq. ft.)	Pervious Area (sq. ft.)	Percent Impervious	Capture Depth (in.)	WQV (cu. ft.)	Bed* Depth (ft.)	Min. Bed Area to hold WQV (sq. ft.)	Min. Ksat for bed area (in/hr)	Ksat Req. Actual Bed Area (sq. ft.)	Ksat Req. Actual Bed Area (in/hr)	Vne (cu. ft.)	Required Vponded (cu. ft.)	Required Ponding Depth (in.)	Capture Vol. with 6" of Ponding (cu. ft.)	Capture Depth with 5" of Ponding (in.)	DDT Req. for full capture Vol (hours)	
RG-1	0.008540	238077	-	209508	28,569	88.0%	1.18	23,411	0.30	31636	0.53	54,777	0.11	13,146	10,264	2.2	40,535	2.04	83.1	
TOTAL		2,38,077	sq. ft.	TOTAL RAIN GARDEN AREA ON PROJECT =								54,777	sq. ft.							
		5.47	ac.									1.26	ac.							

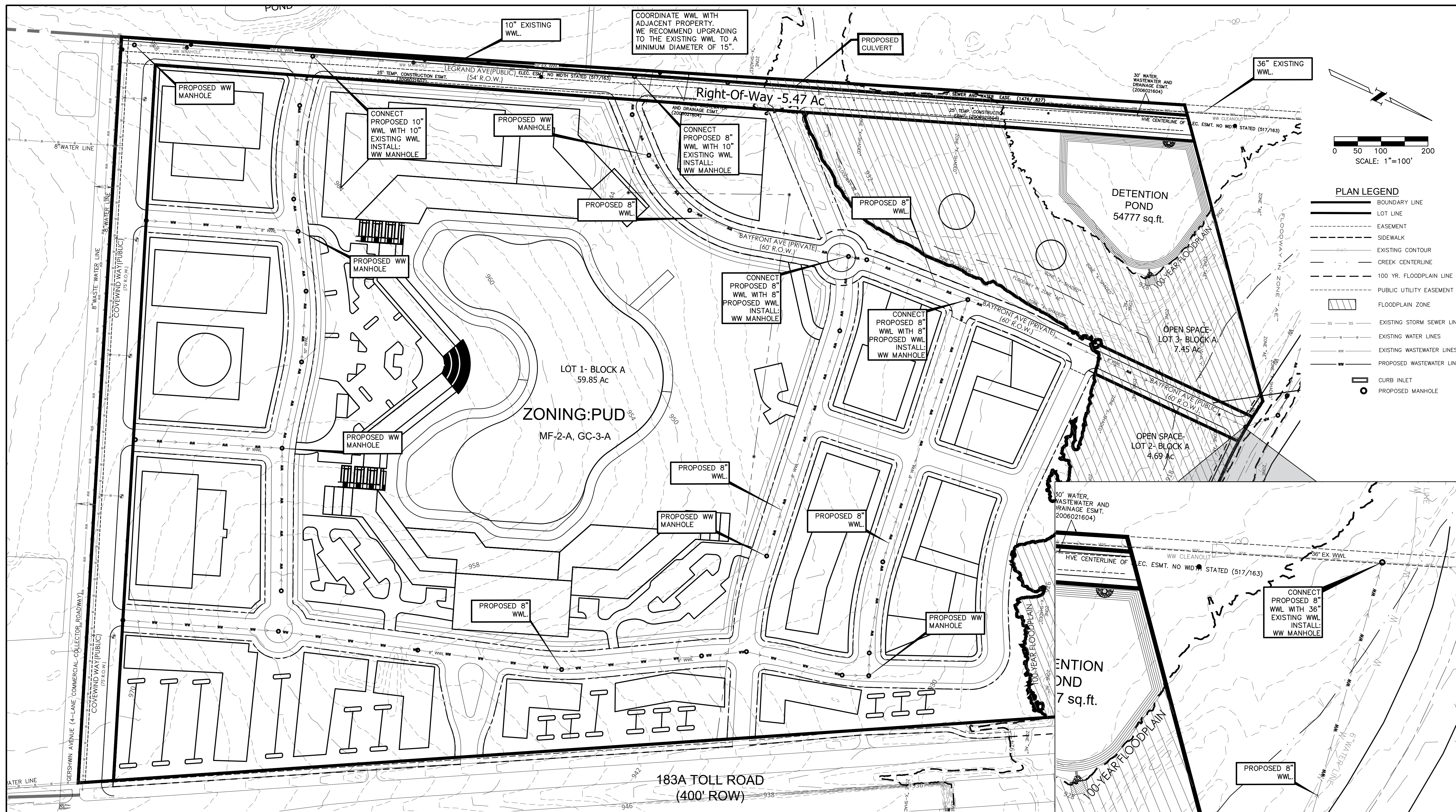
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Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
POND CALCULATIONS

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004





TOTAL ESTIMATED PROJECT LUE'S:

Use Mix	Total Area	Units	LUE Fac	LUE
Commercial	148,998	3000		49.7
Retail	323,224		1660	194.7
Multi-Family	1,520,933	1,601	0.5	800.5
Hotel	108,397	275	0.5	137.5
Parking Garage	2,011,987			
Total Area	2,101,552			1182.4 Total LUE's

Fire Area	0.5F
Total Site Area	77.94 AC
Peak Hour Demand	2586.5 GPM
Peak Day Demand	1523.2 GPM
Minimum Required Fire Flow	0 GPM
Peak WW Q*	708.39 GPM

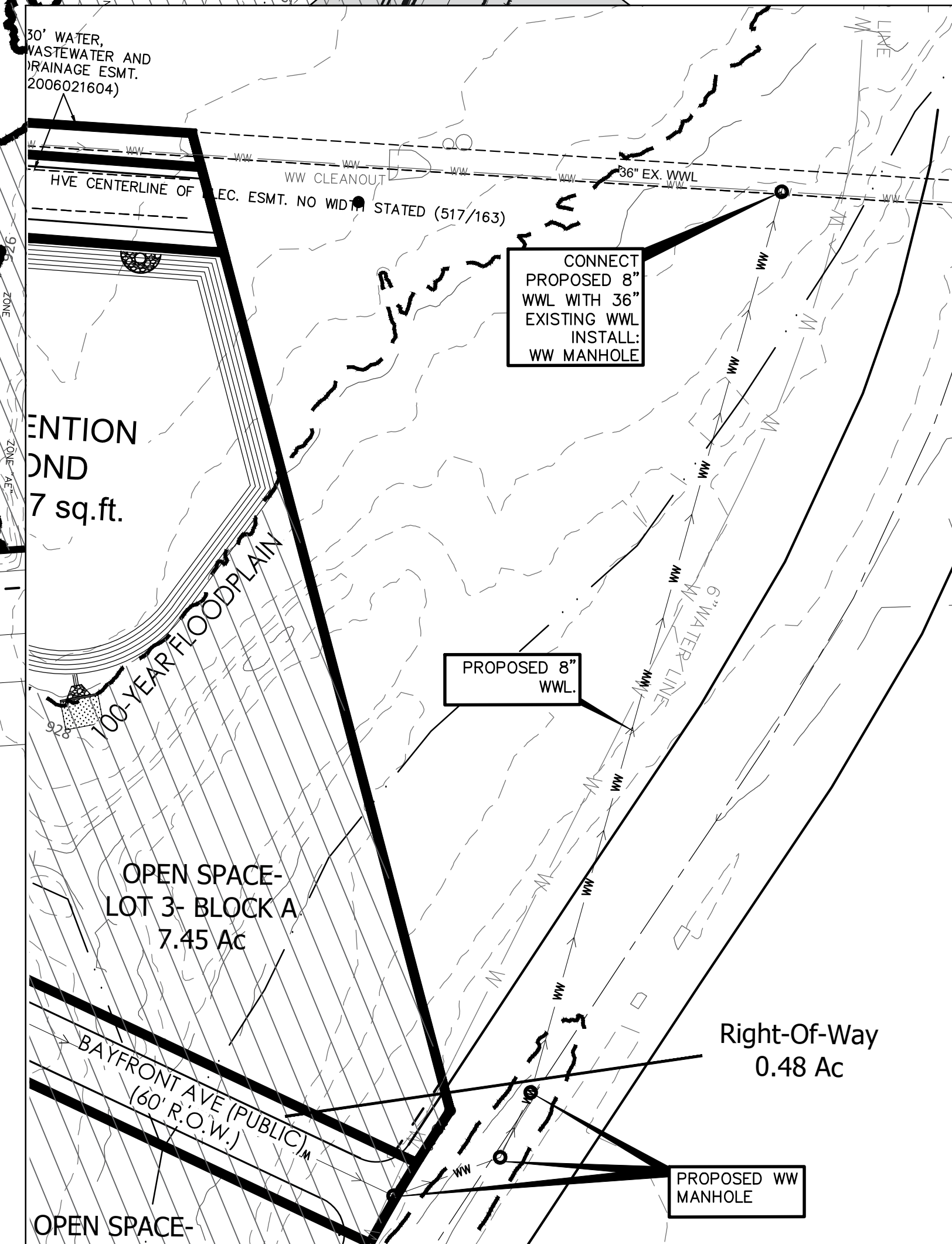
Peak Dry Weather Flow less than 50% of full capacity
Peak Wet Weather Flow less than 75% of full capacity

NOTE:

- The full build-out estimate of the wastewater demand including off-site wastewater flows has been included within the plan set. All up-sizing and all supporting calculations, assumptions, and explanations have been included in the report and plans submitted for this project.

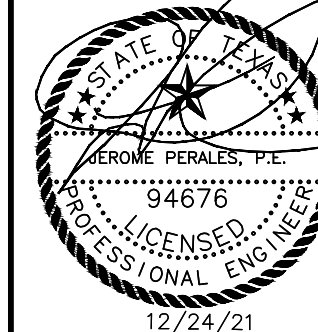
Wastewater Utility System Requirements													
Project Flow													
Desc.	Add'l Inal LUE's	Total LUE's	Average GPD	F Average GPM	Peak Flow Factor	Peak D.W. GPM	Add'l Inal Acres	Total Acres	I/I GPD	I/I GPM	Peak WW Q gpm	Q (hp) cfs	Slope %
PUD	289	1182.4	2,89,688	201.17	3.3	667.80	192	77.94	58,455	40.59	708.39	1.578	1.50

Per Capita 70
245 per LUE
Inf ltr/bn 750
GPD/Acre



OFF-SITE WASTEWATER LINE PLAN
SCALE: 1" = 70'

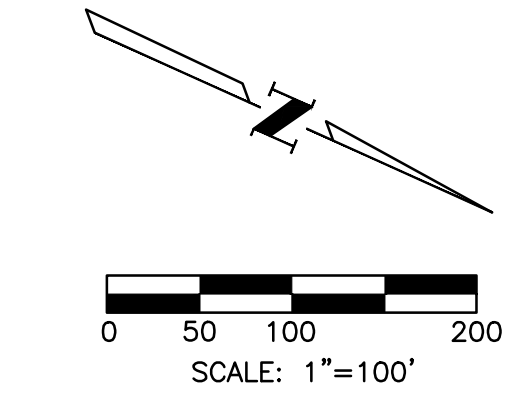
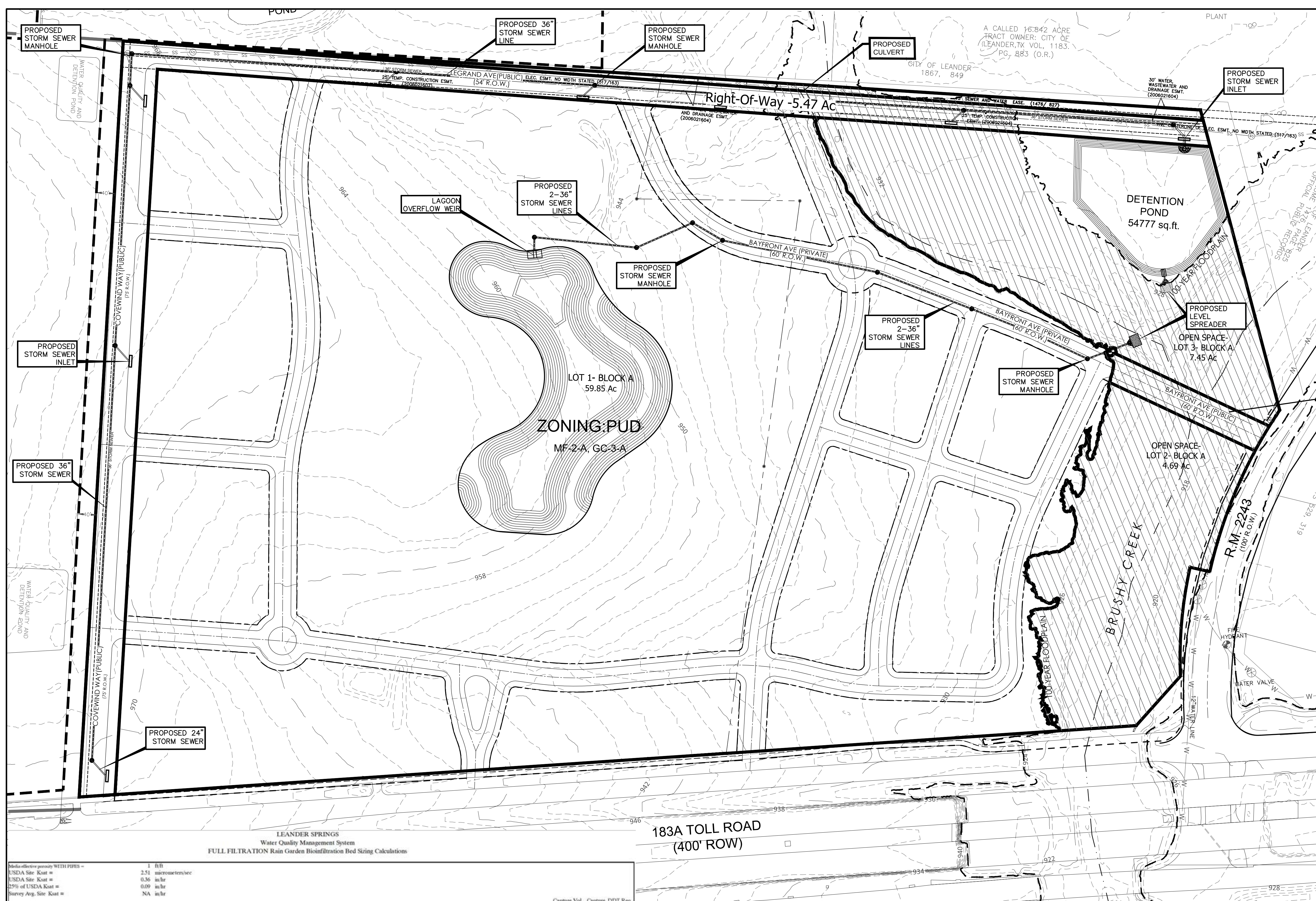
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T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
IMPROVEMENTS-WASTEWATER LINE

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055,004

SHEET
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- PLAN LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - EASEMENT
 - SIDEWALK
 - EXISTING CONTOUR
 - CREEK CENTERLINE
 - 100 YR. FLOODPLAIN LINE
 - PUBLIC UTILITY EASEMENT
 - FLOODPLAIN ZONE
 - EXISTING STORM SEWER LINE
 - EXISTING WATER LINES
 - EXISTING WASTEWATER LINES
 - PROPOSED STORM SEWER LINE
 - CURB INLET
 - STORM MANHOLE

