



AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

January 12, 2023 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 – James Oliver
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. Election of Chairman.
 - A. Nomination for position of Chairman.
 - B. Discussion of Nominees.
 - C. Election of Chairman.
4. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 5, 2023 meeting.
5. Review of meeting protocol.
6. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

7. Approval of Subdivision Case PP-22-0008 regarding Messina Office and Retail Preliminary Plat on one parcel of land approximately 15.4 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R462742; generally approximately 1,700 feet to the north of the intersection of San Gabriel Pkwy and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
8. Approval of Subdivision Case FP-21-0013 regarding Travisso, Phase 4, Section 6A Final Plat on a portion of one parcel of land approximately 47.137 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located to the west of the intersection of Travisso Pkwy and Alasio Drive, Leander, Travis County, Texas.
9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-22-0005 to amend the Transportation Master Plan to remove the proposed collector roadway located to the south of the terminus of Republic Trails and to the west of Ronald W Reagan Blvd, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case CPA-22-0005 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0018 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Winding Oak PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) and Subdivision Case CP-22-0010 to adopt the Winding Oak Concept Plan on two parcel of land approximately 12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R430300 and R538852; and commonly known as 100 Winding Oak Drive, Williamson County, Texas
 - Discuss and consider action regarding Zoning Case Z-22-0018 as described above.
 - Discuss and consider action regarding Subdivision Case CP-22-0010 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
12. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0021 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch East Commercial PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse), MF-2-A (Multi-Family), and GC-2-A (General Commercial) on one parcel of land approximately 51.426 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W Reagan Blvd., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0021 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

13. Discuss and consider action on Tree Removal Case 22-TRP-0007 regarding removal of a Significant and Heritage Trees associated with the Hero Way Substation Site Development Project located at 13151 Hero Way West, Leander, Williamson County, Texas.

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

14. Discuss and consider action on Tree Removal Case TRP-22-0009 regarding removal of two Significant Trees associated with the 3219 Lakeline Boulevard Site Development Project located at 3219 North Lakeline Blvd., Leander, Williamson County, Texas.

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

15. Discuss and consider action regarding a change to the start time for the Planning & Zoning Commission meeting; Williamson & Travis Counties, Texas.

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 6th day of January 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar, Planning Coordinator



EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0008 regarding Messina Office and Retail Preliminary Plat on one parcel of land approximately 15.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R462742; generally approximately 1,700 feet to the north of the intersection of San Gabriel Pkwy and 183A Toll Road on the east side of 183A Toll Road, 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:

01/21/2021 – Concept Plan Approved

APPLICANT/AGENT:

Bleyl Engineering (Steve Ihnen, P.E.) on behalf of Jean Baptiste, Ltd. (Petter Tonjum, Member).

RECOMMENDATION:

This preliminary plat includes 7 commercial lots and 1 water quality and drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

Messina Office & Retail

Preliminary Plat

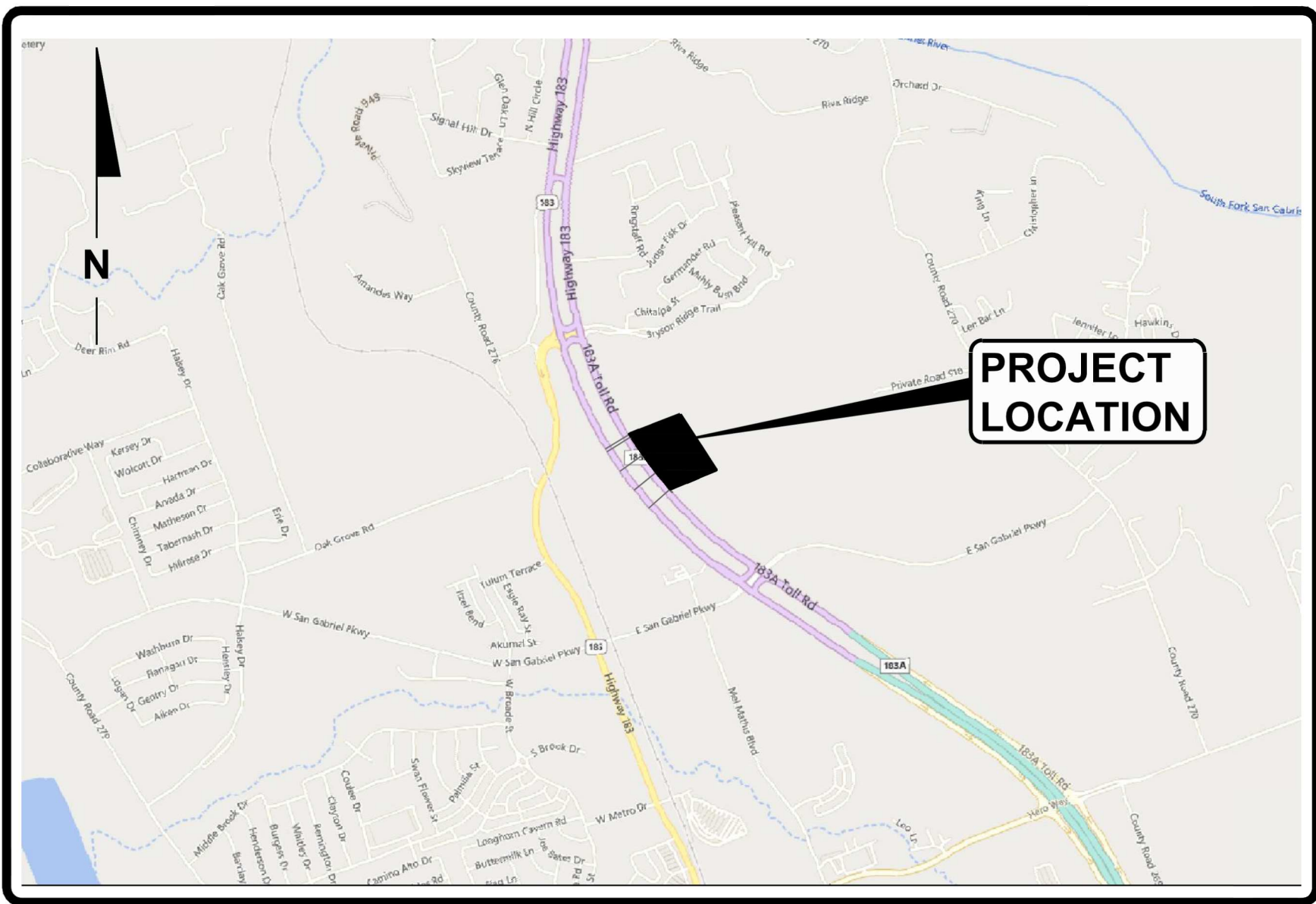
22-TOD-PP-008

Filing Date: 03/29/2022

Current Zoning: Jean Baptiste PUD with base zoning district of GC-3-A (General Commercial)
Future Land Use Plan: Activity Center

Land Use Summary			
Use	Area (ac.)	Area (sf.)	Lots
Right of Way	0.63	27,584	-
Water Quality and Drainage	1.30	56,449	1
Commercial	13.47	586755.3	7
Total	15.40	670788	8

See Preliminary Plat sheet 4, for individual lot and block data tables.



Project Location Map

Scale: 1" = 2000'

Site Development Data Messina Office & Retail

Owner: Jean Baptiste, Ltd.
Contact Person: Petter Tónjum
2911 Dover
Austin, Texas 78757
Phone: 33684199770
Email: petter.tonjum@auberedurova.com

Engineer: Bleyl Engineering
Contact Person: Steve Ihnen
7701 San Felipe Blvd., Suite 200
Austin, Texas 78729
Phone: (512) 454-2400
Email: sihnen@bleylengineering.com

Surveyor: Abram Dashner, RPLS
Contact Person: Abram Dashner
6448 E Highway 290, Suite B-105
Austin, Texas 78723
Phone: (512) 905-4369
Email: abe@rpls5901.com

Legal Description: 15.40 acres out of the William Mansil Survey, abstract no. 437, in Williamson County, Texas, and being that certain 15.40 acre tract conveyed to Jean Baptiste, Ltd. by deed of record in document no. 2010069763, of the official public records of Williamson County, Texas.

General 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 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 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.
- 10' sidewalks shall be installed on both sides of S. Chitalpa Street and along the subdivision side of 183A Toll Road. 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 final plat does not constitute the approval of variances or waivers to ordinance requirements.

Non-Residential & Multi-Family Notes:

- 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.
- Traffic Impact Analysis Note:
 - 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.
- Proposed development complies with the Transportation Criteria Manual.
- The final plat may not be recorded until either fiscal is posted or the entire street is constructed for Chitalpa Street.

Surveyor Statement:

All easements of record are shown or noted on the plat as found in the title policy or discovered with a title search prepared for the most recent purchase of the property. (SO Art II, Sec 22 (c)(2))

Easement research provided by First American, title commitment file No. 202104856, Effective Date: December 2, 2021.

Abram Dashner, RPLS Date: 12/2/22



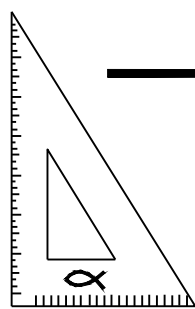
Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Concept Plan
3	Existing Conditions
4	Preliminary Plat
5	Preliminary Water Plan
6	Preliminary Wastewater Plan
7	Existing and Proposed Drainage Area Maps
8	Tree Plan
9	Tree List

Bleyl Engineering and its associates will not be held responsible for the accuracy of the survey or for design errors or omissions resulting from survey inaccuracies.

This project is located within the South Brushy Creek Watershed. All storm flows from this site will be directed to the South Brushy Creek Watershed.

Contractor is responsible for filing all necessary forms with the TCEQ for all projects involving 5 acres or more of disturbed area or part of a larger development which will eventually disturb 5 acres or more.
Note: The contractor and the owner both must file a Notice of Intent.



BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT

7701 San Felipe Blvd., Ste. 200, Austin TX 78729

Texas Firm Registration No. F-678

Tel. 512-454-2400

www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

*NOTE:
A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE PROVIDED PRIOR TO FINAL PLAT.

COMMERCIAL CORRIDOR
COMPATIBLE ZONING USE COMPONENTS: GC, LC, LO, PUD



SEC Planning, LLC

Austin, Texas

**LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING**

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Email : info@secplanning.com

OWNER:
JEAN BAPTISTE LTD.
AUBERGE DU ROUA 46,
CHEMIN DUE ROUA
66700 ARGELES-SUR-MER



LEGEND

 PROPERTY BOUNDARY

 PROPERTY 200 FT NOTIFICATION

 ADJACENT PROPERTIES

FULL SIZE SCALE: 1" = 100'



A graphic scale bar is shown with markings at 0, 50, 100, and 200 feet. To the right of the scale bar is a north arrow pointing upwards, labeled "NORTH".

R:\190092-JBAP\Cadfiles\PLANNING\
Submittals\Concept Plan.dwg

Issued:

1.	<u>Concept Plan Submittal</u>	09-08-2020
2.	<u>Comment #1 Response</u>	11-30-2020
3.		
4.		
5.		

Revisions:

1.	
2.	
3.	
4.	
5.	

Issue Date: November 30, 2020

Drawn By: SP,GJ
Reviewed By: MB

Project No. 190092-JBAP

SHEET 2 OF 2

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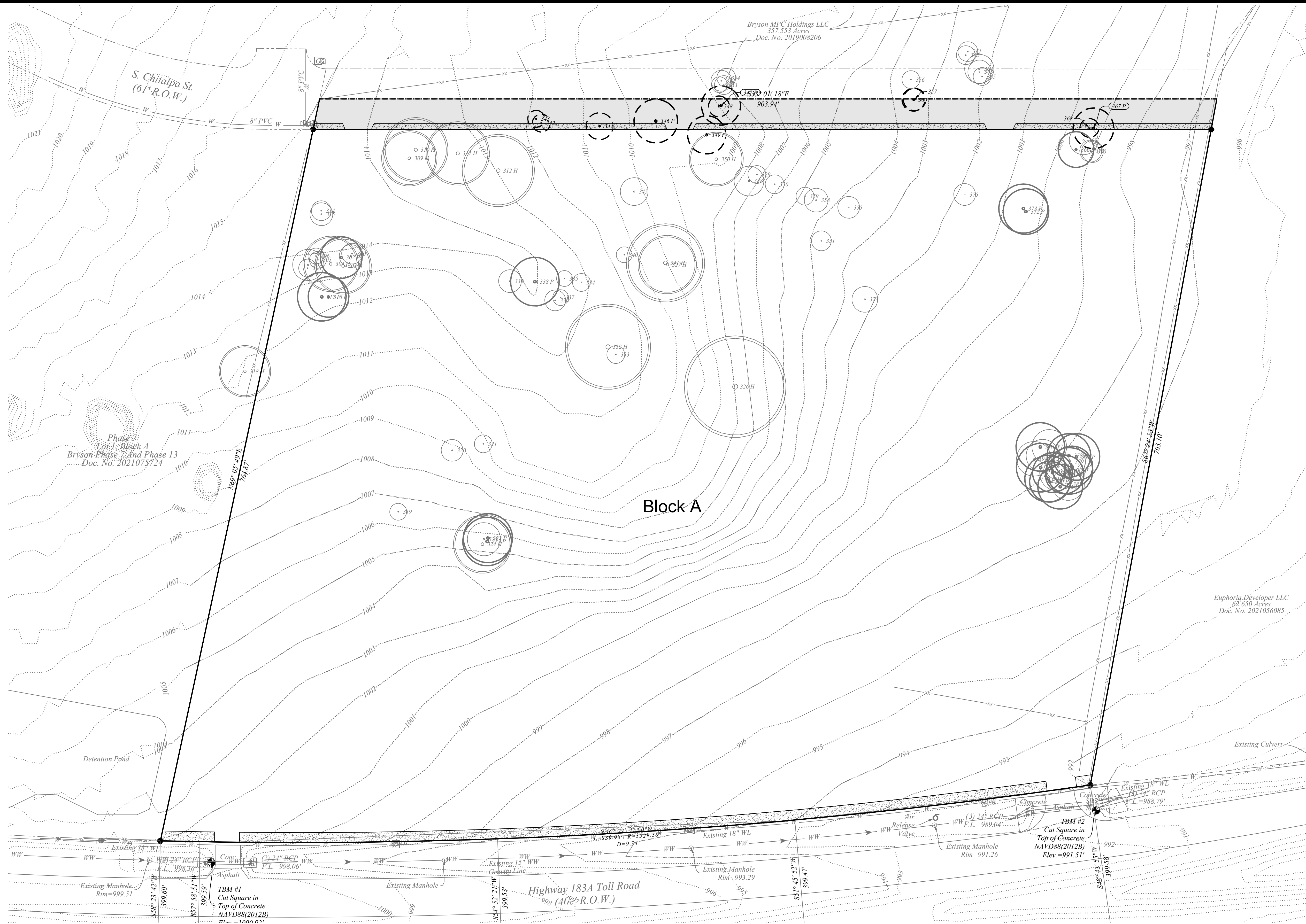
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Concept Plan

Messina Office & Retail

Address
Leander, Texas 78641
Williamson County

Design: XX, XX	
CAD: DM, XX	Review: SI
Project No: BAP 70293	
Sheet: 2 of 8	

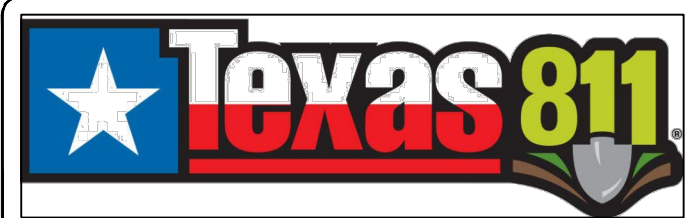


The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Legal Description

15.402 Acres out of the William Mansil Survey, Abstract No. 437, in Williamson County, Texas, and being that certain 15.40 acre tract conveyed to Jean Baptiste, Ltd. by deed of record in document no. 2010069763, of the official public record of Williamson County, Texas.



Tree Legend

 3447 ○	Trees to remain	 3268H ○	Heritage Trees
 3268P ○	Protected Trees	 3268 ○	Trees to be Removed

Benchmarks

B.M. #1 - Cut Square in Top of Concrete
NAVD88 (2012B)
Elevation = 1000.92'
Northing = 10191177.07
Easting = 3075303.56

B.M. #2 - Cut Square in Top of Concrete
NAVD88 (2012B)
Elevation = 991.51'
Northing = 10190451.25
Easting = 3075833.29

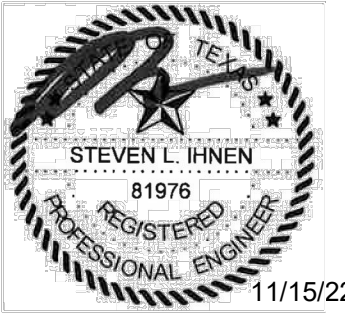
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Existing Conditions

Messina Office & Retail
Address
Leander, Texas 78641
Williamson County

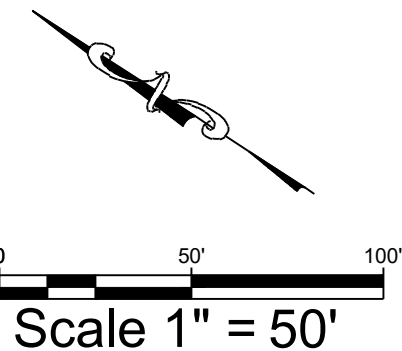
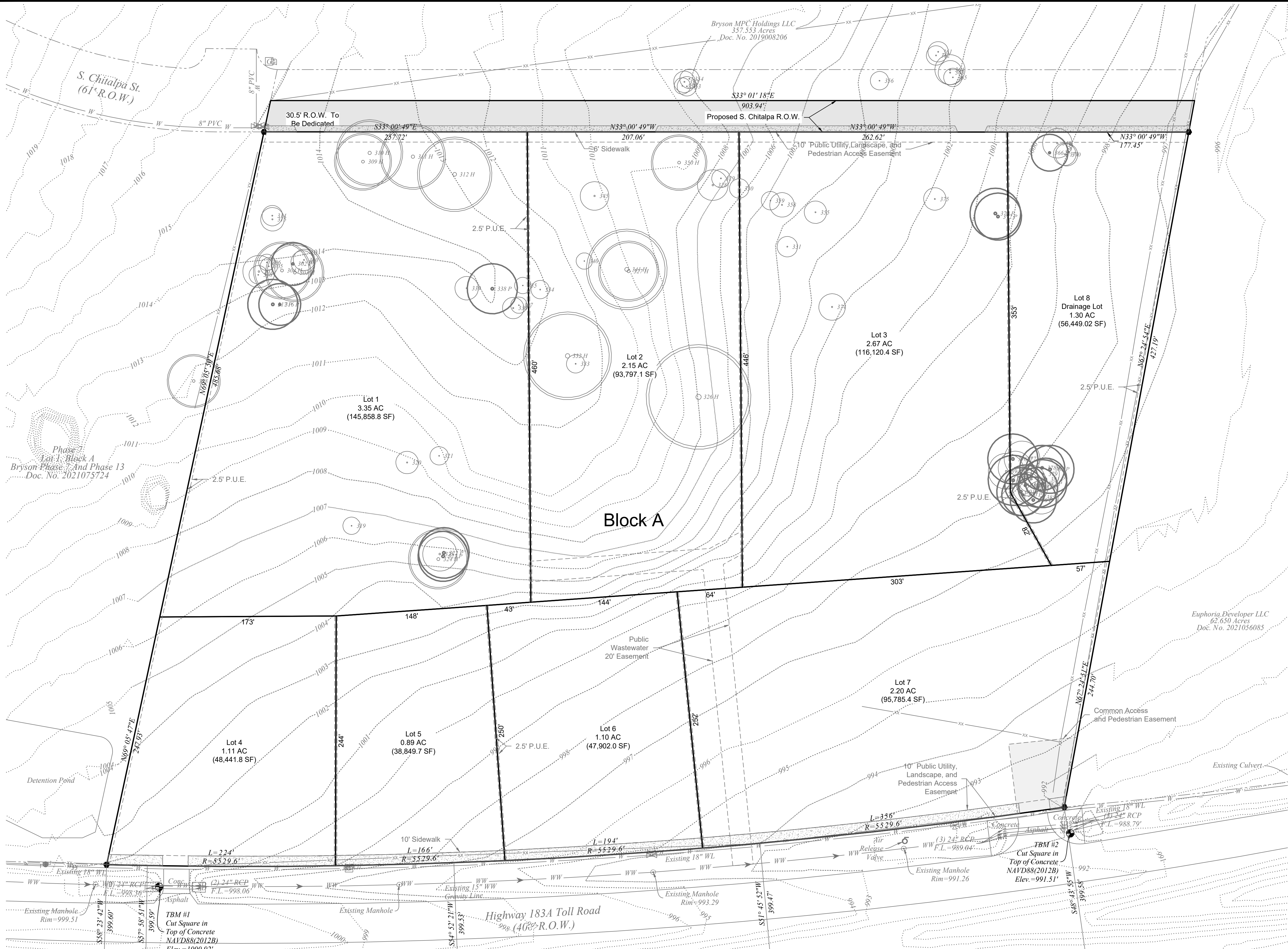
Petter TOnjum
Jean Baptiste, Ltd
2911 Dover
Austin, Tx. 78757

Revision	Date	By	App	Comment



Design: XX, XX	
CAD: DM, XX	Review: SI
Project No: BAP 70293	
Sheet: 3 of 8	

ORIGINAL LAYOUT SIZE - 24x36
©2022 H:\JOBFILES\BAP, JEAN BAPTISTE LTD\BAP 70293, MESSINA OFFICE & RETAIL\04 CAD\PLOT SHEETS\PRELIMINARY PLAT\PRELIMINARY PLAN.DWG 11/15/2022 Derek Mazurek



Commercial Lots - Block A		
Lot No.	Area (sf)	Area (ac)
1	145,858.92	3.35
2	93,797.12	2.15
3	116,120.37	2.67
4	48,441.78	1.11
5	38,849.71	0.89
6	47,902.01	1.10
7	95,785.41	2.20
8	56,449.02	1.30

Street Summary Table					
Street Name	Classification	R.O.W. Width	Sidewalk	Pavement	Length
South Chitalpa Street	Commercial	61'	-	25' FOC-FOC	903.93

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Benchmarks
B.M. #1 - Cut Square in Top of Concrete
NAVD88 (2012B)
Elevation = 1000.92'
Northing = 10191170.07
Easting = 3075303.56

B.M. #2 - Cut Square in Top of Concrete
NAVD88 (2012B)
Elevation = 991.51'
Northing = 10190451.25
Easting = 3075833.29

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AUSTIN BRYAN CONROE HOUSTON

Preliminary Plat

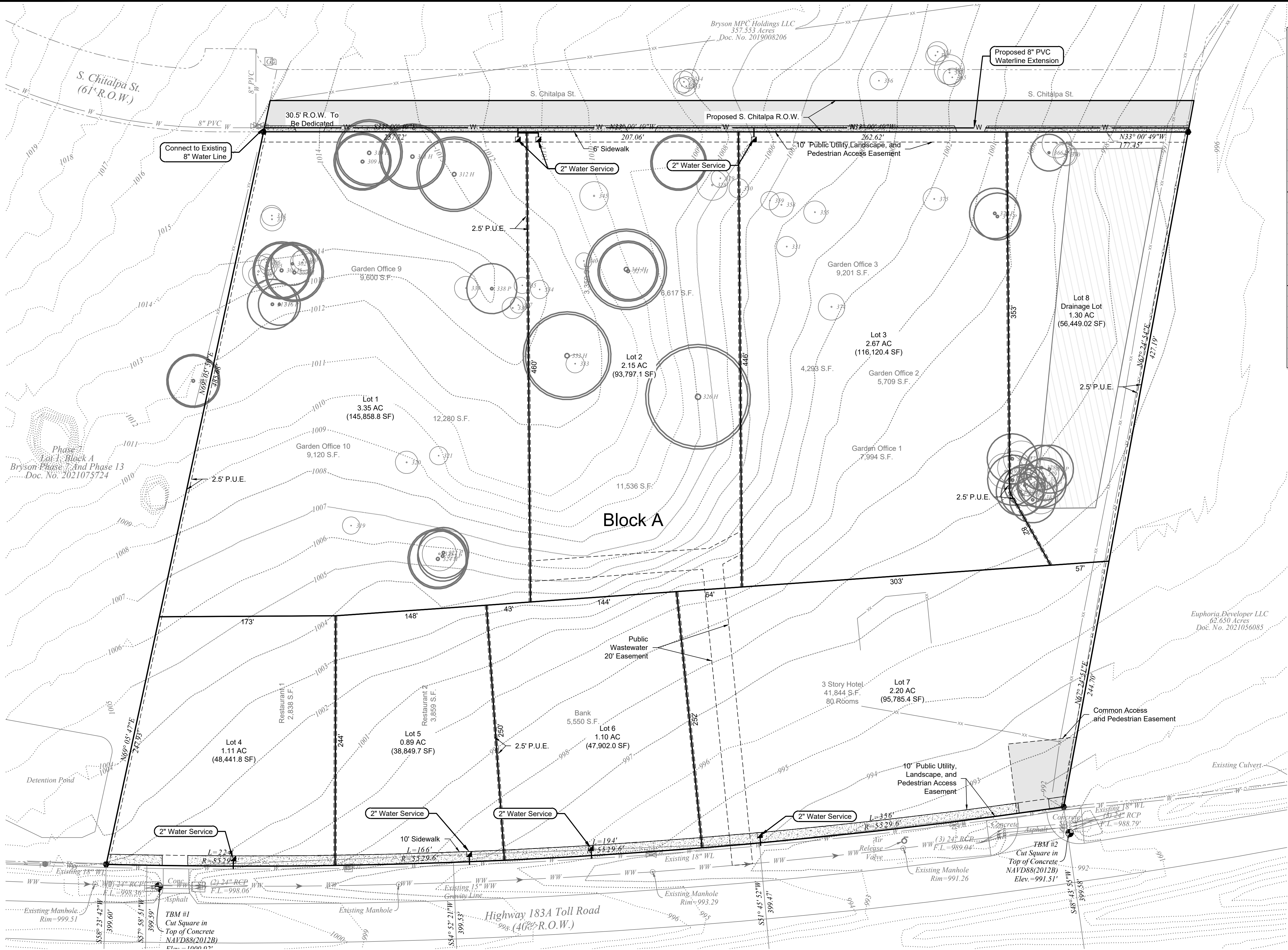
Messina Office & Retail

Address
Leander, Texas 78641
Williamson County

Design: XX, XX
CAD: DM, XX Review: SI
Project No: BAP 70293
Sheet: **4** of **8**

Prepared For:
Petter Tönjum
Jean Baptiste, Ltd.
2911 Dover
Austin, Tx. 78757

ORIGINAL LAYOUT SIZE - 24x36
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Legend	
	Existing Water Line
	Proposed Water Line
	Single Water Service
	Double Water Service
	Existing Wastewater Line
	Proposed Wastewater Line
	Wastewater Service
	Existing Reclaimed Water Line
	Proposed Reclaimed Water Line
	Proposed Underground Electric
	Proposed Storm Drain
	Fire Hydrant
	Gate Valve
	AARV
	Transformer Pad
	Existing Wastewater Manhole
	Proposed Wastewater Manhole
	Existing Wastewater Plug
	Proposed Wastewater Plug

Restrained Joints for all Water Line Bends, Tees, Gate Valves & Ends
All horizontal and vertical water line bends, tees, gate valves and deadends shall be restrained to the water main using factory restrained joint pipe as approved in SPL WW-27F, or, mechanical joint restraint devices as approved in SPL WW-27A.

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PRV Note
Lots/Structure with 65 psi or greater require a pressure reducing valve, set at 65 psi, to be installed on the property owner's side of the right of way.