Media effective porosity WITH PIPES =																	1 ft/ft		
USDA Site Ksat =																	2.51 micrometers/sec		
USDA Site Ksat =																	0.36 in/hr		
25% of USDA Ksat =																	0.09 in/hr		
Survey Avg. Site Ksat =																	NA in/hr		
Rain Garden No.	Overall Area (sq. ft.)	Overall Area (sq. ft.)	Building Impervious Area (sq. ft.)	Paving Impervious Area (sq. ft.)	Previous Impervious Area (sq. ft.)	Percent Impervious	Capture Depth (in.)	WQV	Bed ¹ Depth (ft.)	Min. Bed Area to hold WQV (sq. ft.)	Min. Ksat for bed area (in/hr)	Actual Bed for Actual Bed Area (sq. ft.)	Ksat Req. for Actual Bed Area (in/hr)	Vine (cu. ft.)	Required Pounding Depth (in.)	Required Pounding Depth (in.)	Capture Vol. with 6" of Depth with full Pounding (cu. ft.)	Capture DDT Req. 3" of Pounding (hours)	
RG-1	0.009203	25673	-	225752	30821	88.0%	1.18	25227	0.30	34091	0.53	54,777	0.12	13,146	12,081	2.6	40,535	1.90	77.1
RG-2	0.003356	9373	33,723	41135	18,714	80.0%	1.10	8,578	0.90	7031	0.53	11,055	0.10	7,059	618	0.7	13,487	1.73	75.5
RG-3	0.003388	94456	52,620	31256	10,580	88.8%	1.19	9,351	0.15	15082	0.53	25,807	0.09	3,108	6,243	2.9	16,056	2.04	82.4
RG-4	0.005898	164427	60,223	16111	88,093	46.4%	0.76	10,472	0.96	8259	0.53	12,181	0.21	9,355	1,117	1.1	15,445	1.13	70.8
RG-5	0.045275	126397	1,26,394	18341	11,75,761	11.5%	0.41	43,608	0.85	87,216	0.53	1,00,414	0.11	-	43,608	5.2	50,207	0.45	55.3
RG-6	0.005887	164114	54,073	61083	49,008	70.1%	1.00	13,695	0.30	12,413	0.53	21,091	0.16	13,006	609	0.3	23,932	1.75	83.9
RG-7	0.005808	139607	40,950	22689	75,968	45.6%	0.76	8,793	1.15	6,193	0.53	9,064	0.24	8,339	455	0.6	12,871	1.11	70.3
RG-8	0.005570	155279	24,176	29186	1,01,917	34.4%	0.64	8,329	1.20	5,705	0.53	6,204	0.34	5,956	2,375	4.6	9,058	0.70	52.2
RG-9	0.011182	311727	79,083	22935	2,09,708	32.7%	0.63	16,295	0.83	13,999	0.53	17,120	0.24	11,368	4,927	3.5	19,928	0.77	58.7
RG-10	0.004816	134809	22,800	25029	86,480	35.6%	0.66	7,344	1.00	5,649	0.53	8,425	0.22	6,740	604	0.9	10,952	0.98	71.6
RG-11	0.005808	142135	22,800	30942	88,393	37.8%	0.68	8,032	1.00	6,178	0.53	7,287	0.28	5,830	2,202	3.6	9,473	0.80	56.6
RG-12	0.002274	63405	18,314	28596	16,495	74.0%	1.04	5,494	2.35	2,309	0.53	2,753	0.50	5,176	319	1.4	6,552	1.24	57.2
RG-13	0.004773	133051	82,147	25096	25,808	80.6%	1.11	12,263	1.40	7,570	0.53	9,992	0.32	10,743	1,520	1.9	15,539	1.40	60.8
RG-14	0.001705	47519	18,691	15523	13,306	72.0%	1.02	4,019	0.60	2,067	0.53	2,714	0.37	3,310	729	3.2	4,602	1.18	55.6
RG-15	0.009786	272824	79,429	30942	1,62,452	40.5%	0.70	16,018	1.00	5,950	0.53	7,091	0.56	15,543	475	0.8	19,089	0.84	57.2
RG-16	0.004911	136009	38,264	48596	50,049	63.4%	0.93	10,661	0.60	6,247	0.53	7,262	0.37	8,762	1,899	3.1	12,393	1.09	55.8
RG-17	0.002476	69022	14,304	32654	22,064	68.0%	0.98	5,639	0.80	2,674	0.53	3,063	0.46	4,927	712	2.8	6,438	1.12	55.0
TOTAL		33,95,023	sq. ft.									3,06,619	sq. ft.						
		77.94	ac.									7.04	ac.						

Fire Area	0 SF
Total Site Area	77.94 AC
Peak Hour Demand	2586.5 GPM
Peak Day Demand	1523.2 GPM
Minimum Required Fire Flow	0 GPM
Peak WW Q	40.59 GPM

TOTAL ESTIMATED PROJECT LUE'S:

Use Mix	Total Area	Units	LUE Fac	LUE
Use				
Commercial	148,968		3000	49.7
Retail	323,224		1860	194.7
Multi-Family	1,520,933	1,601	0.5	800.5
Hotel	108,397	275	0.5	137.5
Parking Garage	2,011,987			
Total Area	2,101,552			1182.4 Total LUE's

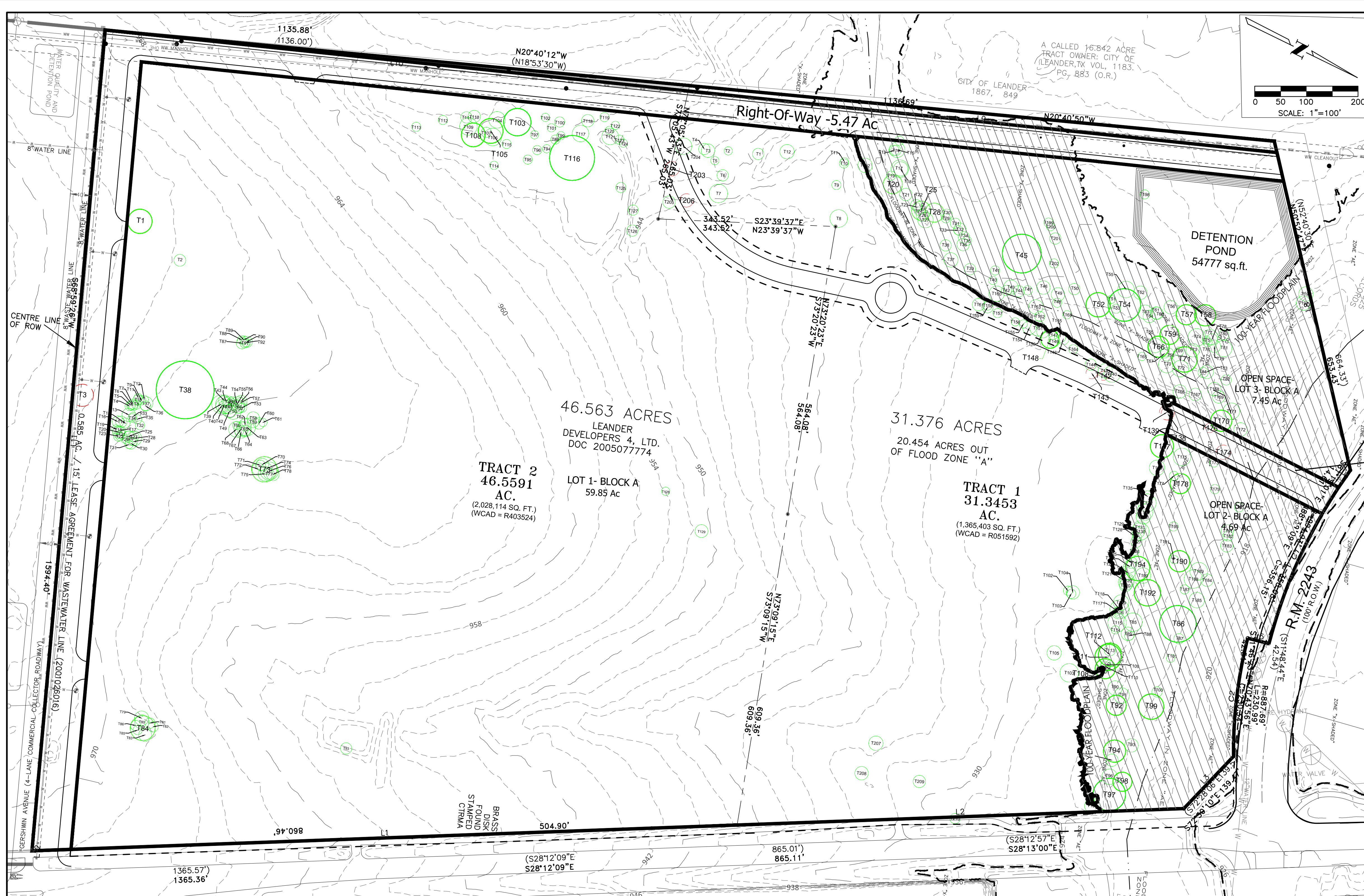
PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933

12/24/21

LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
IMPROVEMENTS-STORM
SEWER LINE

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055,004

SHEET
14
OF
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TREES TO BE REMOVED-TRACT-1			
TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED
T138	CEDAR ELM	12.5	12.5
T139	CEDAR ELM	14.5	14.5
T142	PECAN	9	9
T143	PECAN	11	11
T174	PECAN	14	14
T176	PECAN	9	9
T203	CEDAR ELM	0	14
T206	CEDAR ELM	0	13

TREES TO BE REMOVED-TRACT-2			
TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED
T3	LIVE OAK	21.5	21.5

TREE LIST-TRACT-2									
TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION
T1	17" 14" Live Oak	T31	8" Live Oak	T61	8" Live Oak	T91	10" 11" Cedar Elm	T106	17" CEDAR ELM
T2	8" 7" Live Oak	T32	12" Live Oak	T62	12" Live Oak	T92	20" Cedar Elm	T107	10" CEDAR ELM
T3	15" 13" Live Oak	T33	8" Live Oak	T63	17" Live Oak	T93	20" Cedar Elm	T108	19" 9" CEDAR ELM
T4	9" Live Oak	T34	8" Live Oak	T64	11" Live Oak	T94	22" 17" American Elm	T109	17" CEDAR ELM
T5	9" Live Oak	T35	9" Live Oak	T65	14" Live Oak	T95	12" Cedar Elm	T110	12" CEDAR ELM
T6	10" Live Oak	T36	10" Live Oak	T66	12" Live Oak	T96	15" Cedar Elm	T111	22" 17" American Elm
T7	10" Live Oak	T37	9" 9" Live Oak	T67	14" Live Oak	T97	32" American Elm	T112	9" CEDAR ELM
T8	9" Live Oak	T38	39" 35" Live Oak	T68	15" Live Oak	T98	19" Ash	T113	9" CEDAR ELM
T9	9" Live Oak	T39	18" Live Oak	T69	8" Live Oak	T99	8" Live Oak	T114	8" CEDAR ELM
T10	10" Live Oak	T40	12" Live Oak	T70	12" Live Oak	T100	25" Pecan	T115	9" CEDAR ELM
T11	8" Live Oak	T41	13" Live Oak	T71	10" Live Oak	T101	8" Pecan	T116	18" 12" 10" 15" 8" 7"
T12	8" Live Oak	T42	17" Live Oak	T72	12" Live Oak	T102	9" Cedar Elm	WILLOW	
T13	13" Live Oak	T43	11" Live Oak	T73	17" 18" Live Oak	T103	9" Cedar Elm	T117	16" AMERICAN ELM
T14	11" Live Oak	T44	8" Live Oak	T74	11" Live Oak	T104	13" Cedar Elm	T118	11" CEDAR ELM
T15	10" Live Oak	T45	11" Live Oak	T75	14" Live Oak	T105	14" Pecan	T119	9" CEDAR ELM
T16	11" Live Oak	T46	9" Live Oak	T76	13" 9" Live Oak	T91	9" LIVE OAK	T120	8" CEDAR ELM
T17	9" Live Oak	T47	12" Live Oak	T77	10" Live Oak	T92	8" LIVE OAK	T121	16" AMERICAN ELM
T18	8" Live Oak	T48	14" Live Oak	T78	12" Live Oak	T93	11" CEDAR ELM	T122	8" CEDAR ELM
T19	9" Live Oak	T49	13" Live Oak	T79	14" Live Oak	T94	8" CEDAR ELM	T123	9" CEDAR ELM
T20	12" Live Oak	T50	16" Live Oak	T80	14" Live Oak	T95	9" CEDAR ELM	T124	8" CEDAR ELM
T21	9" Live Oak	T51	13" Live Oak	T81	10" Live Oak	T96	10" CEDAR ELM	T125	10" CEDAR ELM
T22	8" Live Oak	T52	10" Live Oak	T82	10" Live Oak	T97	8" CEDAR ELM	T126	11" CEDAR ELM
T23	10" Live Oak	T53	9" Live Oak	T83	9" 7" Live Oak	T98	9" CEDAR ELM	T127	10" CEDAR ELM
T24	8" Live Oak	T54	8" Live Oak	T84	11" 10" 9" 8" Live Oak	T99	8" CEDAR ELM	T128	8" LIVE OAK
T25	11" Live Oak	T55	13" Live Oak	T85	9" Live Oak	T100	10" CEDAR ELM	T129	7" 11" LIVE OAK
T26	14" Live Oak	T56	10" Live Oak	T86	10" Live Oak	T101	8" CEDAR ELM		
T27	10" Live Oak	T57	12" Live Oak	T87	8" 6" Live Oak	T102	8" CEDAR ELM		
T28	11" Live Oak	T58	12" Live Oak	T88	8" Live Oak	T103	27" WILLOW		
T29	8" Live Oak	T59	11" Live Oak	T89	8" Live Oak	T104	16" CEDAR ELM		
T30	11" Live Oak	T60	11" Live Oak	T90	11" Live Oak	T105	16" 10" 7" CEDAR ELM		

PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- 100 YR. FLOODPLAIN LINE
- SIDEWALK
- PUBLIC UTILITY EASEMENT

EXISTING TREE TO BE REMAIN

EXISTING TREE TO BE REMOVE

FLOODPLAIN ZONE

TREE LIST-TRACT-1

TAG #	DESCRIPTION	TAG #	DESCRIPTION
T1	11" Cedar Elm	T106	18" Cedar Elm
T2	8" Cedar Elm	T107	15"- 10" Live Oak
T4	11" Cedar Elm	T108	20" Cedar Elm
T5	8" Cedar Elm	T109	10" Cedar Elm
T6	11" Ash	T110	10" Cedar Elm
T7	13"- 9" Cedar Elm	T111	26" American Elm
T8	17" Cedar Elm	T112	23" American Elm
T9	9" Cedar Elm	T113	11" Cedar Elm
T10	9" Cedar Elm	T114	8" Cedar Elm
T11	8" Cedar Elm	T115	18" Cedar Elm
T12	10"- 8" American Elm	T116	10" Cedar Elm
T13	10" Cedar Elm	T117	8" Cedar Elm
T14	10" Ash	T118	13"- 11" Cedar Elm
T15	15" Ash	T119	15" Cedar Elm
T16	9" Ash	T120	12" Cedar Elm
T19	9" Ash	T121	15" Cedar Elm
T20	19" Cedar Elm	T122	14" Cedar Elm
T22	11" Ash	T123	14" Cedar Elm
T23	8" Ash	T124	12" Cedar Elm
T24	8" Ash	T125	11" Cedar Elm
T25	19" Pecan	T126	8" Cedar Elm
T26	12" Pecan	T127	11" Cedar Elm
T27	15" Cedar Elm	T128	9" Cedar Elm
T28	19" Pecan	T129	11" Cedar Elm
T29	9" Cedar Elm	T130	12"- 10" Cedar Elm
T30	11" Cedar Elm	T131	12" Cedar Elm
T31	10"- 8" Pecan	T132	14" Cedar Elm
T32	12" Pecan	T133	16" Cedar Elm
T33	9" Pecan	T134	13"- 9" Cedar Elm
T34	11" Pecan	T135	11" Cedar Elm
T35	9" Pecan	T136	12"- 11"- 11"
T36	12" Pecan	T137	Cedar Elm
T37	14" Pecan		
T38	11" Cedar Elm	T138	9"- 7" Cedar Elm
T41	9" Pecan	T139	10"- 9" Cedar Elm
T42	10" Cedar Elm	T140	16" Cedar Elm
T43	38" Pecan	T141	14" Cedar Elm
T49	13" Pecan	T142	9" Pecan
T50	11" Pecan	T143	11" Pecan
T51	8" Pecan	T144	11" Pecan
T52	24" Pecan	T145	11" Pecan
T53	9" Pecan	T146	11" Cedar Elm
T54	32" Pecan	T147	9" Cedar Elm
T55	16" Pecan	T148	18" Cedar Elm
T56	13" Pecan	T149	11" Cedar Elm
T57	15"- 10" Pecan	T150	12" Pecan
T58	21" Cedar Elm	T151	15" Pecan
T59	19" Pecan	T152	10" Pecan
T60	12" Pecan	T153	14" Pecan
T61	12" Pecan	T154	13" Cedar Elm
T62	13" Pecan	T155	8" Cedar Elm
T63	14" Pecan	T156	8" Pecan
T64	12" Pecan	T157	9" Cedar Elm
T65	14" American Elm	T158	11" Cedar Elm
T66	21" American Elm	T159	9" Cedar Elm
T67	9" Pecan	T160	15" Cedar Elm
T68	13" Pecan	T161	12" Live Oak
T69	9" Pecan	T162	14" Cedar Elm
T71	25 Black Walnut	T164	9" Pecan
T73	10"- 6" Cedar Elm	T166	13" Cedar Elm
T74	8" Pecan	T168	13" Cedar Elm
T75	9" Pecan	T170	13" Cedar Elm
T76	15" Pecan	T173	9" Pecan
T77	11" Pecan	T174	14" Pecan
T79	12"- 6" Pecan	T175	17" Cedar Elm
T80	10" Cedar Elm	T176	9" Pecan
T81	16" Pecan	T177	9" Pecan
T82	10" Cedar Elm	T178	20" Cedar Elm
T83	13" Pecan	T179	9" Pecan
T84	9" Pecan	T180	9" Cedar Elm
T85	16" Pecan	T181	12" Cedar Elm
T86	36" American Elm	T182	10" Cedar Elm
T87	10" Pecan	T183	12" Pecan
T88	9" Cedar Elm	T184	12" Pecan
T89	13"- 11" Cedar Elm	T185	15" American Elm
T90	9" Pecan	T187	9" Pecan
T91	15"- 11" Cedar Elm	T188	18" Cedar Elm
T92	20" Pecan	T189	17" Pecan
T93	13" Cedar Elm	T190	21" Cedar Elm
T94	8" Cedar Elm	T191	8" Cedar Elm
T95	12" Cedar Elm	T192	26" Cedar Elm
T96	15" Cedar Elm	T193	12"- 6" Cedar Elm
T97	32" American Elm	T194	24" Cedar Elm
T98	9" Black Walnut	T195	9 Black Walnut
T99	25" Pecan	T196	14" Live Oak
T100	10"- 12" Pecan	T197	14" Cedar Elm
T101	8" Pecan	T198	9" Cedar Elm
T102	9" Cedar Elm	T199	9" Pecan
T103	9" Cedar Elm	T200	8" Pecan
T104	13" Cedar Elm	T201	11" Pecan
T105	14" Pecan	T202	9" Pecan
		T203	14" Cedar Elm
		T204	16" Cedar Elm
		T205	12" Cedar Elm
		T206	9"- 8" Cedar Elm
		T207	14" Spanish Oak
		T208	13" Pecan
		T209	12" Spanish Oak
		T210	10" Cedar Elm

PERALES LAND DEVELOPMENT, L.L.C.