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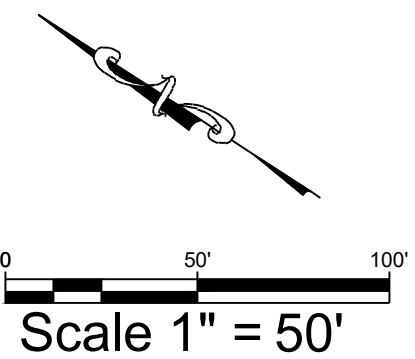
Domestic Demand

Project Title: Messina Office & Retail
Date: 5/2/2022

DOMESTIC WATER			
Hotel (0.5 LUE/ units)	100	Units	50 LUE
Restaurant (1 LUE/200 sf)	6,697	SF	33.49 LUE
Office Space (Bank) (1 LUE/3,000 sf)	5,550	SF	1.85 LUE
Office Space (1 LUE/3,000 sf)	79,709	SF	26.57 LUE
Population = 3.5 people per LUE =			391.67 people
Peak Hour = 900 gal/person/day =			244.79 GPM
Peak Day = 530 gal/person/day =			144.15 GPM
			207583 GPD

WASTEWATER			
Average Flow = 245 gal/LUE/day			10.53 GPM
Peak Dry Weather Flow = $[(18+(0.0206 \times F)0.5)/(4+(0.0206 \times F)0.5)] \times F$			
F = 70 gal/person/day =			19.04 GPM
$[(18+(0.0206 \times F)0.5)/(4+(0.0206 \times F)0.5)] =$			4.34 GPM*
Peak Dry Weather Flow =			76.16 GPM
Inflow/Infiltration = 750 gal x 1.165 acres / 1440 min/day =			0.61 GPM
Peak Wet Weather Flows = Peak Dry Weather + I/I =			76.76 GPM
			110540.3 GPD

FIRE FLOWS			
Building Type	III A		
Building Area	133,800 sf		
Required Fire Flow	5250 gpm		
-75% reduction for sprinkler	1312.5 gpm		



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Preliminary Water Plan

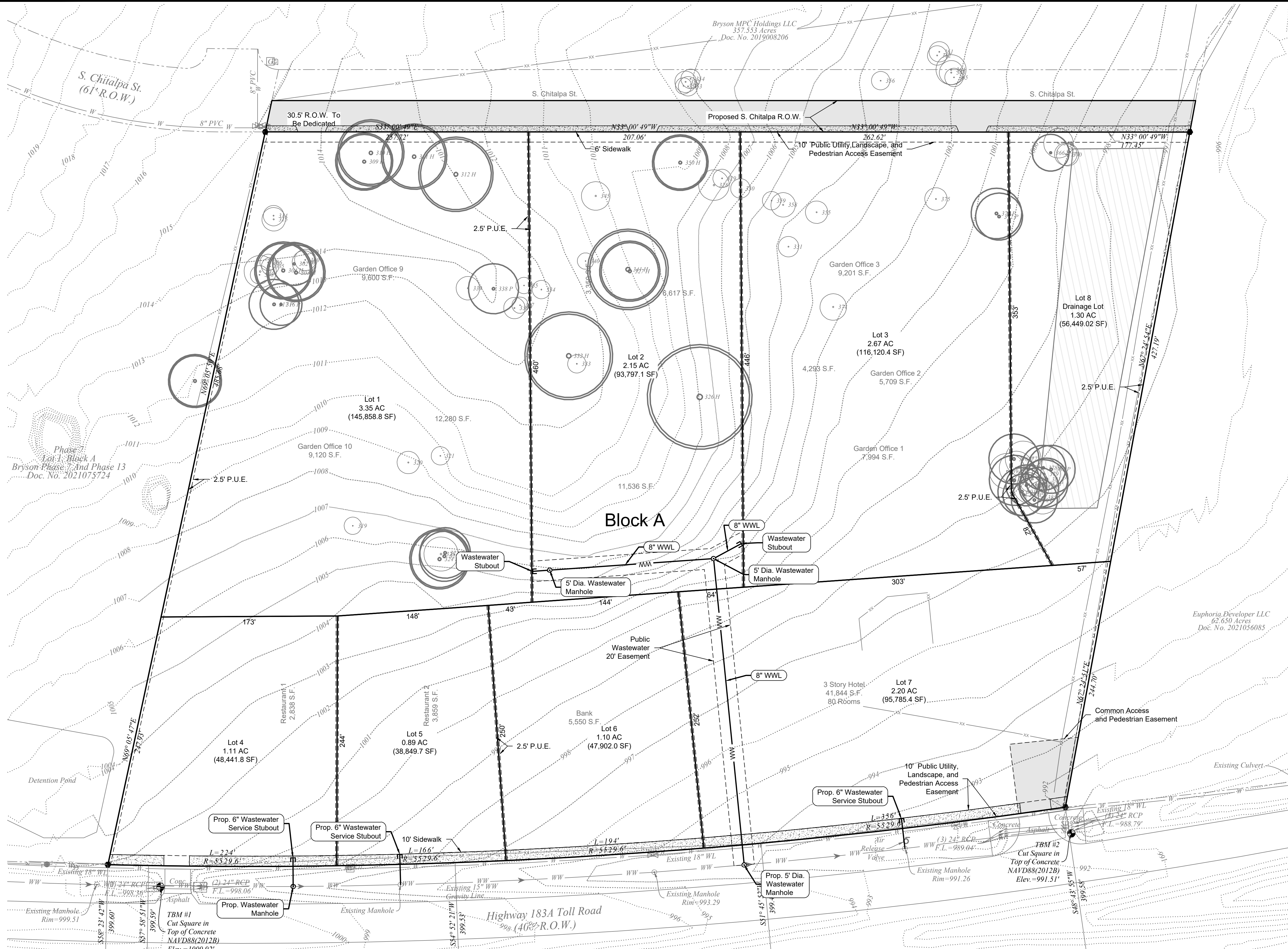
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Design: XX, XX
CAD: DM, XX Review: SI
Project No: BAP 70293
Sheet: **5** of **8**

ORIGINAL LAYOUT SIZE - 24x36
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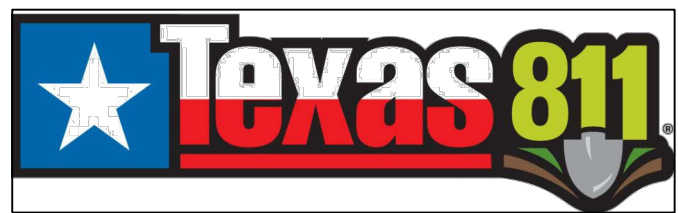
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Domestic Demand

Project Title: Messina Office & Retail
Date: 5/2/2022

DOMESTIC WATER

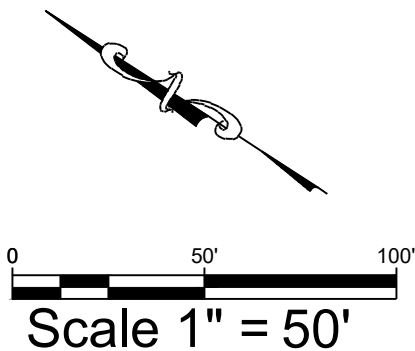
Hotel (0.5 LUE/ units)	100	Units	50	LUE
Restaurant (1 LUE/200 sf)	6,697	SF	33.49	LUE
Office space (Bank) (1 LUE/3,000 sf)	5,550	SF	1.85	LUE
Office Space (1 LUE/3,000 sf)	79,709	SF	26.57	LUE
Population = 3.5 people per LUE =			391.67	people
Peak Hour = 900 gal/person/day =			244.79	GPM
Peak Day = 530 gal/person/day =			144.15	GPM
			207583	GPD

WASTEWATER

Average Flow = 245 gal/LUE/day	10.53	GPM
Peak Dry Weather Flow = $[(18+(0.0206 \times F)0.5)/(4+(0.0206 \times F)0.5)] \times F$		
F = 70 gal/person/day =	19.04	GPM
$[(18+(0.0206 \times F)0.5)/(4+(0.0206 \times F)0.5)] =$	4.34	GPM*
Peak Dry Weather Flow =	76.16	GPM
Inflow/Infiltration = 750 gal x 1.165 acres / 1440 min/day =	0.61	GPM
Peak Wet Weather Flows = Peak Dry Weather + I/I =	76.76	GPM
	110540.3	GPD

FIRE FLOWS

Building Type	III A
Building Area	133,800 sf
Required Fire Flow	5250 gpm
-75% reduction for sprinkler	1312.5 gpm



BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT
7701 San Filipe Blvd, Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

Preliminary Wastewater Plan

Messina Office & Retail

Address
Leander, Texas 78641
Williamson County

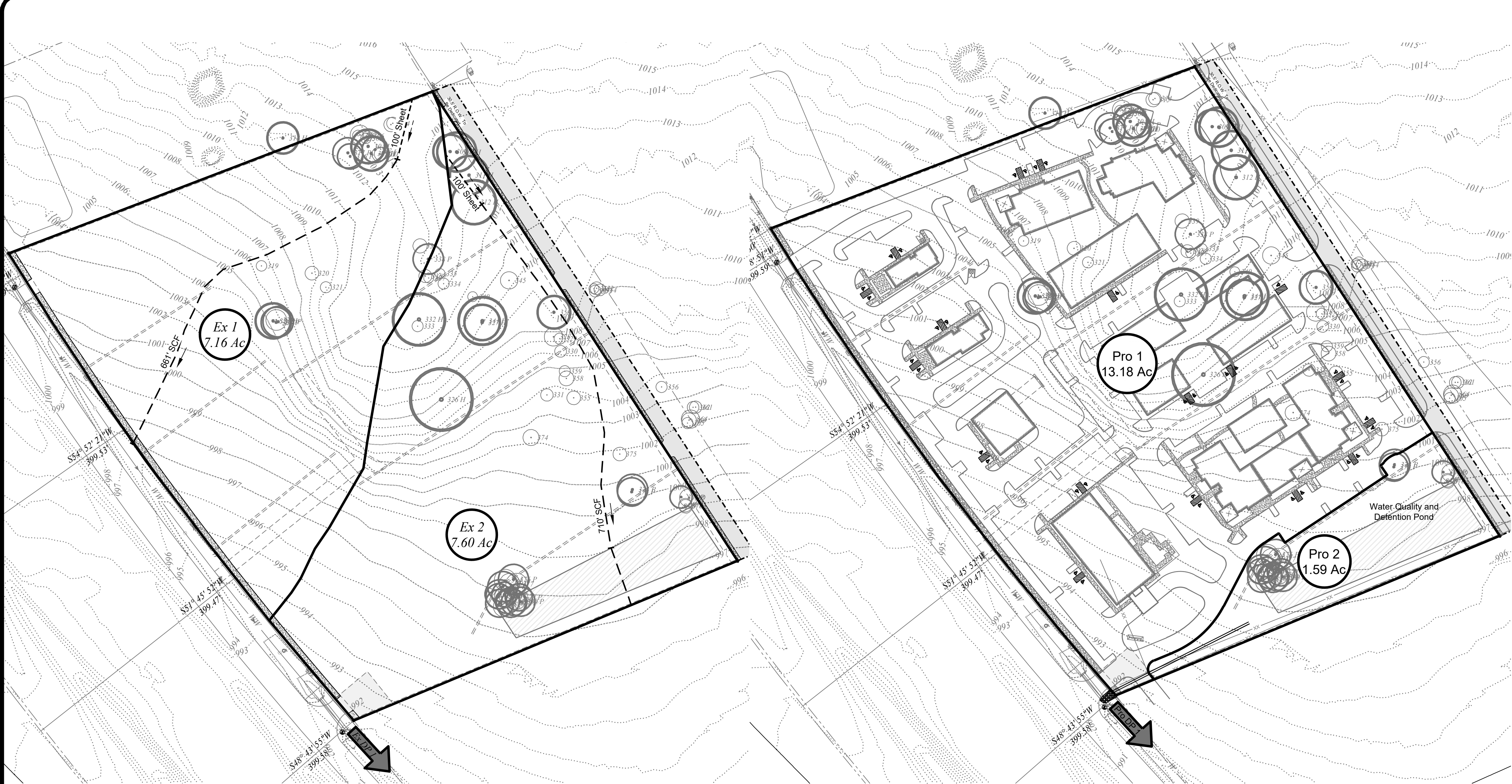


Design: XX, XX
CAD: DM, XX Review: SI
Project No: BAP 70293
Sheet: **6** of **8**

Prepared For:
Petter Tönjum
Jean Baptiste, Ltd.
2911 Dover
Austin, Tx. 78757

AUSTIN BRYAN CONROE HOUSTON

ORIGINAL LAYOUT SIZE - 24X36
©2022 H:\BLESBAP - JEAN BAPTISTE LTD\BAP 70293 - MESSINA OFFICE & RETAIL\04 CAD\PILOT SHEETS\PRELIMINARY PLAT\DRAINAGE AREA MAPS.DWG 11/15/2022 Derek Mazurek



Existing Drainage Area Map

Proposed Drainage Area Map

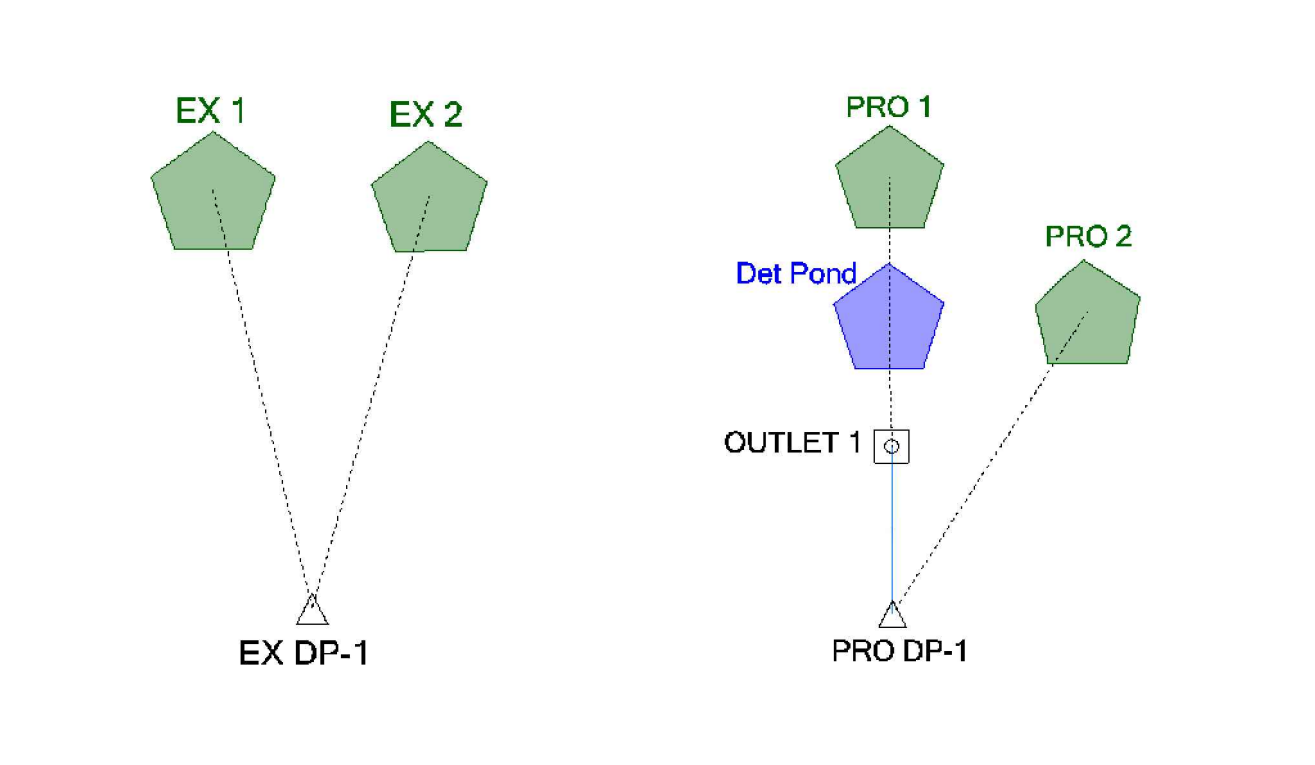
Existing Drainage Summary													
Area Label	Total Area*		Impervious Cover		Pervious Cover		Tc	Lag	CN	Atlas 14, 24hr Storm Water Flows (cfs)			
	acres	sq mi	acres	%	acres	%	mins	mins		2-yr	10-yr	25-yr	100-yr
Ex 1	7.16	0.0112	0.00	0.00	7.16	100.00	17.03	12.37	80	17.37	33.11	44.02	65.43
Ex 2	7.60	0.0119	0.00	0.00	7.60	100.00	16.74	13.34	80	18.13	34.73	46.15	68.38

Proposed Drainage Summary													
Area Label	Total Area*		Impervious Cover		Pervious Cover		Tc	Lag	CN	Atlas 14, 24hr Storm Water Flows (cfs)			
	acres		acres	%	acres	%	mins	mins		2-yr	10-yr	25-yr	100-yr
Pro 1	13.18	0.0206	8.95	67.91	4.23	32.09	5.00	6.00	92	68.33	108.67	135.85	216.13
Pro 2	1.59	0.0025	0.00	0.00	1.63	102.52	5.00	6.00	80	5.66	10.73	14.25	23.99

Discharge Summary					
Analysis Point	Atlas 14 - Storm Water Flows (cfs)				
	2-yr	10-yr	25-yr	100-yr	
Ex DP 1	35.46	67.80	90.06	133.43	
Pro DP 1	34.38	64.26	86.81	133.28	

TIME OF CONCENTRATION													
OVERLAND SHEET FLOW						SHALLOW CONCENTRATED FLOW						TOTAL	TOTAL
Drainage Area ID	n	Length	P _z *	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient*	Velocity	Shallow Concentrated Flow Travel Time	Travel Distance	Time of Concentration (Calculated)
Name	none	ft	inches	ft/ft	min	ft/ft	ft	type	none	ft/s	min	ft	min
EX 1	0.150	100.00	4.06	0.0100	11.48	0.0300	661.00	Unpaved	6.96	1.21	9.14	761.00	20.61
EX 2	0.150	100.00	4.06	0.0100	11.48	0.0250	710.00	Unpaved	6.96	1.10	10.75	810.00	22.23
PRO 1	Developed												5.00
PRO 2	Developed												5.00

CN Calculations					
Drainage Area	Open Space (Lawns, parks, golf courses, cemeteries, etc.) Good Condition - 80			Total Area	Average Sum CN
	Impervious Areas - Paved parking lots, roads, driveways, Streets and roads - Soil D - 98				
	AC	AC	AC		
ID	80	98		AC	CN
EX 1	7.160	0.000		7.16	80
EX 2	7.600	0.000		7.60	80
PRO 1	4.230	8.950		13.18	92
PRO 2	1.581	0.009		1.59	80



The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The applicant shall be responsible for the accuracy and completeness of the information and calculations submitted, whether or not the application is reviewed for Code compliance by City engineers.

Legal Description
15.402 Acres out of the William Mansil Survey, Abstract No. 437, in Williamson County, Texas, and being that certain 15.40 acre tract conveyed to Jean Baptiste, Ltd. by deed of record in document no. 2010069763, of the official public record of Williamson County, Texas.



Benchmarks
B.M. #1 - Cut Square in Top of Concrete NAVD88 (2012B)
Elevation = 1000.92'
Northing = 10191170.07
Easting = 3075303.56

B.M. #2 - Cut Square in Top of Concrete NAVD88 (2012B)
Elevation = 991.51'
Northing = 10190451.25
Easting = 3075833.29

Texas Commission on Environmental Quality
TSS Removal Calculations 02-20-2008
Project Name: **Messina Office and Retail**
Date Prepared: **2/16/2022**

Calculations from RG-348
Pages 3-27 to 3-30
Page 3-29 Equation 3.3: $L_{d1} = 27.2(A_p \times P)$

where:
 L_{d1} TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_p = Net increase in impervious area for the project
 P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project
County = **Williamson**
Total project area included in plan = **15.40** acres
Predesignated impervious area within the limits of the plan = **8.95** acres
Total post-development impervious area within the limits of the plan = **8.95** acres
Total post-development impervious cover fraction = **0.58**
 P = **32** inches

L_{d1} TOTAL PROJECT = **7790** lbs
* The values entered in these fields should be for the total project area.
Number of drainage basins / outfalls areas leaving the plan area = **1**

2. Drainage Basin Parameters (This information should be provided for each basin):
Drainage Basin/Outfall Area No. = **1**
Total drainage basin/outfall area = **13.18** acres
Predesignated impervious area within drainage basin/outfall area = **8.95** acres
Post-development impervious area within drainage basin/outfall area = **8.95** acres
Post-development impervious fraction within drainage basin/outfall area = **0.68**
Number of basins = **7790** lbs

3. Indicate the proposed BMP Code for this basin.
Proposed BMP = **SF** abbreviation
Removal efficiency = **89** percent

4. Calculate Maximum TSS Load Removed (L_{d2}) for this Drainage Basin by the selected BMP Type.
RG-348 Page 3-33 Equation 3.7: $L_{d2} = (BMP \text{ efficiency}) \times P \times (A_p \times 34.6 + A_p \times 0.54)$
where:
 A_p = Total On-Site drainage area in the BMP catchment area
 A_p = Impervious area proposed in the BMP catchment area
 A_p = Pervious area remaining in the BMP catchment area
 L_{d2} = TSS Load removed from this catchment area by the proposed BMP
 A_p = **13.18** acres
 A_p = **8.95** acres
 A_p = **4.23** acres
 L_{d2} = **8884** lbs

5. Calculate Fraction of Annual Runoff to be treated
Desired L_{d2} for this basin = **8884** lbs
 F = **1.00**

6. Calculate Capture Volume
Calculations from RG-348
Pages 3-34 to 3-36
Rainfall Depth = **1.50** inches
Post Development Runoff Coefficient = **0.49**
On-Site Water Quality Volume = **34536** cubic feet
Storage for Sediment = **6967**
Total Capture Volume (required water quality volume(s) x 1.20) = **41,803** cubic feet
Water Quality Volume Provided = **50,040** cubic feet

7. Filter area for Sand Filters
Designed as Required in RG-348
Pages 3-58 to 3-63
98. Partial Sedimentation and Filtration System
Water Quality Volume for combined basins = **50040** cubic feet
Minimum filter basin area required = **3,484** square feet
Filter basin area provided = **4,200** square feet

Prepared For:

BLEYL ENGINEERING
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7701 San Filipe Blvd, Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
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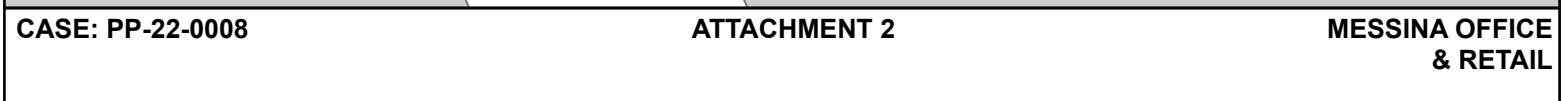
PEPPER TONJUM
JEAN BAPTISTE, LTD.
2911 DOVER
AUSTIN, TX 78757

Existing and Proposed
Drainage Area Maps

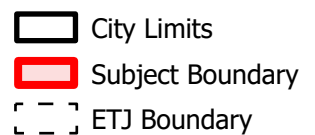
Messina Office & Retail
Address
Leander, Texas 78641
Williamson County

Design: XX, XX
CAD: DM, XX
Review: SI
Project No: BAP 70293
Sheet: **7** of **8**

Professional Engineer
STEVEN L. HINN
81976
11/15/22



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.





EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-21-0013 regarding Travisso, Phase 4, Section 6A Final Plat on a portion of one parcel of land approximately 47.137 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located to the west of the intersection of Travisso Pkwy and Alasio Drive, Leander, Travis County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

05/03/2012 Concept Plan
04/03/2014 PUD Zoning
01/28/2021 Preliminary Plat

RECOMMENDATION:

This final plat includes 126 residential lots, 1 water quality pond lot, 5 landscape lots, and 1 water quality 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

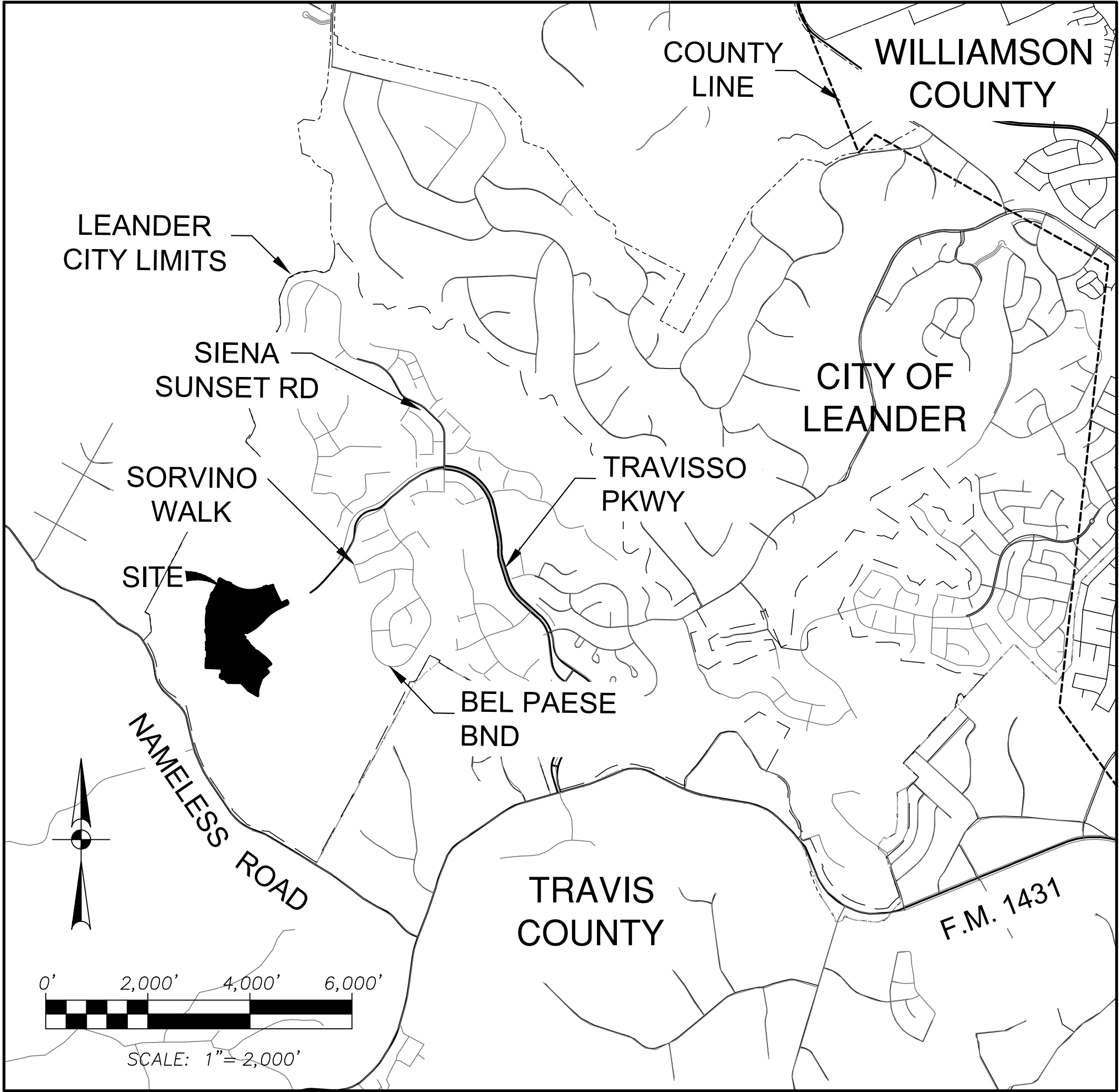
Attachments

1. Final Plat
2. Location Exhibit

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTION 6A

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT CONVEYED TO TRAVISSO, LTD. RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A. YBARBO SURVEY, SECTION NO. 421, ABSTRACT NO. 840 IN TRAVIS COUNTY, TEXAS.

LOCATION MAP



OWNER: TRAVISSO, LTD.
810 HESTERS CROSSING RD.
SUITE 235
ROUND ROCK, TX 78681
(512) 328-8866 P
(512) 328-7988 F

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

SUBMITTAL DATE: APRIL 20, 2021

LOT SUMMARY	
TOTAL ACREAGE:	47.137 ACRES
TOTAL NUMBER OF BLOCKS:	9
TOTAL NUMBER OF LOTS:	133
RESIDENTIAL DISTRICT LOTS:	126
MUD BMPE/DE/DP/WQP LOTS:	1
MUD LL/RWE LOTS:	5
MUD BMPE/DE/WQDP:	1

LINEAR FEET OF NEW STREET	
ALASIO DRIVE:	1351 LF
ARENZANO PLACE:	50 LF
BELLA FIORI BEND:	42 LF
BELLANO BEND:	342 LF
BRUNELLI PASS:	1121 LF
CAVARA COVE:	327 LF
COSENZA TRACE:	337 LF
OLIMPICO WAY:	1021 LF
TRAVISSO PARKWAY:	1533 LF
VARESE PATH:	1268 LF
VIA LEVANZO ROAD:	1604 LF

SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: OVERALL SHEET
- SHEET 3: FINAL PLAT SHEET
- SHEET 4: FINAL PLAT SHEET
- SHEET 5: LINE AND CURVE TABLES
- SHEET 6: LOT TABLES & DETAILS
- SHEET 7: METES AND BOUNDS DESCRIPTION
- SHEET 8: PLAT NOTES AND SIGNATURE BLOCKS

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.999880014

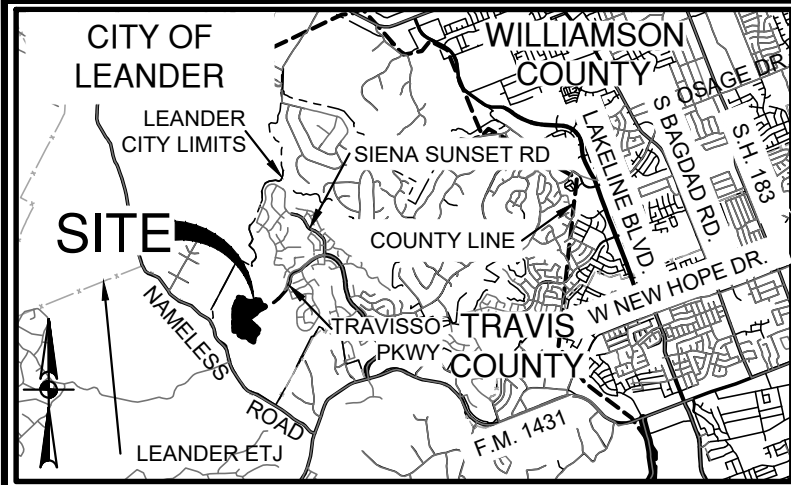
BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 03

BENCHMARK No. 100
SET CHISEL SQUARE ON ROCK OUTCROP
GRID N: 10166920.2'
GRID E: 3059099.5'
ELEV: 1081.04'

BENCHMARK No. 120
SET CHISEL SQUARE ON NORTHEAST CORNER OF CONCRETE OF SANITARY SEWER MANHOLE
GRID N: 10166531.9'
GRID E: 3059936.1'
ELEV: 1068.91'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

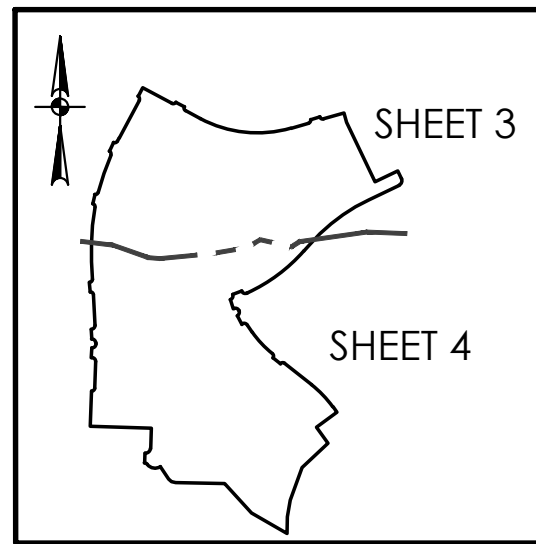


LOCATION MAP

SCALE: 1" = 10,000'

LEGEND

AC	ACRES
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
FD.	FOUND
I.R.	IRON ROD
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BMPE	BEST MANAGEMENT PRACTICE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
ROW	RIGHT OF WAY
WQP	WATER QUALITY POND
RWE	RECLAIMED WATER EASEMENT
LL	LANDSCAPE LOT
MUD	MUNICIPAL UTILITY DISTRICT
WBZE	WATERWAY BUFFER ZONE EASEMENT
---	EXISTING PHASES
---	PLAT BOUNDARY
---	SECTION LINE
---	SIDEWALK REQUIRED
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
---	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP

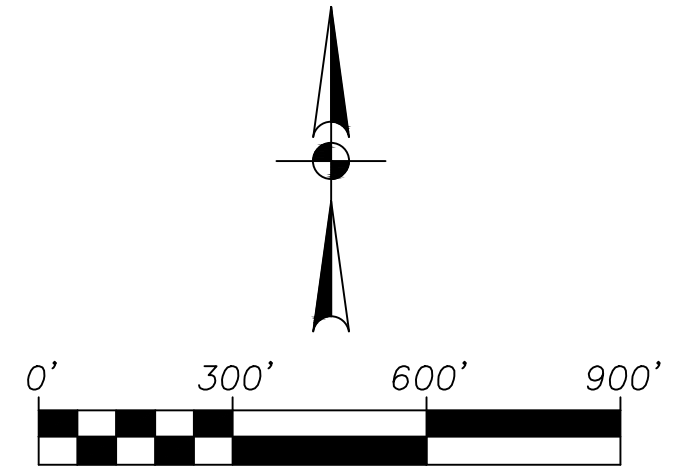


SHEET INDEX

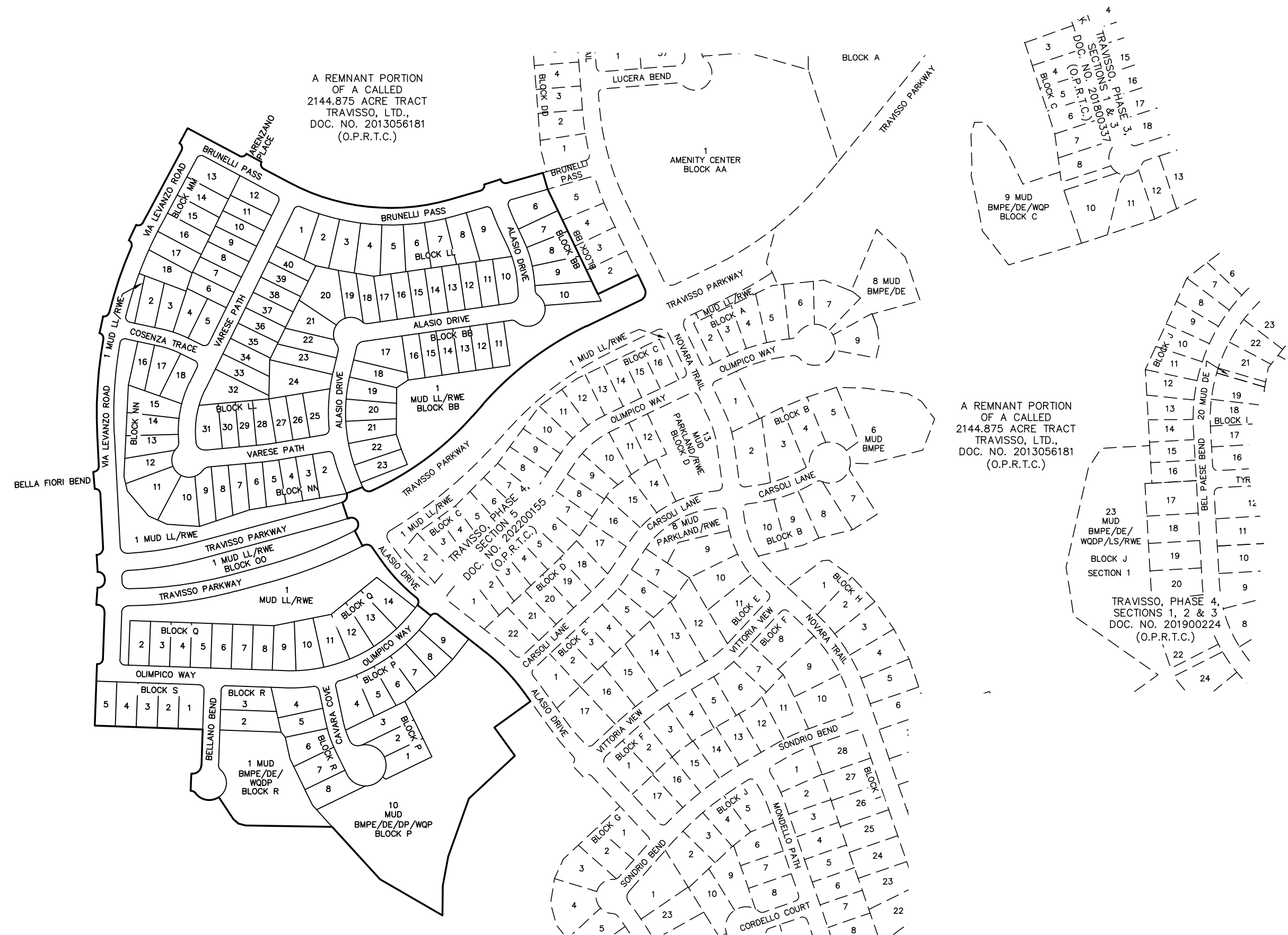
SCALE: 1" = 1000'

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTION 6A

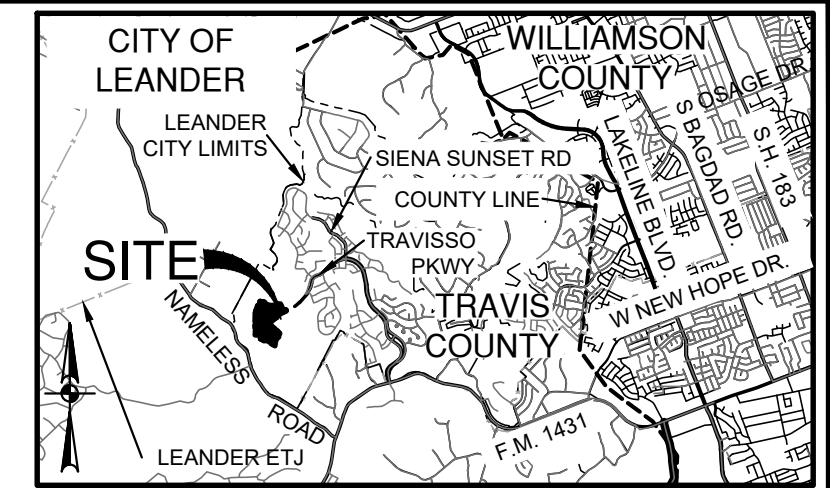
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SCALE: 1" = 300'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

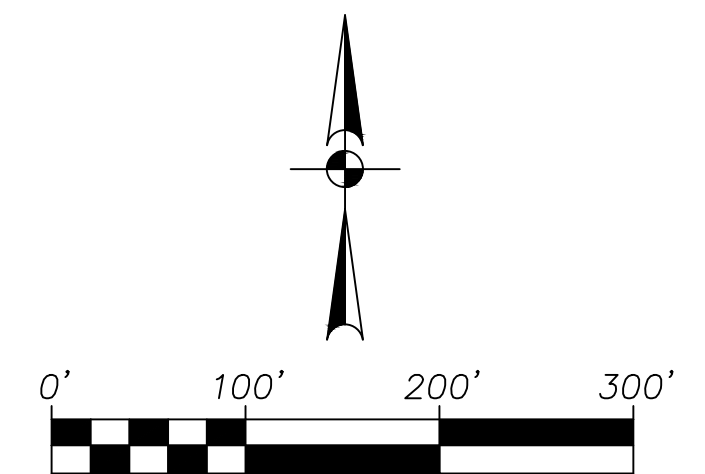


LOCATION MAP

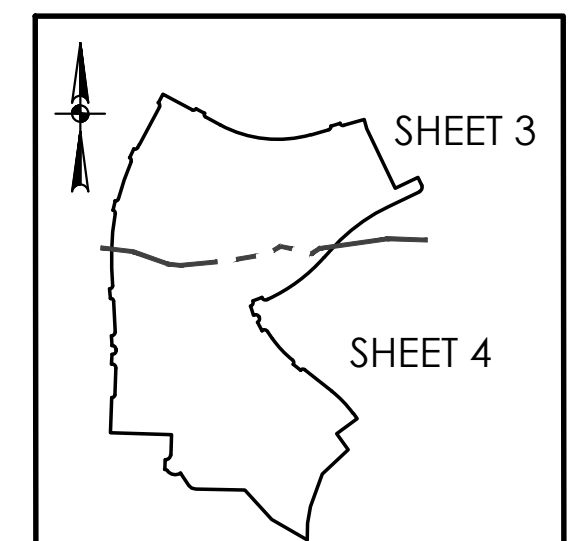
SCALE: 1" = 10,000'

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTION 6A

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT CONVEYED TO TRAVISSO, LTD. RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A. YBARBO SURVEY, SECTION NO. 421, ABSTRACT NO. 840 IN TRAVIS COUNTY, TEXAS.



SCALE: 1"=100'



SHEET INDEX

SCALE: 1" = 1000'

LEGEND

AC ACRES
 DOC. NO. DOCUMENT NUMBER
 P.O.B. POINT OF BEGINNING
 O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

FD. FOUND
 IR. IRON ROD
 PUE. PUBLIC UTILITY EASEMENT
 DE. DRAINAGE EASEMENT
 BMPE. BEST MANAGEMENT PRACTICE EASEMENT
 HOA. HOMEOWNERS ASSOCIATION
 ROW. RIGHT OF WAY
 WQP. WATER QUALITY POND
 RWE. RECLAIMED WATER EASEMENT
 LL. LANDSCAPE LOT
 MUD. MUNICIPAL UTILITY DISTRICT
 WBZE. WATERWAY BUFFER ZONE EASEMENT

EXISTING PHASES
 PLAT BOUNDARY
 SECTION LINE
 SIDEWALK REQUIRED
 FEMA 1% ANNUAL CHANCE FLOODPLAIN
 FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
 SET 1/2" IRON ROD W/ PAPE-DAWSON CAP

**J.A. YBARBO SURVEY
 SECTION NO. 421
 ABSTRACT NO. 840**

A REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT TRAVISSO, LTD., DOC. NO. 2013056181 (O.P.R.T.C.)

FEMA 1% ANNUAL CHANCE FLOODPLAIN

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LEGEND

AC	ACRES
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
FD.	FOUND
I.R.	IRON ROD
PUE	PUBLIC UTILITY EASEMENT
DR	DRAINAGE EASEMENT
BMPE	BEST MANAGEMENT PRACTICE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
ROW	RIGHT OF WAY
WQP	WATER QUALITY POND
RWE	RECLAIMED WATER EASEMENT
LL	LANDSCAPE LOT
MUD	MUNICIPAL UTILITY DISTRICT
WBTE	WATERWAY BUFFER ZONE EASEMENT
— — — — —	EXISTING PHASES
— — — — —	PLAT BOUNDARY
— — — — —	SECTION LINE
● — — — — —	SIDEWALK REQUIRED
○ — — — — —	FEMA 1% ANNUAL CHANCE FLOODPLAIN
●	FOUND 1/2" IRON ROD W/
	PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP

A REMNANT PORTION OF A
CALLED 2144.875 ACRE TRACT
TRAVISSO, LTD.,
DOC. NO. 2013056181
(O.P.R.T.C.)

J.A. YBARBO
SURVEY
SECTION NO. 421
ABSTRACT NO. 840



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 4 OF 9

FINAL PLAT OF
TRAVISSO, PHASE 4, SECTION 6A

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION
OF A CALLED 2144.875 ACRE TRACT CONVEYED TO TRAVISSO, LTD.
RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A. YBARBO
SURVEY, SECTION NO. 421, ABSTRACT NO. 840 IN TRAVIS COUNTY,
TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	090°00'00"	S19°23'57"W	35.36'	39.27'
C2	950.00'	023°01'01"	S52°53'27"W	379.08'	381.64'
C3	870.00'	024°14'49"	S53°30'21"W	365.43'	368.17'
C4	20.00'	093°02'05"	N67°51'13"W	29.02'	32.48'
C5	20.00'	093°02'05"	S25°10'52"W	29.02'	32.48'
C6	20.00'	086°17'15"	S65°27'05"E	27.35'	30.12'
C7	325.00'	000°02'07"	S22°19'31"E	0.20'	0.20'
C8	20.00'	084°59'58"	S20°09'25"W	27.02'	29.67'
C9	1375.00'	000°08'54"	N62°34'57"E	3.56'	3.56'
C10	20.00'	082°36'18"	S76°11'21"E	26.40'	28.83'
C11	525.00'	016°35'02"	S43°10'44"E	151.43'	151.96'
C12	15.00'	089°40'11"	S06°38'09"E	21.15'	23.48'
C13	15.00'	089°55'37"	N83°09'44"E	21.20'	23.54'
C14	575.00'	015°57'06"	S43°49'31"E	159.57'	160.08'
C15	50.00'	085°21'57"	N80°39'48"W	67.79'	74.50'
C16	20.00'	049°59'41"	N62°58'40"W	16.90'	17.45'
C17	25.00'	090°00'00"	N47°01'30"E	35.36'	39.27'
C18	15.00'	090°00'00"	N47°01'30"E	21.21'	23.56'
C19	20.00'	088°12'21"	N42°04'41"W	27.84'	30.79'
C20	20.00'	097°04'17"	N45°32'12"E	29.97'	33.88'
C21	20.00'	090°00'00"	N47°59'23"W	28.28'	31.42'
C22	20.00'	090°00'00"	N42°00'03"E	28.28'	31.42'
C23	15.00'	092°07'11"	N49°03'32"W	21.60'	24.12'
C24	15.00'	087°52'49"	N40°56'28"E	20.82'	23.01'
C25	1220.00'	013°17'20"	N03°38'43"E	282.32'	282.96'
C26	15.00'	088°08'38"	N33°46'56"W	20.87'	23.08'
C27	15.00'	088°08'38"	N58°04'26"E	20.87'	23.08'
C28	1220.00'	007°30'13"	N18°45'13"E	202.13'	202.36'
C29	15.00'	088°08'38"	N20°33'59"W	20.87'	23.08'
C30	15.00'	088°08'38"	N71°17'23"E	20.87'	23.08'
C31	1220.00'	000°53'01"	N27°39'34"E	18.81'	18.81'
C32	15.00'	090°00'00"	N16°53'56"W	21.21'	23.56'
C33	15.00'	090°00'00"	N73°06'04"E	21.21'	23.56'
C34	15.00'	090°00'00"	S16°53'56"E	21.21'	23.56'
C35	625.00'	044°09'42"	S83°58'47"E	469.89'	481.73'
C36	15.00'	086°55'45"	N30°28'30"E	20.64'	22.76'
C37	15.00'	094°14'50"	S59°43'54"E	21.98'	24.67'
C38	15.00'	094°02'44"	S26°55'00"W	21.95'	24.62'
C39	625.00'	004°58'39"	S22°35'41"E	54.28'	54.30'
C40	325.00'	020°41'44"	S14°44'08"E	116.76'	117.39'
C41	20.00'	049°59'41"	S29°23'07"E	16.90'	17.45'
C42	50.00'	186°13'19"	S38°43'42"W	99.85'	162.51'
C43	20.00'	049°59'41"	N73°09'29"W	16.90'	17.45'
C44	25.00'	068°30'23"	S47°35'29"W	28.14'	29.89'
C45	475.00'	034°40'28"	S03°59'56"E	283.09'	287.46'
C46	525.00'	007°38'47"	N17°30'47"W	70.01'	70.06'
C47	15.00'	085°45'07"	N56°33'56"W	20.41'	22.45'
C48	325.00'	004°07'42"	S82°37'21"W	23.41'	23.42'
C49	25.00'	048°11'23"	S60°35'31"W	20.41'	21.03'
C50	50.00'	186°22'46"	N50°18'48"W	99.85'	162.65'
C51	25.00'	048°11'23"	N18°46'54"E	20.41'	21.03'
C52	325.00'	031°30'21"	N10°26'23"E	176.47'	178.71'
C53	15.00'	090°00'00"	N18°48'27"W	21.21'	23.56'
C54	275.00'	014°02'48"	N70°49'51"W	67.25'	67.42'
C55	15.00'	091°59'05"	S56°09'12"W	21.58'	24.08'
C56	1170.00'	013°09'37"	S03°34'51"W	268.15'	268.74'
C57	20.00'	090°04'36"	S48°02'15"E	28.30'	31.44'
C58	970.00'	012°03'43"	N80°53'36"E	203.83'	204.20'
C59	870.00'	003°09'50"	N73°16'50"E	48.04'	48.04'
C60	920.00'	003°27'28"	S73°38'01"W	55.51'	55.52'
C61	1020.00'	012°04'06"	S80°53'48"W	214.45'	214.85'
C62	20.00'	089°55'48"	S41°57'57"W	28.27'	31.39'
C63	20.00'	087°24'37"	S46°42'15"E	27.64'	30.51'
C64	1175.00'	014°43'41"	N82°13'36"E	301.21'	302.04'
C65	1325.00'	012°12'21"	N68°45'34"E	281.74'	282.27'
C66	1375.00'	012°12'21"	S68°45'34"W	292.37'	292.92'
C67	1225.00'	014°48'50"	S82°16'10"W	315.84'	316.72'
C68	20.00'	087°39'05"	S45°51'02"W	27.70'	30.60'
C69	15.00'	090°00'00"	S42°58'30"E	21.21'	23.56'
C70	450.00'	053°49'34"	N65°06'43"E	407.37'	422.75'
C71	500.00'	035°19'26"	N55°51'39"E	303.40'	308.26'
C72	15.00'	085°32'43"	N30°45'00"E	20.37'	22.40'
C73	275.00'	013°00'49"	N18°31'46"W	62.33'	62.46'
C74	25.00'	080°41'18"	N65°22'49"W	32.37'	35.21'
C75	60.00'	259°48'57"	N24°11'01"E	92.05'	272.08'
C76	325.00'	013°53'09"	S18°57'56"E	78.57'	78.77'
C77	15.00'	085°32'43"	S54°47'43"E	20.37'	22.40'
C78	500.00'	009°35'34"	N87°13'43"E	83.62'	83.71'
C79	15.00'	090°00'00"	N47°01'30"E	21.21'	23.56'
C80	20.00'	049°59'41"	N22°58'21"W	16.90'	17.45'
C81	50.00'	104°37'26"	N04°20'31"E	79.14'	91.30'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C82	15.00'	090°00'00"	N42°58'30"W	21.21'	23.56'
C83	15.00'	090°00'00"	S73°06'04"W	21.21'	23.56'
C84	15.00'	088°05'29"	N17°51'11"W	20.86'	23.06'
C85	15.00'	090°00'00"	N71°11'33"E	21.21'	23.56'
C86	325.00'	014°02'48"	S70°49'51"E	79.48'	79.68'
C87	15.00'	091°59'05"	S31°51'43"E	21.58'	24.08'
C88	1170.00'	001°08'15"	S21°06'57"W	284.58'	285.29'
C89	15.00'	086°40'36"	S69°31'51"W	20.59'	22.69'
C90	675.00'	038°55'47"	N86°35'44"W	449.86'	458.63'
C91	15.00'	086°25'27"	N62°50'54"W	20.54'	22.63'
C92	675.00'	005°26'50"	N22°21'36"W	64.15'	64.17'
C93	275.00'	020°41'44"	N14°44'08"W	98.79'	99.33'
C94	25.00'	086°13'57"	N38°43'42"E	34.17'	37.63'
C95	20.00'	049°59'41"	S73°09'29"E	16.90'	17.45'
C96	50.00'	168°29'45"	N47°35'29"E	99.50'	147.04'
C97	20.00'	049°59'41"	N11°39'33"W	16.90'	17.45'
C98	525.00'	018°31'55"	N04°04'20"E	169.07'	169.81'
C99	15.00'	085°45'07"	N37°40'56"E	20.41'	22.45'
C100	275.00'	004°07'42"	N82°37'21"E	19.81'	19.82'
C101	25.00'	090°00'00"	S50°18'48"E	35.36'	39.27'
C102	275.00'	031°30'21"	S13°26'23"W	149.32'	151.22'
C103	325.00'	003°17'56"	S23°26'03"E	18.71'	18.71'
C104	325.00'	009°58'38"	S16°47'46"E	56.52'	56.59'
C105	325.00'	007°25'11"	S08°05'52"E	42.06'	42.09'
C106	50.00'	041°27'30"	S33°39'13"E	35.40'	36.18'
C107	50.00'	144°45'49"	S59°27'27"W	95.31'	126.33'
C108	475.00'	000°35'51"	S13°02'22"W	4.95'	4.95'
C109	475.00'	007°51'20"	S08°48'47"W	65.07'	65.12'
C110	475.00'	007°51'20"	S00°57'27"W	65.07'	65.12'
C111	475.00'	007°51'20"	S06°53'52"E	65.07'	65.12'
C112	475.00'	007°51'20"	S14°45'12"E	65.07'	65.12'
C113	475.00'	002°39'38"	S20°00'31"E	22.01'	22.01'
C114	50.00'	034°15'29"	S53°37'34"W	29.45'	29.90'
C115	50.00'	046°54'00"	N85°47'41"W	39.79'	40.93'
C116	50.00'	042°00'07"	N41°20'38"W	35.84'	36.65'
C117	50.00'	056°09'58"	N07°44'25"E	47.08'	49.01'
C118	50.00'	007°03'12"	N39°20'59"E	6.15'	6.16'
C119	325.00'	031°30'21"	N10°26'23"E	176.47'	178.71'
C120	325.00'	080°08'21"	N02°34'11"E	46.13'	46.17'
C121	325.00'	007°40'58"	N10°28'50"E	43.55'	43.58'
C122	325.00'	011°52'14"	N20°15'26"E	67.21'	67.33'
C123	325.00'	008°23'05"	S68°00'00"E	47.52'	47.56'
C124	325.00'	005°39'43"	S75°01'24"E	32.10'	32.12'
C125	1170.00'	006°21'00"	S17°18'19"W	129.60'	129.67'
C126	1170.00'	003°39'56"	S22°18'47"W	74.84'	74.85'
C127	1170.00'	002°56'29"	S25°37'00"W	60.06'	60.06'
C128	1170.00'	001°00'50"	S27°35'39"W	20.70'	20.70'
C129	675.00'	004°53'13"	N69°34'27"W	57.55'	57.57'
C130	675.00'	005°17'33"	N74°39'50"W	62.33'	62.35'
C131	675.00'	005°17'19"	N79°57'16"W	62.28'	62.30'
C132	675.00'	005°17'04"	N85°14'28"W	62.23'	62.26'
C133	675.00'	005°16'51"	S89°28'35"W	62.19'	62.21'
C134	675.00'	005°16'38"	S84°11'51"W	62.15'	62.17'
C135	675.00'	005°16'25"	S78°55'20"W	62.11'	62.13'
C136	675.00'	002°20'45"	S75°06'45"W	27.63'	27.63'
C137	275.00'	005°02'12"	N22°33'55"W	24.17'	24.17'
C138	275.00'	015°39'33"	N12°13'03"W	74.92'	75.16'
C139	20.00'	040°33'01"	S77°52'49"E	13.86'	14.15'
C140	20.00'	009°26'41"	S52°52'59"E	3.29'	3.30'
C141	50.00'	060°48'41"	S78°33'59"E	50.61'	53.07'
C142	50.00'	037°16'43"	N52°23'19"E	31.96'	32.53'
C143	50.00'	051°11'19"	N08°09'18"E	43.20'	44.67'
C144	50.00'	019°13'03"	N27°02'52"W	16.69'	16.77'
C145	525.00'	001°02'11"	N12°49'12"E	9.50'	9.50'
C146	525.00'	004°34'18"	N10°00'58"E	41.88'	41.89'
C147	525.00'	012°55'26"	N01°16'06"E	118.17'	118.42'
C148	275.00'	021°20'17"	S05°21'21"W	101.82'	102.42'
C149	275.00'	010°10'04"	S21°06'31"W	48.74'	48.80'
C150	450.00'	008°22'35"	N42°23'13"E	65.73'	65.79'
C151	450.00'	010°50'17"	N51°59'40"E	85.00'	85.12'
C152	450.00'	010°07'31"	N62°28'34"E	79.42'	79.52'
C153	450.00'	010°07'31"	N72°36'04"E	79.42'	79.52'
C154	450.00'	010°23'19"	N82°51'29"E	81.48'	81.59'
C155	450.00'	003°58'21"	S89°57'41"E	31.19'	31.20'
C156	500.00'	003°12'25"	N39°48'08"E	27.98'	27.99'
C157	500.00'	006°32'37"	N44°40'39"E	57.07'	57.10'
C158	500.00'	006°32'33"	N51°13'14"E	57.06'	57.09'
C159	500.00'	006°32'17"	N57°45'39"E	57.02'	57.05'
C160	500.00'	006°31'47"	N64°17'40"E	56.95'	56.98'
C161	500.00'	005°57'48"	N70°32'28"E	52.02'	52.04'
C162	275.00'	005°54'08"	N14°58'25"W	28.32'	28.33'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C163	275.00'	007°06'41"	N21°28'49"W	34.11'	34.13'
C164	60.00'	004°27'50"	S76°30'26"W	4.67'	4.67'
C165	60.00'	077°12'53"	N62°39'12"W	74.88'	80.86'
C166	60.00'	058°14'26"	N05°04'28"E	58.40'	60.99'
C167	60.00'	055°50'53"	N62°07'07"E	56.20'	58.48'
C168	60.00'	064°02'55"	S57°55'58"E	63.63'	67.07'
C169	325.00'	001°31'59"	S25°08'31"E	8.70'	8.70'
C170	325.00'	010°10'59"	S19°17°01"E	57.69'	57.76'
C171	325.00'	002°10'11"	S13°06'27"E	12.31'	12.31'
C172	60.00'	048°09'29"	N63°27'30"E	48.96'	50.43'
C173	50.00'	001°01'17"	N01°41'12"E	43.97'	44.52'
C174	75.00'	017°20'22"	N43°43'24"E	22.61'	22.70'
C175	25.00'	016°30'18"	N44°08'26"E	7.18'	7.20'
C176	25.00'	008°25'01"	N31°40'46"E	3.67'	3.67'
C177	75.00'	018°34'42"	N30°18'41"E	24.21'	24.32'
C178	75.00'	020°47'42"	N42°04'46"E	27.07'	27.22'
C179	50.00'	012°57'39"	N15°06'45"E	11.29'	11.31'
C180	75.00'	004°50'34"	N18°33'09"E	6.34'	6.34'
C181	25.00'	004°50'34"	S18°33'09"W	2.11'	2.11'
C182	50.00'	034°00'54"	S25°38'23"W	29.25'	29.68'
C183	25.00'	020°47'42"	S42°04'46"W	9.02'	9.07'
C184	25.00'	018°34'42"	S30°18'41"W	8.07'	8.11'
C185	75.00'	008°25'01"	S31°40'46"W	11.01'	11.02'
C186	75.00'	016°30'18"	S44°08'26"W	21.53'	21.61'
C187	25.00'	017°20'22"	S43°43'24"W	7.54'	7.57'
C188	50.00'	017°27'27"	S53°36'58"W	15.18'	15.23'
C189	50.00'	017°27'27"	N71°04'25"W	15.18'	15.23'
C190	970.00'	001°03'48"	N84°05°04"E	18.00'	18.00'
C191	275.00'	003°21'59"	S16°28'58"W	16.15'	16.16'
C192	650.00'	044°09'42"	S83°58'47"E	488.69'	501.00'
C193	650.00'	012°17'16"	S18°56'23"E	139.13'	139.40'
C194	300.00'	020°41'44"	S14°44'08"E	107.77'	108.36'
C195	50.00'	086°13'57"	S38°43'42"W	68.35'	75.25'
C196	50.00'	068°30'23"	S47°35'29"W	56.29'	59.78'
C197	500.00'	034°40'28"	S03°59'56"E	297.99'	302.59'
C198	300.00'	040°07'42"	N82°37'21"E	21.61'	21.62'
C199	50.00'	090°00'00"	S50°18'48"E	70.71'	78.54'
C200	300.00'	031°30'21"	S10°26'33"W	162.89'	164.96'
C201	300.00'	014°02'48"	S70°49'51"E	73.36'	73.55'
C202	1195.00'	031°06'01"	N12°33°04"E	640.72'	648.65'
C203	300.00'	005°01'26"	N00°29'14"W	26.30'	26.31'
C204	995.00'	012°08'18"	S80°55'54"W	210.40'	210.80'
C205	895.00'	003°09'50"	S73°16'50"W	49.42'	49.42'
C206	1350.00'	012°12'21"	N68°45'34"E	287.05'	287.60'
C207	1200.00'	019°12'35"	N84°28'03"E	400.45'	402.33'
C208	475.00'	053°49'34"	N65°06'43"E	430.01'	446.23'
C209	300.00'	013°53'09"	S18°57'56"E	72.53'	72.71'
C210	50.00'	090°00'00"	N47°01'30"E	70.71'	78.54'
C211	20.00'	002°13'27"	S20°13'27"E	0.78'	0.78'
C212	325.00'	001°31'59"	S25°08'31"E	8.70'	8.70'

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTION 6A

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT CONVEYED TO TRAVISSO, LTD. RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A. YBARBO SURVEY, SECTION NO. 421, ABSTRACT NO. 840 IN TRAVIS COUNTY, TEXAS.