Land Development and Environmental Consulting Services

T.S.P.E. # F-20933

LEANDER SPRINGS

1871 183A TOLL ROAD, LEANDER, TX 78641

TREE PROTECTION PLAN

DATE: 12/24/21

DRAWN BY: IND

DESIGNER: IND

REVIEWER: JRP

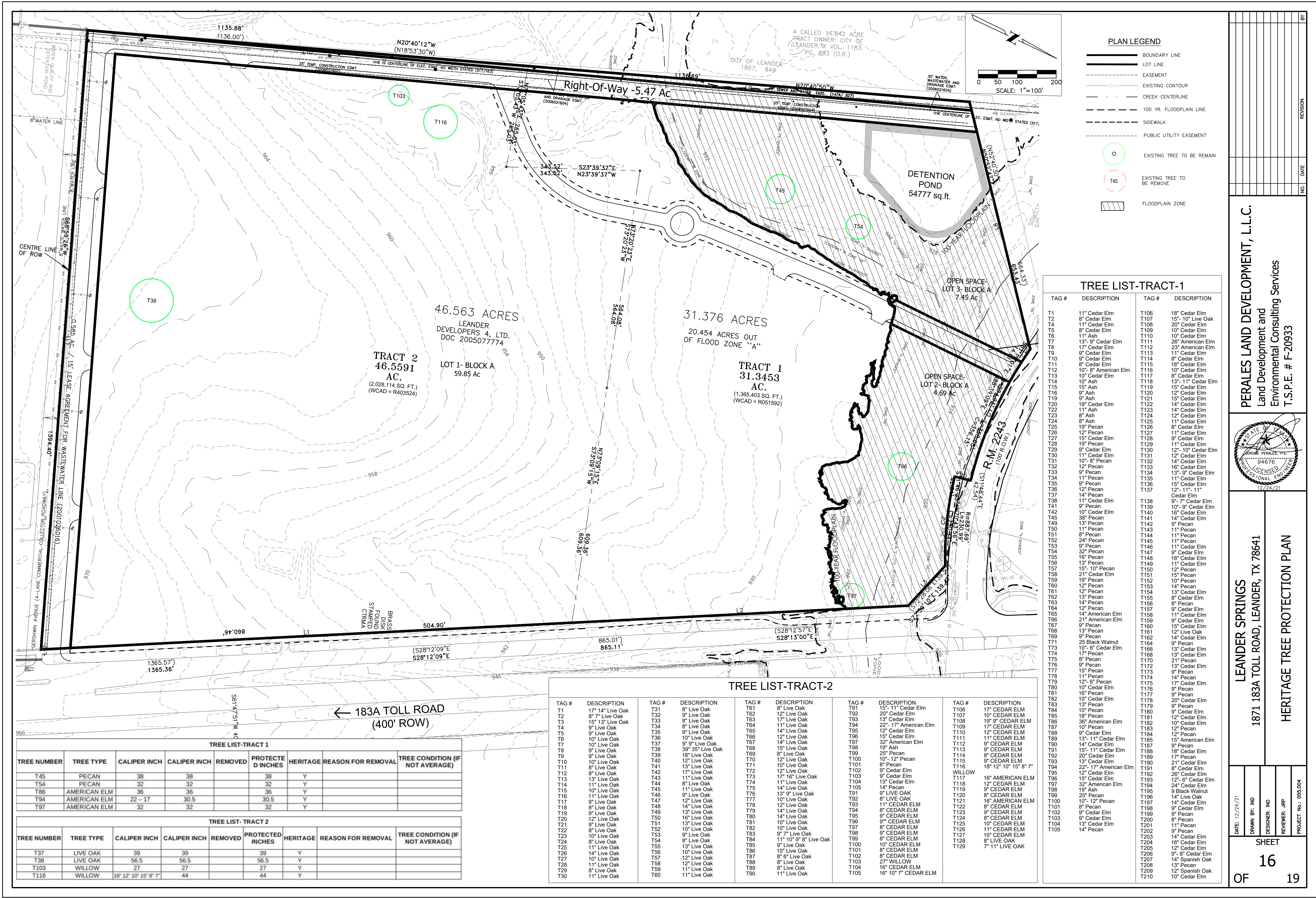
PROJECT No.: 055.004

SHEET

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OF

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TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	3456.0	3359.0	97%	97	3%
>18" to 26"	603	581.5	96%	22	4%
SUBTOTAL 8" to 26"	4059	3941	97%	119	3%
>26"	335	335	100%	0	0%
TOTALS	4394	4276	97%	119	3%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	301	293	97%	8	3%
>18" to 26"	28	27	96%	1	4%
SUBTOTAL 8" to 26"	329	320	97%	9	3%
>26" HERITAGE	9	9	100%	0	0%
TOTALS	338	329	97%	9	3%

MITIGATION PLAN: 8" - 18"

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	-

MITIGATION PLAN: Protected & Heritage Trees

TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	22	-	43	-	-
>26" HERITAGE	0	-	-	0	\$0

INSTRUCTIONS

Only include protected trees in the table

Provide the date of the survey - tree survey is required to be no older than 5 years

Mark all Heritage Trees to be removed with red circles and hash pattern

Tree caliper inch is measured at 4 feet

TREE LIST-TRACT 1								
TREE NUMBER	TREE TYPE	CALIPER INCH	CALIPER INCH	REMOVED	PROTECTE D INCHES	HERITAGE	REASON FOR REMOVAL	TREE CONDITION (IF NOT AVERAGE)
T1	CEDAR ELM	11	11		11			
T2	CEDAR ELM	8	8		8			
T3	CEDAR ELM	10 – 6	13		13			
T4	CEDAR ELM	11	11		11			
T5	ASH	8	8		8			
T6	CEDAR ELM	11	11		11			
T7	CEDAR ELM	13 – 9	17.5		17.5			
T8	CEDAR ELM	17	17		17			
T9	CEDAR ELM	9	9		9			
T10	CEDAR ELM	9	9		9			
T11	CEDAR ELM	8	8		8			
T12	AMERICAN ELM	10 – 8	14		14			
T13	CEDAR ELM	10	10		10			
T14	ASH	10	10		10			
T15	ASH	15	15		15			
T16	ASH	9	9		9			
T17	ASH	13 – 8	0		17			
T18	ASH	14	0		14			
T19	ASH	9	9		9			
T20	CEDAR ELM	19	19		19			
T21	CEDAR ELM	12	0		12			
T22	ASH	11	11		11			
T23	ASH	8	8		8			
T24	ASH	8	8		8			
T25	PECAN	19	19		19			
T26	PECAN	12	12		12			
T27	CEDAR ELM	15	15		15			
T28	PECAN	19	19		19			
T29	CEDAR ELM	9	9		9			
T30	CEDAR ELM	11	11		11			
T31	PECAN	10 – 8	14		14			
T32	PECAN	12	12		12			
T33	PECAN	9	9		9			
T34	PECAN	11	11		11			
T35	PECAN	9	9		9			
T36	PECAN	12	12		12			
T37	PECAN	14	14		14			
T38	CEDAR ELM	11	11		11			
T39	PECAN	11	0		11			
T40	CEDAR ELM	8	0		8			
T41	PECAN	9	9		9			
T42	CEDAR ELM	10	10		10			
T43	CEDAR ELM	14	0		14			
T44	CEDAR ELM	11	0		11			
T45	PECAN	38	38		38	Y		
T46	PECAN	13	0		13			
T47	ASH	9	0		9			
T48	CEDAR ELM	9	0		9			
T49	PECAN	13	13		13			
T50	PECAN	11	11		11			
T51	PECAN	8	8		8			
T52	PECAN	24	24		24			
T53	PECAN	9	9		9			
T54	PECAN	32	32		32	Y		
T55	PECAN	16	16		16			
T56	PECAN	13	13		13			
T57	PECAN	15 – 10	20		20			
T58	CEDAR ELM	21	21		21			

TREE LIST-TRACT 1								
TREE NUMBER	TREE TYPE	CALIPER INCH	CALIPER INCH	REMOVED	PROTECTE D INCHES	HERITAGE	REASON FOR REMOVAL	TREE CONDITION (IF NOT AVERAGE)
T59	PECAN	19	19		19			
T60	PECAN	12	12		12			
T61	PECAN	12	12		12			
T62	PECAN	13	13		13			
T63	PECAN	14	14		14			
T64	AMERICAN ELM	12	12		12			
T65	AMERICAN ELM	14	14		14			
T66	PECAN	21	21		21			
T67	PECAN	9	9		9			
T68	PECAN	13	13		13			
T69	PECAN	9	9		9			
T70	PECAN	16	16		16			
T71	BLACK WALNUT	25	25		25			
T72	CEDAR ELM	16	16		16			
T73	CEDAR ELM	10 - 6	13		13			
T74	PECAN	17	17		17			
T75	PECAN	8	8		8			
T76	PECAN	9	9		9			
T77	PECAN	15	15		15			
T78	PECAN	11	11		11			
T79	PECAN	12 - 6	15		15			
T80	CEDAR ELM	10	10		10			
T81	PECAN	16	16		16			
T82	CEDAR ELM	10	10		10			
T83	PECAN	13	13		13			
T84	PECAN	10	10		10			
T85	PECAN	18	18		18			
T86	AMERICAN ELM	36	36		36	Y		
T87	PECAN	10	10		10			
T88	CEDAR ELM	9	9		9			
T89	CEDAR ELM	13 - 11	18.5		18.5			
T90	CEDAR ELM	14	14		14			
T91	CEDAR ELM	15 - 11	20.5		20.5			
T92	CEDAR ELM	20	20		20			
T93	CEDAR ELM	13	13		13			
T94	AMERICAN ELM	22 - 17	30.5		30.5	Y		
T95	CEDAR ELM	12	12		12			
T96	CEDAR ELM	15	15		15			
T97	AMERICAN ELM	32	32		32	Y		
T98	ASH	19	19		19			
T99	PECAN	25	25		25			
T100	PECAN	10 - 12	16		16			
T101	PECAN	8	8		8			
T102	CEDAR ELM	9	9		9			
T103	CEDAR ELM	9	9		9			
T104	CEDAR ELM	13	13		13			
T105	PECAN	14	14		14			
T106	CEDAR ELM	18	18		18			
T107	LIVE OAK	15 - 10	20		20			
T108	CEDAR ELM	20	20		20			
T109	CEDAR ELM	10	10		10			
T110	CEDAR ELM	10	10		10			
T111	AMERICAN ELM	26	26		26			
T112	AMERICAN ELM	23	23		23			
T113	CEDAR ELM	11	11		11			
T114	CEDAR ELM	8	8		8			
T115	CEDAR ELM	18	18		18			
T116	CEDAR ELM	10	10		10			
T117	CEDAR ELM	8	8		8			
T118	CEDAR ELM	13 - 11	18.5		18.5			
T119	CEDAR ELM	15	15		15			
T120	CEDAR ELM	12	12		12			
T121	CEDAR ELM	15	15		15			
T122	CEDAR ELM	14	14		14			
T123	CEDAR ELM	14	14		14			
T124	CEDAR ELM	12	12		12			
T125	CEDAR ELM	11	11		11			
T126	CEDAR ELM	8	8		8			
T127	CEDAR ELM	11	11		11			
T128	CEDAR ELM	9	9		9			
T129	CEDAR ELM	11	11		11			
T130	CEDAR ELM	12 - 10	17		17			
T131	CEDAR ELM	12	12		12			
T132	CEDAR ELM	14	14		14			
T133	CEDAR ELM	16	16		16			
T134	CEDAR ELM	13 - 9	17.5		17.5			
T135	CEDAR ELM	11	11		11			
T136	CEDAR ELM	15	15		15			
T137	CEDAR ELM	12 - 11	17.5		17.5			
T138	CEDAR ELM	9 - 7	0	12.5			PAVING AREA	
T139	CEDAR ELM	10 - 9	0	14.5			PAVING AREA	
T140	CEDAR ELM	16	16		16			
T141	CEDAR ELM	14	14		14			
T142	PECAN	9	0	9			PAVING AREA	
T143	PECAN	11	0	11			PAVING AREA	
T144	PECAN	11	11		11			
T145	CEDAR ELM	11	11		11			
T146	CEDAR ELM	11	11		11			
T147	CEDAR ELM	9	9		9			
T148	CEDAR ELM	18	18		18			
T149	CEDAR ELM	11	11		11			
T150	PECAN	12	12		12			
T151	PECAN	15	15		15			
T152	PECAN	10	10		10			
T153	PECAN	14	14		14			
T154	CEDAR ELM	13	13		13			
T155	CEDAR ELM	8	8		8			
T156	PECAN	8	8		8			
T157	CEDAR ELM	9	9		9			
T158	CEDAR ELM	11	11		11			
T159	CEDAR ELM	9	9		9			
T160	CEDAR ELM	15	15		15			
T161	LIVE OAK	12	12		12			
T162	CEDAR ELM	14	14		14			
T163	CEDAR ELM	8	0		8			
T164	PECAN	9	9		9			
T165	CEDAR ELM	8	0		8			
T166	CEDAR ELM	13	13		13			
T167	CEDAR ELM	12	0		12			
T168	CEDAR ELM	13	13		13			
T169	CEDAR ELM	12	0		12			
T170	PECAN	21	0		21			
T171	PECAN	16	0		16			
T172	CEDAR ELM	13	0		13			
T173	PECAN	9	9		9			
T174	PECAN	14	0	14			PAVING AREA	
T175	CEDAR ELM	17	17		17			
T176	PECAN	9	0	9			PAVING AREA	
T177	PECAN	9	9		9			
T178	CEDAR ELM	20	20		20			
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T181	CEDAR ELM	12	12		12			
T182	CEDAR ELM	10	10		10			
T183	PECAN	12	12		12			
T184	PECAN	12	12		12			
T185	AMERICAN ELM	15	15		15			
T187	PECAN	9	9		9			
T188	CEDAR ELM	18	18		18			
T189	PECAN	17	17		17			
T190	CEDAR ELM	21	21		21			

mechanical • electrical • plumbing

**Bay &
Associates inc.**

Consulting Engineers

8217 Shoal Creek Blvd
Suite 100
Austin, Texas 78757
512-407-9011
www.BayMEP.com
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Bay Project #3965-21-100

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Revisions

[illegible]

Client Approval:

Approved By: _____

Approval Date: _____

Project Number: 3965-21-100 Drawn By: RTH

Designed By: RTH Checked By: RTH

Sheet Title:
ELECTRICAL SITE PLAN

Sheet Number:

E1.00



GENERAL NOTES

1. REFERENCE SHEET E1.01 FOR ADDITIONAL GENERAL NOTES AND KEYED NOTES.

LEGEND:

- | | |
|---|--|
| — UG-PEC — | 15'—0" PEC EASMENT |
| — UG-PEC — | 10'—0" PEC EASMENT |
| — UG-PEC — | 3-PHASE PRIMARY CONDUIT (AS SPECIFIED) |
|  | 3-PHASE VAULT-MOUNTED SWITCHGEAR |
|  | 3-PHASE SECTIONALIZING CABINET |

01 ELECTRICAL SITE PLAN

Scale: 1" = 100' - 0"

GENERAL NOTES

1. PRIOR TO INSTALLATION OF ANY CONDUIT FOR ELECTRICAL, TELEPHONE AND CABLE SERVICES, OBTAIN WRITTEN APPROVAL OF LOCATION AND INSTALLATION DETAILS FROM PEC AND THE COMMUNICATIONS PROVIDERS FOR THE SITE.
2. REFERENCE THE PEC UNDERGROUND DEVELOPERS SPECIFICATIONS FOR SPECIFIC INSTALLATION REQUIREMENTS FOR PAD-MOUNTED SWITCHGEAR PADS/VAULTS, SECTIONALIZING CABINETS, TRANSFORMERS, SECONDARY ENCLOSURES, AND CONDUIT.
3. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY ROUGH AND FINAL GRADES WITH THE CIVIL ENGINEER PRIOR TO CONDUIT INSTALLATION. COORDINATE THE ROUTING OF ALL CONDUIT WITH ALL TRADES PRIOR TO INSTALLATION.