BLOCK BB		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	95,692	MUD LL/RWE
6	9,931	RESIDENTIAL
7	7,975	RESIDENTIAL
8	9,108	RESIDENTIAL
9	10,276	RESIDENTIAL
10	10,082	RESIDENTIAL
11	6,500	RESIDENTIAL
12	6,500	RESIDENTIAL
13	6,500	RESIDENTIAL
14	6,500	RESIDENTIAL
15	6,500	RESIDENTIAL
16	6,500	RESIDENTIAL
17	11,199	RESIDENTIAL
18	7,990	RESIDENTIAL
19	7,994	RESIDENTIAL
20	8,149	RESIDENTIAL
21	8,024	RESIDENTIAL
22	7,957	RESIDENTIAL
23	7,522	RESIDENTIAL

BLOCK LL		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	11,133	RESIDENTIAL
2	10,094	RESIDENTIAL
3	10,100	RESIDENTIAL
4	10,278	RESIDENTIAL
5	9,756	RESIDENTIAL
6	9,257	RESIDENTIAL
7	9,279	RESIDENTIAL
8	9,387	RESIDENTIAL
9	12,465	RESIDENTIAL
10	8,046	RESIDENTIAL
11	6,700	RESIDENTIAL
12	6,700	RESIDENTIAL
13	6,700	RESIDENTIAL
14	6,700	RESIDENTIAL
15	6,700	RESIDENTIAL
16	6,700	RESIDENTIAL
17	6,700	RESIDENTIAL
18	7,081	RESIDENTIAL
19	6,909	RESIDENTIAL
20	14,477	RESIDENTIAL
21	8,992	RESIDENTIAL
22	8,364	RESIDENTIAL
23	9,134	RESIDENTIAL
24	14,110	RESIDENTIAL
25	8,650	RESIDENTIAL
26	6,500	RESIDENTIAL
27	6,500	RESIDENTIAL
28	6,988	RESIDENTIAL
29	6,585	RESIDENTIAL
30	6,585	RESIDENTIAL
31	9,053	RESIDENTIAL
32	11,254	RESIDENTIAL
33	8,130	RESIDENTIAL
34	6,975	RESIDENTIAL
35	6,507	RESIDENTIAL
36	6,506	RESIDENTIAL
37	6,504	RESIDENTIAL
38	6,503	RESIDENTIAL
39	6,502	RESIDENTIAL
40	6,501	RESIDENTIAL

BLOCK MM		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	3,542	MUD LL/RWE
2	8,259	RESIDENTIAL
3	7,914	RESIDENTIAL
4	7,431	RESIDENTIAL
5	7,812	RESIDENTIAL
6	6,566	RESIDENTIAL
7	6,729	RESIDENTIAL
8	6,729	RESIDENTIAL
9	6,729	RESIDENTIAL
10	6,729	RESIDENTIAL
11	6,729	RESIDENTIAL
12	8,221	RESIDENTIAL
13	10,339	RESIDENTIAL
14	8,321	RESIDENTIAL
15	8,441	RESIDENTIAL
16	8,560	RESIDENTIAL
17	8,607	RESIDENTIAL
18	9,442	RESIDENTIAL

BLOCK NN		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	57,455	MUD LL/RWE
2	8,724	RESIDENTIAL
3	6,500	RESIDENTIAL
4	6,500	RESIDENTIAL
5	6,892	RESIDENTIAL
6	6,675	RESIDENTIAL
7	7,058	RESIDENTIAL
8	7,642	RESIDENTIAL
9	7,733	RESIDENTIAL
10	11,842	RESIDENTIAL
11	13,432	RESIDENTIAL
12	8,481	RESIDENTIAL
13	8,567	RESIDENTIAL
14	8,663	RESIDENTIAL
15	9,635	RESIDENTIAL
16	6,658	RESIDENTIAL
17	8,734	RESIDENTIAL
18	8,317	RESIDENTIAL

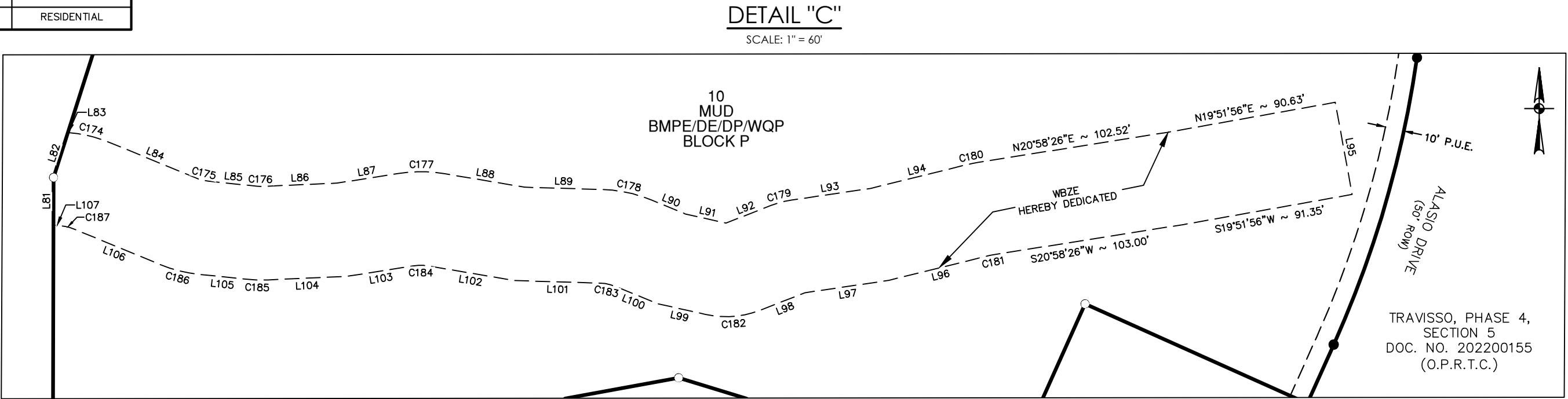
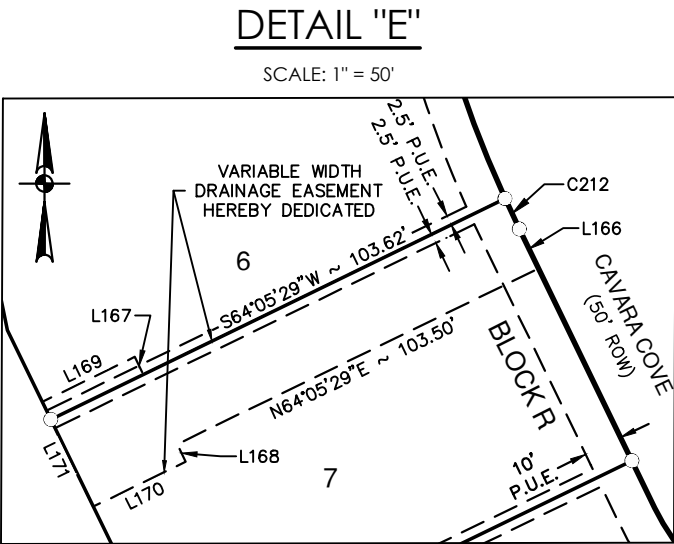
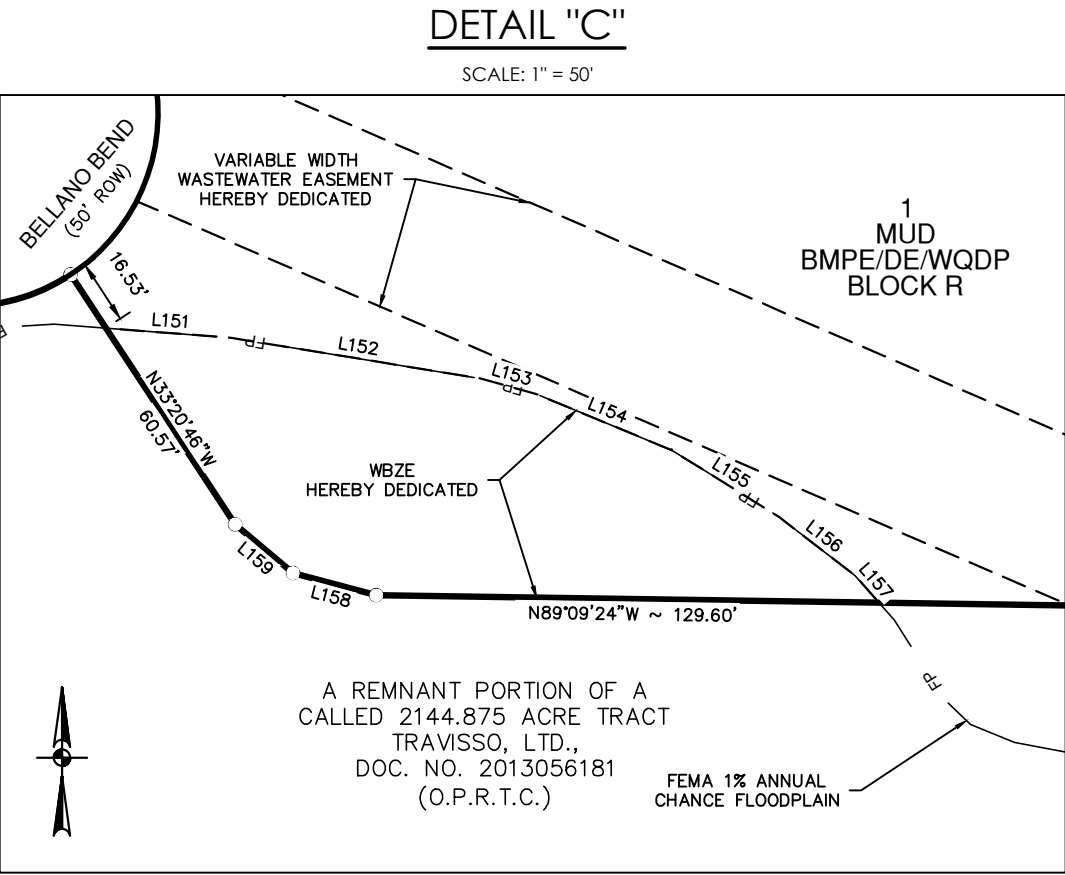
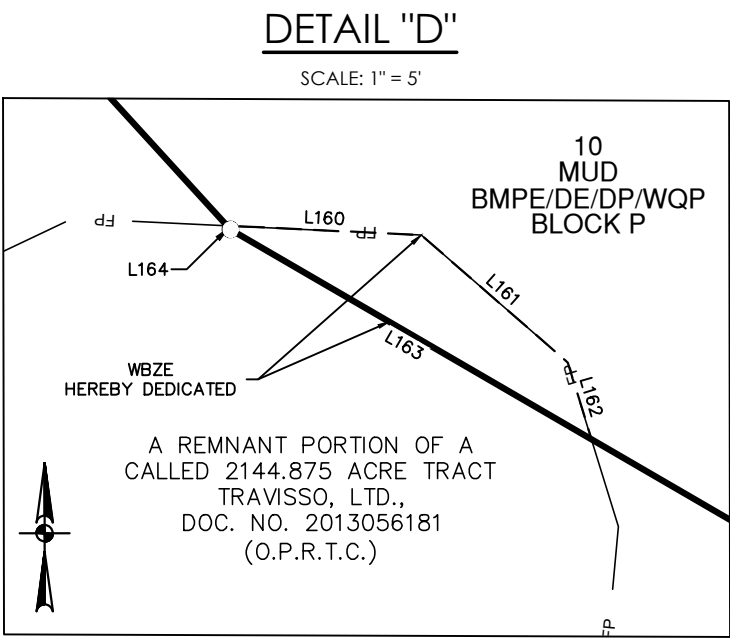
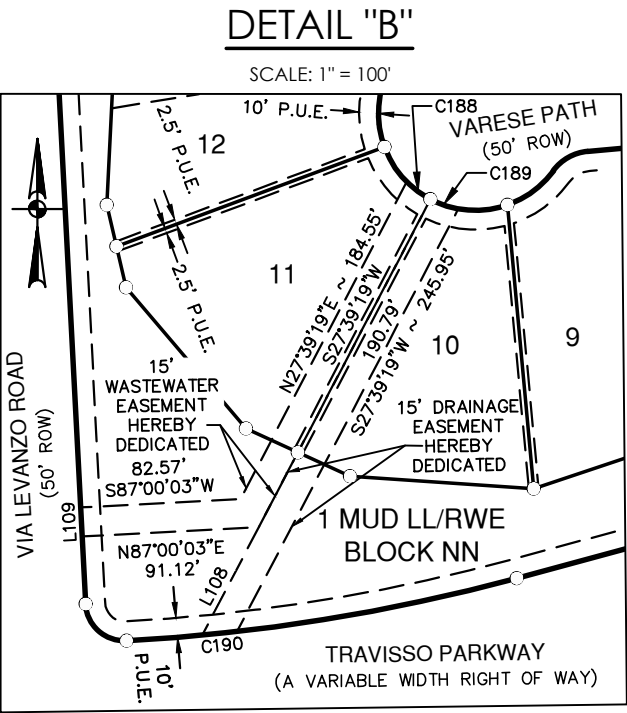
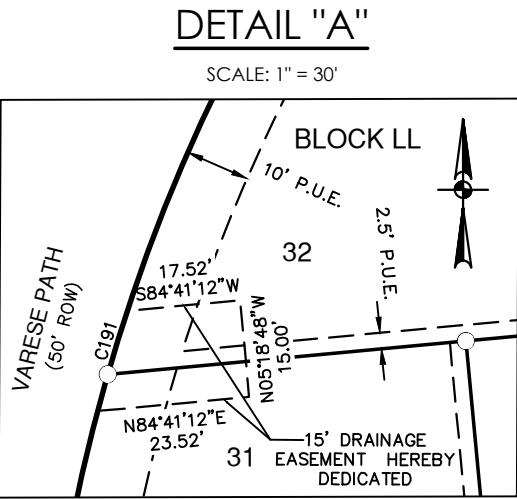
BLOCK OO		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	42,536	MUD LL/RWE

BLOCK P		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	8,249	RESIDENTIAL
2	8,199	RESIDENTIAL
3	11,541	RESIDENTIAL
4	10,781	RESIDENTIAL
5	8,375	RESIDENTIAL
6	8,470	RESIDENTIAL
7	8,293	RESIDENTIAL
8	8,288	RESIDENTIAL
9	9,283	RESIDENTIAL
10	198,421	MUD BMPE/DE/DP/WQP

BLOCK Q		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	82,178	MUD LL/RWE
2	7,800	RESIDENTIAL
3	7,800	RESIDENTIAL
4	7,800	RESIDENTIAL
5	7,800	RESIDENTIAL
6	7,800	RESIDENTIAL
7	7,800	RESIDENTIAL
8	7,800	RESIDENTIAL
9	8,837	RESIDENTIAL
10	9,978	RESIDENTIAL
11	9,669	RESIDENTIAL
12	9,807	RESIDENTIAL
13	10,842	RESIDENTIAL
14	10,512	RESIDENTIAL

BLOCK R		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	62,917	MUD BMPE/DE/WQDP
2	10,256	RESIDENTIAL
3	10,737	RESIDENTIAL
4	10,314	RESIDENTIAL
5	7,970	RESIDENTIAL
6	9,409	RESIDENTIAL
7	9,750	RESIDENTIAL
8	9,247	RESIDENTIAL

BLOCK S		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	9,312	RESIDENTIAL
2	7,930	RESIDENTIAL
3	7,930	RESIDENTIAL
4	7,930	RESIDENTIAL
5	7,800	RESIDENTIAL



LEGEND

AC	ACRES
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
FD.	FOUND
I.R.	IRON ROD
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BMPE	BEST MANAGEMENT PRACTICE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
ROW	RIGHT OF WAY
WQP	WATER QUALITY POND
RWE	RECLAIMED WATER EASEMENT
LL	LANDSCAPE LOT
MUD	MUNICIPAL UTILITY DISTRICT
WBZE	WATERWAY BUFFER ZONE EASEMENT
---	EXISTING PHASES
---	PLAT BOUNDARY
---	SECTION LINE
---	SIDEWALK REQUIRED
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP [UNLESS NOTED OTHERWISE]
---	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTION 6A

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT CONVEYED TO TRAVISSO, LTD. RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A. YBARBO SURVEY, SECTION NO. 421, ABSTRACT NO. 840 IN TRAVIS COUNTY, TEXAS.

FIELD NOTES
FOR

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT CONVEYED TO TRAVISSO, LTD. RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A. YBARBO SURVEY, SECTION NO. 421, ABSTRACT NO. 840, IN TRAVIS COUNTY TEXAS. SAID 47.137 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point being in the western right–of–way line of Novara Trail, a 50 foot right–of–way, same being the southeast corner of Lot 2, Block BB, Travisso, Phase 4, Section 5, a subdivision according to the plat recorded in Document No. 202200155 of the Official Public Records of Travis County, Texas;

THENCE, with the western right–of–way line of Novara Trail, in part the northern right–of–way line of Travisso Parkway, a variable width right–of–way, and in part the western right–of–way line of Alasio Drive, a 50 foot right–of–way, same being the western boundary line of Travisso, Phase 4, Section 5, the following twenty–five (25) courses and distances:

- 1.S 25°36'03" E, a distance of 45.42 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 2.along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 19°23'57" W, 35.36 feet, an arc length of 39.27 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,
- 3.S 64°23'57" W, a distance of 175.38 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 4.along the arc of a curve to the left, having a radius of 950.00 feet, a central angle of 23°01'01", a chord bearing and distance of S 52°53'27" W, 379.08 feet, an arc length of 381.64 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,
- 5.S 41°22'56" W, a distance of 45.86 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 6.along the arc of a curve to the right, having a radius of 870.00 feet, a central angle of 24°14'49", a chord bearing and distance of S 53°30'21" W, 365.43 feet, an arc length of 368.17 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of compound curvature hereof,
- 7.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 93°02'05", a chord bearing and distance of N 67°51'13" W, 29.02 feet, an arc length of 32.48 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 8.S 68°39'50" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 9.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 93°02'05", a chord bearing and distance of S 25°10'52" W, 29.02 feet, an arc length of 32.48 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 10.S 18°18'05" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
- 11.N 71°33'06" E, a distance of 4.72 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 12.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 86°17'15", a chord bearing and distance of S 65°27'05" E, 27.35 feet, an arc length of 30.12 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of reverse curvature hereof,
- 13.along the arc of a curve to the left, having a radius of 325.00 feet, a central angle of 00°02'07", a chord bearing and distance of S 22°19'31" E, 0.20 feet, an arc length of 0.20 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of reverse curvature hereof,
- 14.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 84°59'58", a chord bearing and distance of S 20°09'25" W, 27.02 feet, an arc length of 29.67 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 15.S 27°20'36" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 16.along the arc of a curve to the left, having a radius of 1375.00 feet, a central angle of 00°08'54", a chord bearing and distance of N 62°34'57" E, 3.56 feet, an arc length of 3.56 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of reverse curvature hereof,
- 17.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 82°36'18", a chord bearing and distance of S 76°11'21" E, 26.40 feet, an arc length of 28.83 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,

- 18.S 34°53'12" E, a distance of 44.19 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 19.along the arc of a curve to the left, having a radius of 525.00 feet, a central angle of 16°35'02", a chord bearing and distance of S 43°10'44" E, 151.43 feet, an arc length of 151.96 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of reverse curvature hereof,
- 20.along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 89°40'11", a chord bearing and distance of S 06°38'09" E, 21.15 feet, an arc length of 23.48 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 21.S 51°47'27" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 22.along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 89°55'37", a chord bearing and distance of N 83°09'44" E, 21.20 feet, an arc length of 23.54 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 23.S 51°48'04" E, a distance of 176.84 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 24.along the arc of a curve to the right, having a radius of 575.00 feet, a central angle of 15°57'06", a chord bearing and distance of S 43°49'31" E, 159.57 feet, an arc length of 160.08 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof, and
- 25.S 35°50'58" E, a distance of 34.48 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof;
- THENCE, departing the western right–of–way line of Alasio Drive, through the interior of said Remnant Portion, the following sixty (60) courses and distances:
- 1.S 54°09'02" W, a distance of 130.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 2.S 35°50'58" E, a distance of 102.12 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 3.S 47°02'24" W, a distance of 183.26 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 4.S 19°37'19" W, a distance of 179.52 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 5.S 10°38'45" W, a distance of 86.77 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 6.S 00°43'32" W, a distance of 86.84 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 7.N 59°51'26" W, a distance of 210.57 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 8.N 42°21'23" W, a distance of 207.11 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 9.N 89°09'24" W, a distance of 252.02 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 10.N 75°03'58" W, a distance of 22.23 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 11.N 49°48'39" W, a distance of 19.49 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 12.N 33°20'46" W, a distance of 77.10 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 13.along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 85°21'57", a chord bearing and distance of N 80°39'48" W, 67.79 feet, an arc length of 74.50 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of reverse curvature hereof,
- 14.along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 49°59'41", a chord bearing and distance of N 62°58'40" W, 16.90 feet, an arc length of 17.45 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
- 15.N 02°01'30" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,

- 16.S 87°58'30" E, a distance of 3.62 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 17.along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 47°01'30" E, 35.36 feet, an arc length of 39.27 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 18.N 02°01'30" E, a distance of 105.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 19.N 87°58'30" W, a distance of 315.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 20.N 02°01'30" E, a distance of 180.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 21.S 87°58'30" E, a distance of 1.85 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 22.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 47°01'30" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 23.N 02°01'30" E, a distance of 137.42 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 24.along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 88°12'21", a chord bearing and distance of N 42°04'41" W, 27.84 feet, an arc length of 30.79 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 25.N 86°03'15" W, a distance of 5.41 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 26.N 04°04'20" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 27.along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 97°04'17", a chord bearing and distance of N 45°32'12" E, 29.97 feet, an arc length of 33.88 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an point of non–tangency hereof,
- 28.N 02°59'57" W, a distance of 5.73 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 29.along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 47°59'57" W, 28.28 feet, an arc length of 31.42 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 30.N 02°59'57" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 31.along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 42°00'03" E, 28.28 feet, an arc length of 31.42 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an point of non–tangency hereof,
- 32.N 02°59'57" W, a distance of 157.82 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 33.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 92°07'11", a chord bearing and distance of N 49°03'32" W, 21.60 feet, an arc length of 24.12 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 34.N 05°07'08" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 35.N 84°52'52" E, a distance of 2.96 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,

(CONTINUED ON SHEET 8 OF 9)



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FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTION 6A

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 2144.875
ACRE TRACT CONVEYED TO TRAVISSO, LTD. RECORDED IN DOCUMENT NO. 2013056181 OF
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A.
YBARBO SURVEY, SECTION NO. 421, ABSTRACT NO. 840 IN TRAVIS COUNTY, TEXAS.

(CONTINUED FROM SHEET 7 OF 9)

- 36.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 87°52'49", a chord bearing and distance of N 40°56'28" E, 20.82 feet, an arc length of 23.01 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 37.N 02°59'57" W, a distance of 89.52 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 38.along the arc of a curve to the right, having a radius of 1220.00 feet, a central angle of 13°17'20", a chord bearing and distance of N 03°38'43" E, 282.32 feet, an arc length of 282.96 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of reverse curvature hereof,
- 39.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 88°08'38", a chord bearing and distance of N 33°46'56" W, 20.87 feet, an arc length of 23.08 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
- 40.N 12°08'45" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 41.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 88°08'38", a chord bearing and distance of N 58°04'26" E, 20.87 feet, an arc length of 23.08 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of reverse curvature hereof,
- 42.along the arc of a curve to the right, having a radius of 1220.00 feet, a central angle of 09°30'13", a chord bearing and distance of N 18°45'13" E, 202.13 feet, an arc length of 202.36 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of reverse curvature hereof,
- 43.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 88°08'38", a chord bearing and distance of N 20°33'59" W, 20.87 feet, an arc length of 23.08 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
- 44.N 25°21'42" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 45.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 88°08'38", a chord bearing and distance of N 71°17'23" E, 20.87 feet, an arc length of 23.08 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of reverse curvature hereof,
- 46.along the arc of a curve to the right, having a radius of 1220.00 feet, a central angle of 00°53'01", a chord bearing and distance of N 27°39'34" E, 18.81 feet, an arc length of 18.81 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
- 47.N 28°06'04" E, a distance of 220.44 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 48.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 16°53'56" W, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 49.N 28°06'04" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 50.S 61°53'56" E, a distance of 171.70 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 51.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 73°06'04" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 52.S 61°53'56" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 53.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 16°53'56" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
- 54.S 61°53'56" E, a distance of 85.62 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 55.along the arc of a curve to the left, having a radius of 625.00 feet, a central angle of 44°09'42", a chord bearing and distance of S 83°58'47" E, 469.89 feet, an arc length of 481.73 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,

- 56.N 73°56'22" E, a distance of 93.93 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 57.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 86°55'45", a chord bearing and distance of N 30°28'30" E, 20.64 feet, an arc length of 22.76 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- 58.N 71°59'06" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
- 59.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 94°14'50", a chord bearing and distance of S 59°43'54" E, 21.98 feet, an arc length of 24.67 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof, and
- 60.N 73°56'22" E, a distance of 108.61 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for a point for the northernmost northeast corner hereof;

THENCE, departing the northern right–of–way line of Brunelli Pass, a 50 foot right–of–way, with the western boundary line of Travisso, Phase 4, Section 5, the following three (3) courses and distances:

- 1.S 16°03'38" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
- 2.S 25°36'03" E, a distance of 339.22 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof, and
- 3.N 64°23'57" E, a distance of 130.00 feet to the POINT OF BEGINNING, and containing 47.137 acres in Travis County, Texas. Said tract being described in accordance with a plat prepared under Job No. 50892–38 by Pape–Dawson Engineers, Inc.



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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 WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER, TEXAS.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS IN 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 AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT & PEDESTRIAN EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND 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 SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0095J, FOR TRAVIS COUNTY, EFFECTIVE JANUARY 22, 2020.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE TRAVISSO PLANNING UNIT DEVELOPMENT, ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE TRAVISSO PLANNING UNIT DEVELOPMENT.
10. 8' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDE OF TRAVISSO PARKWAY. 4' SIDEWALKS SHALL BE INSTALLED ON ONLY ONE SIDE OF A LOCAL RESIDENTIAL STREET. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTOFACES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JANUARY 28, 2021.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. NO DRIVEWAYS SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
15. TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 19 WILL OWN AND MAINTAIN THE FOLLOWING LOT 1, BLOCK BB; LOT 1, BLOCK MM; LOT 1, BLOCK NN; LOT 1, BLOCK OO; LOT 1, BLOCK Q; LOT 1, BLOCK R; AND LOT 10, BLOCK P.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
17. THE HOMEOWNERS ASSOCIATION AND/OR TRAVIS COUNTY MUD 19 IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. TRAVIS COUNTY MUD 19 ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT)
19. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN LOT 1, BLOCK Q; LOT 1, BLOCK BB; LOT 1, BLOCK NN; AND LOT 1, BLOCK OO, 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.
20. BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
21. ALL PROPERTY IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

Philip M. Johnson
LOWER COLORADO RIVER AUTHORITY

10-29-2022
DATE

WATERWAY BUFFER ZONE PLAT NOTE:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

Philip M. Johnson
LOWER COLORADO RIVER AUTHORITY

10-29-2022
DATE

FINAL PLAT OF
TRAVISSO, PHASE 4, SECTION 6A

A 47.137 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 2144.875 ACRE TRACT CONVEYED TO TRAVISSO, LTD. RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE J.A. YBARBO SURVEY, SECTION NO. 421, ABSTRACT NO. 840 IN TRAVIS COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF A REMNANT PORTION OF THAT CERTAIN 2144.875 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS TRAVISSO, PHASE 4, SECTION 6A SUBDIVISION.

TRAVISSO, LTD.

BY:

Mark Berman
MARK BERMAN
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 28th DAY OF September, 2022, PERSONALLY APPEARED MARK BERMAN, AS VICE-PRESIDENT ON BEHALF OF TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID CORPORATION, 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 ACKNOWLEDGE TO ME THAT (S)HE EXECUTED THE SAME IN THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN MY HAND AND SEALED IN MY OFFICE, THIS THE 28th DAY OF September, 2022, A.D.

Kristin Zamora
NOTARY PUBLIC, STATE OF TEXAS

Kristin Zamora
PRINTED NAME

11-2-2023
MY COMMISSION EXPIRES

STATE OF TEXAS:
COUNTY OF TRAVIS

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED RECORDED MODIFICATION AGREEMENT, DATED MAY 22, 2015 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2015080472.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY:

Senior Vice President
TITLE:

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 30 DAY OF September, 2022, PERSONALLY APPEARED *Brad Gales*, THE *Senior Vice President* OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION, 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 ACKNOWLEDGE TO ME THAT (S)HE EXECUTED THE SAME IN THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN MY HAND AND SEALED IN MY OFFICE, THIS THE 30 DAY OF September, 2022, A.D.

Kristin Zamora
NOTARY PUBLIC, STATE OF TEXAS

Kristin Zamora
PRINTED NAME

11-2-2023
MY COMMISSION EXPIRES

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

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

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

ENGINEER'S CERTIFICATION:

I, MICHAEL S. FISHER, 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.



MICHAEL S. FISHER, P.E. No. 87704

ENGINEERING BY:

PAPE-DAWSON ENGINEERS, INC.

10801 N MOPAC EXPY, BLDG. 3, SUITE 200

AUSTIN, TEXAS 78759

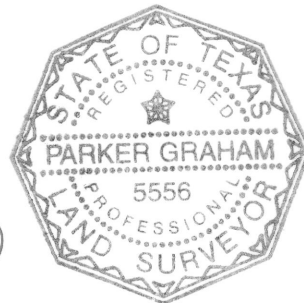
(512) 454-8711

TBPE FIRM REGISTRATION NO. 470

TBPLS FIRM REGISTRATION NO. 100288-01

SURVEYOR'S CERTIFICATION:

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NO. AUS-TX-21415017L, EFFECTIVE MARCH 29, 2021 AND DEPICTS THE ITEMS CONTAINED HEREIN.



Parker J. Graham
PARKER J. GRAHAM, R.P.L.S. 5556

SURVEYING BY:

PAPE-DAWSON ENGINEERS, INC.

10801 N MOPAC EXPY, BLDG. 3, SUITE 200

AUSTIN, TEXAS 78759

(512) 454-8711

TBPE FIRM REGISTRATION NO. 470

TBPLS FIRM REGISTRATION NO. 100288-01

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, REBECCA GUERRERO, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ OF, 20____ A.D. AT _____ O'CLOCK _____ M AND WAS DULY RECORDED ON THIS THE ____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M, PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY:

REBECCA GUERRERO,
CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

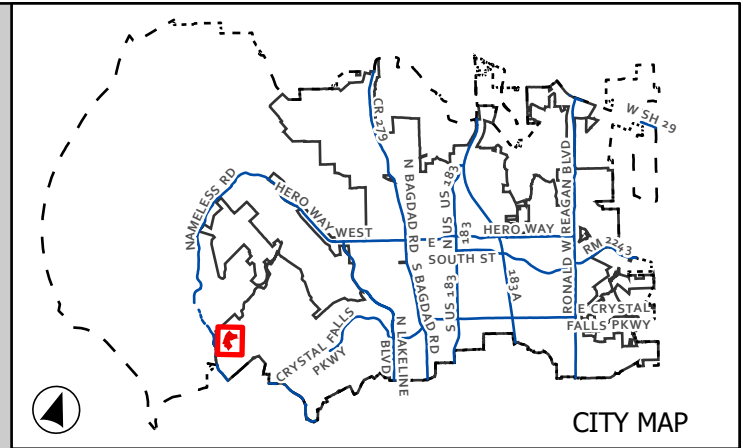
BY:

DEPUTY

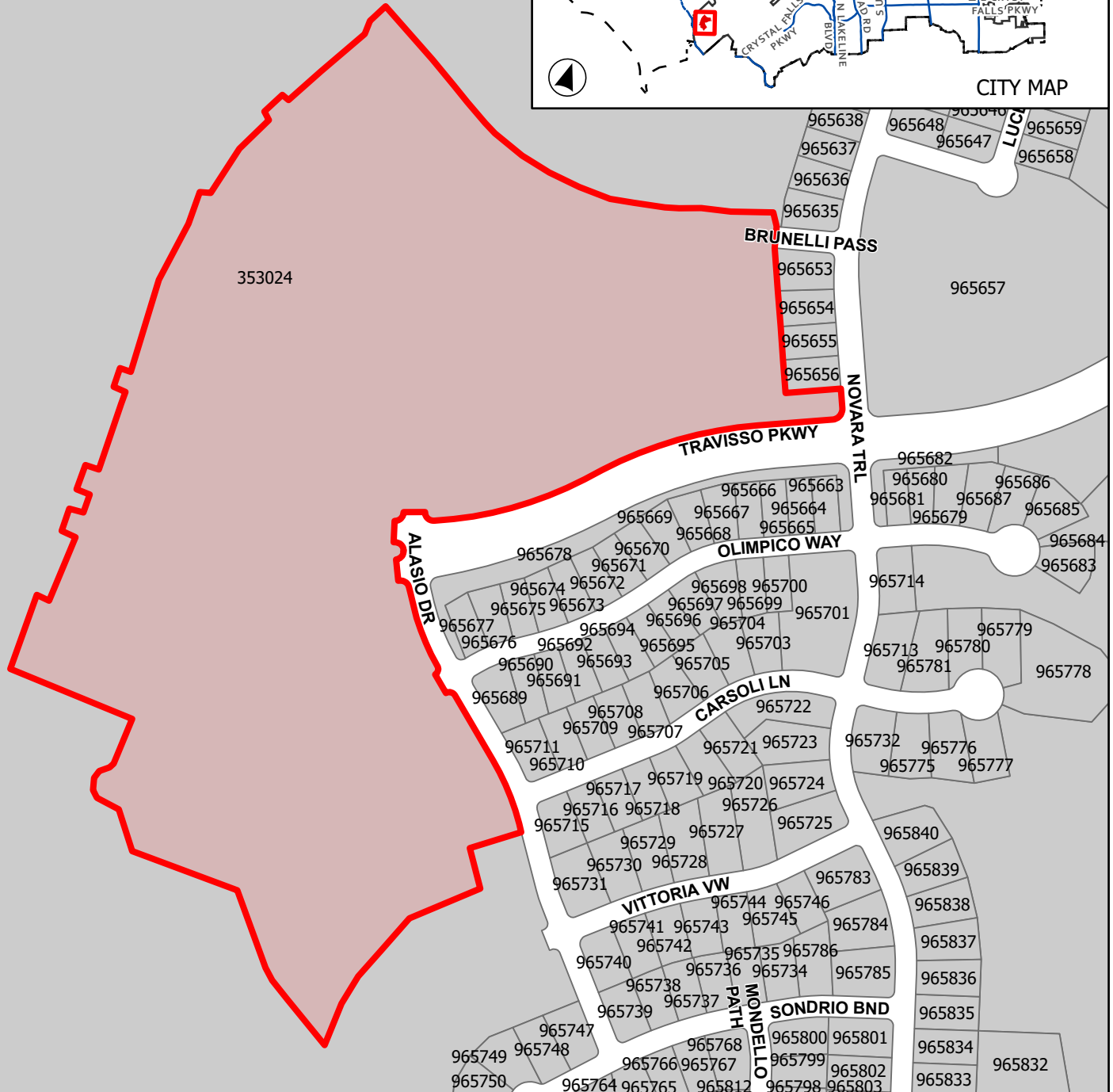
**PAPE-DAWSON
ENGINEERS**

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

353135



CITY MAP



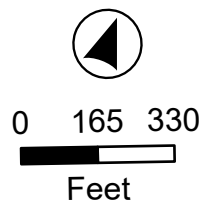
CASE: FP-21-0013

ATTACHMENT 2

TRAVISSO PH 4 SEC 6A

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.



- City Limits
- Subject Boundary
- ETJ Boundary



EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached draft December 20, 2022 P&Z Minutes.

RECOMMENDATION:

Approval of the Draft P&Z Minutes on December 20, 2022.

PRESENTER:

Attachments

12/20/2022 P&Z Draft minutes



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

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

December 20, 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 – James Oliver
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 7:01 p.m.
2. Roll Call
All commissioners were present except Chair John Cosgrove, Vice Chair Donnie Mahan, and Commissioner Rick Carpenter.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the December 15, 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 PP-22-0015 regarding Greatwood South Preliminary Plat on one parcel of land approximately 119.93 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031730; generally located south of CR 280 and Greatwood subdivision, Leander, Williamson County, Texas.
7. Approval of Subdivision Case PP-22-0018 regarding Crystal Mesa 2 Preliminary Plat on three parcels of land approximately 10.34 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354050, 354048; generally located north west of Crystal Mesa Cove and High Lonesome, Leander, Travis County, Texas.

8. Approval of Subdivision Case FP-22-0003 regarding Bryson Jordan Final Plat on one parcel of land approximately 10.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032106; generally located east on Riva Ridge Dr. north of Heartleaf Dr., Leander, Williamson County, Texas.

9. Approval of Minutes.

Motion made by Commissioner Ron May to approve the Consent Agenda Items 6-9 and seconded by Commissioner James Oliver.
4-0 Passed

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Subdivision Case CP-22-0007 to adopt the Beasley Subdivision Concept Plan and Subdivision Case PP-22-0010 to adopt the Beasley Subdivision Preliminary Plat on one parcel of land approximately 13.437 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R620136; generally located south west of RM 2243 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0007 as described above.
- Discuss and consider action regarding Subdivision Case PP-22-0010 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Concept Plan.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner James Oliver, Commissioner Ron May

4 - 0 Passed

REGULAR AGENDA

11. Adjournment at 7:06 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

VERONICA TOVAR
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-22-0005 to amend the Transportation Master Plan to remove the proposed collector roadway located to the south of the terminus of Republic Trails and to the west of Ronald W Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-22-0005 as described above.

BACKGROUND:

This request is the first step in the Comprehensive Plan Amendment process.

HISTORY/TIMELINE:

05/06/2021 Variance approved to not require the extension of Republic Trails Blvd to the south.

APPLICANT/AGENT:

Kimley-Horn and Associates (Ethan Harwell) on behalf of Lenox Hill Owner, LLC (Chun Yi Huang).

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Current Future Land Use Map
4. Proposed Future Land Use Map
5. Public Notification Map
6. Aerial Map
7. Letter of Intent



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE CPA-22-0005 REMOVAL OF REPUBLIC TRAILS EXTENSION

GENERAL INFORMATION

Owner/Agent: Kimley-Horn and Associates (Ethan Harwell) on behalf of Lenox Hill Owner, LLC (Chun Yi Huang).

Current Roadway Classification: Residential Collector (2 lanes)

Current Future Land Use Category: Neighborhood Residential and Multi-Use Corridor – Priority Corridor

Size and Location: The extension of Republic Trails is located due south of the Hazlewood Phase 4B subdivision and runs parallel (north-south) to Ronald W Reagan Blvd.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove the extension of Republic Trails Blvd that extends south from the Hazlewood Subdivision to Ronald W Reagan Blvd in order to be compatible with adjacent developments, be respectful of existing natural features and floodplain and align with goals of Master Plan. Please reference attachment 7 Letter of Intent for additional details.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

This project currently has a final plat, public improvements construction plans, and site development plans submitted for review. On May 6, 2021, City Council approved a variance (21-VA-001) to not extend Republic Trails through the Blockhouse Creek Apartment tract. Blockhouse Creek Apartments are directly south of the Hazelwood Phase 4B subdivision. Additionally, the subject tract has an existing floodplain and floodplain running parallel and within the proposed alignment of Republic Trails. A roadway encumbered by a floodplain may create substantial safety and engineering concerns to construct.

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

	ZONING	LAND USE
NORTH	PUD-TH PUD-LO	Undeveloped (Creeks Edge PUD)
EAST	SFR-2-B	Undeveloped
SOUTH	GB (General Business) PUD (Semi-Urban SF)	Undeveloped (City of Cedar Park)
WEST	ETJ	Established Residential (Lakewood Country Estates - City of Cedar Park)

SURROUNDING AREA:

This property is located south of the Leander Parks Apartments (aka Blockhouse Crossing Apartments) and directly east of the Lakewood Country Estates (established single-family subdivision) within Cedar Park ETJ.

PHYSICAL AND NATURAL FEATURES:

This property contains both floodplain and floodway, is undeveloped and contains significant tree cover which will be subject to the Leander tree preservation requirements and mitigation at time of site development submittal.

PROPERTY HISTORY:

10/05/2006 – Front portion of tract contiguous along Ronald Reagan annexed (Ord. 06-039-00).

01/17/2013 – Rear portion of tract annexed (Ord. 13-006-00).

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 18-Z-036 requested a zone change to Planned Unit Development (SFT-2-A) and was approved on 04/18/2019.
- 21-Z-031 request to amend the PUD and allow for multiple units on one lot was approved administratively on 10/11/2021.

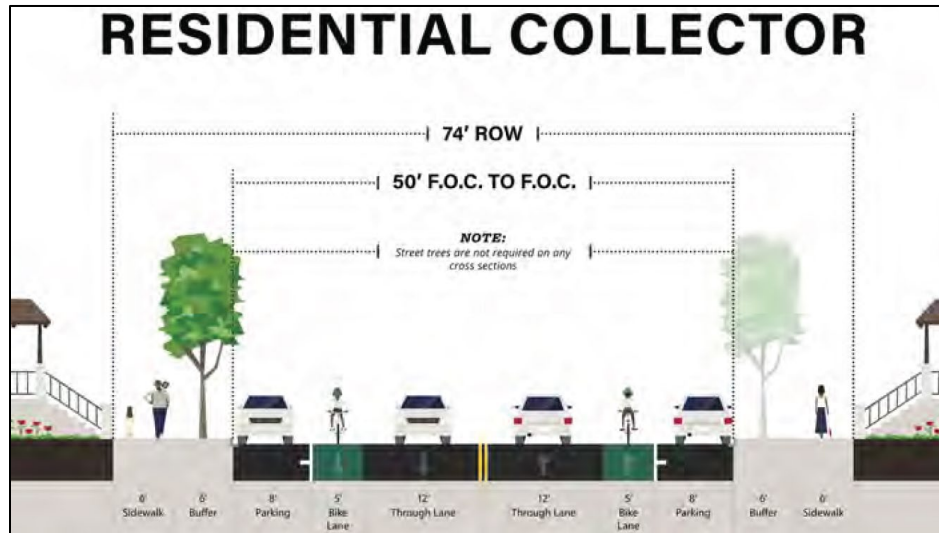
MAJOR CORRIDORS:

This property has access onto Ronald W Reagan Blvd.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes the future and potential expansion of Republic Trails Blvd (collector). 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
Republic Trails	Collector	Urban Collector – low traffic	74' ROW 2 travel lanes 6' sidewalk

**EXISTING UTILITIES:**

This property has access to both water and sewer along Ronald W Reagan Blvd.

CURRENT LAND USES:

This property is currently undeveloped.

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

- Ensure a connected, balanced network of streets and prioritize timely improvements through managed planning systems.

Applicable Roadway Classification:**COLLECTOR ROADWAY**

A street which collects traffic from local streets and serves as the most direct route to an arterial street and meeting the standards of the Transportation Criteria Manual.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

A development meeting for the overall project was held with Staff on 08/23/2021. A Thoroughfare Master Plan amendment was discussed to remove or relocate the future extension of Republic Trails through this site.

NOTIFICATION

- 12/27/2022 - Public Hearing Signage Posted on Property
01/12/2023 - Planning and Zoning Commission Public Hearing
02/02/2023 - City Council Public Hearing & First Reading of the Ordinance

SIGNAGE ON SITE

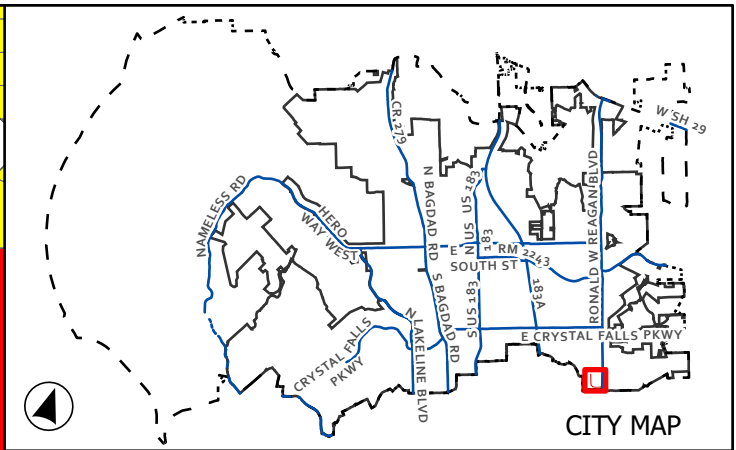
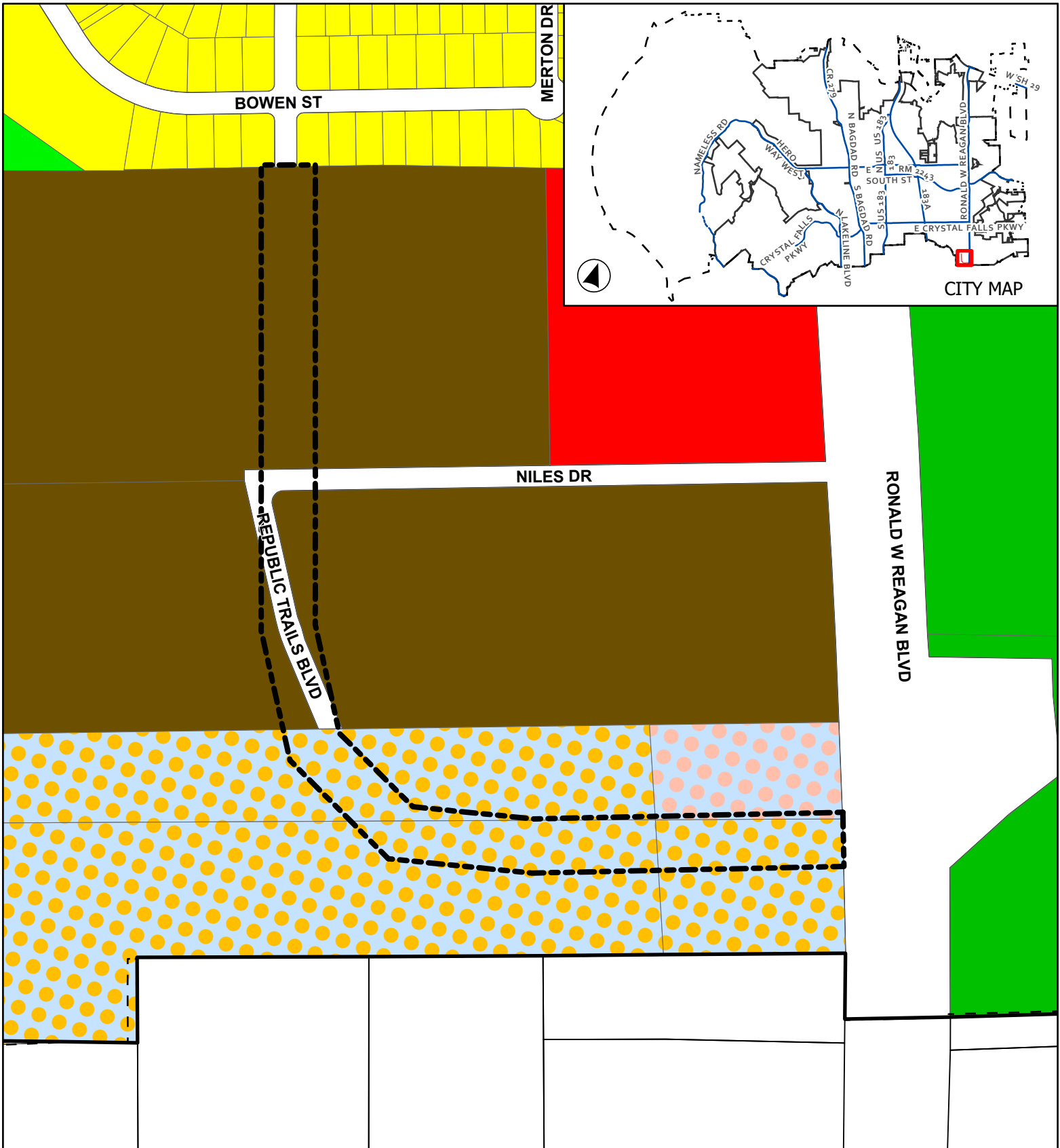


APPROVAL CRITERIA:

The developer's proposal to remove the extension of Republic Trails from Hazelwood Subdivision to Ronald W Reagan Blvd is supported two fold by the following:

- The subject tract contains several substantial challenges such as topography, floodplain and floodway within the proposed road alignment of Republic Trails on the subject tract. Roadway flooding, safety and engineering concerns are cited.
- Existing developments to the north such as Blockhouse Creek Apartments, Leander Junction Apartments and the Hazelwood subdivision are not dependent on this connection being made. This argument is further strengthened by the granting of a variance by City Council to remove the extension of Republic Trails to the south and through the Blockhouse Creek Multi-Family development.

Proposal is in line with both Comprehensive Plan and zoning classification. The applicant's request, if granted, would serve as a correction to the Master Transportation Plan to reflect the changes for all impacted properties to the south as well as align with Council direction in approving the Blockhouse Creek Apartments variance to remove a segment of the Republic Trails extension.



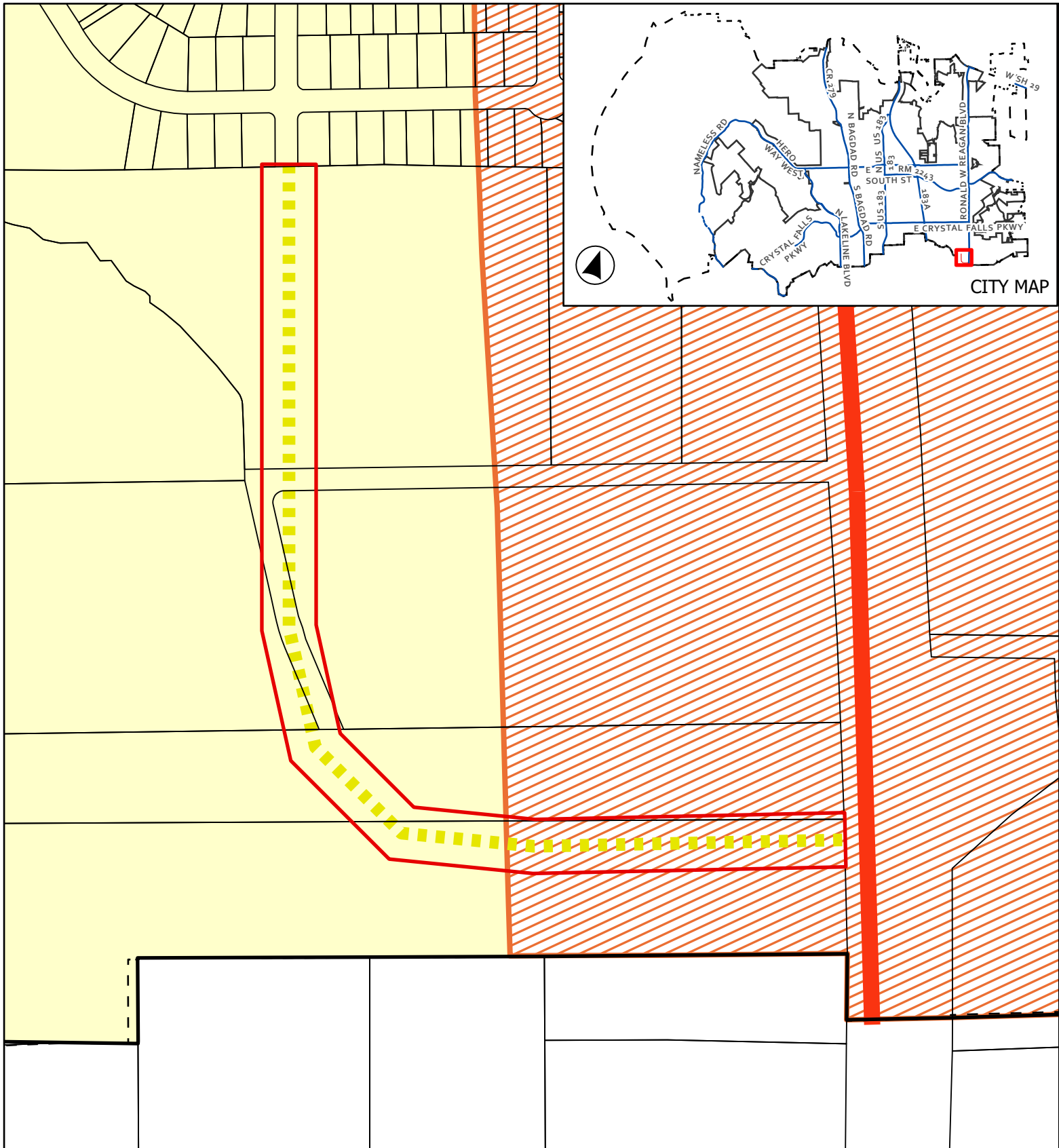
CASE: CPA-22-0005 ATTACHMENT 2 TRANSPORTATION PLAN - REPUBLIC TRAILS

Current Zoning

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
- SFR - Single-Family Rural
- SFE - Single-Family Estate
- SFC - Single-Family Compact
- MF - Multi-Family
- LO - Local Office
- GC - General Commercial
- PUD - Townhomes
- PUD - Local Office
- Subject Boundary
- Extra-Territorial Jurisdiction

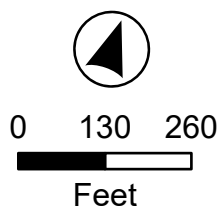
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CASE: CPA-22-0005 ATTACHMENT 3 TRANSPORTATION PLAN - REPUBLIC TRAILS

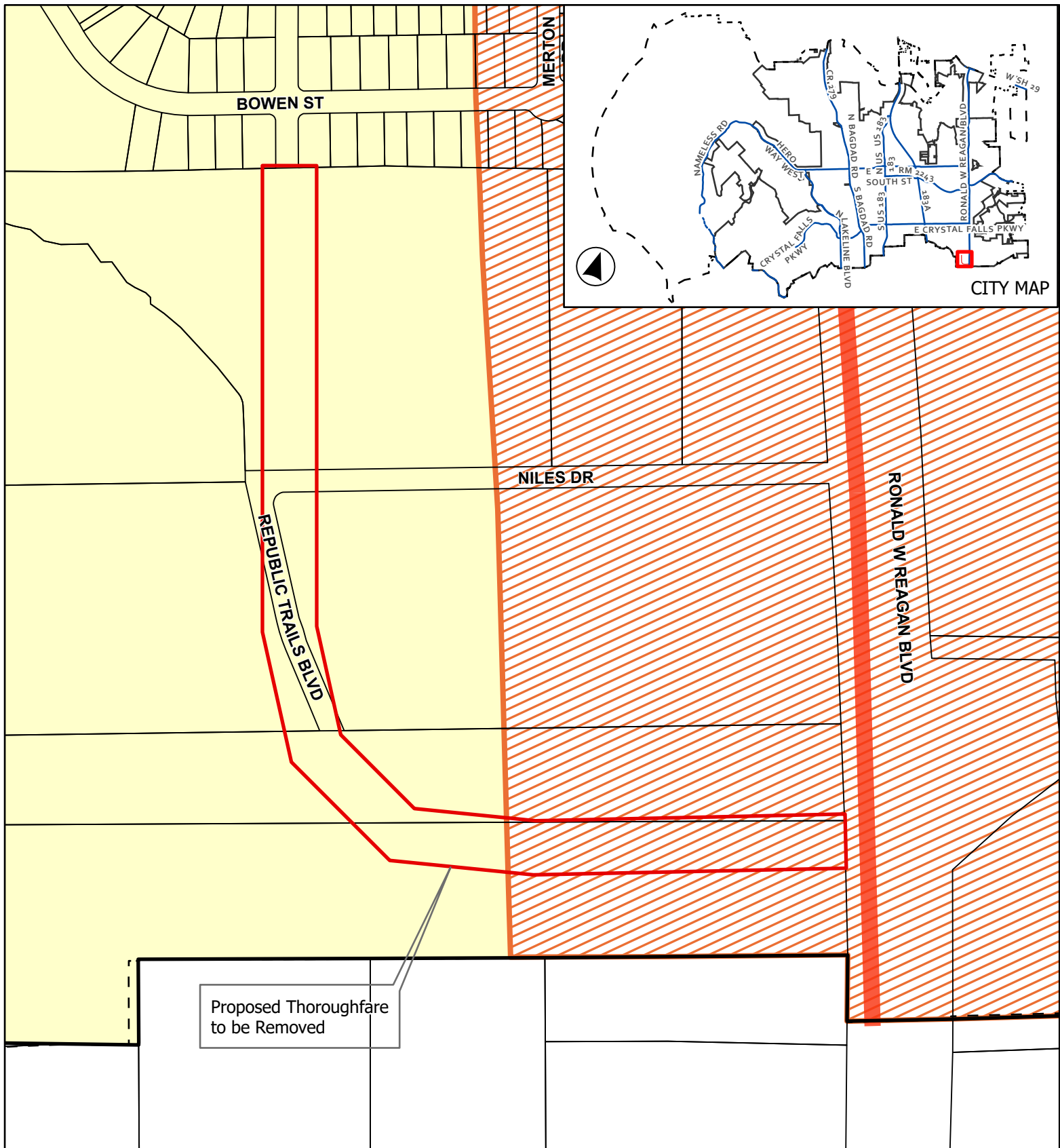
Future Land Use Map

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- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Future Land Use
- Neighborhood Residential

- Multi-Use Corridor - Priority Corridor
- Thoroughfare Plan
- Access Controlled, Existing
- Collector, Proposed



CASE: CPA-22-0005

ATTACHMENT 5

TRANSPORTATION PLAN-
REPUBLIC TRAILS

Proposed Future Land Use Map

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Feet



Leander City Limits

ETJ Boundary

Subject Boundary

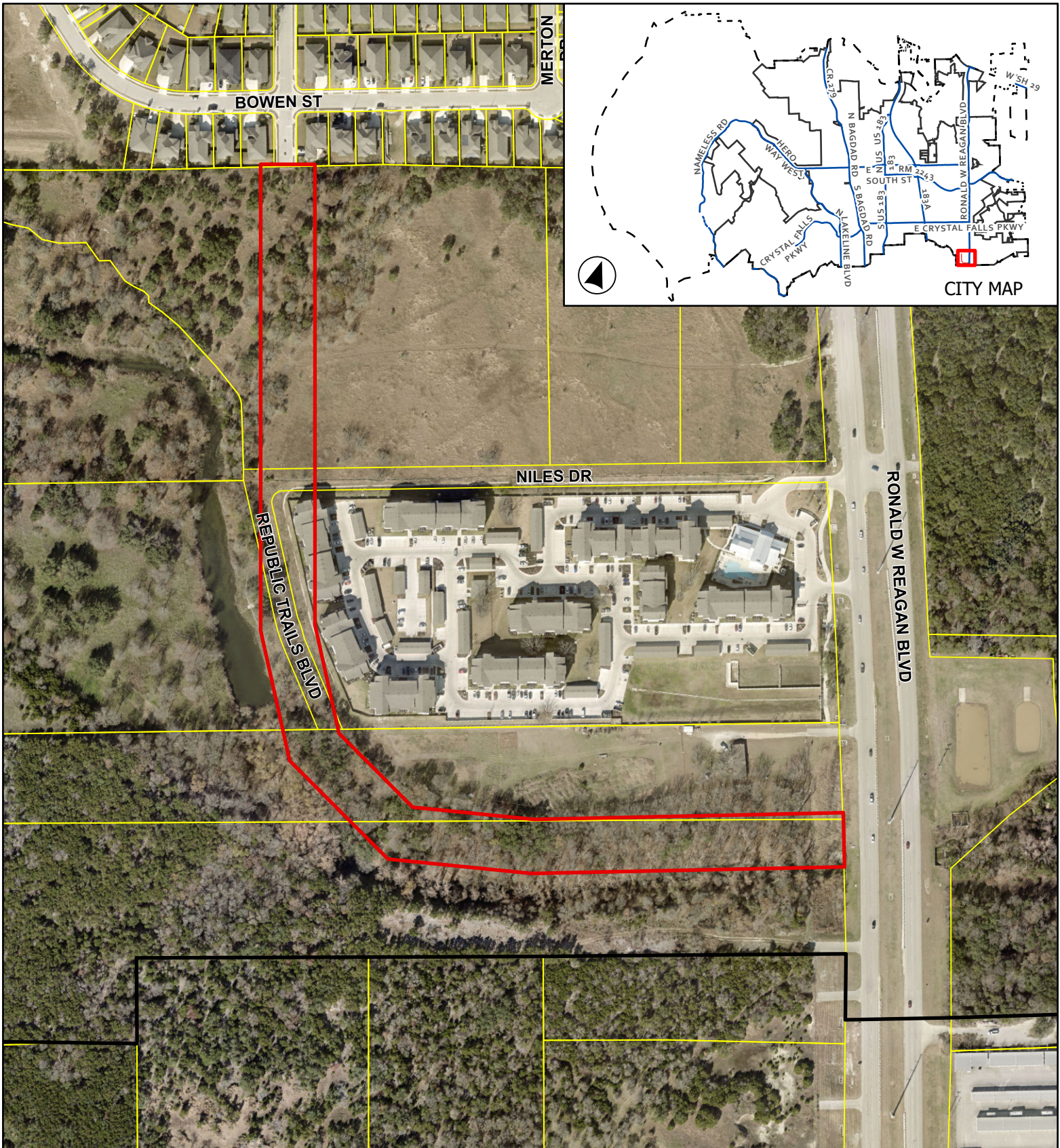
Thoroughfare Plan

Access Controlled, Existing

Future Land Use

Neighborhood Residential

Multi-Use Corridor - Priority Corridor



CASE: CPA-22-0005

ATTACHMENT 6

TRANSPORTATION PLAN -
REPUBLIC TRAILS

Aerial Map

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0 120 240



Feet

- Leander City Limits
- Subject Boundary



December 5, 2022

Robin M. Griffin, AICP
Executive Director of Development Services
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Submittal

RE: *Application for a Transportation Master Plan Amendment to remove a Proposed Collector Roadway located south of the terminus of Republic Trails and west of Ronald Reagan Blvd. and crossing the property generally located 14661 Ronald Reagan Blvd in Leander, Texas, Williamson County, (WCAD R514458) ("the Property").*

Dear Ms. Griffin:

On behalf of Lenox Hill Owner, LLC (the Property owner) and Bridge Tower Homes, LLC (the Property developer) Kimley-Horn submits this application for a Comprehensive Plan Amendment to the Transportation Master Plan. The proposed amendment is to remove the Proposed Collector shown on the Transportation Master Plan located south of the terminus of Republic Trails and west of Ronald Reagan Blvd. (the "Amendment", see Attachment 1).

The Transportation Master Plan calls for a new roadway (the "Roadway Extension") to connect the adjacent residential developments to the north with Ronald Reagan Blvd. and to provide for parallel circulation on undeveloped properties along Ronald Reagan Blvd. The Roadway Extension would have two travel lanes, bike lanes, and a center turn lane in a 74-feet of right-of-way.