DRAWING NOTES:

- 1 EXISTING PEC OVERHEAD CABLING.
- 2 NEW/EXISTING PEC POLE. POLE TO BE UTILIZED FOR PEC SERVICE RISER. COORDINATE SPECIFIC POLE AND CONDUIT STUB UP REQUIREMENTS WITH PEC.
- 3 VAULT-MOUNTED SWITCHGEAR WITH 8' X 8' VAULT PER PEC REQUIREMENTS. RE: PEC UNDERGROUND SPECIFICATIONS DRAWING #530-090 WITH #530-091 COVER AND PROVIDE 6" DEEP VAULT, 6" GRAVEL BASE, AND GROUND ROD/GROUND CONDUCTOR AS REQUIRED. COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, PEC, AND ALL TRADES PRIOR TO INSTALLATION AND MAINTAIN ALL REQUIRED ACCESS AND CLEARANCE REQUIREMENTS.
- 4 PAD-MOUNTED LARGE SECTIONALIZING CABINET PER PEC REQUIREMENTS. RE: PEC UNDERGROUND SPECIFICATIONS DRAWING #530-022-091). COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, PEC, AND ALL TRADES PRIOR TO INSTALLATION AND MAINTAIN ALL REQUIRED ACCESS AND CLEARANCE REQUIREMENTS.
- 5 8' X 8' VAULT PER PEC REQUIREMENTS. RE: PEC UNDERGROUND SPECIFICATIONS DRAWING #530-090 WITH #530-092 COVER AND PROVIDE 6" DEEP VAULT, 6" GRAVEL BASE, AND GROUND ROD/GROUND CONDUCTOR AS REQUIRED. COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, PEC, AND ALL TRADES PRIOR TO INSTALLATION
- 6 CONTRACTOR TO LOCATE EXISTING PEC CONDUITS ROUTED BELOW GRADE ACROSS HWY. 183A TOLL RD. AND EXTEND SIX(6) 4"C. TO THE NEW VAULTS INDICATED.
- 7 SIX(6) 4"C. TO BE INSTALLED PER PEC REQUIREMENTS. ROUTE THREE(3) 4"C. TO EACH VAULT AS INDICATED.
- 8 SIX(6) 4"C. FOR PEC SHALL BE CAPPED BELOW GRADE FOR EXTENSION AT FUTURE DEVELOPMENT. PROVIDE PERMANENT MARKER TO INDICATED THE CAPPED END OF THE CONDUITS.
- 9 FOUR(4) 4"C. (INCLUDING ONE SPARE) TO BE INSTALLED PER PEC REQUIREMENTS.
- 10 THREE(3) 3"C. TO BE INSTALLED PER PEC REQUIREMENTS BETWEEN SECTIONALIZING CABINETS.
- 11 THREE(3) 3"C. TO BE INSTALLED PER PEC REQUIREMENTS FROM SECTIONALIZING CABINET AND CAPPED BELOW GRADE FOR FUTURE EXTENSION AT. PROVIDE PERMANENT MARKER TO INDICATED THE CAPPED END OF THE CONDUITS.
- 12 FOUR(4) 4"C. (INCLUDING ONE SPARE) AND THREE(3) 3"C. TO BE INSTALLED PER PEC REQUIREMENTS.
- 13 EIGHT(8) 4"C. FOR SITE COMMUNICATIONS CABLING.
- 14 8' X 4' SITE COMMUNICATIONS PRE-CAST MANHOLE. COVER SHALL BE H-20 TRAFFIC BEARING TYPE COVER AND SHALL READ "COMMUNICATIONS". COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, AND ALL TRADES PRIOR TO INSTALLATION. RE: SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 15 FOUR(4) 4" COMMUNICATIONS CONDUITS ROUTED FROM COMMUNICATIONS MANHOLE AND CAPPED BELOW GRADE FOR FUTURE EXTENSION. PROVIDE PERMANENT MARKER TO INDICATED THE CAPPED END OF THE CONDUITS.
- 16 ROUTE EIGHT(8) 4" COMMUNICATIONS CONDUITS FROM COMMUNICATIONS MANHOLE TO PEC POLE (ROUTE TO POLE WITH NO ELECTRICAL RISERS). FOUR(4) 4"C. SHALL BE STUBBED UP AT THE BASE OF THE POLE AND FOUR(4) 4"C. SHALL BE CAPPED BELOW GRADE FOR FUTURE EXTENSION. COORDINATE SPECIFIC POLE TO BE UTILIZED WITH PEC.

Engineer

mechanical - electrical - plumbing



Consulting Engineers

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Suite 100
Austin, Texas 78757
512-407-9011
www.BayMEP.com
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Bay Project #3965-21-100

LEANDER SPRINGS

183A FRONTAGE RD,
LEANDER, TX 78641

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Revisions		
No.	Date	Description

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Approved By: _____

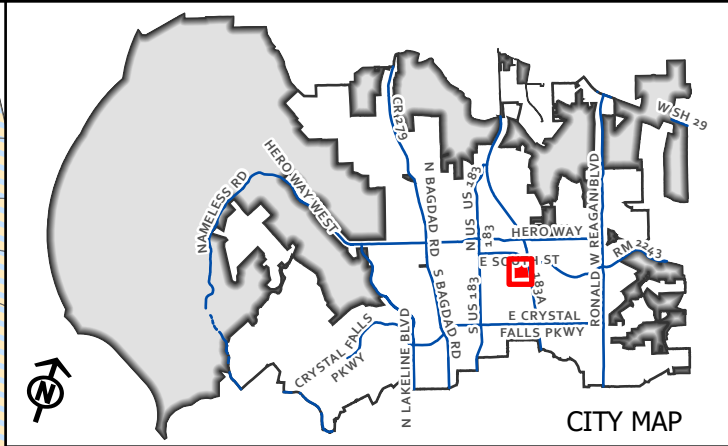
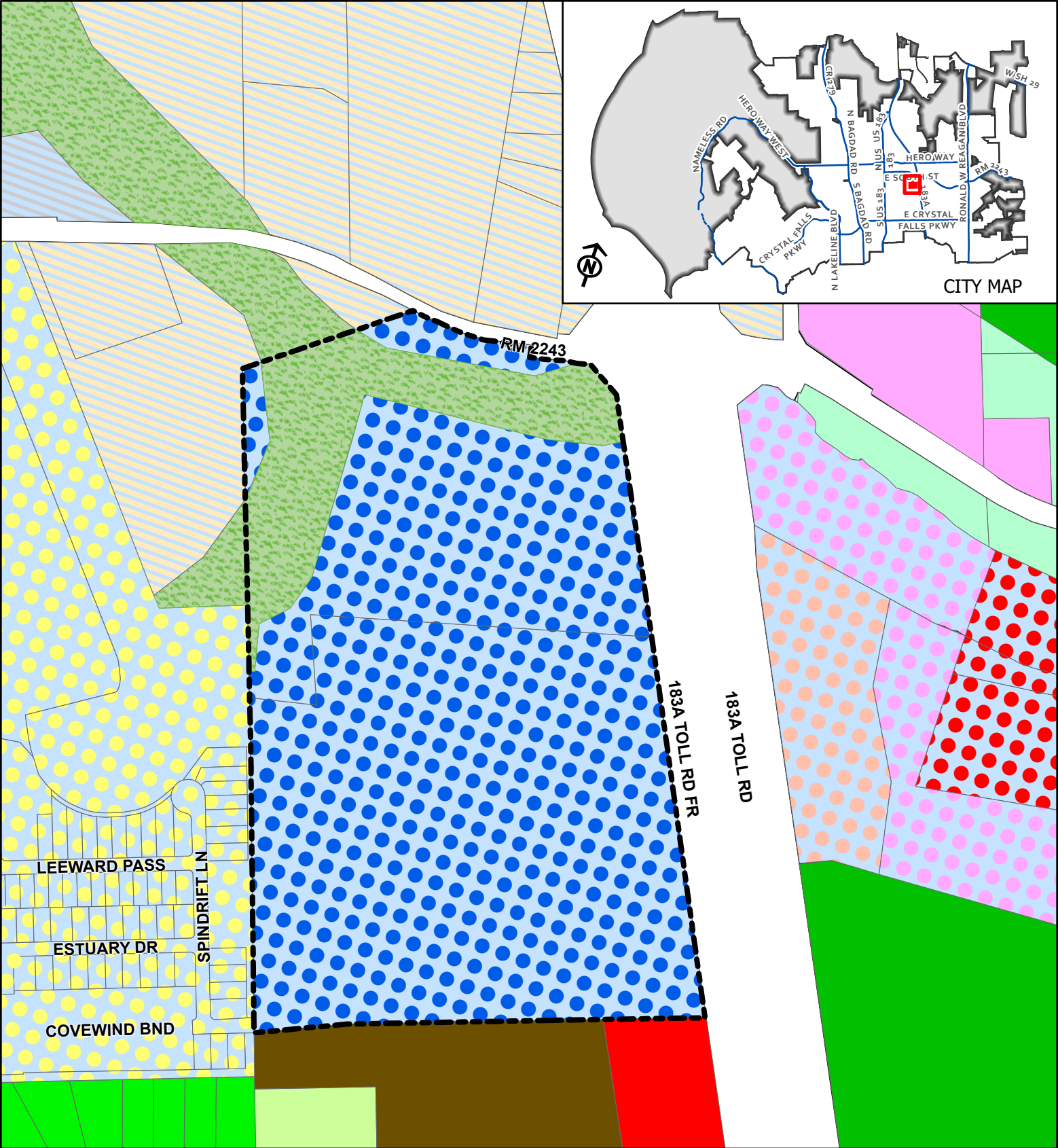
Approval Date: _____

Project Number: 3965-21-100 Drawn By: RTH

Designed By: RTH Checked By: RTH

Sheet Title:
ELECTRICAL SITE PLAN
NOTES AND DETAILS

Sheet Number:
E1.01



CASE: 21-TOD-PP-006 & 21-TOD-CP-004

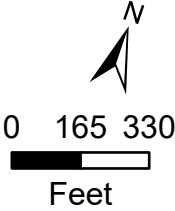
ATTACHMENT #2

LEANDER
SPRINGS

Location Map

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- | | | |
|------------------------------|-------------------------|--------------------------|
| Leander City Limits | MF - Multi-Family | PUD - General Commercial |
| Leander ETJ | GC - General Commercial | PUD - Heavy Commercial |
| Subject Area | HC - Heavy Commercial | OS - Open Space |
| SFR - Single-Family Rural | HI - Heavy Industrial | CD - Conventional Sector |
| SFE - Single-Family Estate | PUD - Single-Family | S1 - General Sector |
| SFS - Single-Family Suburban | PUD - Mixed Use | |
| SFU - Single-Family Urban | PUD - Local Office | |





EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the south west corner of Hwy 29 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

07/01/2021 – SH 29 & Ronald Reagan PUD Zoning Approved.

APPLICANT/AGENT:

Gateway 29 Real Estate LLC (Samir Maredia).

RECOMMENDATION:

The proposal includes 17.69 acres of commercial and 14.23 acres of multi-family. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Concept Plan
2. Location Exhibit

OWNER/
DEVELOPER:
GATEWAY 29 REAL ESTATE
SAMIR MAREDA
11940 JOLLYVILLE RD.
AUSTIN, TX 78759
SAMIRSMAREDA@GMAIL.COM
832-713-495

ENGINEER:
ROBERT L KOSTER P.E.
2013 SIMBRAH DRIVE
CEDAR PARK, TEXAS 78613
512 331-7477

SURVEYORS:
SHANE SHAFER, R.P.L.S.
116 SKYLINE ROAD
GEORGETOWN, TX 78628
512-931-3100

GATEWAY 29 CONCEPT PLAN

W STATE HWY 29 & RONALD W REAGAN BLVD,
LEANDER, TEXAS, 78628

ZONING:

SH 29 AND RONALD REAGAN BLVD PUD WITH BASE ZONING DISTRICTS OF GC-2-A, GC-3-A AND MF-2-A.

FUTURE LAND USE CATEGORY:

ACTIVITY CENTER

LAND USE SUMMARY:

USE	AREA	PERCENTAGE	LUE	
COMMERCIAL	17.69 AC	55.4%	(197 LUE)	
MULTI-FAMILY	14.23 AC.	44.6%	(210 LUE)	321 UNITS
GROSS ACREAGE	31.92 AC.	100%	(407 LUE)	

Projected Traffic Volume				
Land Use	Units/ GLA	Daily Trips (VPD)	AM Peak Hour Trips (VPH)	PM Peak Hour Trips (VPH)
Commercial		16,669 Vehicles Per Day	1,516 Vehicles Per Hour	1,695 Vehicles Per Hour
Multi-Family		2,350 Vehicles Per Day	148 Vehicles Per Hour	180 Vehicles Per Hour

RIGHT OF WAY IMPROVEMENTS:

HWY 29 1-DECELERATION LANE
RONALD REAGAN 2-DECELERATION LANES

FLOODPLAIN INFORMATION:

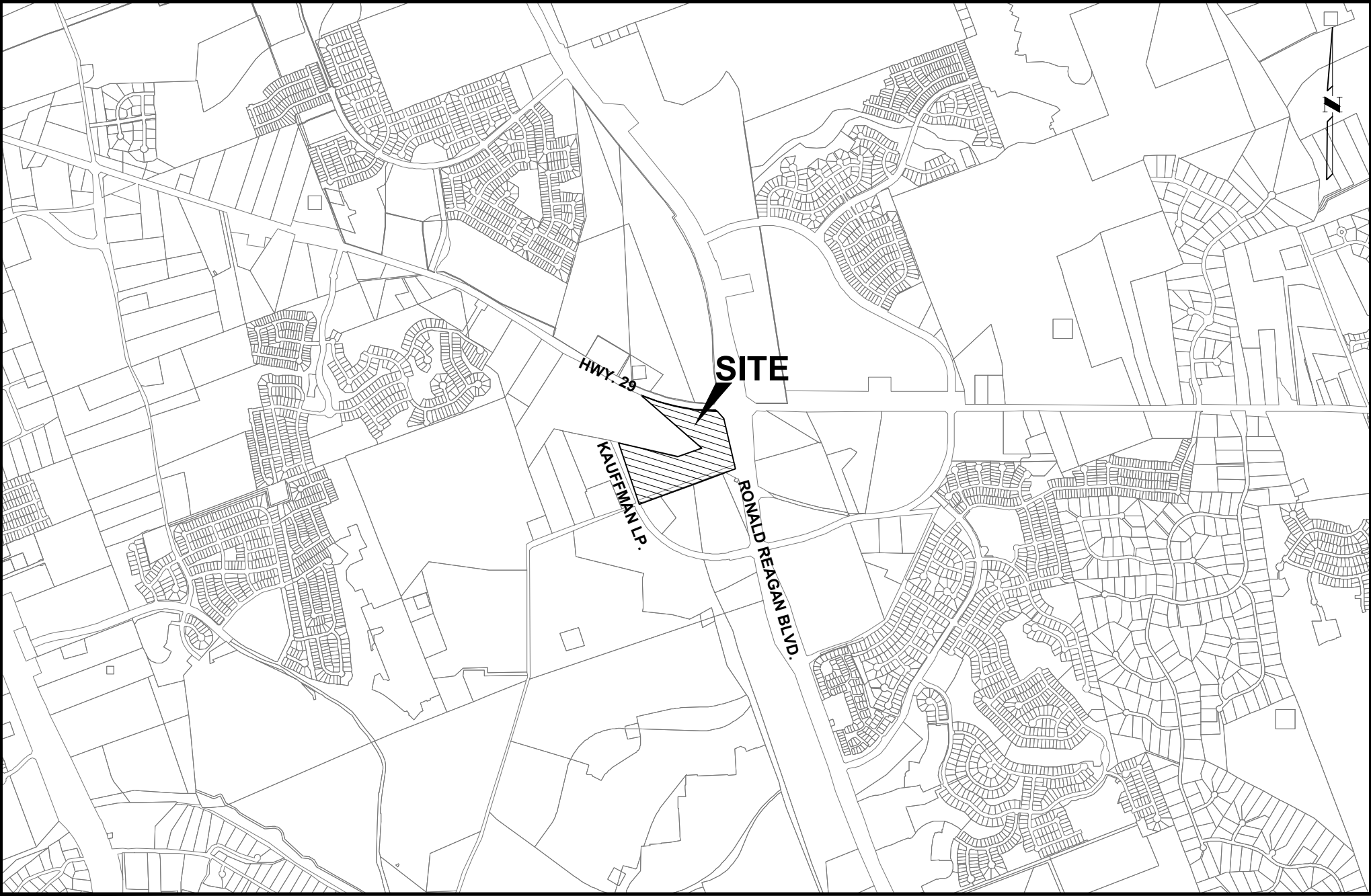
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0275E , EFFECTIVE DATED 9/26/2008. NO PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

EDWARDS AQUIFER INFORMATION:

THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NOTES:

1. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A TRAFFIC IMPACT ANALYSIS (TIA) THAT PORTRAYS ALL PROPERTY SHOWN WITHIN THIS CONCEPT PLAN AS THE OVERALL EXTENT STUDY PROPERTY IN ADDITION TO THE SPECIFIC SITE BEING DEVELOPED.