This Roadway Extension would cross the 16.427 acre Property located at 14661 Ronald Reagan Blvd. The Property is in design to be developed as a 69 unit townhome development (SD-21-0044). The ultimate goal of this request is to ensure that the development proposed on the Property is compatible with the adjacent developments, is respectful of the existing natural features, and aligns with the goals of the Comprehensive Plan.

We request this Amendment for the following reasons:

1. The Property has an existing waterway and flood zone bifurcating the site which renders the northernmost portion of the Property undevelopable (see Site Constraint Exhibit – Attachment 2); all development on the site will be located south of Blockhouse Creek. The road alignment would be directly adjacent to the floodway and within the floodplain on the north side of the creek, which would cause flooding on the new roadway rendering the road inaccessible during flood events. A roadway encumbered by floodplain such as this would create substantial safety and engineering concerns.
2. The existing developments to the north of the Property that would take access on the proposed collector road already have established circulation patterns that are not dependent on the

proposed Roadway Extension; the roadway would not result in a meaningful connection to improve mobility in the area.

The proposed development on the Property, being south of the Creek does not require this roadway for access. The property directly to the north at 14751 Ronald Reagan Blvd. is undeveloped, but has existing access off of Ronald Reagan Blvd. To the north of this undeveloped property the Leander Park Apartments at 14801 Ronald Reagan Blvd. has sole access off of Ronald Reagan and would not be able to take access on the Roadway Extension with its current site configuration. Lastly, the Blockhouse Creek Apartments north of that site will have access from a new street constructed along its southern boundary. A variance to waive the dedication and development of the Roadway Extension through the Blockhouse Creek Apartments site was approved by the City Council at their May 6, 2021 meeting. The approval of this variance created a missing link in the Roadway Extension that would prevent the feasibility of the Roadway Extension directly out of the Hazlewood neighborhood.

3. The proposed Amendment would support Comprehensive Plan Goal #9 of creating “safe, connected, attractive streets as part of a balanced and diverse transportation network.” The proposed roadway would serve few developments as outlined in Point 2, and if constructed as planned to connect into the existing Republic Trails additional traffic would be placed through the Hazelwood neighborhood to access the traffic signal at further north at Ronald Reagan and Republic Trails/Journey Pkwy. This would not be ideal as Republic Trails is a neighborhood collector level roadway with driveway access to single-family homes.

If you have any questions about this application for Transportation Master Plan Amendment or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Ethan Harwell

Attachment 1 – Transportation Plan with Proposed Amendment
Attachment 2 – Site Constraint Exhibit



EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0018 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Winding Oak PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) and Subdivision Case CP-22-0010 to adopt the Winding Oak Concept Plan on two parcel of land approximately 12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R430300 and R538852; and commonly known as 100 Winding Oak Drive, Williamson County, Texas

- Discuss and consider action regarding Zoning Case Z-22-0018 as described above.
- Discuss and consider action regarding Subdivision Case CP-22-0010 as described above.

BACKGROUND:

This request is the first step in the zoning process and the first step in the subdivision process.

APPLICANT/AGENT:

SEC Planning LLC (Mark Baker) on behalf of Zoomers Investment Group, LLC (Ashok Gudi).

RECOMMENDATION:

In an effort to reduce short and long term water system demands, following a 308% increase in population from 2010 to 2022 a resolution was adopted by City Council on October 20, 2022 to limit consideration of zoning request that seek to increase residential density. Based on this resolution, staff recommends denial of the request. This request includes the addition of 70 townhouse units at a density of approximately 9.5 units per acre. Staff would support the request if the density was reduced in compliance with the resolution.

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, Senior Planner

Attachments

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

9. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE Z-22-0018 WINDING OAK PUD

GENERAL INFORMATION

Owner/Agent:	SEC Planning LLC (Mark Baker) on behalf of Zoomers Investment Group, LLC (Ashok Gudi).
Current Zoning:	Interim SFR-1-B (Single-Family Rural)
Proposed Zoning:	Winding Oak PUD (Planned Unit Development) with the following base districts: SFT-2-A (Single-Family Townhouse) GC-2-A (General Commercial)
Size and Location:	The property is located 100 Winding Oak Drive, Williamson County, Texas, including approximately 12 acres.
Staff Contact:	Michael Chenausky AICP Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop commercial along Hero Way with single-family townhouses buffering the commercial and larger lot subdivision to the north. This request includes the concept plan for the property which is the first step in the subdivision process.

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

In an effort to reduce short and long term water system demands, following a 308% increase in population from 2010 to 2022 a resolution was adopted by City Council on October 20, 2022 to limit consideration of zoning request that seek to increase residential density. Based on this resolution, staff recommends denial of the request. This request includes the addition of 70 townhouse units at a density of approximately 9.5 units per acre. Staff would support the request if the density was reduced in compliance with the resolution.

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

	ZONING	LAND USE
NORTH	Palmera Ridge PUD (SFC, SFU, SFS)	Single-Family Subdivision
EAST	Interim SFR	Large lot residential
SOUTH	GC-2-B	Undeveloped commercial
WEST	Interim SFR	Large lot residential

SURROUNDING AREA:

This property is located on the north side of Hero Way, and west of Ronald W. Reagan Blvd. The property is surrounded by a mix of commercial and interim residential districts. The northern portion of the property is adjacent to the Palmera Ridge subdivision.

PHYSICAL AND NATURAL FEATURES:

This property contains minimal tree cover and is subject to the City's tree mitigation requirements.

PROPERTY HISTORY:

The front portion of the property off Hero Way was annexed 01/20/2016 and the back portion later annexed 5/04/2016 into the City of Leander.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No prior zoning cases.

MAJOR CORRIDORS:

This property has access onto Hero Way.

TRANSPORTATION PLAN REQUIREMENTS:

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
Hero Way	Arterial	Commercial Corridor	400' ROW 10' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No prior subdivision cases

EXISTING UTILITIES:

This property has access to water to the north and wastewater to the north or along Hero Way.

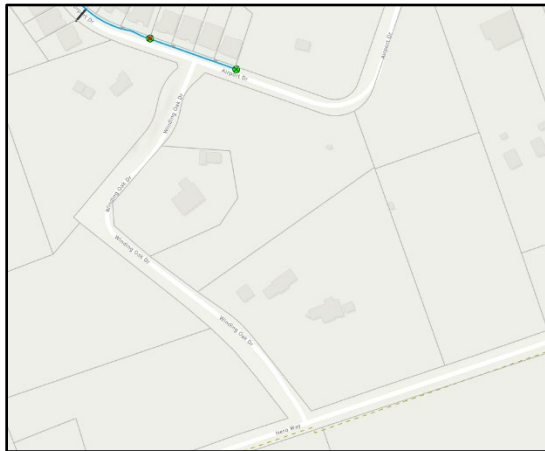


Figure 2 Waterline

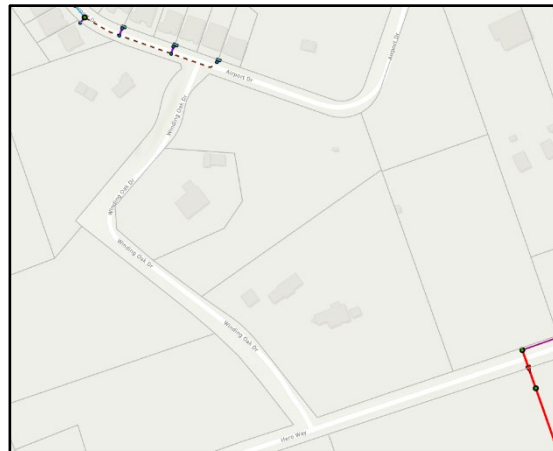


Figure 1 Wastewater line

CURRENT LAND USES:

This property is currently has residential buildings.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFT – SINGLE FAMILY TOWNHOUSE:**

Features: 2,000 sq. ft. lot min; 700 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (5) Lots may provide access to garages from a rear alley.

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 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

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.

Applicable Future Land Use categories**ACTIVITY CENTER**

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 01/24/2022. The following changes were made to the project since the development meeting was held:

- No significant changes.

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

- The Water Resolution 22-031-00 and was approved on 10/20/2022

NOTIFICATION

12/22/2022 - Public Notice on Hill Country News
 12/28/2022 - Mail Notification to Property Owners within 200'
 12/28/2022 - Public Hearing Signage Posted on Property
 01/12/2023 - Planning and Zoning Commission Public Hearing
 02/02/2023 - City Council Public Hearing & First Reading of the Ordinance
 02/16/2023 - 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.

Letters were sent to property owners and HOAs within 500 ft. Please see attachment 9 for more detail.

APPROVAL CRITERIA:

Staff recommends denial of the zoning request. The intent of Single-Family Townhouse use component is to provide more variety in housing types along with serving as a buffer between moderate size lots and higher density areas. This property is also located in an Activity Center which does allow for Single-Family Townhouse development, while aiming to limit residential component to 0-30% of the overall Center. Currently this Activity Center includes 14% residential with roughly 46% as Interim Single-Family Rural which is subject to change.

Additionally, the water resolution states to prioritize the 0% residential land use mix within Activity Centers.

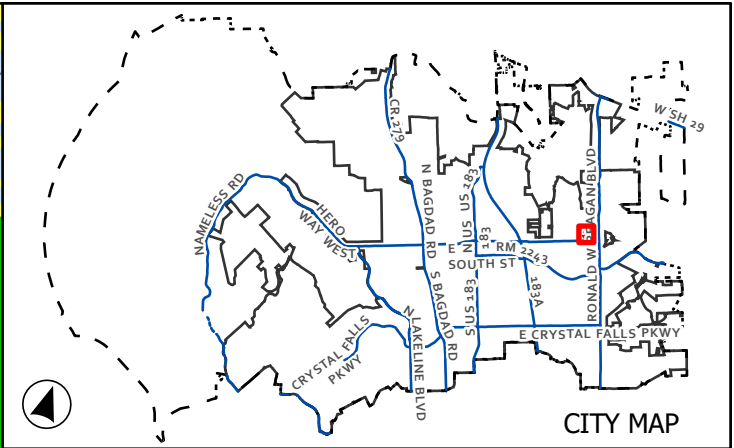
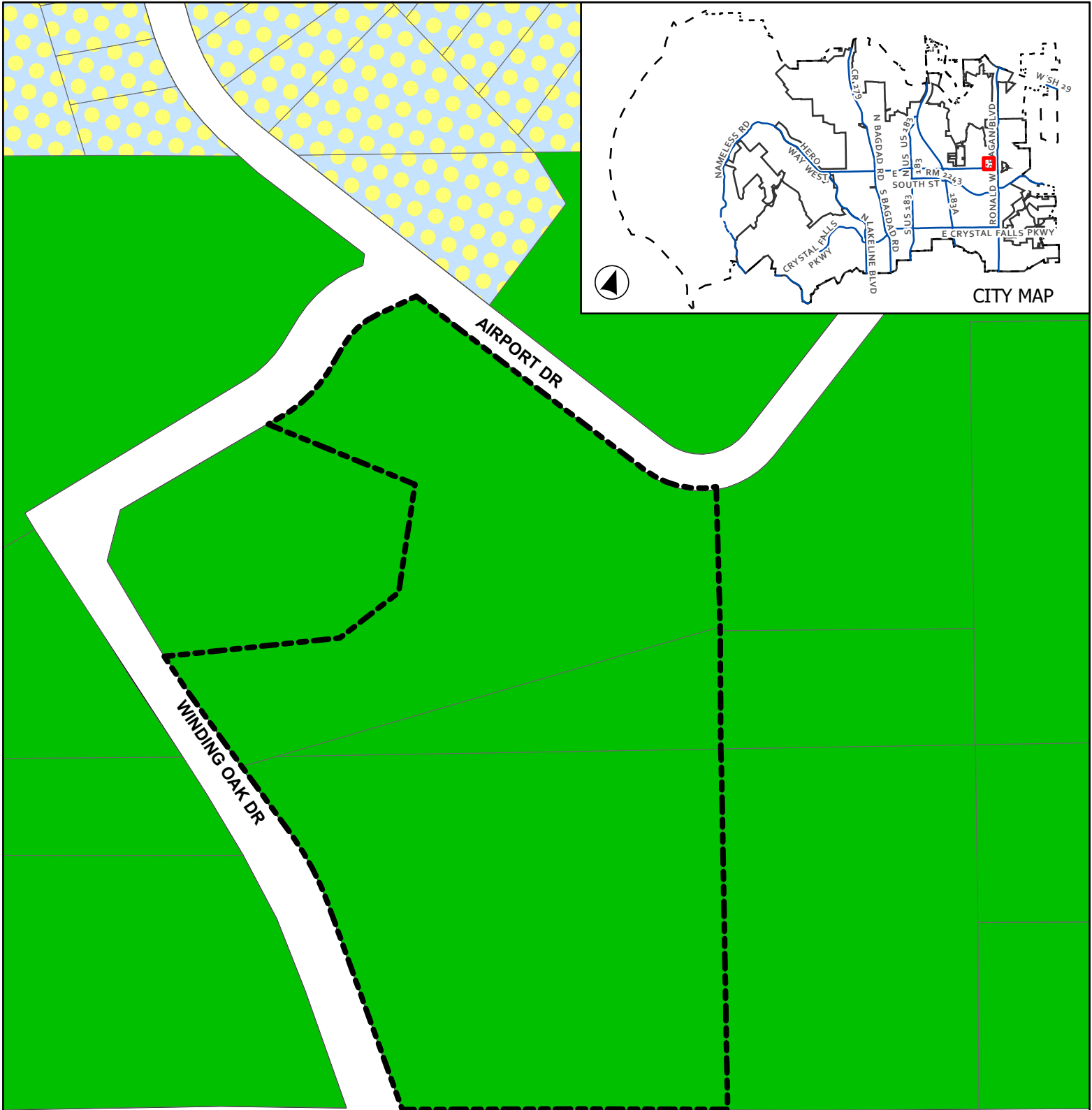
This Planned Unit Development includes the following higher standards and is requesting the following waivers.

HIGHER STANDARDS	WAIVERS
Prohibited commercial uses.	Allow multiple Town-house units on a single lot.
Additional landscaping buffer between residential and commercial.	

The PUD includes adding low flow toilets, shower heads and dishwashers as well as tankless water heaters to encourage water and energy savings. These items do aid in water conservation, however, they need to be removed from the PUD because they are not enforceable by the City.

Prohibited commercial uses include:

- a. Outdoor animal boarding
- b. Manufactured housing sales
- c. Commercial parking lot
- d. Funeral Home
- e. Passenger Terminal
- f. Vehicle Sales, Rental, Repair
- g. Pawn Shop
- h. Mini Storage
- i. Warehouse

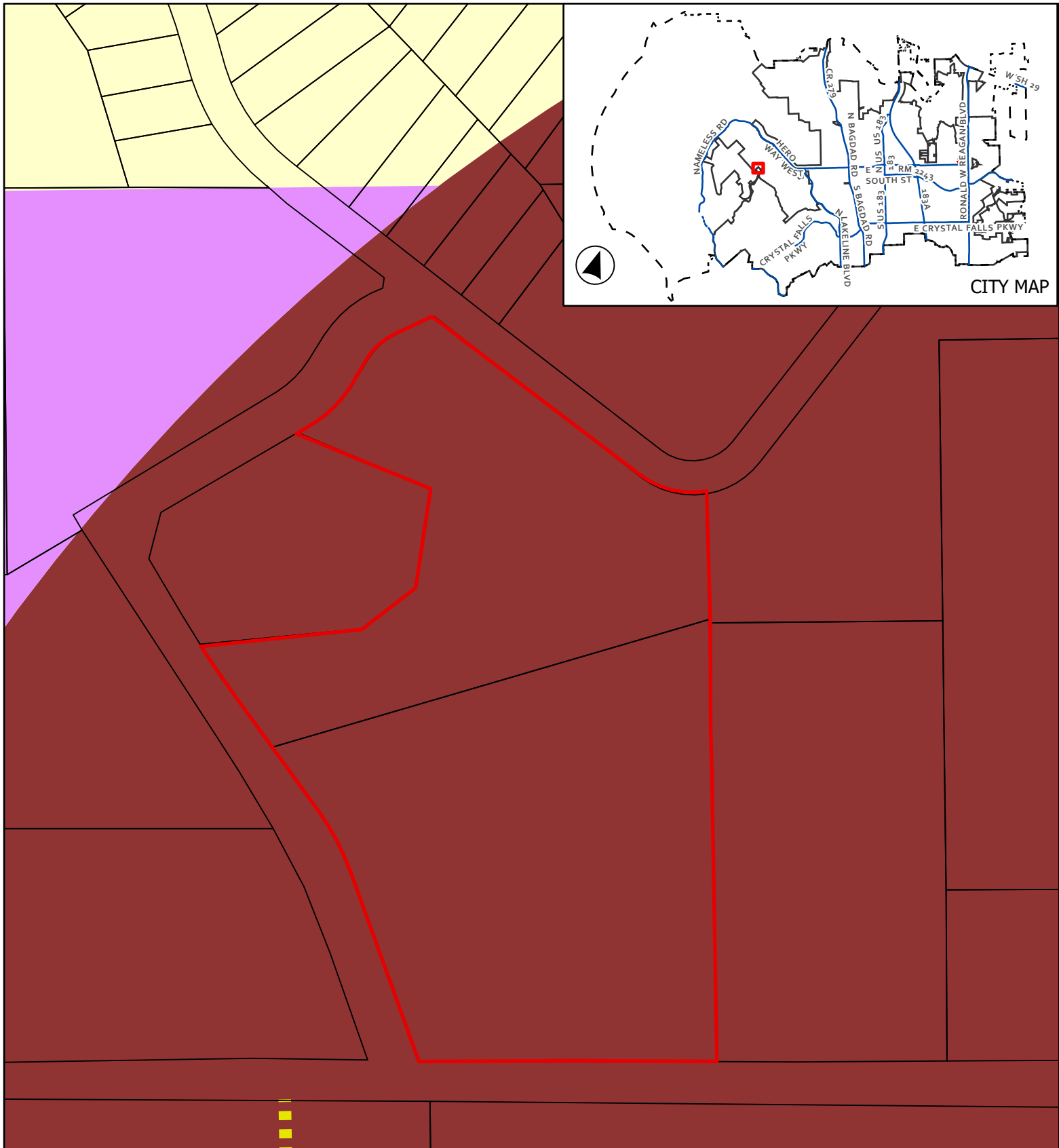


Current Zoning

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	PUD - Single-Family
SFR - Single-Family Rural	Subject Boundary
GC - General Commercial	Extra-Territorial Jurisdiction

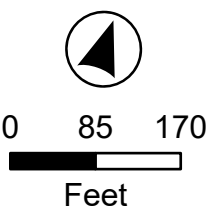
0 62.5 125
Feet



CASE: Z-22-0018 **ATTACHMENT 3** **WINDING OAK PUD**

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.

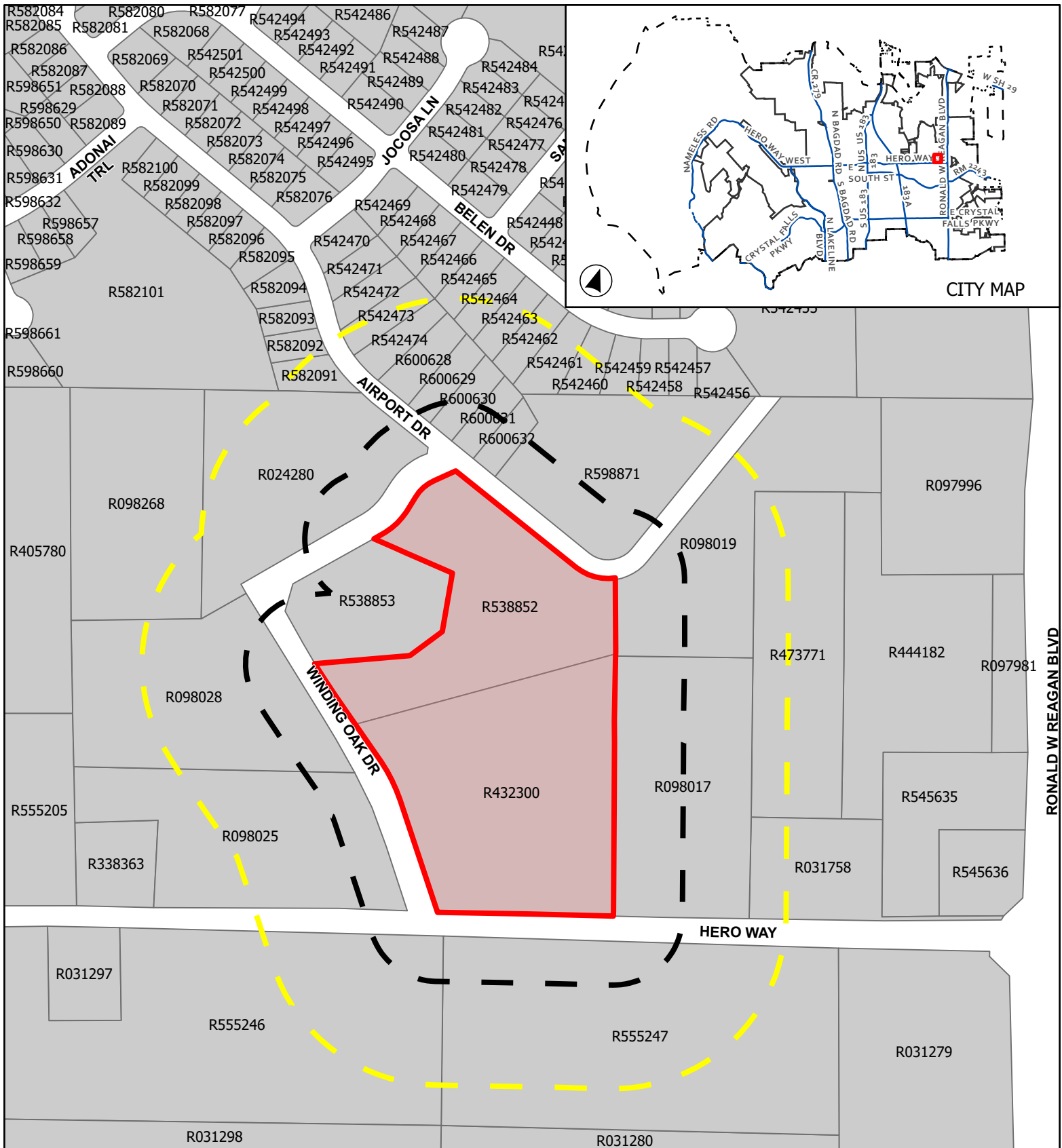


- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Neighborhood Residential

- Activity Center
- Employment Center
- Collector, Proposed

Future Land Use

Thoroughfare Plan



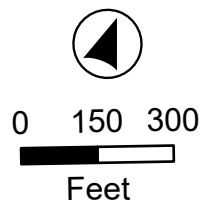
CASE: Z-22-0018

ATTACHMENT 4

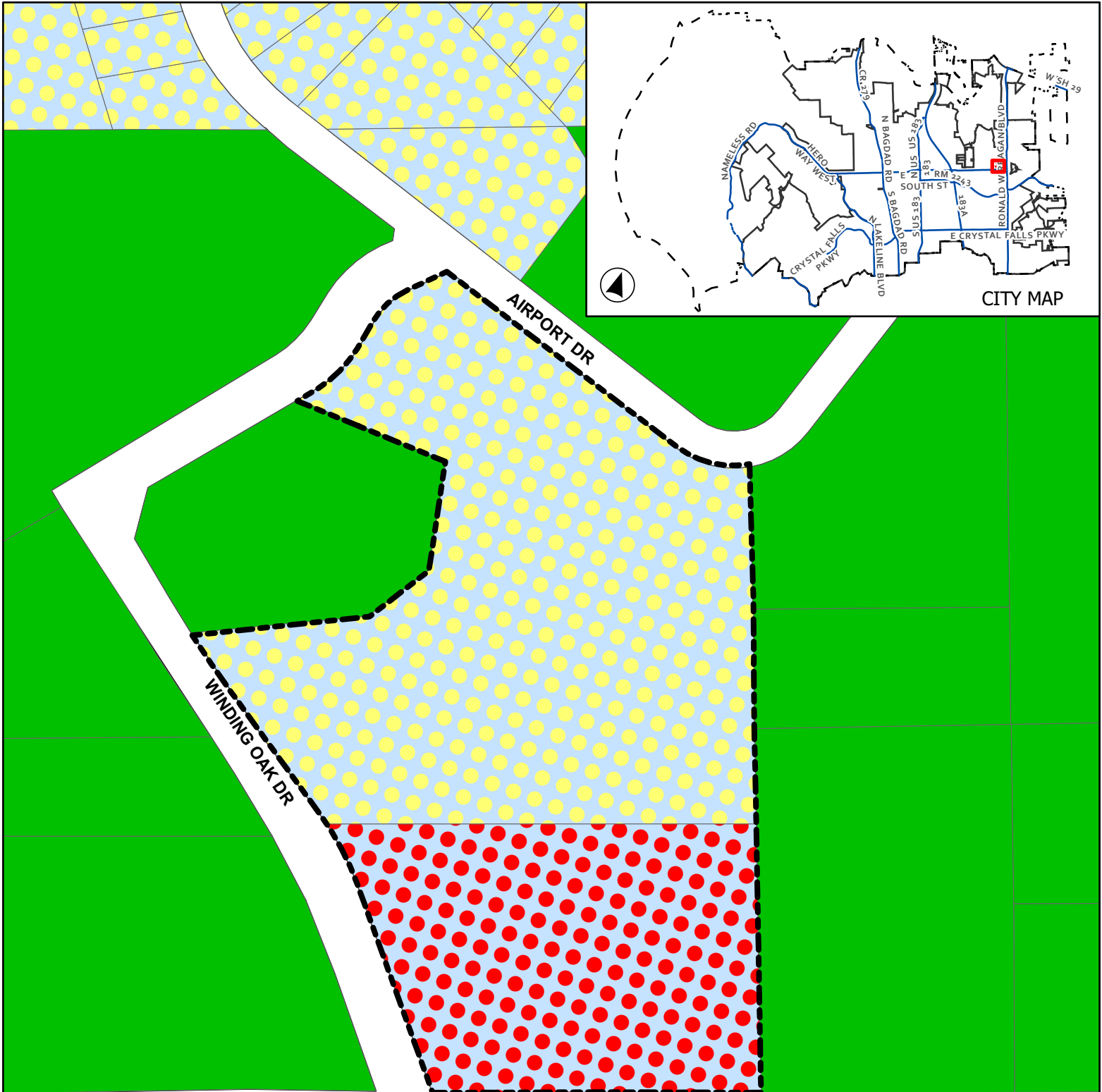
WINDING OAK PUD

Public Notification

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- City Limits
- Subject Boundary
- ETJ Boundary
- Notification Buffer**
- 200'
- 500'



CASE: Z-22-0018

ATTACHMENT 5

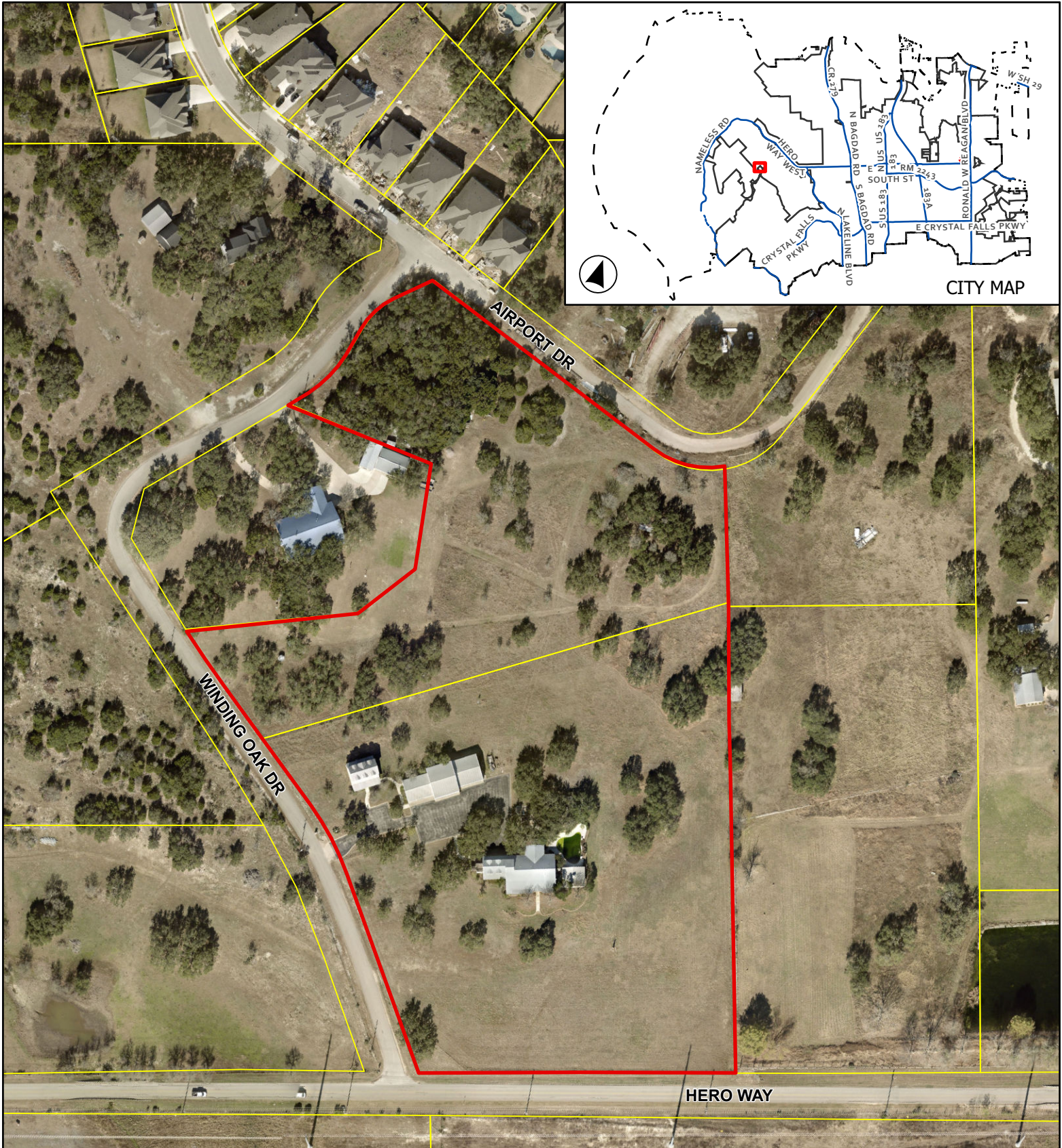
WINDING OAK PUD

Proposed Zoning

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
- SFR - Single-Family Rural
- GC - General Commercial
- PUD - Single-Family
- Subject Boundary
- Extra-Territorial Jurisdiction
- PUD - General Commercial

0 62.5 125
Feet



CASE: Z-22-0018

ATTACHMENT 6

WINDING OAK PUD

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.