VICINITY MAP

1" = 2,000'

SUBMITTAL DATE:

09/21/2021

LEGAL DESCRIPTION:

AW0005 AW0005 – Fisk, G. Sur., ACRES 6.001,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 5.6,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 1.353, FKA PT CR 268,
AW0005 AW0005 – Fisk, G. Sur., ACRES 0.296, FKA PT CR 267 & PT CR 268,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 10.636,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 7.776,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 0.394, FKA PT CR 267, AW0453
AW0453 – Monroe, W.h. Sur., ACRES 0.21, FKA PT CR 267

SHEET INDEX

- 1 COVER SHEET
2 CONCEPT PLAN
3 PARKS PLAN (SHEET 1)



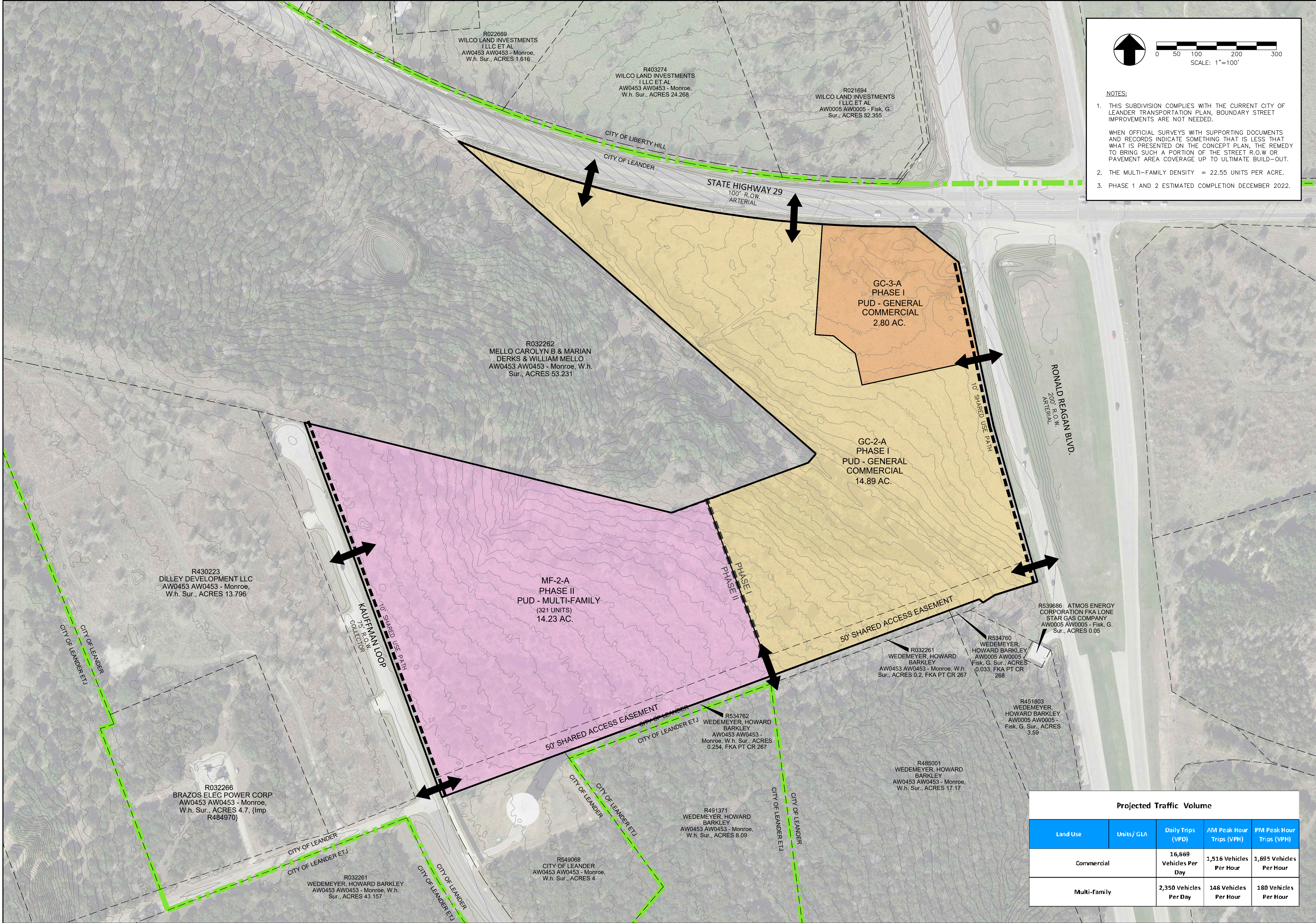
GATEWAY 29
LEANDER, TEXAS
COVER SHEET

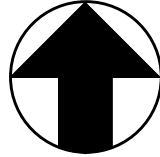
DATE: 1-17-22

Sheet Number

1

SHT 1 OF 3

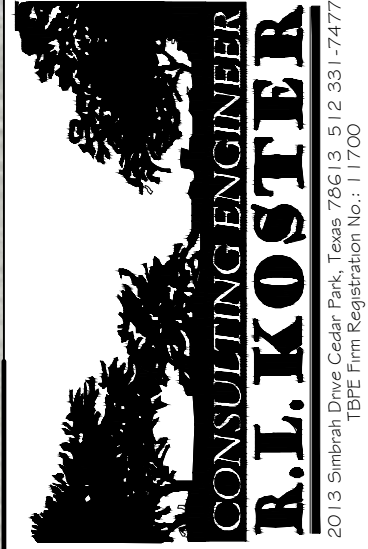




SCALE: 1"=100'

NOTES:

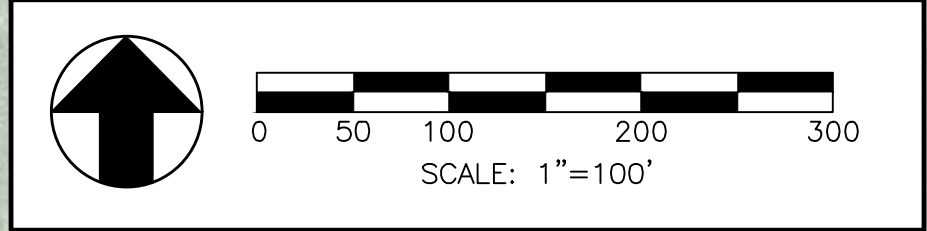
- THIS SUBDIVISION COMPLIES WITH THE CURRENT CITY OF LEANDER TRANSPORTATION PLAN, BOUNDARY STREET IMPROVEMENTS ARE NOT NEEDED.
- WHEN OFFICIAL SURVEYS WITH SUPPORTING DOCUMENTS AND RECORDS INDICATE SOMETHING THAT IS LESS THAN WHAT IS PRESENTED ON THE CONCEPT PLAN, THE REMEDY TO BRING SUCH A PORTION OF THE STREET R.O.W OR PAVEMENT AREA COVERAGE UP TO ULTIMATE BUILD-OUT.
- THE MULTI-FAMILY DENSITY = 22.55 UNITS PER ACRE.
- PHASE 1 AND 2 ESTIMATED COMPLETION DECEMBER 2022.



GATEWAY 29
LEANDER, TEXAS

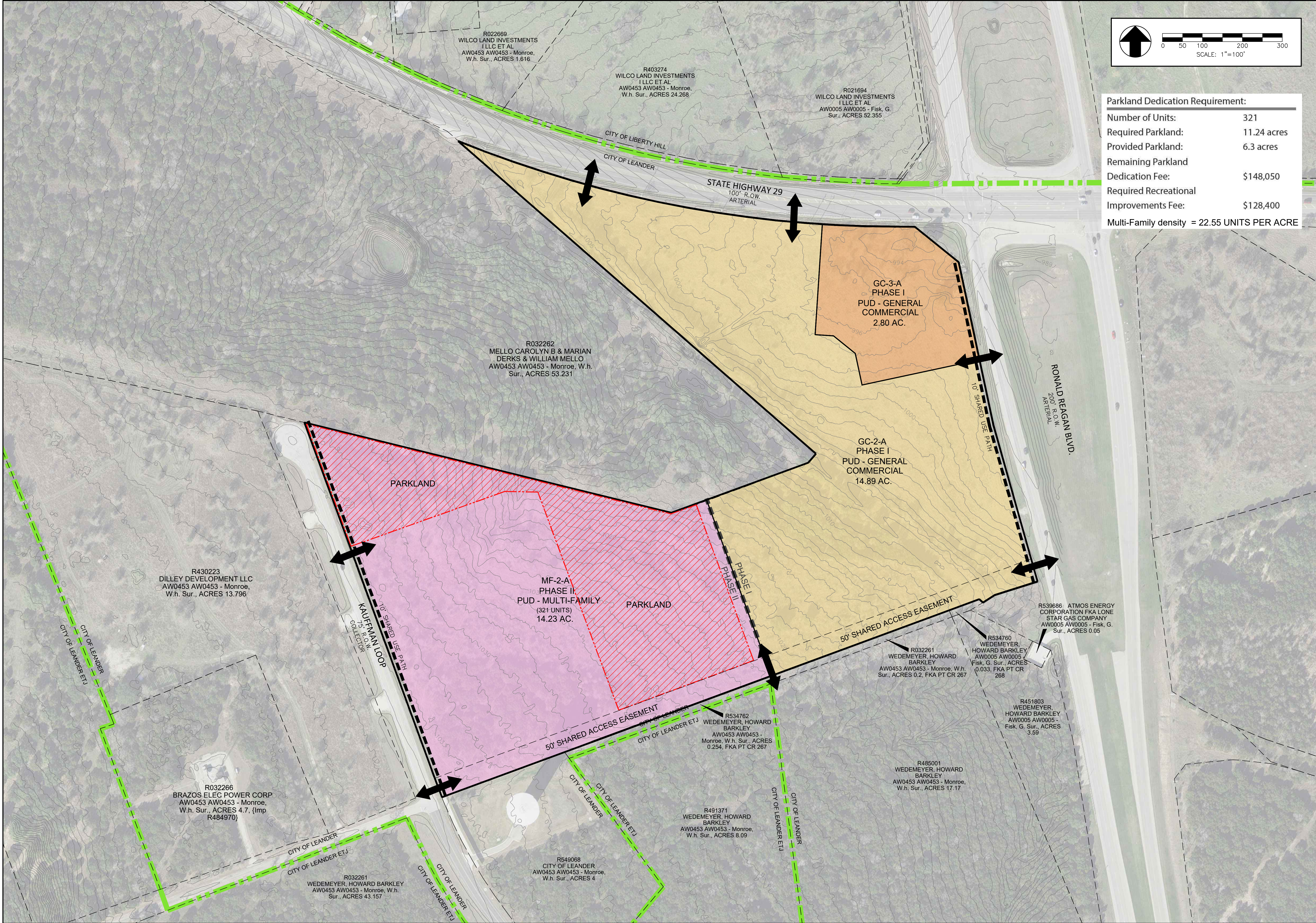
CONCEPT PLAN

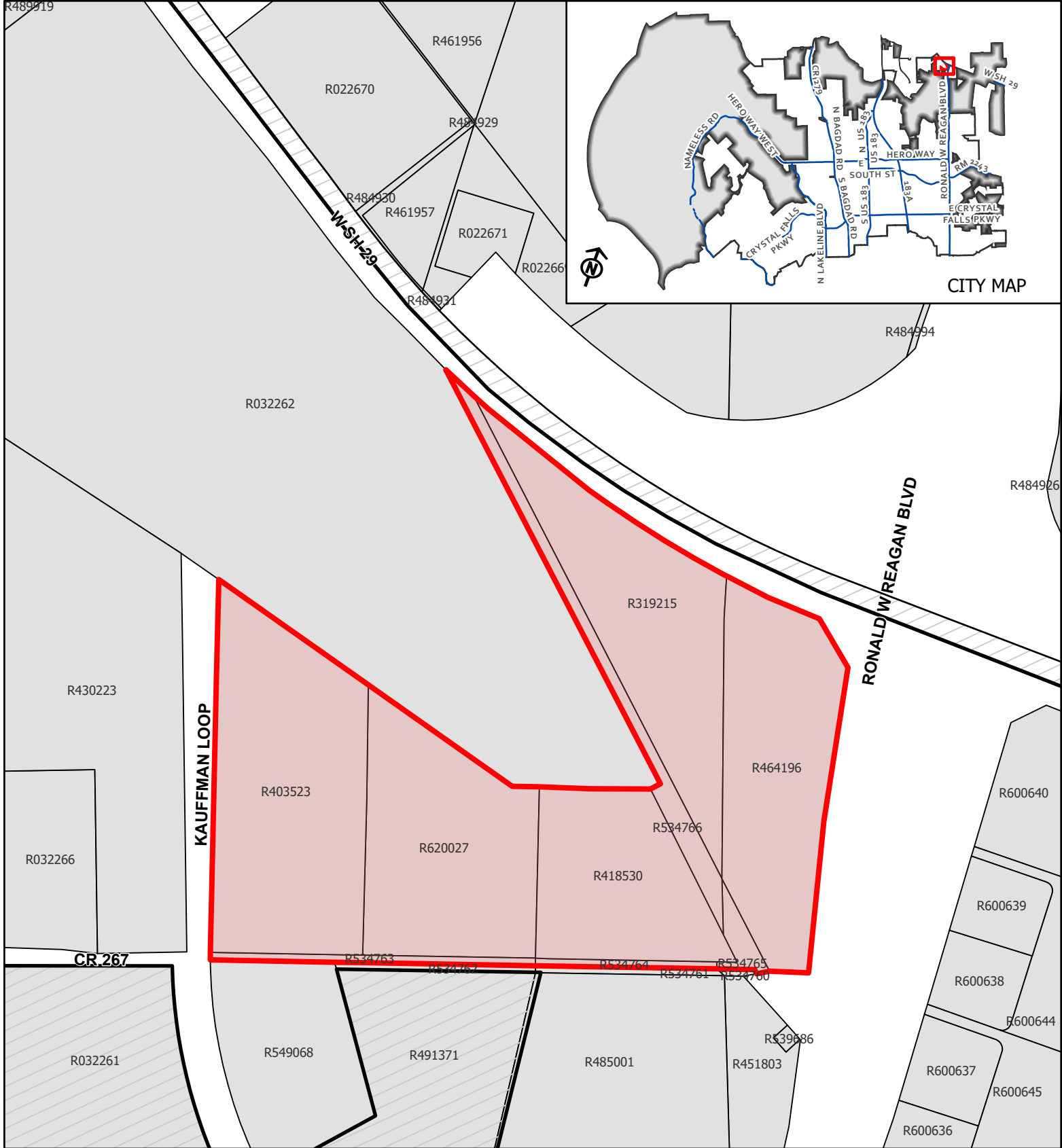
Projected Traffic Volume				
Land Use	Units/ GLA	Daily Trips (VPD)	AM Peak Hour Trips (VPH)	PM Peak Hour Trips (VPH)
Commercial		16,669 Vehicles Per Day	1,516 Vehicles Per Hour	1,695 Vehicles Per Hour
Multi-Family		2,350 Vehicles Per Day	148 Vehicles Per Hour	180 Vehicles Per Hour



Parkland Dedication Requirement:	
Number of Units:	321
Required Parkland:	11.24 acres
Provided Parkland:	6.3 acres
Remaining Parkland	
Dedication Fee:	\$148,050
Required Recreational	
Improvements Fee:	\$128,400
Multi-Family density = 22.55 UNITS PER ACRE	

**GATEWAY 29
LEANDER, TEXAS
PARKS PLAN**





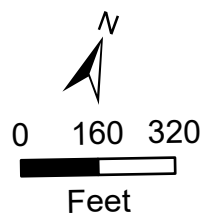
CASE: 21-CP-015

ATTACHMENT #2

GATEWAY
CONCEPT PLAN

Location Map

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- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-003 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial) on two parcels of land approximately 86.9312 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Rd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-003 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

Annexed- 8/8/2005, as part of the TOD PUD.

APPLICANT/AGENT:

Pacheco Koch (Hollis Scheffler) on behalf of RFHDAH, LP (R.F. Higginbotham).

ORDER OF EVENTS:

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

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Minor PUD Notes
8. Letter of Intent
9. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE 22-Z-003 SAN GABRIEL LEANDER INDUSTRIAL MINOR PUD

GENERAL INFORMATION

Owner/Agent:	Pacheco Koch (Hollis Scheffler) on behalf of RFHDAH, LP (R.F. Higginbotham).
Current Zoning:	PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector)
Proposed Zoning:	San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial)
Size and Location:	The two parcels of land approximately 86.9312 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Rd, Leander, Williamson County, Texas.
Staff Contact:	Justin Hunt, Planner

APPLICANT REQUEST

The subject property is currently zoned as part of the Conventional Sector and the next step in the process is to submit a request for an amendment to the PUD in order to establish the base zoning district of their property. The applicant has submitted a request to change the designated zoning district of their property in order to develop a distribution center through a Minor PUD with the base zoning designation of GC-5-A (General Commercial). This request also includes additional uses outside of the general commercial use including light manufacturing, warehouse, and distribution.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This Minor PUD would support the applicant's proposed use of a distribution center, while limiting the uses to uses that are desirable as part of the Employment Center.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	PUD-GC PUD-MF	San Gabriel Villas PUD- Undeveloped San Gabriel Villas PUD- Aven Ridge Apartments
EAST	PUD/TOD-CD	Undeveloped
SOUTH	PUD-GC	PAG Leander H1- Car Dealership
WEST	Interim-SFR-1-B ETJ	Single-Family Residence Single-Family Residence

SURROUNDING AREA:

This property is located east of 183A Toll Road and south of San Gabriel Parkway. To the north of the property is the San Gabriel Villas PUD which includes the Aven Ridge Apartment complex. To the south is the PAG Leander H1- Car Dealership which includes the Honda Dealership. To the east of the subject property are rural single-family residences, and to the east are two PUD/TOD-CD sites that are undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains many heritage and significant trees scattered over the site, and multiple residential structures including one primary home and three accessory structures.

PROPERTY HISTORY:

This property was annexed 8/8/2005, as part of the TOD PUD.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 01/17/2008 – Adoption of the TOD

MAJOR CORRIDORS:

This property has access onto 183A Toll Road & San Gabriel Parkway.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes future improvements and extension of county road 269.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
CR 269	Collector	Roadway	74' ROW East side 8' sidewalk West side 6' sidewalk

EXISTING UTILITIES:

This property has access to a 12" waterline along 183A Toll Road, a 24" water line along San Gabriel Parkway, and a 12" along Pleasant Hill Road. A 12" wastewater line runs along the subject properties 183 A Toll Road frontage.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 5 (non-residential only):**

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.
- (5) Compliance with Type 1, 2, 3 or 4 site component standards shall also be deemed as compliance with Type 5 standards.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

- Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.
- Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.

Applicable Future Land Use categories

EMPLOYMENT CENTER

- The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

**Desired Mix: 80-100% Non-Residential, 0-20% Residential
LO, LC, GC, HC, PUD**

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on November 29, 2021. No changes have been made to the project since the development meeting was held.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- The Future Land Use Map was updated to designate this property as the Employment Center land use category.

NOTIFICATION

2/18/2022 - Public Notice on Hill Country News
 2/23/2022 - Mail Notification to Property Owners within 200'
 2/23/2022 - Public Hearing Signage Posted on Property
 3/10/2022 - Planning and Zoning Commission Public Hearing
 4/07/2022 - City Council Public Hearing & First Reading of the Ordinance
 4/21/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

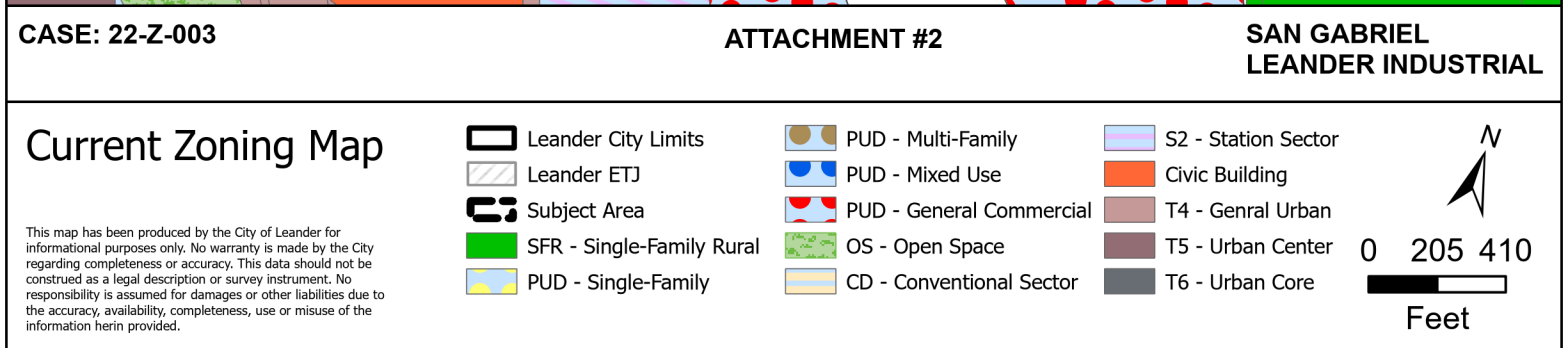
In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per

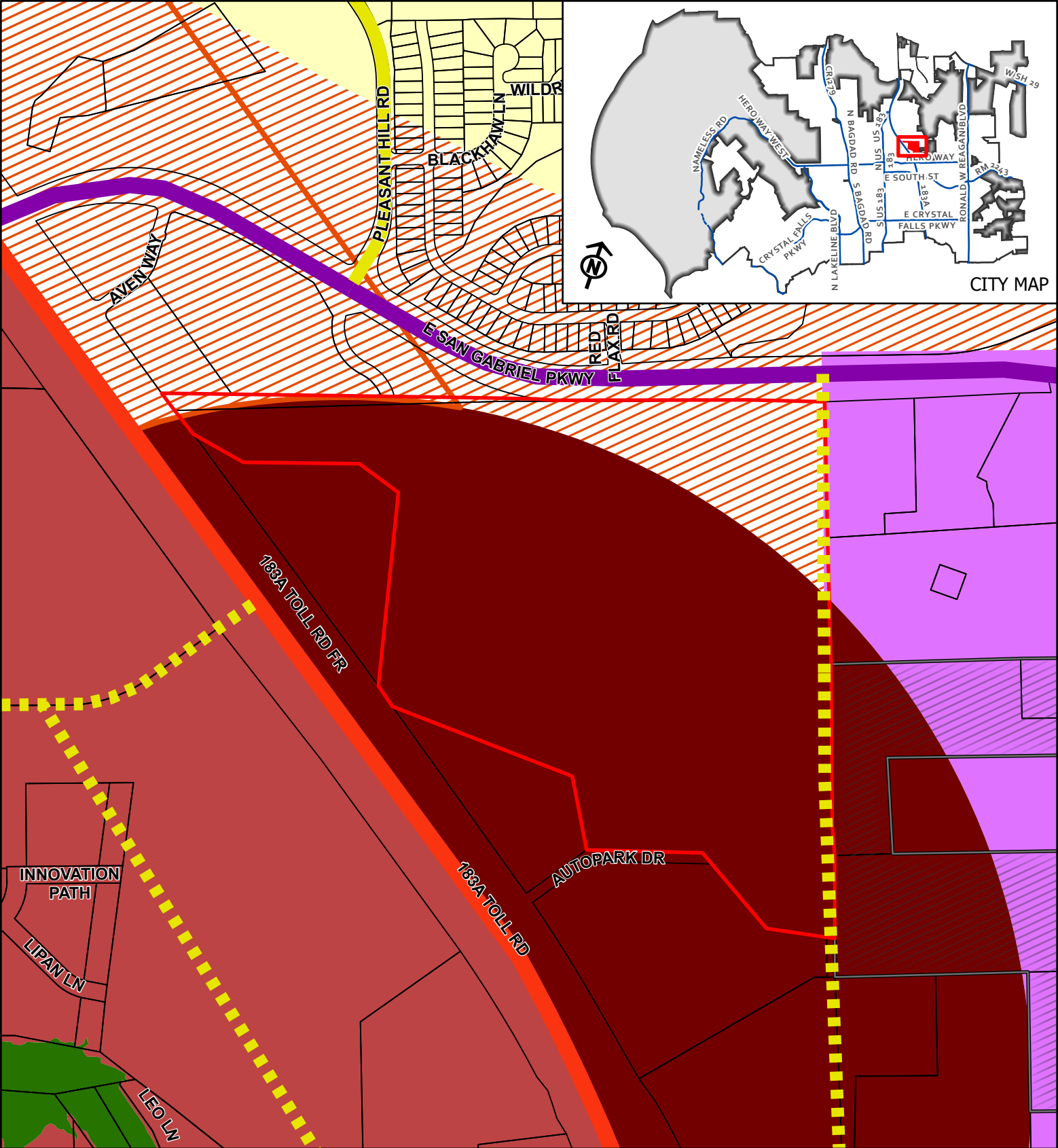
Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted. Per the applicant all owners have been notified via mail and no concerns have been communicated.

Please see the full report from the applicant included in the packet.

APPROVAL CRITERIA:

This zoning request is consistent with the future land use map designation of Employment Center and the proposed development would be compatible with the surrounding land uses.





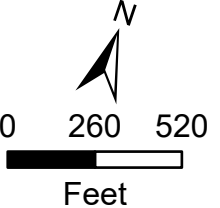
CASE: 22-Z-003

ATTACHMENT #3

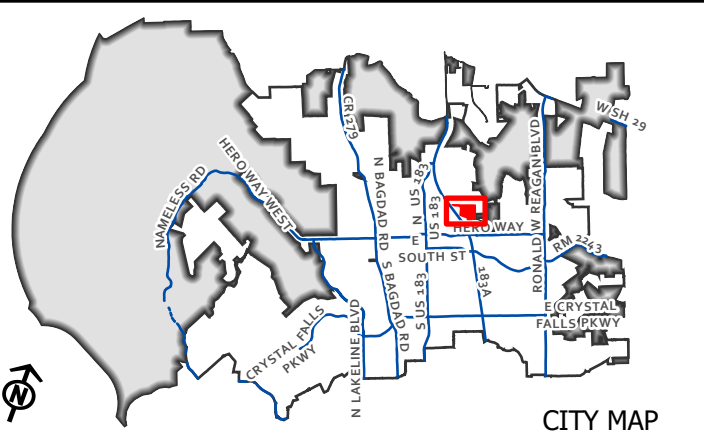
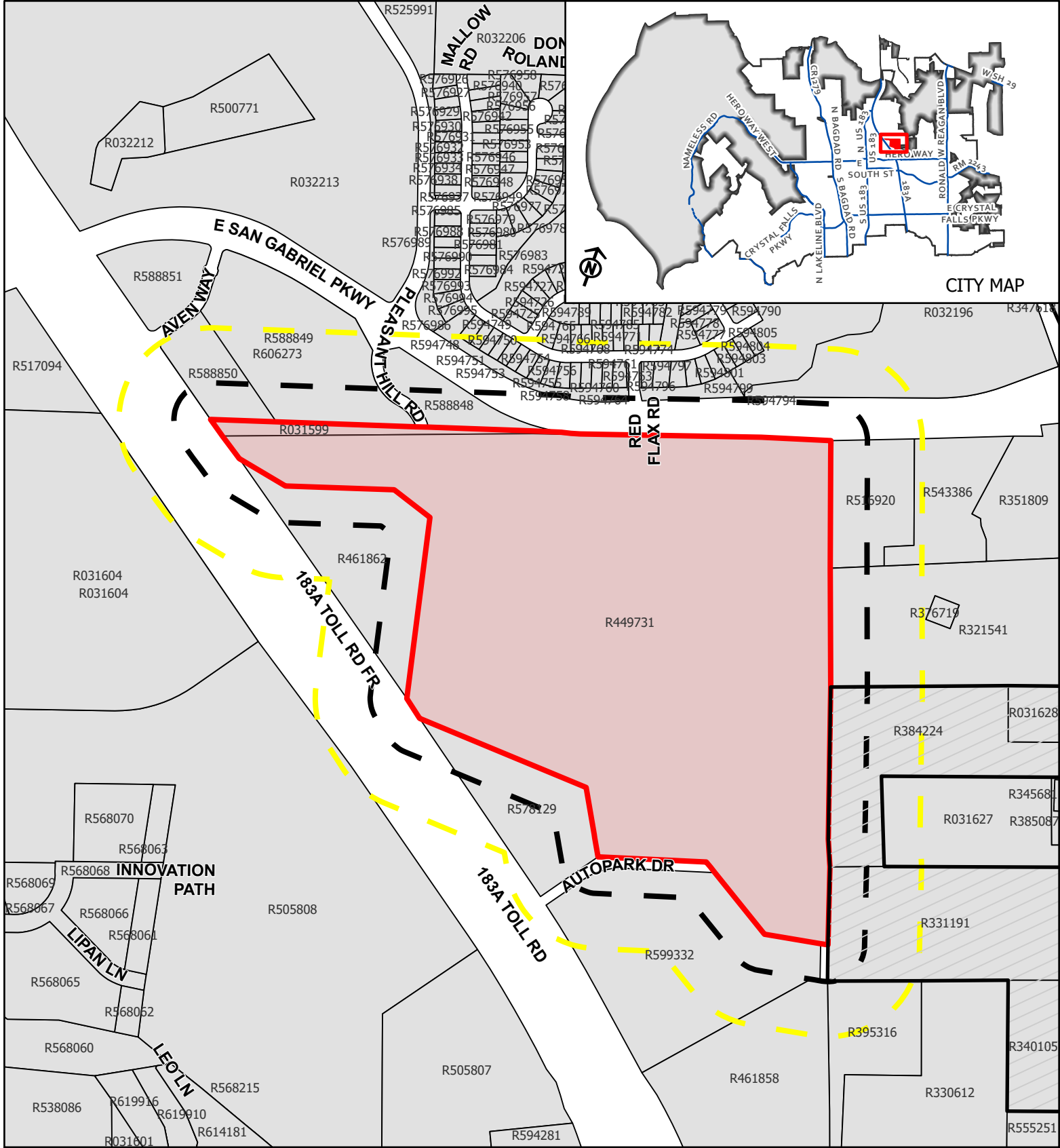
**SAN GABRIEL
LEANDER INDUSTRIAL**

Future Land Use 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 herein provided.



- Leander City Limits
- Leander ETJ
- Subject Area
- Activity Center
- Employment Center
- Greenway
- Leander Central
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Residential
- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Existing
- Collector, Proposed



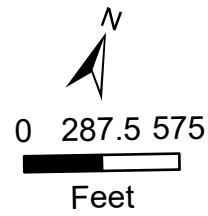
CASE: 22-Z-003

ATTACHMENT #4

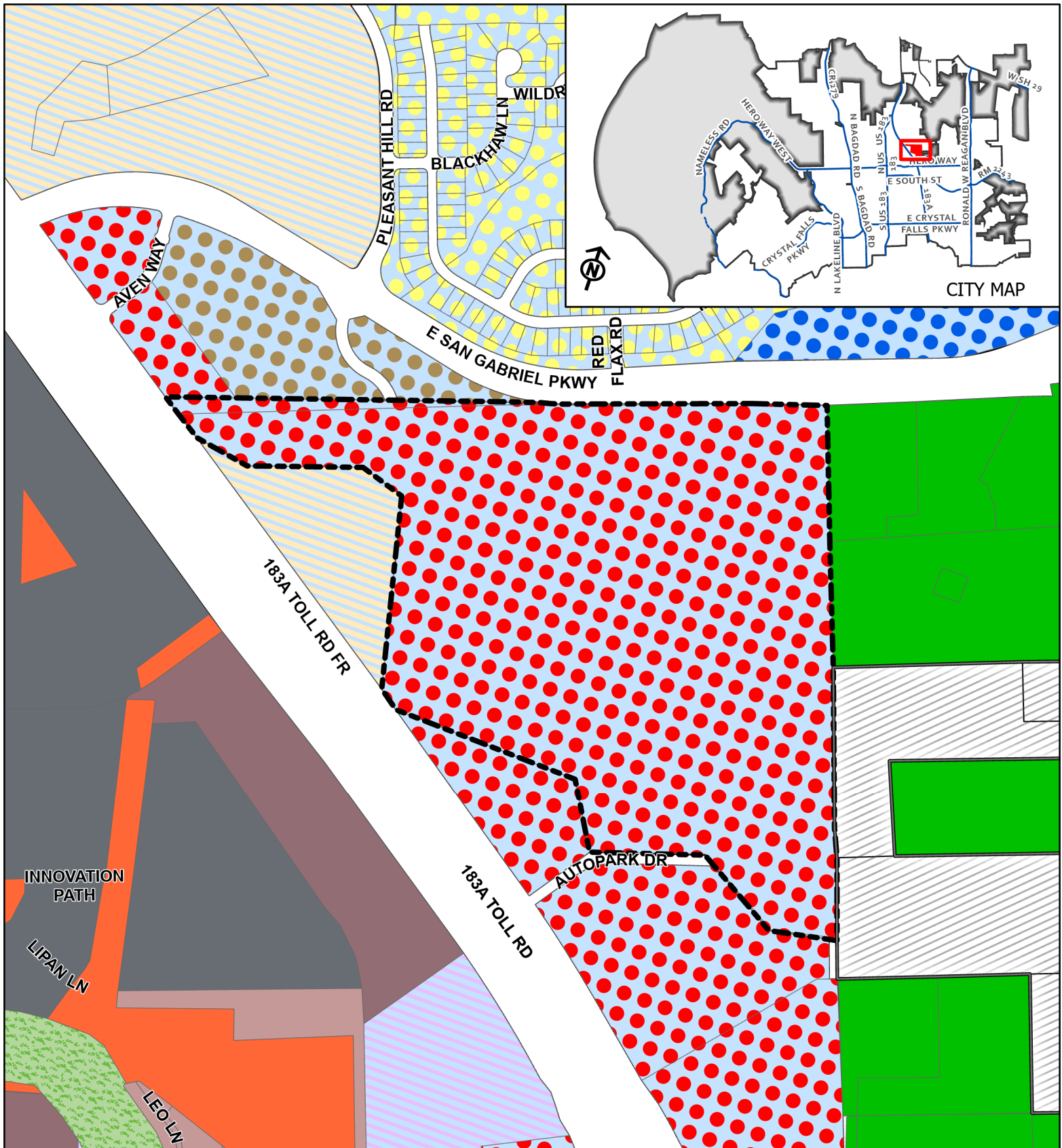
SAN GABRIEL
LEANDER INDUSTRIAL

Public Notification

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- Subject Area
- 200' Buffer
- 500' Buffer
- Notified Lots
- Leander City Limits
- ETJ