0 75 150



Feet

-  Leander City Limits
-  Subject Boundary

Exhibit A

Winding Oak Planned Unit Development

A. Purpose and Intent

1. The Winding Oak PUD is composed of 12.0 acres, as described in **Exhibit B** (Field Notes). The development of this property is planned as a high quality, multi use development with retail and office uses fronting onto Hero Way and single family townhouses located behind the retail as a transitional use to the adjacent single family homes. The purpose of the PUD is to allow townhouses on private drives while establishing enhanced development standards for the project.

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**.
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:
 - a. *SFT-2-A – (Single Family Townhouse)*
 - b. *GC-3-A – (General Commercial)*

C. Conceptual Site Layout and Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include single family attached townhouses and commercial uses. The location of these districts are shown in Exhibit C.
2. The maximum unit count shall be 70 units.
3. Multiple townhouse units shall be allowed on a single lot as a condo regime site plan.
4. For the GC (General Commercial) use component, all uses within the City of Leander Composite Zoning Ordinance shall be allowed with the exception of the following prohibited uses:
 - a. Outdoor animal boarding
 - b. Manufactured housing sales
 - c. Commercial parking lot
 - d. Funeral Home
 - e. Passenger Terminal
 - f. Vehicle Sales, Rental, Repair
 - g. Pawn Shop
 - h. Mini Storage
 - i. Warehouse

E. Development Standards

The Winding Oak townhouse development will comply with the Development Standards set forth in Table E.1. GC (General Commercial) shall comply with the Leander Composite Zoning Ordinance.

Table E.1 – Development Standards	SFT ²
	Single Family Townhouse
Unit Width (minimum)	20 ft.
Front Bldg. Setback (minimum)	20 ft.
Side Bldg Setback (minimum)	10 ft.
Rear Bldg. Setback (minimum)	15 ft.
Building Setback from internal private drive edge of curb	20 ft.
Building Separation	20 ft. ¹
Residential Unit Square Footage (minimum)	700 sq. ft.
Building Height	35 ft. Maximum 3 stories

¹ A minimum of twenty (20) feet of building separation must be maintained between residential buildings. Up to a maximum of eight (8) residential units may be contained within a single building.

² Unless specifically noted as an internal setback, the setbacks listed are building setbacks from the perimeter of a single lot for a site plan, not the individual residential units.

F. Parking

1. The Winding Oak SFT (Single Family Townhouse) development will comply with the following parking requirements:
 - a. One (1) enclosed garage parking space per dwelling unit will be provided
 - b. Two (2) additional off street parking spaces per dwelling unit will be provided
 - c. A minimum of 10% of the required parking spaces shall be provided as guest parking.
2. GC (General Commercial) development will comply with the Leander Composite Zoning Ordinance requirements.

G. Parkland/Trails

The Winding Oak PUD shall pay fee in lieu of parkland and parkland improvements as calculated on **Exhibit D**.

H. Transportation

1. The townhouse neighborhood will incorporate private drives. The precise alignment of the drives included in the Plan will be defined during the Site Development Plan stage.
2. The internal private drives shall be a minimum of twenty four (24) feet wide as measured face of curb to face of curb and on drive parking shall be prohibited.

I. Landscape

1. The following landscape requirements shall apply to the SFT land use within Winding Oak:
 - a. Each residential unit shall be planted with the following:
 - i. Three (3) one (1) gallon shrubs and Three (3) five (5) gallon shrubs
 - ii. One (1) shade tree a minimum of two (2) caliper inches shall be provided per unit.
 - iii. Irrigated turf shall be prohibited in the front yards of the units. Open areas shall be landscaped with river rock, decomposed granite, and mulch
 - iv. Irrigation for plant beds shall be drip irrigation only.
 - v. All irrigation system(s) shall be equipped with rain sensors.
 - vi. All plant material must be native or native adapted, drought tolerant material as defined by the City's preferred plant list or the Austin Grow Green Guide.
2. The following landscape requirements shall apply between single family townhouse use and non residential:
 - a. The transitional area between single family townhouse and non-residential shall include:
 - i. One (1) tree for every thirty (30) linear feet of common boundary. The trees shall be planted with the non-residential use.
 - b. A minimum six (6) feet tall masonry wall shall be provided between any proposed townhouse parcel and general commercial/office uses. The wall shall be installed with the development of the townhouse site. Masonry shall include brick, stone, stucco, or concrete panel.

J. Water and Energy Conservation

1. The following water and energy conservation requirements shall apply to the SFT land use within Winding Oak:
 - a. Each Townhouse Unit shall be equipped with low flow toilets, shower heads and dishwashers for maximum water conservation.
 - b. Each Townhouse Unit shall be equipped with tankless, instant hot water heaters.

Exhibit B

Field Notes

Being 11.99 acres out of the Talbot Chambers Survey, Abstract No. 125, Williamson County, Texas, and consisting of two tracts as follows, that tract called Tract 6A, Block A, Kittie Hill Acres, Tract 6B and 6A Replat, a subdivision in Williamson County, Texas as recorded in document No. 2015029916 of the Official Public Records, Williamson County, Texas and that tract called Tract 5, Amended Plat Kittie Hill Acres Tract 5 and Tract 6, a subdivision in Williamson County, Texas as recorded in Cabinet X, Slide 378 of the Plat Records of Williamson County, Texas, and being further described as follows;

Beginning: at a 1/2" iron rod found in the north line of County Road 269 for the sotheast corner of said Tract 5 and this tract;

THENCE: S 70°02'03" W 213.52 feet with the north line of County Road 269 to a cotton spindle found for an angle point of said Tract 5 and this tract;

THENCE: S 69°42'05" W 230.61 feet with the north line of County Road 269 to a 1/2" iron rod with an illegible yellow cap found at the intersection of the north line of County Road 269 with the east line of Winding Oak Drive for the southwest corner of said Tract 5 and this tract;

THENCE: N 39°29'04" W 296.49 feet with the east line of Winding Oak Drive to a 1/2" iron rod with an illegible yellow cap found for an angle point of said Tract 5 and this tract;

THENCE: 106.19 feet with the east line of Winding Oak Drive, along the arc of a curve to the left, said curve having a delta of 15°41'43", a radius of 387.65' and chord bearing N 47°25'30" W 105.86', to a 1/2" iron rod with an illegible yellow cap found for an angle point of said Tract 5 and this tract;

THENCE: N 55°10'37" W 106.77 feet with the east line of Winding Oak Drive to a 1/2" iron rod found for the northwest corner of said Tract 5 and the southwest corner of said Tract 6A for an angle point of this tract;

THENCE: N 55°27'45" W 92.57 feet with the east line of Winding Oak Drive to a 1/2" iron rod found for an angle point of said Tract 6A and this tract;

THENCE: 90.44 feet with the east line of Winding Oak Drive, along the arc of a curve to the left, said curve having a delta of 2°50'31", a radius of 1823.33' and chord bearing N 53°40'43" W 90.43', to a 1/2" iron rod with pink cap stamped TLS found for the southwest corner of Tract 6B of said Kittie Hill Acres, Tract 6B and Tract 6A Replat, for the westerly most corner of said Tract 6A and this tract;

THENCE: leaving Winding Oak Drive with a common line of said Tract 6A and said Tract 6B the following four (4) courses,

1. N 63°48'18" E 236.66 feet to a 1/2" iron rod with pink cap stamped TLS found for an

- angle point of this tract,
2. N 32°14'27" E 100.12 feet to a 1/2" iron rod found with pink cap stamped TLS found for an angle point of this tract,
 3. N 11°35'25" W 146.92 feet to a 1/2" iron rod found with a pink cap stamped TLS found for an angle point of this tract,
 4. N 87°38'20" W 209.92 feet to a 1/2" iron rod found in the east line of Winding Oak Drive for the northerly most corner of said Tract 6B the northwest corner of said Tract 6A and this tract;

THENCE: with the east line of Winding Oak Drive the following five (5) courses,

1. N 39°48'15" E 16.43 feet to a 1/2" iron rod with illegible yellow cap found for an angle point of said Tract 6A and this tract,
2. 91.62 feet with the arc of a curve to the left, said curve having a delta of 29°24'47", a radius of 178.47' and a chord bearing N 24°56'19" E 90.62', to a 1/2" iron rod found for an angle point of said tract 6A and this tract,
3. N 10°51'59" E 42.23 feet to a 1/2" iron rod with an illegible yellow cap found for an angle point of said Tract 6A and this tract,
4. 62.50 feet along the arc of a curve to the right, said curve having a delta of 34°46'41", a radius of 102.97' and a chord bearing N 27°52'04" E 61.55', to a 1/2" iron rod with an illegible yellow cap found for an angle point of said Tract 6A and this tract,
5. N 45°13'06" E 59.04 feet to a 1/2" iron rod with an illegible yellow cap found at the intersection of the east line of Winding Oak Drive with the southwesterly line of Airport Drive for the northerly most corner of said Tract 6A and this tract;

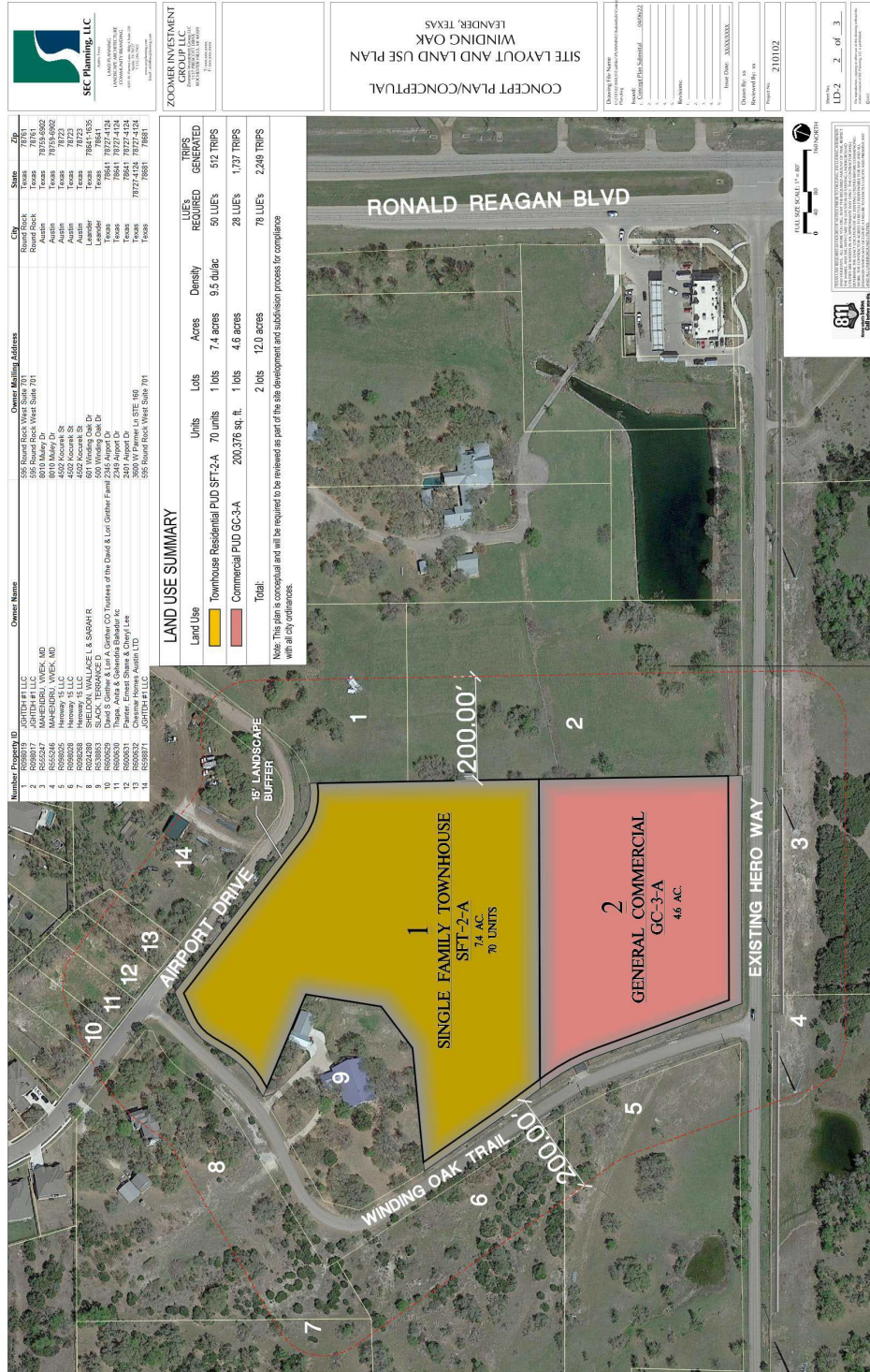
THENCE: S 72°06'41" E 385.16 feet with the southwesterly line of Airport Drive to a cotton spindle found for an angle point of said Tract 6A and this tract;

THENCE: 103.42 feet along the arc of a curve to the left, said curve having a delta of 47°24'09", a radius of 125.00' and a chord bearing N 84°14'53" E 100.56', to a 1/2" iron rod with yellow cap stamped CCC found for the northeast corner of said Tract 6A and this tract;

THENCE: S 21°06'12" E 185.04 feet to a 1/2" iron rod with yellow cap stamped CCC found for the southeast corner of said Tract 6A the northeast corner of said Tract 5 for an angle point of this tract;

THENCE: S 20°59'50" E 650.84 feet to the point of beginning and containing 11.99 acres, more or less.

Exhibit C: Conceptual Site Layout and Land Use Plan





April 25, 2022

City of Leander Planning Department
201 N. Brushy St.
Leander, Texas 78646-0319

Re: Winding Oak PUD Zoning Letter of Intent

Please find attached, an application for a combined PUD Zoning submittal for the Winding Oak PUD tract located at 100 Winding Oak Dr. The Property is approximately 12.0 acres in size and is approximately 1,192 feet west of the intersection of Hero Way and Ronald Reagan Blvd.

There are 3 existing structures related to a single family residence located on the Property. The property contains several existing trees and a relatively flat terrain which drains from the north to the south. The current zoning for the tract is Single Family Rural.

The Applicant is requesting PUD zoning to allow for flexibility of the final land use boundary between a commercial and townhome lot and to allow single family townhome product on a single lot condominium parcel. The PUD would include a minimum 4 acre commercial lot located on the southern portion of the property that borders Hero Way. The commercial tract would be assigned a base zoning district of GC-3-A.

The townhome condominium lot would be located behind the commercial tract and serve as a transitional use to the adjacent single family rural properties and the Palmera Ridge subdivision to the north. The townhome condominium lot is proposed to contain a maximum of 70 single family townhome units and be assigned a base zoning category of SFT-2-A

For the Single Family Townhome land use, the applicant is proposing attached units between 3 and 8 units per building and configured as a common lot townhome site plan with private drives. The density for the townhomes would be in line with what is found in the City base zoning district SFT Single Family Townhouse.

The City of Leander Comprehensive Plan identifies the subject property to be located within an Activity Center. The applicant believes that the proposed higher density residential product and general commercial uses are compatible with the intent described by the City for the Activity Center. The intent and character of Activity Centers is defined as:

Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants



and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

The desired land mix within the Activity Center is defined as 30% residential and 70% Commercial. The Comprehensive Plan further identifies General Commercial (GC) and Single Family Townhouse (SFT) as suitable zoning categories to be utilized within the Activity Center.

The base district of Single Family Townhouse is also described in the City Zoning Ordinance as serving the purpose of:

- To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways
- To create more variety in housing opportunities and in the fabric of the neighborhoods

Individual waivers or unique standards proposed as part of this PUD include the following:

- Single Family Townhome attached units on a single lot condo regime site plan
- Private Drive Aisles within the Townhouse neighborhood
- Land use prohibitions in the general commercial areas
- Landscape standards for reduced water consumption
- Higher architectural standards for energy and water conservation

Additional information and specific regulations describing the Project are contained within the attached Winding Oak PUD. Thank you for considering this new multi use development.

Sincerely,

Mark Baker
Principal

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Letters were mailed to each owner of property within 500' describing the proposed zoning change and associate uses. Letter and contact information are attached as exhibits to this application.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide the contact information used.

Individual property owners were notified for the adjacent larger tracts. Letters were mailed to individual owners within 500'.

3. What concerns were raised during these communications?

The owner most directly adjacent to the subject property, Terrence Slack, was concerned about the impact to the trees adjacent to his north property line and the potential proximity of any buildings or development to his garage building.

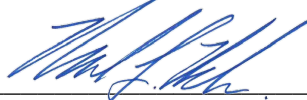
4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

The owner committed to provide a landscape easement along the north property line to preserve existing trees and to provide a buffer between Mr. Slacks property and any new buildings or development. This buffer would be created when the subject property is platted and will be designated as a landscape buffer.

No other concerns or correspondence have been received by the applicant from adjacent owners as of 1/5/2023.

The above information is deemed to be true to the best of my knowledge.

Signature: _____



Date _____

Jan. 5, 2023



EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0021 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch East Commercial PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse), MF-2-A (Multi-Family), and GC-2-A (General Commercial) on one parcel of land approximately 51.426 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W Reagan Blvd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0021 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

2008 – Development Agreement Approved Creating MUD District

APPLICANT/AGENT:

Armbrust & Brown, PLLC (Jewels Cain) on behalf of Howard Barkley Wedemeyer.

RECOMMENDATION:

Staff recommends approval of the zoning request, however, we recommend denial of the proposed driveway locations on Kauffman Loop Road. Staff engaged an outside consultant to evaluate the road and determine the level of service and the impacts of the driveways. We worked with the developer and have asked for an analysis of the functionality of the proposed driveways and spacing. This information will be part of the TIA. Staff is requesting that the driveway locations are removed from the PUD while we work with the developer on the TIA. The TIA will provide more information on the functionality of the driveways and help staff get to the appropriate decision.

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, Senior Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notification Map
5. Proposed Zoning Map

6. Aerial Map
7. PUD Notes and Conceptual Site Layout
8. Letter of Intent
9. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE Z-22-0021 BAR W EAST COMMERCIAL PUD

GENERAL INFORMATION

Owner/Agent:	Armbrust & Brown, PLLC (Jewels Cain) on behalf of Howard Barkley Wedemeyer.
Current Zoning:	Interim SFR-1-B (Single-Family Rural)
Proposed Zoning:	Bar W Ranch East Commercial PUD with the base zoning GC-2-A (General Commercial), SFT-2-A (Single-Family Townhouse), and MF-2-A (Multi-Family)
Size and Location:	The property is located to the southeast of the intersection of Kauffman Loop and Ronald W Reagan Blvd., including approximately 51.426 acres.
Staff Contact:	Michael Chenausky AICP, Senior Planner

APPLICANT REQUEST

The applicant has submitted this request in order to establish the zoning districts associated with the property annexation to be compliant with the approved Bar W Ranch West Concept Plan Revision 3 and the approved Bar W Ranch West Development Agreement.

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

The existing Bar W Ranch West Development Agreement (aka Wedemeyer Development Agreement) was approved in 2008. This agreement allows the property to remain outside of the City Limits until the developer proposes to develop commercial and multi-family uses. Once they are ready to redevelop the property, annexation of this property is required. This development agreement included the approval of the concept plan and established land uses for the entire property. The developer is vested to the terms of the agreement which means that they have the right to develop multi-family and commercial. In this case, the recent City Council water resolution is not applicable to this project as the land uses have already been approved, this request is establishing the zoning.

Staff recommends approval of the zoning request, however, we recommend denial of the proposed driveway locations on Kauffman Loop Road. Staff engaged an outside consultant to evaluate the road and determine the level of service and the impacts of the driveways. We worked with the developer and have asked for an analysis of the functionality of the proposed driveways and spacing. This information will be part of the TIA. Staff is requesting that the driveway locations are removed from the PUD while we work with the developer on the TIA. The TIA will provide more information on the functionality of the driveways and help staff get to the appropriate decision.

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

	ZONING	LAND USE
NORTH	Bar W Commercial PUD	HEB shopping center
EAST	Interim SFR-1-B	Large lot residential.
SOUTH	ETJ	Rancho Sienna Subdivision.
WEST	Interim SFR-1-B	Undeveloped, part of the Bar W. Ranch West Concept Plan commercial corridor.

SURROUNDING AREA:

This property is located at the southeast corner of Ronald W. Reagan Blvd and Kauffman Loop. The property is south of the HEB shopping center and commercial development and just north of the Rancho Sienna subdivision.

PHYSICAL AND NATURAL FEATURES:

This property contains significant tree cover.

PROPERTY HISTORY:

This property was part of the 08-DA-005 Wedemeyer aka Bar W Ranch W Development Agreement which established the terms for development of the 924 acres Bar W Ranch. The
 12/04/2008 – Wedemeyer aka Bar W Ranch W Development Agreement Approved
 12/30/2008 – Wedemeyer Concept Plan Approved
 10/09/2015 – Amended Bar W Ranch W Development Agreement Recorded
 12/01/2016 – Bar W Ranch Concept Plan Revision #1 Approved
 09/07/2017 – Bar W Ranch Concept Plan Revision #2 Approved
 04/28/2022 - Bar W Ranch Concept Plan Revision #3 Approved

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto Ronald W. Reagan Blvd. and Kauffman Loop.

TRANSPORTATION PLAN REQUIREMENTS:

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
Ronald W Reagan Blvd	Arterial	Priority Multi-Use and Activity Center	400' ROW 10' sidewalk
Kauffman Loop	Collector	Commercial Collector	100' ROW 10' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- 12/30/2008 – Wedemeyer Concept Plan Approved
- 12/01/2016 – Bar W Ranch Concept Plan Revision #1 Approved
- 09/07/2017 – Bar W Ranch Concept Plan Revision #2 Approved
- 04/28/2022 - Bar W Ranch Concept Plan Revision #3 Approved

EXISTING UTILITIES:

This property has access to water and wastewater utilities.

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.

SFT – SINGLE FAMILY TOWNHOUSE:

Features: 2,000 sq. ft. lot min; 700 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (5) Lots may provide access to garages from a rear alley.

MF – MULTI-FAMILY:

Features: Apartments

Intent: Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

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.
- Maintain and/or improve affordability and diversity in the housing market.

Applicable Future Land Use categories**MULTI-USE CORRIDOR (PRIORITY)**

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 04/12/2022. The following changes were made to the project since the development meeting was held:

- No Changes

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

- No applicable changes.

NOTIFICATION

~~11/17/2022-12/22/2022~~- Public Notice on Hill Country News
~~11/23/2022-12/28/2022~~- Mail Notification to Property Owners within 200'
~~11/23/2022-12/28/2022~~- Public Hearing Signage Posted on Property
~~12/08/2022-01/12/2023~~- Planning and Zoning Commission Public Hearing
~~01/05/2022-02/02/2023~~ - City Council Public Hearing & First Reading of the Ordinance
~~01/19/2022-02/16/2023~~- 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.

A neighborhood meeting was held on 06/13/2022 via Zoom call for property owners east of the subject area. A total of 5 property owners attended the neighborhood meeting.

A neighborhood meeting was held on 07/06/2022 via Zoom call and on 08/02/2022 at the Holiday Inn Express for the Rancho Sienna residents along with the property owners to the east. There were around 20 residents who attended the meeting.

Below is a list of comments/concerns that were discussed during the meeting:

- Traffic, water conservation, lighting, stop sign at Kauffman and Via De Sienna. There were also concerns raised with the proposed trail bringing residents into the Rancho Sienna community.

The following changes were made to address issues discussed.

- A 10' non-disturbance zone along the southern property line was added to the PUD Notes.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This PUD aims to establish zoning districts based on land uses already approved in the Bar W Ranch West (aka Wedemeyer) Development Agreement and Concept Plan. These land uses were approved for the west side of Ronald W Reagan Blvd. and the applicant is looking to move the Multi-Family to the east side. The Multi-Family and Single-Family Townhouse use components will act as a buffer between the higher density commercial and the Rancho Sienna subdivision to the south.

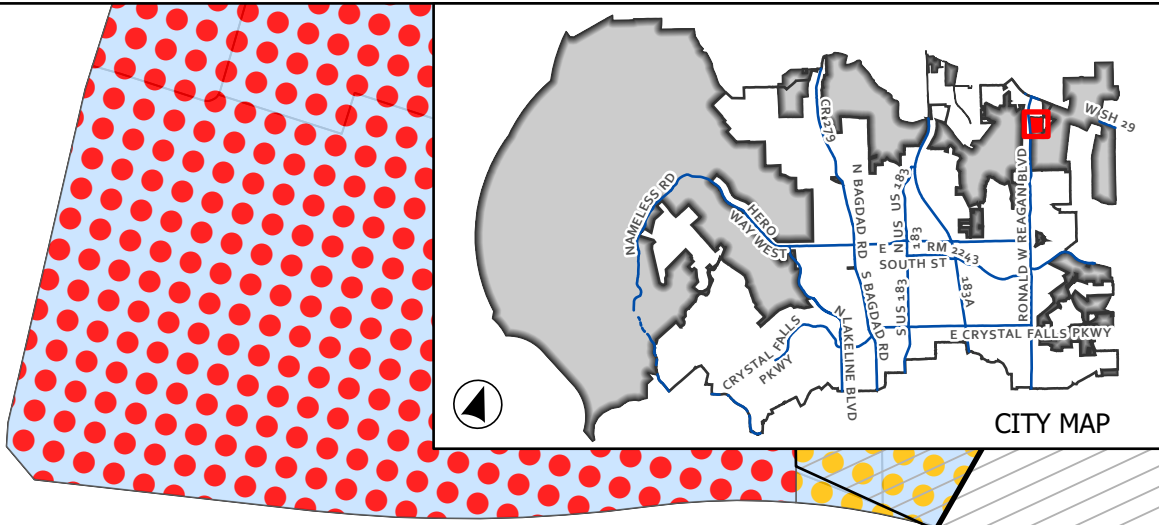
This Planned Unit Development includes the following higher standards and is requesting the following waivers.

HIGHER STANDARDS	WAIVERS
A 10 ft. non-disturbance zone at the southern boundary of the property.	Construct a sidewalk or pay fee in lieu of sidewalk along Ronald Reagan.
All buildings within the commercial area of the PUD will consist of a central architectural theme.	Allow Maximum height of 60 ft. for commercial. Allow Maximum height of 55 60' for the residential.
Phasing that requires commercial as part of the first phase.	Allow up to 15 Units per acre
	Add three driveways with reduced spacing on an arterial.
	Allow Multi-Family without structured parking. <u>Garage parking requirement limited to 68% of Mixed Residential area.</u>

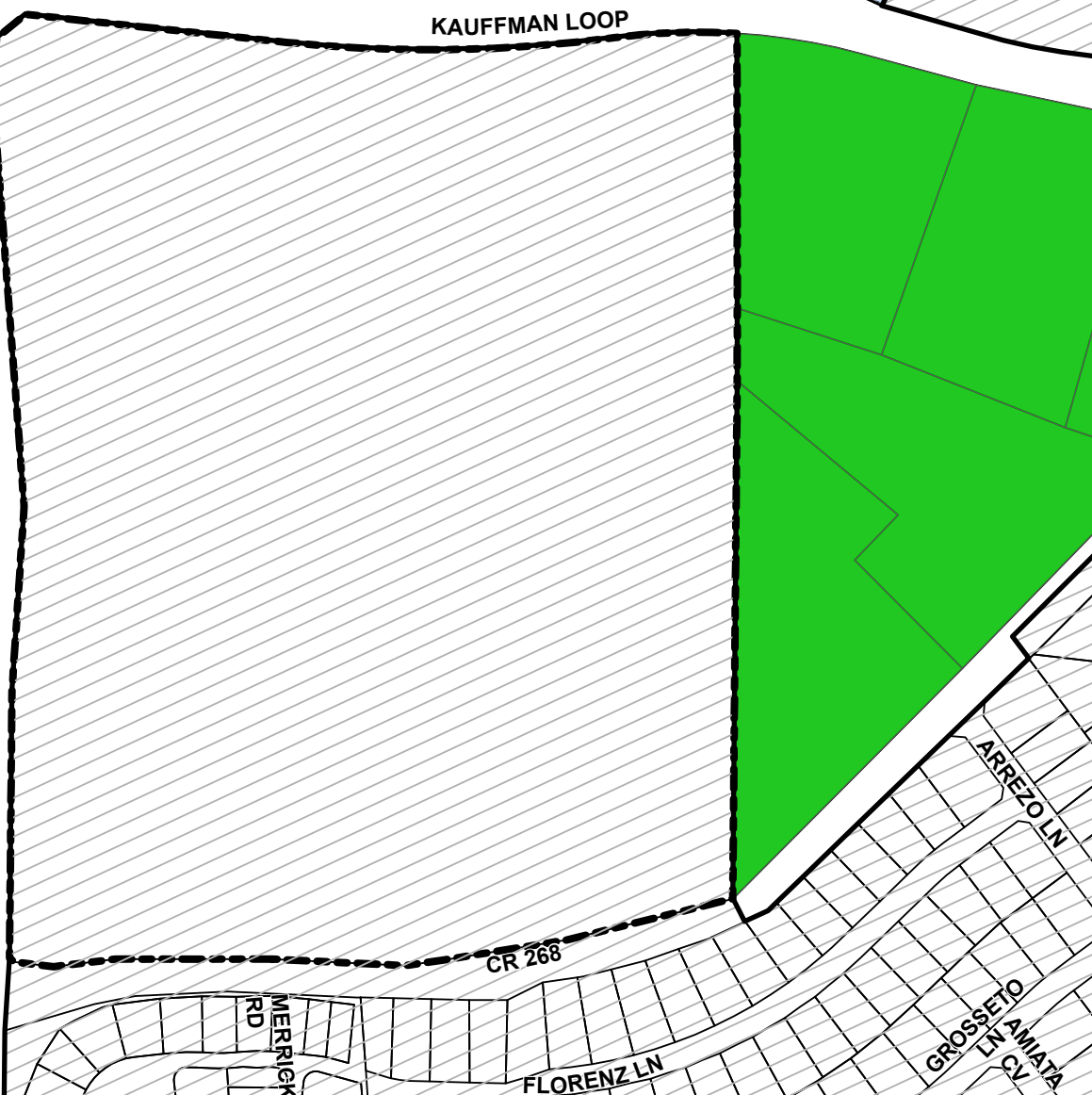
This Planned Unit Development prohibits the following uses.