CASE: 22-Z-003

ATTACHMENT #5

SAN GABRIEL
LEANDER INDUSTRIAL

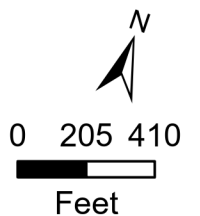
Proposed Zoning Map

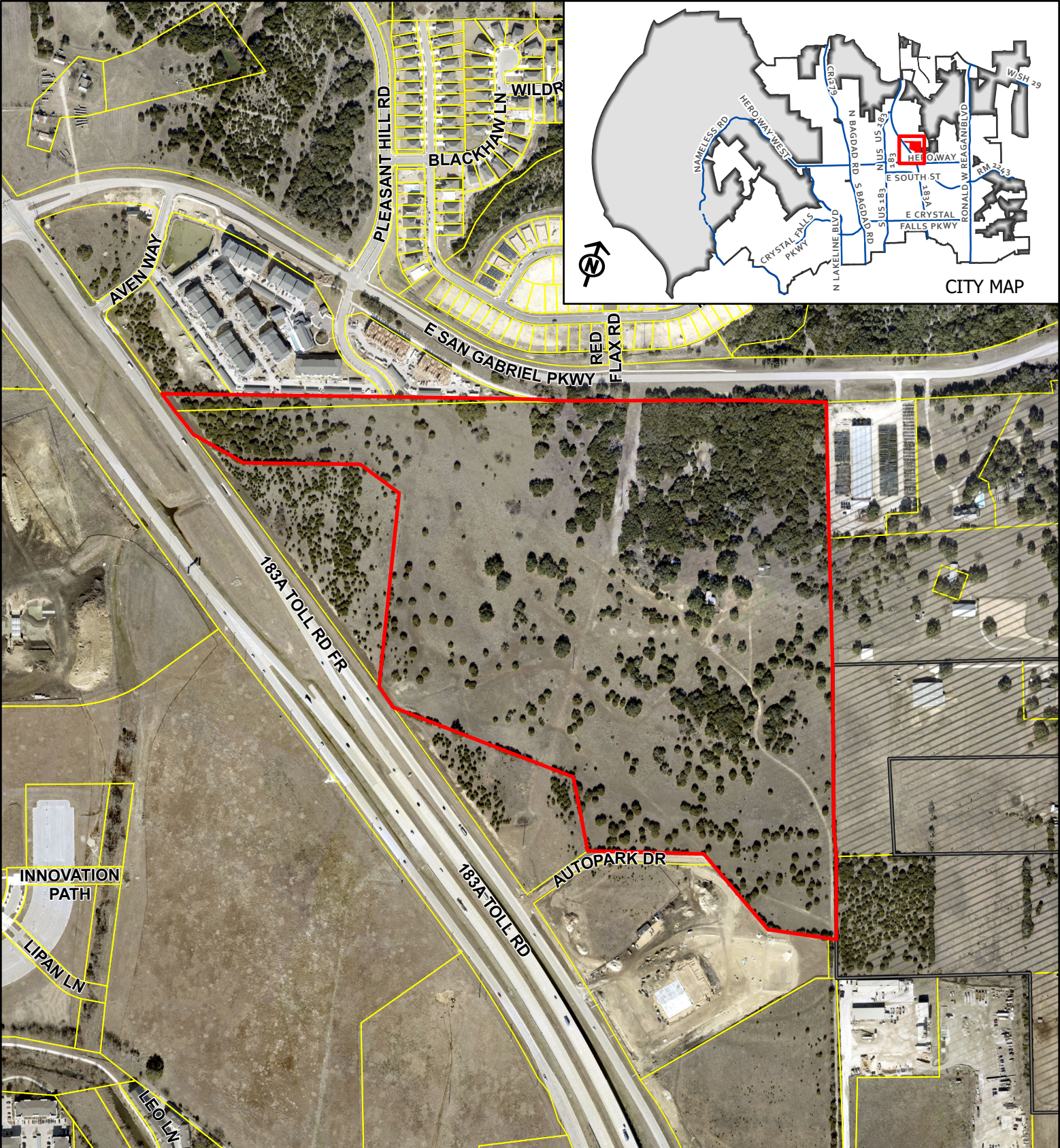
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- PUD - Single-Family

- PUD - Multi-Family
- PUD - Mixed Use
- PUD - General Commercial
- OS - Open Space
- CD - Conventional Sector

- S2 - Station Sector
- Civic Building
- T4 - General Urban
- T5 - Urban Center
- T6 - Urban Core





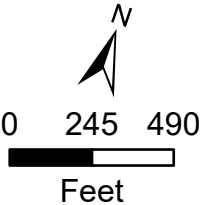
CASE: 22-Z-003

ATTACHMENT #6

**SAN GABRIEL
LEANDER INDUSTRIAL**

Aerial 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 herein provided.



- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

San Gabriel Industrial Minor Planned Unit Development

A. Purpose and Intent

1. The San Gabriel Industrial PUD is comprised of approximately 88.813 acres, as shown in **Exhibit B**. The development of this property includes a warehouse for distribution and several office/warehouse buildings.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**, listed below.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-5-A (General Commercial)

C. Allowable / Prohibited Uses

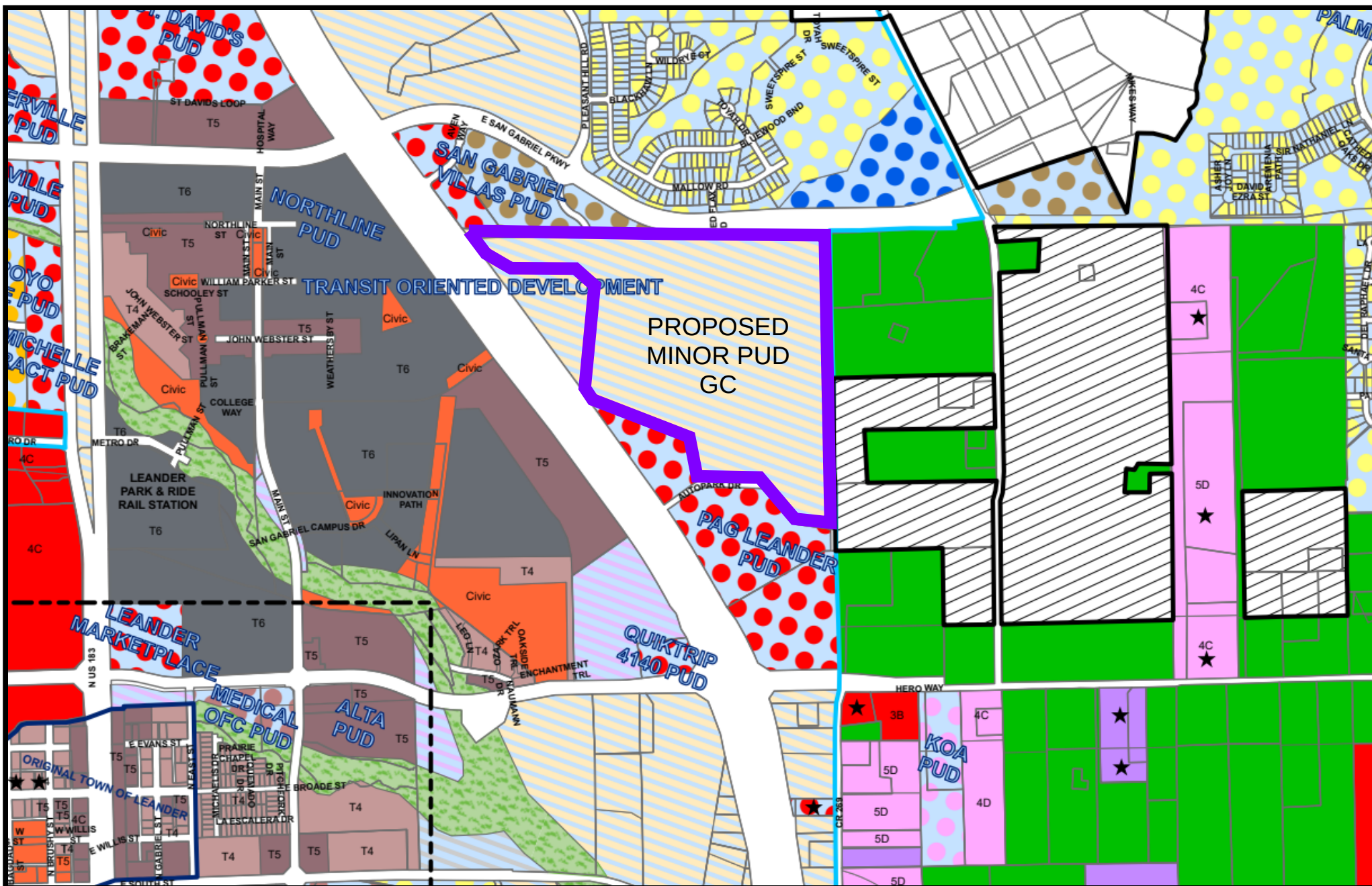
1. The allowable uses shall include those permitted items within GC-5-A General Commercial District and additional uses as listed below.
 - a. Light manufacturing
 - b. Warehouse and Distribution
2. The prohibited uses shall include:
 - a. Bar, nightclub or private club
 - b. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc.
 - c. Hotel/Motel, Boarding Houses
 - d. Liquor Store
 - e. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - f. Pet Shop
 - g. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations, and mass transit terminals
 - h. New and used vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop

- i. Bingo
- j. Car Title Loans Shop/Business
- k. Commercial laundry
- l. Contractor and building material storage
- m. Gaming Room Facility/Gaming Device
- n. Hookah Lounge
- o. Pawn Shop
- p. Payday Lending Business
- q. RV, trailer, commercial motor vehicle and boat outdoor storage
- r. Tattoo and/or Body Piercing Parlor
- s. Wrecker Impoundment, Towing
- t. Sexually oriented businesses
- u. Outdoor Nursery

D. Development Standards

- 1. Buildings that are located four hundred (400) or more feet from the roadways are not required to include design features required by Article VII, Section 1(b) of the Composite Zoning Ordinance.

EXHIBIT B: SAN GABRIEL INDUSTRIAL - ZONING MAP



January 26, 2022
PK No.: 5137-21.587

CITY OF LEANDER

Planning Department
P.O. Box 319
Leander, Texas 78646

Re: **LEANDER FEDEX FACILITY**
San Gabriel Industrial Minor PUD
9880 183A Toll Road, Leander, Texas 78641

To Whom It May Concern:

On behalf of the owner, Pacheco Koch Consulting Engineers, a Westwood Company is submitting this application as intent to rezone and create a Minor PUD the following properties, R449731 - AW0125 CHAMBERS, T. SUR., (85.6972 Acres) and R031599 - AW0125 CHAMBERS, T. SUR., (1.234 Acres). The intent of this application and its supporting documents is to create a Minor PUD with the base zoning designation of GC (General Commercial).

The properties in question are located at the southeast corner of the intersection of the 183A Toll Rd and San Gabriel Parkway. The nature of the existing property is primarily undeveloped with an existing homestead and several existing trees. It is currently zoned in the conventional sector. The site is bordered by the San Gabriel Villas PUD along the northern boundary, PAG Leander PUD along the southern boundary, and SFR property on the eastern boundary.

The PAG Leander PUD along the site's southern boundary and the 183A frontage portion of the San Gabriel Villas PUD along the site's northern boundary have a base a base zoning district of GC (General Commercial). The Minor PUD proposal with a base zoning designation of GC would allow for this tract of land to be developed similarly to the existing PUDs.

The proposed Minor PUD will have additional uses added outside of the General Commerical use including Light manufacturing Warehouse and Distribution. The architectural higher standards will be Type A in conformance with the composite zoning ordinance.

If you have any questions or need any additional information, please call me at your convenience.

Sincerely,



Hollis A. Scheffler, P.E.

HAS/jjb
5137-21.587_PEC Zoning Intent



January 25, 2022
PK No.: 5137-21.587

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

904 Mallow Road
Leander, Texas 78641

Re: **LEANDER FEDEX FACILITY**

Minor PUD Notification Letter for Property Located at 9880 183A Toll Road
Leander, Texas 78641

To Whom It May Concern:

Our client is in the process of submitting to the City of Leander a Minor PUD application for the property located at 9880 183A Toll Road, Leander, Texas 78641 in order change from the Conventional Sector zoning to a General Commercial zoning.

Attached is a diagram of the property to be incorporated into this Minor PUD, highlighted in red, and the buffer area of notifications. If you have any questions regarding the enclosed items or need any additional information, please contact our office at your convenience.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,

Pacheco Koch Consulting Engineers, LLC,
a Westwood Company

In the event of any unintentional clerical inaccuracies or misrepresentations in this document, please contact our office at your earliest convenience.

HAS/jjb
5137-21.587_Notification Letter



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.

BACKGROUND:

The City Charter calls for the Commission to submit a list of recommended capital improvements that are desired to implement the adopted Comprehensive Plan. The Comprehensive Plan was updated on April 1, 2021. The Commission has the opportunity to make recommendations based on the current goal statements listed in the adopted Plan.

Section 10.05 Planning Commission Powers and Duties

- e. Submit annually to the city manager, not less than one hundred fifty days prior to the beginning of the budget year, a list of any capital improvements recommended by the planning commission as necessary or desirable to implement the adopted comprehensive plan or element or portion thereof during the forthcoming five-year period;

Examples of previously proposed capital improvements include:

- 1. Sidewalk gaps project – Approved & Completed
- 2. Old Town Master Plan – Approved, RFQ is in process
- 3. Architectural Pattern Book – Approved & Not Adopted
- 4. Landscape & Beautification along corridors – No Action
- 5. Strong Towns Community Presentation – No Action
- 6. Improving Heritage Grove Road – Approved & Scheduled for this year
- 7. Complete Sidewalk Network – HEB to Old Town
- 8. Improve Entrance Old Town including Signage
- 9. Build Dinosaur Park in Old Town – Approved, RFQ completed
- 10. Resolve High Speed Internet Inequality
- 11. Bus Connectivity, Involve Public Arts Commission with Bus Stops
- 12. Access to businesses, infrastructure, and bus service

APPLICANT/AGENT:

City of Leander

ORDER OF EVENTS:

- a. Staff Presentation
- b. Discussion
- c. Consider Action

PRESENTER:

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

Attachments

- 1. Implementation Schedule

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 1: Economic Growth - Quality growth and development to generate a diverse tax base.							
Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.							
1.1.1	Follow the Future Land Use Map guidance for zoning and development decisions.	Policy				X	Development Services
1.1.2	Implement the comprehensive plan’s design character framework to ensure appropriate design characteristics.	Regulation				X	Planning
1.1.3	Maintain and implement fiscal, administrative and regulatory policies and processes designed to stimulate increased economic activity and investment in the City.	Policy				X	Planning, Economic Development
1.1.4	Prioritize value-intense development within the boundaries of the Tax Increment Reinvestment Zone (TIRZ) financing district.	Policy				X	Planning, Economic Development
Strategy 1.2: Maintain development codes that achieve the community’s desired character and quality.							
1.2.1	Encourage and promote quality development through predictable and flexible development codes.	Policy				X	Planning
1.2.2	Pursue a near-term, comprehensive assessment of the development codes.	Study				X	Planning
1.2.3	Prepare amendments to the development codes to address changing market demands and development patterns.	Regulation	X			X	Planning
1.2.4	Prepare amendments to the development codes and investment strategies for development along greenways. In year 1	Regulation	X				Planning, Parks and Recreation, Economic Development
1.2.5	Review the lighting ordinance to ensure appropriate and compatible site and building lighting for new development. In year 1	Regulation	X				Planning, Code Enforcement

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 2: Commercial Development - A dynamic commercial marketplace welcoming business opportunity.							
Strategy 2.1: Expand commercial tax base through strategic investment, support for local businesses, and partnerships with regional economic entities.							
2.1.1	Support the success of existing businesses and cultivate a robust entrepreneurship and innovation eco-system.	Policy				X	Economic Development, Public Information Office
2.1.2	Devise a unique Leander “shop local” strategy.	Program				X	Economic Development, Public Information Office
2.1.3	Evaluate opportunities to utilize public investment tools and programs to grow the local economy.	Policy				X	Economic Development
2.1.4	Develop and utilize an economic impact analysis tool such as a cost-to-serve model to examine the tax base and service implications of new developments.	Study	X				Economic Development
2.1.5	Monitor Leander’s tax and fee structure to maintain competitive rates in the region.	Policy				X	Economic Development
Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand							
2.2.1	Identify and prioritize recruiting through a targeted industry analysis.	Regulation	X			X	Planning, Economic Development (With The Chamber of Commerce)
2.2.2	Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.	Study	X			X	Economic Development
2.2.3	Consider the impacts of economic development in all aspects of City decision-making and operations.	Program	X			X	Economic Development, Public Information Office

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
2.2.4	Promote Leander's positive outlook through story feeds and experiences as part of a cohesive digital communications strategy that aligns with the Leander brand.	Program				X	Public Information Office
2.2.5	Conduct an annual regulatory review meeting.	Coordination				X	Development Services
2.2.6	Convene a task force of local and area commercial real estate developers to examine challenges and opportunities for Leander to succeed with commercial development.	Coordination	X			X	Economic Development, (With The Chamber of Commerce)
2.2.7	Streamline the development process through identification of process improvements.	Study	X			X	Development Services
Goal 3: Employment - Leander is well-positioned as an attractive place for employers.							
Strategy 3.1: Expand promotional and recruitment efforts to proactively position Leander to attract top-level talent and primary jobs.							
3.1.1	Identify and prioritize the recruitment of primary jobs through a targeted industry analysis.	Study	X	X			Economic Development
3.1.2	Aggressively market and cultivate both large, high-wage employers and smaller, locally-owned entrepreneurial businesses and startup firms.	Policy Coordination	X			X	Economic Development, Public Information Office
3.1.3	Prioritize the recruitment of destination-oriented concepts, including entertainment, restaurants, and retail venues identified in the Retail Leakage Study.	Policy	X			X	Economic Development
3.1.4	Promote Leander's community amenities, quality of life elements, and award-winning schools as a recruitment strategy.	Program				X	Economic Development, Public Information Office, (With The Chamber of Commerce)
3.1.5	Strengthen cooperation and partner with the Leander Chamber of Commerce to ensure regional partnerships.	Coordination				X	Economic Development, (With The Chamber of Commerce)
3.1.6	Pursue state and national recognition certifications to promote Leander.	Coordination				X	Public Information Office

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Strategy 3.2: Utilize partnerships to assist in the effort to prepare economic development sites for employment.							
3.2.1	Engage with landowners to encourage quality desired development in Employment Center and Activity Center areas.	Coordination				X	Planning, Engineering, Economic Development
3.2.2	Develop marketing and branding material that responds to key information needs of site selectors, brokers, developers, and targeted prospects. Website Update	Program	X				Public Information Office
3.2.3	Consider methods of public-private partnerships and cost- sharing.	Coordination				X	Economic Development
Goal 4: City Center - A new urban city center to capitalize on the Leander Station.							
Strategy 4.1: Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.							
4.1.1	Study moving City Hall to the Leander Central area.	Study	X				Administration
4.1.2	Begin to treat the Leander Central area as the city center in future decision-making to distinguish it from Old Town.	Policy				X	Development Services
4.1.3	Continue the regulatory and financial design framework for the Leander Central and Urban Mixed-Use areas.	Regulation				X	Planning, Economic Development
4.1.4	Create a targeted marketing campaign for the Leander Station activity center as a premier regional destination.	Program	X	X			Economic Development, Public Information Office (With The Chamber of Commerce)
COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 5: Community Branding - Establishment of a community brand that showcases Leander’s uniqueness.							
Strategy 5.1: Create a brand for Leander that captures Leander’s identity.							
5.1.1	Begin a branding conversation to elevate Leander’s identity. Provide a scope.	Study	X				Public Information Office
5.1.2	Promote community history and points of interest in the branding plan.	Study				X	Public Information Office

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
5.1.3	Prepare marketing and promotional materials as part of the new brand.	Program		X			Planning Public Information Office
Strategy 5.2: Develop gateway features and wayfinding that delineate the boundaries of the City and guide visitors and residents to key destinations.							
5.2.1	Create a gateway and signage plan to showcase the new brand and identity elements.	Study		X			Public Information Office
5.2.2	Study regional corridors for gateway enhancements.	Study		X	X		Planning, Public Information Office
5.2.3	Prepare a corridor study for US 183 to create a “main street” arrival adjacent to Old Town.	Study			X	X	Planning, Public Information Office
5.2.4	Explore landscaping enhancements on major highway corridors.	Study		X	X		Planning, Parks and Recreation
5.2.5	Consider the creation of a “Leander Beautification” committee to identify improvements citywide.	Coordination		X			Planning, Public Information Office, Parks and Recreation
Goal 6: Old Town - A destination focused on the arts, shopping, and entertainment honoring Leander’s heritage.							
Strategy 6.1: Develop a cohesive plan to make Old Town Leander a unique place with a distinct identity.							
6.1.1	Develop a detailed master plan for Old Town Leander.	Study	X				Planning, Engineering
Strategy 6.2: Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.							
6.2.1	Consider amendments to the development codes to encourage desired uses in Old Town.	Regulation				X	Planning
6.2.2	Develop annual work plans for Old Town development initiatives.	Program		X			Planning, Parks and Recreation, Economic Development

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
6.2.3	Conduct a parking assessment in Old Town.	Study	X	X			Planning, Engineering
6.2.4	Continue the Old Town Revitalization Program.	Program				X	Economic Development
6.2.5	Explore funding opportunities for public improvements.	Capital Investment	X	X			Administration, Finance
6.2.6	Carefully consider the transitional compatibility with existing residential as Old Town evolves into an all-day activity area.	Study		X		X	Planning

Strategy 6.3: Promote the desired Old Town development character by incorporating and preserving elements of Leander’s heritage and history into Old Town Leander.

6.3.1	Create a Leander heritage promotion program that educates and celebrates Leander’s rich history.	Program	X				Economic Development, Public Information Office
6.3.2	Explore opportunities to qualify for state and federal resources related to historic preservation and public art.	Program				X	Economic Development
6.3.3	Encourage the preservation and rehab of contributing historic structures.	Policy				X	Economic Development
6.3.4	Allocate funds for the construction of an Old Town park.	Capital Investment	X				Parks and Recreation
6.3.5	Consider moving City Hall and civic center facilities partially or entirely to another location in the city.	Study	X				Administration

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	

Goal 7: Outdoor Spaces - Activated, connected, and destination-based outdoor spaces.

Strategy 7.1: Build and connect a community-wide system of linear greenway parks and trails.

7.1.1	Establish a greenways network through partnerships and regulations.	Coordination/ Regulation				X	Parks and Recreation
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COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
7.1.3	Conduct a detailed feasibility study for the future San Gabriel River Regional Trail.	Study		X			Parks and Recreation
7.1.4	Pursue a trail access corridor to the Balcones Canyonlands Preserve.	Capital Investment			X		Parks and Recreation
7.1.5	Partner with Cedar Park to connect Lakewood Park to the Williamson County Southwest Regional Park and Brushy Creek trail extension.	Coordination		X			Parks and Recreation
7.1.6	Partner with public and private organizations to expand regional trail connectivity that support transportation and recreation.	Coordination				X	Parks and Recreation
Strategy 7.2: Expand the parks system and recreation offerings to keep pace with community growth.							
7.2.1	Implement the 2019 Parks Master Plan.	Coordination				X	Parks and Recreation
7.2.2	Increase recreation opportunities and programming throughout the community to serve a diverse, multi-generational population.	Program				X	Parks and Recreation
7.2.3	Develop a phasing plan to replace and/or upgrade playscapes.	Program	X				Parks and Recreation
7.2.4	Acquire property for a signature community park in northwest Leander.	Capital Investment	X				Parks and Recreation
7.2.5	Review the parkland dedication ordinance to ensure desired neighborhood park outcomes.	Study				X	Parks and Recreation
Strategy 7.3: Pursue signature destinations for events and regional attractions.							
7.3.1	Encourage and invest in event spaces for entertainment and activities for local and regional attraction. Hotel legislation	Capital Investment				X	Economic Development, (With The Chamber of Commerce)

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
7.3.2	Identify opportunities to use parks for tourism and events.	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)
7.3.3	Expand opportunities for public art in outdoor spaces throughout Leander	Program				X	Parks and Recreation
7.3.4	Increase the number of community events (festivals, concerts, farmer's markets, etc.).	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)
7.3.5	Develop the future San Gabriel Park property and consider additional expansion acreage, if possible.	Capital Investment		X			Parks and Recreation

Goal 8: Education and Community Partnerships - Strong partnerships with education providers and community groups to achieve community goals and foster civic pride.

Strategy 8.1: Support education providers to promote quality education for the next generation in Leander.

8.1.1	Establish centers of excellence through engagements with Leander ISD, higher education institutions and local businesses.	Coordination				X	Planning, Engineering
8.1.2	Support and expand safe and connected routes to school.	Program				X	Planning, Engineering, Parks and Recreation
8.1.3	Support efforts to integrate elementary schools within neighborhoods.	Coordination				X	Planning, Engineering
8.1.4	Consider shared-use facilities with schools.	Coordination				X	Parks and Recreation

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	

Strategy 8.2: Support institutions of higher learning to expand educational opportunity.

8.2.1	Leverage ACC's San Gabriel campus to cater the corporate training solutions programs to the needs of Leander such as developing strong technology and manufacturing fields.	Coordination				X	Administration
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COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
8.2.2	Partner with ACC San Gabriel campus on expansion of their campus, including a potential four-year university.	Coordination				X	Administration
Strategy 8.3: Continue to support community service groups, non-profits, and volunteers.							
8.3.1	Identify opportunities to partner with local groups for community action steps.	Coordination				X	Fire, Code Enforcement, Police, Public Information Office
8.3.2	Partner with medical institutions to promote health and activity.	Coordination				X	Human Resources
8.3.3	Encourage volunteer assistance to generate civic pride and enthusiasm.	Program				X	Public Information Office, (With The Chamber of Commerce)
8.3.4	Consider partnership opportunities for a new community space.	Coordination				X	Parks and Recreation
GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 9: Transportation - Safe, connected, attractive streets as part of a balanced and diverse transportation network.							
Strategy 9.1: Continue to support well-designed and maintained streets to ensure safety and durability.							
9.1.1	Prioritize street safety elements in upcoming CIP projects.	Policy	X			X	Engineering
9.1.2	Update the City's street cross-sections to ensure a balance of safety and people-centered streetscape elements. TMP	Regulation	X				Engineering
9.1.3	Support and expand pedestrian and bicycle connectivity. TMP	Program				X	Engineering, Parks and Recreation
9.1.4	Continue to assess pavement condition on City streets.	Study				X	Public Works
9.1.5	Assess on-street parking situations where existing narrow streets challenge emergency response.	Study		X			Engineering, Fire, Police

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
9.1.6	Consider grant opportunities for residential screening walls and compatibility elements that coincide with major street expansion.	Coordination		X			Planning
Strategy 9.2: Ensure a connected, balanced network of streets and prioritize timely improvements through managed planning systems.							
9.2.1	Regularly re-evaluate the City's methods for studying traffic impacts and assessing mitigation costs. Traffic Impact Fees	Study	X			X	Engineering
9.2.2	Account for growth-based traffic congestion through managed planning and study.	Policy				X	Planning, Engineering
9.2.3	Continue to monitor emerging modes of transportation.	Study				X	Engineering, Public Works
9.2.4	Evaluate opportunities to consider transportation demand management and smart city technologies.	Study				X	Engineering, Public Works
9.2.4	Evaluate opportunities to consider transportation demand management and smart city technologies.	Study				X	Engineering, Public Works
9.2.5	Develop a formal signalized intersection review and approval process.	Program		X			Engineering, Public Works, (With TxDOT)
Strategy 9.3: Foster strong relationships with regional mobility partners to expand Leander's influence on regional transportation decisions.							
9.3.1	Engage with TxDOT to evaluate a future US 183 turnback	Coordination			X		Public Works
9.3.2	Partner with regional transportation organizations to plan for priority transportation projects in Leander.	Coordination				X	Administration, Engineering
9.3.3	Seek to expand enhanced transit service with CapMetro.	Coordination			X	X	Administration
9.3.4	Partner with smaller cities in the CapMetro program to ensure equitable participation rates and service offerings.	Coordination				X	Administration

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
9.3.5	Conduct a study to examine potential grade-separated railroad crossings.	Study		X	X		Engineering
9.3.6	Seek to integrate trail crossings and park signage on the 183A Toll extension.	Coordination	X				Parks and Recreation
Goal 10: Housing - Long-term neighborhood integrity and a balanced, diverse mix of housing.							
Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.							
10.1.1	Encourage a variety of market-driven housing types.	Policy				X	Planning
10.1.2	Support senior living communities near neighborhoods and infill locations.	Regulation				X	Planning
10.1.3	Prepare amendments to the development codes to address Transitional development options.	Regulation	X				Planning
10.1.4	Support emerging, flexible residential types in appropriate areas.	Regulation	X				Planning
Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.							
10.2.1	Prepare amendments to the development codes that limit high- density multi-family in mixed-use activity centers.	Regulation	X				Planning
10.2.2	Review and assess compatibility standards between residential and non-residential uses.	Regulation	X			X	Planning
10.2.3	Prepare amendments to the development codes to improve the design quality and compatibility of attached residential products.	Regulation	X				Planning
10.2.4	Prepare amendments to the development codes to preserve the aesthetic in the Rural land use area depicted on the Future Land Use Map.	Regulation	X				Planning

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
10.2.5	Prepare amendments to the development codes to create a mid- density zoning district.	Regulation	X				Planning
Goal 11: Utilities - Integrated and well-planned utility infrastructure to serve desired growth.							
Strategy 11.1: Continue to plan ahead of growth through integrated utility infrastructure planning.							
11.1.1	Align the Leander Capital Improvement Plan (CIP) with the comprehensive plan.	Coordination				X	Planning, Engineering
11.1.2	Continue to partner with franchise utility providers to plan ahead for critical infrastructure.	Coordination				X	Planning, Engineering
11.1.3	Design and manage the City's stormwater system to mitigate against flooding.	Capital Investment		X			Engineering, Public Works
11.1.4	Work with telecommunication providers to facilitate enhanced broadband and 5G wireless service.	Coordination	X				Administration, IT, Engineering
11.1.5	Periodically review the City's Standard Details construction document.	Study				X	Engineering
Strategy 11.2: Prioritize the long-term strategic planning and system health of the water and utilities.							
11.2.1	Consider options to solidify Leander's water system to ensure consistent service delivery.	Study	X				Engineering
11.2.2	Pursue and implement an update to the Water Master Plan.	Study	X				Engineering
11.2.3	Pursue and implement an update to the Wastewater Master Plan.	Study	X				Engineering
11.2.4	Conduct the five-year update of the Water and Wastewater Impact Fees.	Study		X			Engineering
11.2.5	Pursue an update to the City's 2019 Water Conservation ordinance.	Study	X				Engineering, Public Works, Public Information Office

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 12: Municipal Services - Cost-effective, exceptional municipal services commensurate with growth.							
Strategy 12.1: Maintain the public’s expectations and confidence in an effective public safety system.							
12.1.1	Regularly evaluate Police and Fire Department resource needs.	Study				X	Fire, Police
12.1.2	Support Police and Fire Department use of contemporary service methods and technology.	Capital Investment				X	Administration, Fire, Police
12.1.3	Partner with Williamson County on potential expansion of the City’s communication center and future need for a County Medical Examiner.	Coordination		X			Administration, Fire, Police, (With Williamson County)
12.1.4	Evaluate the need for a combined Fire and Police training center.	Study	X				Fire, Police
12.1.5	Maintain support for community involvement programs for the Police and Fire Department.	Policy				X	Fire, Police
12.1.6	Regularly evaluate response time for Fire and EMS to determine station needs.	Study				X	Fire, Police
Strategy 12.2: Ensure that the Leander community receives outstanding general municipal services.							
12.2.1	Create a new Facility Master Plan to account for community needs.	Study	X				Administration
12.2.2	Provide educational and training opportunities for policymakers, staff and citizen volunteers.	Coordination/ Programs				X	Public Information Office
12.2.3	Conduct an update to the Library Strategic Master Plan.	Study	X				Parks and Recreation
12.2.4	Conduct an update of the 2015 Multi-Hazard Mitigation Plan.	Study	X				Fire

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
12.2.5	Proactively plan for anticipated service needs in future annexation areas.	Program				X	Development Services, (With Williamson County), (With Travis County)
12.2.6	Develop digital tools to provide information and education to the public.	Program	X				Public Information Office