- Animal boarding
- Bar, Nightclub or private club
- Equipment sales, repair and service
- Farms or truck gardens, limited to the propagation and cultivation of plants.
- Funeral Home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.
- Manufacturing Housing sales and accessory building sales.
- Office / warehouse including painting, plumbing or similar commercial service.

- h. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab station and mass transit terminals.
- i. New or used vehicle sales, rental, leasing, or repairs.



CITY MAP



CASE: Z-22-0021

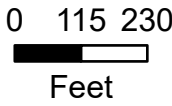
ATTACHMENT 2

BAR W EAST
COMMERCIAL

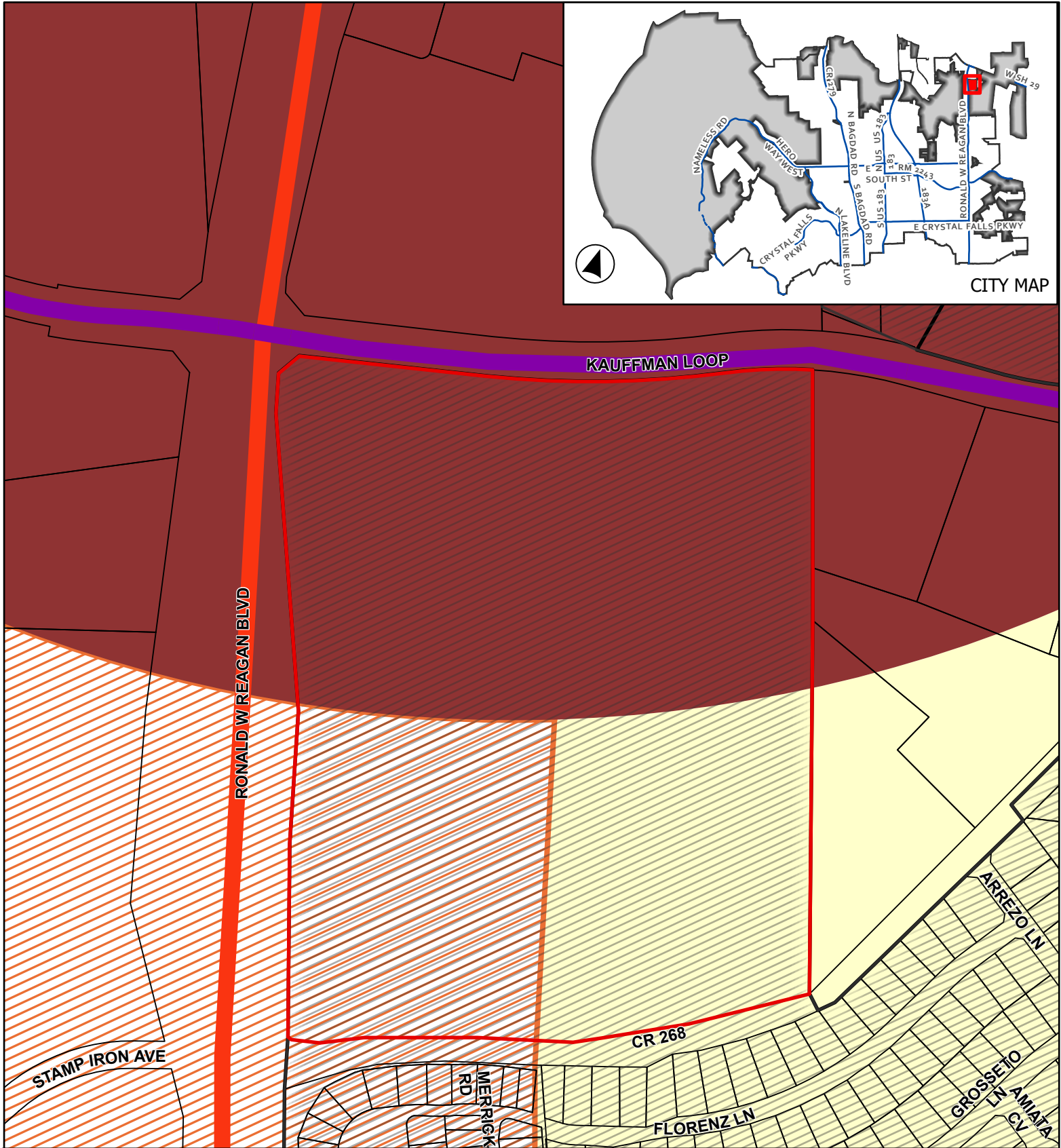
Current Zoning

- Leander City Limits
- ETJ
- Subject Area

- SFR - Single-Family Rural
- PUD - Townhomes
- PUD - General Commercial

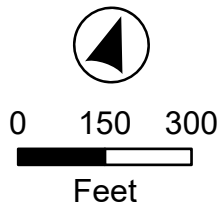


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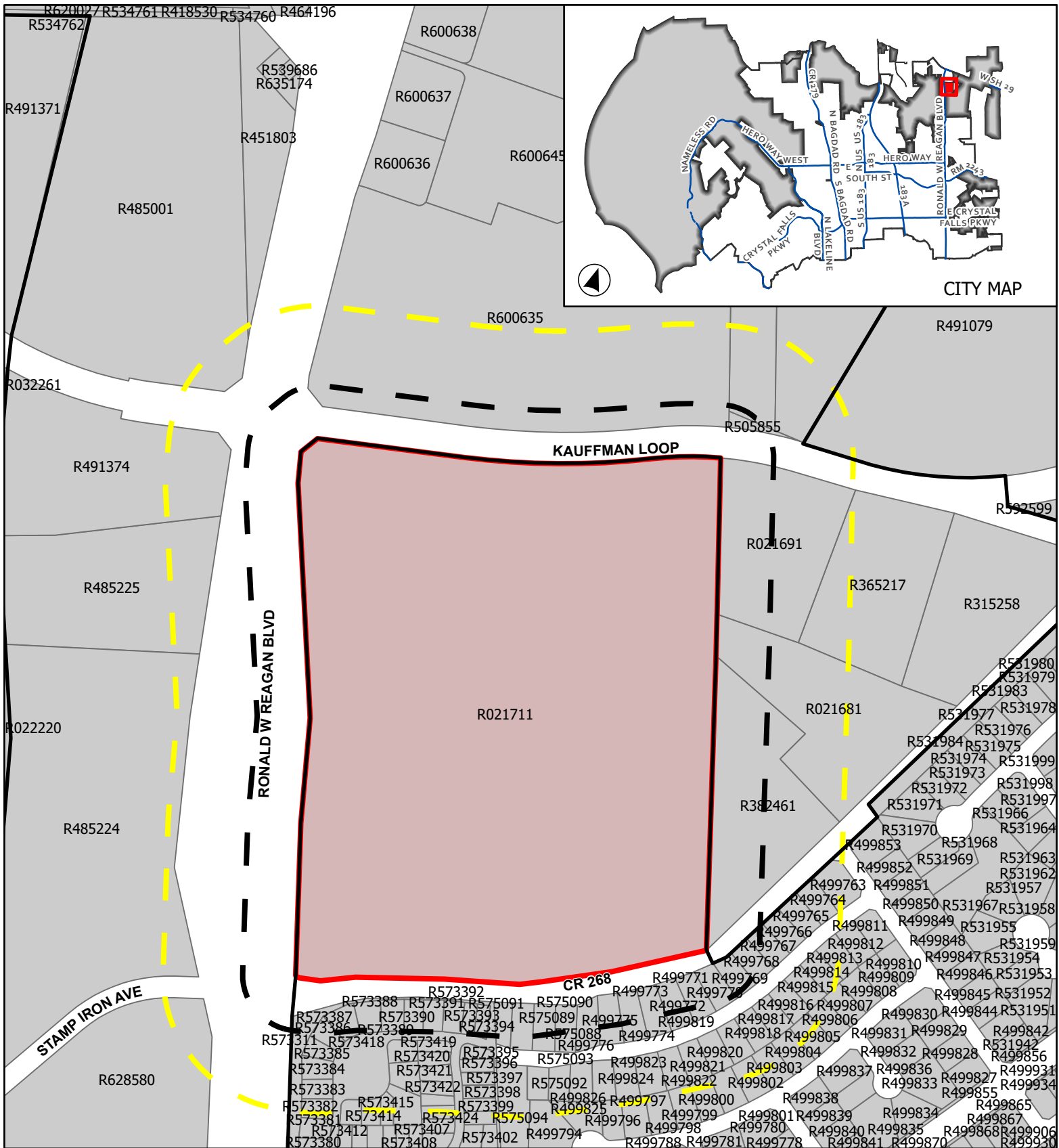
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Access Controlled, Existing
- Arterial 4 Lane, Existing

- Future Land Use**
- Neighborhood Residential
 - Multi-Use Corridor - Priority Corridor
 - Activity Center



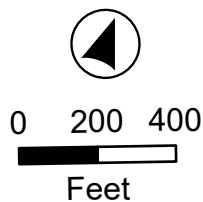
CASE: Z-22-0021

ATTACHMENT 4

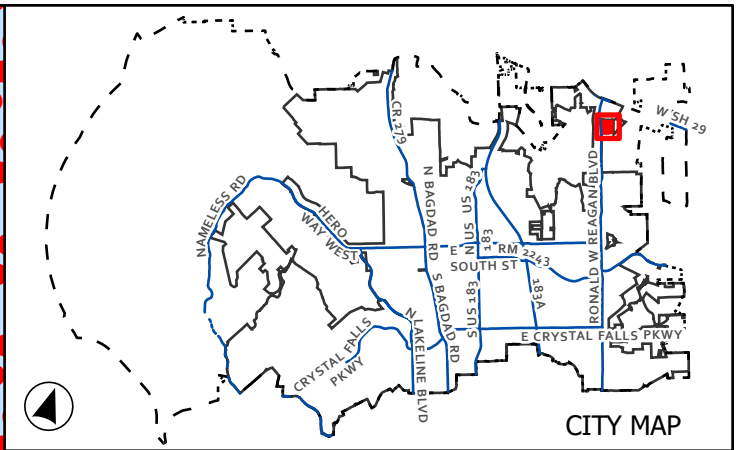
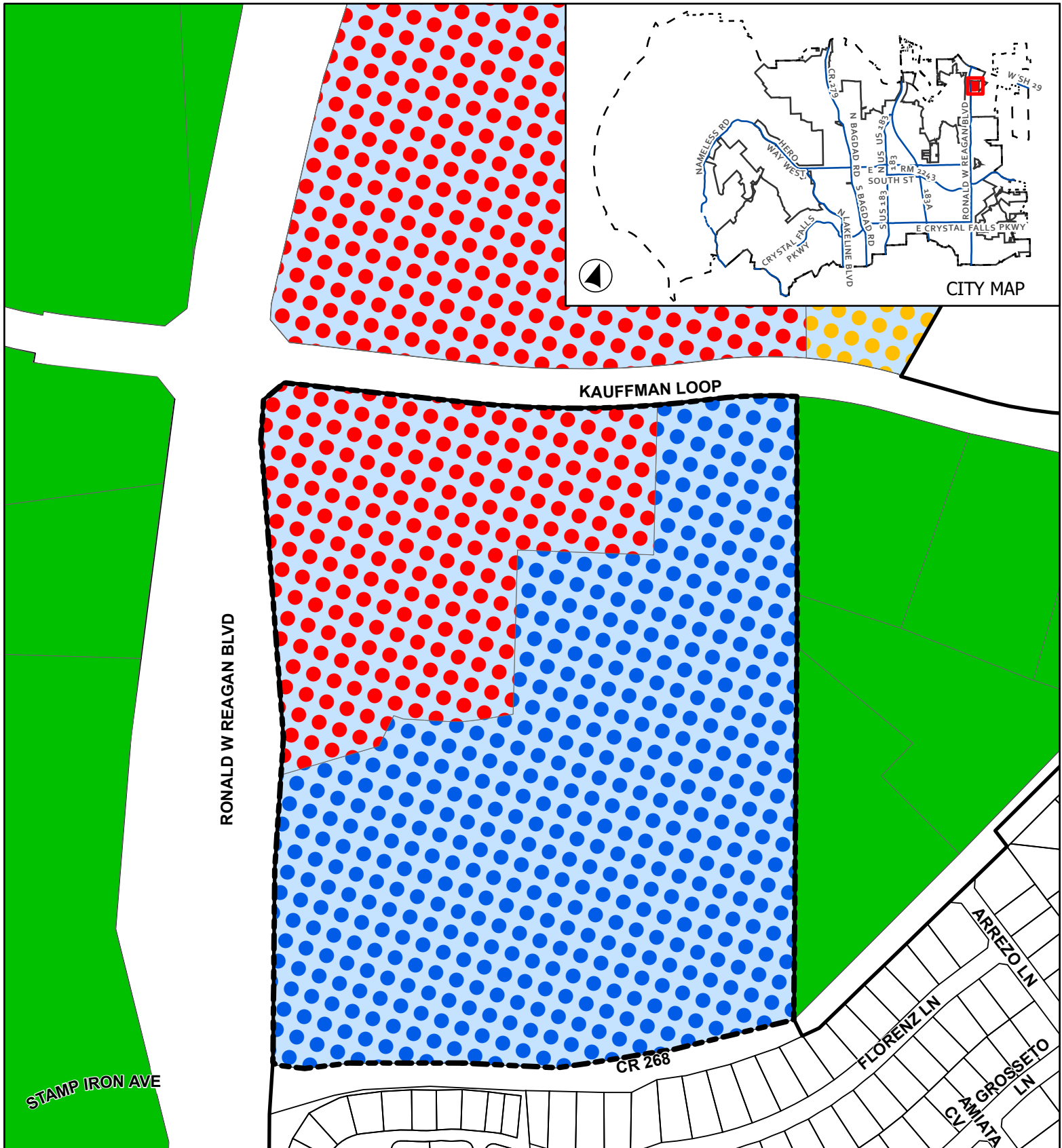
BAR W EAST
COMMERCIAL

Public Notification

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- 200' Buffer
- 500' Buffer
- Site Location
- Incorporated City



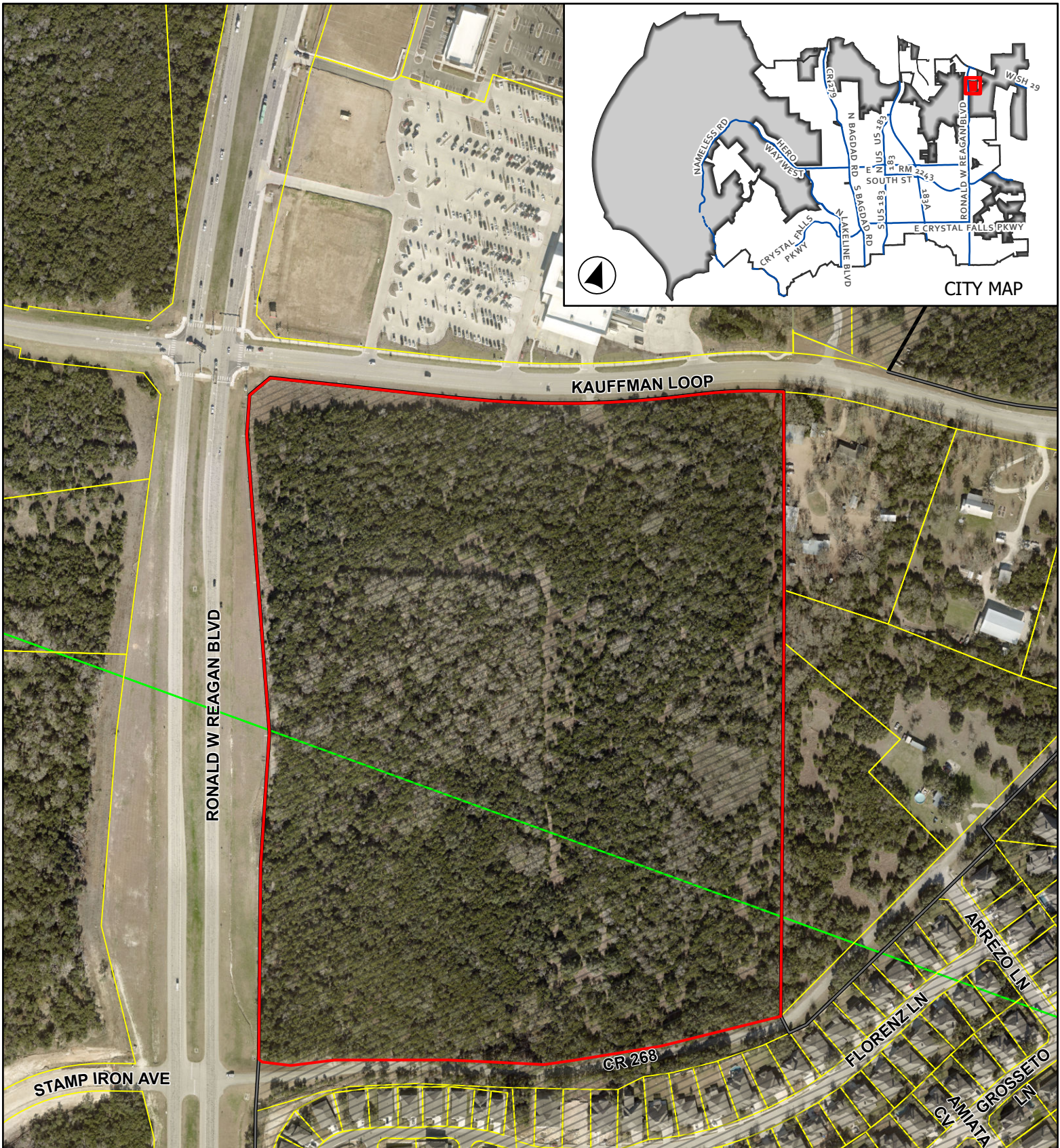
CASE: Z-22-0021 ATTACHMENT 5 BAR W EAST COMMERCIAL

Proposed Zoning

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
- Cases 2022
- SFR - Single-Family Rural
- PUD - Townhomes
- PUD - Mixed Use
- PUD - General Commercial
- Subject Boundary
- Extra-Territorial Jurisdiction

0 115 230
Feet



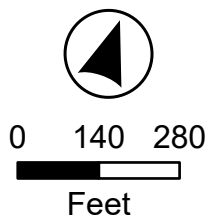
CASE: Z-22-0021

ATTACHMENT 6

BAR W EAST
COMMERCIAL

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

Bar W Ranch East Commercial Planned Unit Development

A. Purpose and Intent

1. The Bar W Ranch East PUD (the “PUD”) is comprised of approximately 51.426 acres (the “Property” and shown in **Exhibit B**) located in Leander, Williamson County, Texas. The PUD shall be developed as a Class “A” quality commercial and mixed residential project with compatible architectural, landscaping and signage standards throughout the individual uses of the PUD. A Class “A” commercial and mixed residential project is commonly known to include new buildings with modern infrastructure located in prime locations with good access and professionally managed. The mixed residential component of the PUD will serve as a buffer between the adjacent single-family neighborhood and the commercial component of the PUD. Development of the PUD is expected to add significant new tax revenues to the City’s tax base, create jobs and stimulate the overall local economy. The PUD will encourage comprehensive master-planning of the Property and result in a high-quality project.
2. The PUD’s purpose and intent is to create unified development standards for the Property which integrates the mixed residential with the commercial, retail, restaurant and office. The PUD will provide for a cohesive development of contiguous properties and will complement the existing and successful Bar W Ranch Commercial PUD across Kauffman Loop.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall be governed by the Amended and Restated Agreement Regarding Consent to Creation of Leander Municipal Utility Districts No. 1, 2 and 3 (the “Development Agreement”) and the ordinances of the City of Leander (the “City Code”), except as established in this exhibit, titled **Exhibit A**. In the case that this PUD ordinance does not address a specific City requirement, the City Code shall apply. In the event of a conflict between this PUD ordinance and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD ordinance shall control. Any capitalized terms used but not defined shall have the meanings ascribed to them in the City Code.
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, as shown on the Conceptual Site Layout and Land Use Plan mentioned below.
 - a. Commercial Area (approximately 15.5 acres):
GC-2-A (General Commercial)

- b. Mixed Residential Area (approximately 35.9 acres):
 - SFT-2-A (Single-Family Townhouse)
 - MF-2-A (Multi-Family)

C. Conceptual Site Layout & Land Use Plan

- 1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property. The design is not final, and is subject to refinement during the platting and site planning stages. A more detailed conceptual site plan will be submitted to the City with the site plan application. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

D. Allowable / Prohibited Uses

- 1. The allowable uses located within the Commercial Area shown in **Exhibit C** shall include all uses permitted by the GC-2-A Zoning District except for the following:
 - a. Animal boarding
 - b. Bar, Nightclub or private club
 - c. Equipment sales, repair and service
 - d. Farms or truck gardens, limited to the propagation and cultivation of plants.
 - e. Funeral Home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.
 - f. Manufacturing Housing sales and accessory building sales.
 - g. Office / warehouse including painting, plumbing or similar commercial service.
 - h. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab station and mass transit terminals.
 - i. New or used vehicle sales, rental, leasing, or repairs.
- 2. The allowable uses located within the Mixed Residential Area shown in **Exhibit C** shall include townhouses/brownstones and multi-family.

E. Development Standards

- 1. Article III, Section 7 (SFT) of the City's Composite Zoning Ordinance is amended as follows. Lot size minimums do not apply to this PUD. Parking for the Mixed Residential component will be in compliance with MF regulations except as modified in this PUD Ordinance.
- 2. Article III, Section 13 (MF) of the City's Composite Zoning Ordinance is amended as follows. Density limitations under Article III, Section 13(c) shall be amended to allow for up to fifteen (15) units per acre for a maximum of 538 units. Of the total number of units constructed, twenty-five (25%) percent shall be townhouses.
- 3. Article III, Section 19 (PUD) of the City's Composite Zoning Ordinance is amended as follows. Article III, Section 19(b)(2)(i) & (ii) regarding vertical mixed use

- requirements and structured parking shall not apply but will comply with (iii). Section 19(b)(3) regarding condo regime density, parking and percentages shall not apply.
4. Commercial and Mixed Residential site plans shall be submitted and reviewed concurrently. A minimum of 10,000 square feet of commercial shell buildings shall be under construction and receive a certificate of occupancy for such shell buildings prior to or at the same time as the release of the final certificate of occupancy for the Mixed Residential project.
 5. A ten foot (10') non-disturbance zone shall be maintained along the southern property line except where the proposed trail entrance is constructed.
 6. Article V, Section 2 (Type 2) of the City's Composite Zoning Ordinance is amended as follows. Individual users shall not exceed 40,000 gross square feet of ground floor area in a single building. A single building may not exceed 60,000 square feet of ground floor area.
 7. Driveway spacing and locations as shown on Exhibit C are approved.

F. Site Standards

Site standards will comply with Article VI of the City's Composite Zoning Ordinance, except as amended below:

1. The landscaping requirements shall be reviewed based on the overall area.
2. Parking. Article VI, Section 3(a) of the City's Composite Zoning Ordinance is amended as follows.
 - a. Sixty-Eight (68%) percent of the Mixed Residential units will have garage parking spaces and the garage parking spaces shall be calculated on the total Mixed Residential Area.

G. Setbacks

Article VI, Section 6(a) of the City's Composite Zoning Ordinance is amended as follows. The minimum setbacks for the Mixed Residential Area of the PUD are as follows. All other setbacks shall comply with the Composite Zoning Ordinance.

1. Fifty (50') foot building setback along eastern and southern property line.
2. Townhouses will be measured from the perimeter of the lot line.

H. Drainage and Detention Facilities

Article VI, Section 7(b) of the City's Composite Zoning Ordinance is amended as follows. Structural stabilization including vertical walls and riprap for non-residential and multi-family drainage facilities shall be limited to not more than forty-five (45%) percent of the perimeter of the pond excluding outlet structures. The remainder of the perimeter shall be earthen embankment or natural slopes no steeper than 3:1 slope.

I. Sidewalks

Article VI, Section 15(a) of the City's Composite Zoning Ordinance is amended as follows. In order to meet sidewalk requirements, development of the PUD shall:

1. Construct the sidewalk in the right-of-way of Ronald Reagan Boulevard,
2. Construct the sidewalk in an easement on the Property along Ronald Reagan Boulevard, or
3. Propose a fee-in-lieu of the sidewalk along Ronald Reagan Boulevard.

J. Architectural Standards

Development of the PUD shall comply with the Architectural Standards of the City's Composite Zoning Ordinance, unless otherwise specified below.

1. Masonry and Other Architectural Standards. Article VIII, Section 5(g)(1) and (7) of the City's Composite Zoning Ordinance is not applicable since the Mixed Residential component of the PUD is not being subdivided. For clarification purposes, the drive aisles are not considered streets for the requirements of this subsection.
2. Height. Article VIII, Section 8(a) of the City's Composite Zoning Ordinance is amended as follows.
 - a. Allow for maximum building/structure height of sixty (60') feet on the portion depicted and notated on **Exhibit C** of the Commercial Area of the PUD.
 - b. Allow for a maximum building/structure height of sixty (60') feet for the Mixed Residential component of the PUD.
 - c. Exceptions described in Article VIII, Section 9 shall apply to the Development.
 - d. Article VIII, Section 5(h) (Master Architectural Plan) of the City's Composite Zoning Ordinance is amended as follows. The Commercial and Mixed Residential components of the PUD will submit a Master Architectural Plan separately.

K. Subdivision Regulations

Development of the PUD will comply with the City's Subdivision Regulations, as modified below:

1. Blocks and lots. Section 45(a)(2) and (b)(6)(8) of the City's Subdivision Ordinance is amended as follows.
 - a. The Mixed Residential component of the PUD shall not exceed a perimeter length of 4,100 feet. Internal drive aisles provide block breaks within the development.

L. Trail

Based on the approved Development Agreement the development of the PUD is not subject to ParkLand Dedication and Park Improvements under Section 61 of the Subdivision Ordinance since parkland dedication was satisfied with the Bar W Ranch master-planned community. Per Section 4.02 of the Development Agreement, private and public parkland,

open space, greenbelts, and trails depicted on the Concept Plan will satisfy all of the parkland dedication requirements and no additional dedication will be required. However, an approximately 6' wide continuous trail constructed of a natural product such as shredded native hardwood mulch shall be installed to provide pedestrian linkage within the development. The trail will be strategically located to maximize the user experience. Function, proposed site and surrounding site conditions, existing vegetation, scenic views, topography and other natural features shall be considered when determining its exact design, location and layout.

Exhibit B

51.426 ACRES
GREENLEAF FISK SURVEY
ABSTRACT NUMBER 5
WILLIAMSON COUNTY, TX

FIELD NOTES

BEING ALL OF THAT CERTAIN 51.426 ACRE TRACT OR PARCEL OF LAND, OUT OF AND A PART THE OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 972.33 ACRE TRACT OF LAND CONVEYED TO HOWARD BARKLEY WEDEMEYER IN VOLUME 343, PAGE 553 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), SAID 51.426 ACRE TRACT, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped $\frac{1}{2}$ " iron rod found, being a point on a southern right-of-way line of Kauffman Loop (100' R.O.W.) and being also a point on a western right-of-way line of Ronald Reagan Boulevard (R.O.W. Varies), for the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with a southern right-of-way line said Kauffman Loop, the following three (3) courses and distances, numbered 1 through 3,

1. N76°08'30"E, a distance of 482.85 feet to a $\frac{1}{2}$ " iron rod found at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 2600.00 feet, an arc length of 607.38 feet, and whose chord bears N69°08'56"E, a distance of 606.00 feet to a capped $\frac{1}{2}$ " iron rod found stamped "DIAMOND", at a point of curvature, for a curve to the right, and
3. with said curve to the right having a radius of 1150.00 feet, an arc length of 223.50 feet, and whose chord bears N68°06'23"E, a distance of 223.15 feet to a capped $\frac{1}{2}$ " iron rod found, being a point on an eastern boundary line of said 972.33 acre tract, same being a point on a southern right-of-way line of said Kauffman Loop, and being also a northwestern corner of a called 4.23 acre tract of land conveyed to Harvey A. Meyer and Laura M. Meyer in Document Number 2015041024 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said 972.33 acre tract, said 4.32 acre tract, S20°04'11"E, a distance of 505.31 feet to a $\frac{1}{4}$ " iron rod found, being an eastern corner of said 972.33 acre tract, same being a southwestern corner of said 4.32 acre tract and being also a northwestern corner of a called 5.01 acre tract of land conveyed to Gary Greer in Document Number 9850679 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said 972.33 acre tract and said 5.01 acre tract, S19°53'24"E, a distance of 133.78 feet to a $\frac{1}{2}$ " iron rod found, being an eastern corner of said 972.33 acre tract, same being a southwestern corner of said 5.01 acre tract, and being also a northwestern corner of a called 4.99 acre tract of land conveyed to Chet O. Harrel in Volume 2438, Page 862 (D.R.W.C.TX.),

THENCE, with the common boundary line of said 972.33 acre tract and said 4.99 acre tract, S19°30'50"E, a distance of 952.40 feet to a capped $\frac{1}{2}$ " iron rod found, being a southwestern corner of said 972.33 acre tract, same being a southwestern corner of said 4.99 acre tract and being also a point on a northern right-of-way line of County Road 268 (R.O.W. Varies),

THENCE, with the common boundary line of said 972.33 acre tract and said County Road 268, the following eight (8) courses and distances, numbered 1 through 8,

1. S56°04'57"W, a distance of 316.36 feet to a capped $\frac{1}{2}$ " iron rod found stamped "CBD SETSTONE",
2. S60°46'01"W, a distance of 225.59 feet to a capped $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE",
3. S61°42'54"W, a distance of 74.08 feet to a capped $\frac{1}{2}$ " iron rod found,
4. S72°49'37"W, a distance of 244.12 feet to a capped $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE",
5. S69°58'56"W, a distance of 289.50 feet to a capped $\frac{1}{2}$ " iron rod found,
6. S62°59'53"W, a distance of 113.59 feet to a capped $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE",

J:\AC3D\5129\SURVEY\FIELD NOTES\FN - 51.426 AC.doc

51.426 ACRES
GREENLEAF FISK SURVEY
ABSTRACT NUMBER 5
WILLIAMSON COUNTY, TX

7. S76°39'35"W, a distance of 73.33 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
8. N69°45'11"W, a distance of 11.16 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a southwestern corner of said 972.33 acre tract, same being a point on a northern right-of-way line of said County Road 268 and being also a point on an eastern right-of-way line of said Ronald Reagan Boulevard,

THENCE, crossing said 972.33 acre tract and with an eastern right-of-way line of said Ronald Reagan Boulevard, the following five (5) courses and distances, numbered 1 through 5,

1. N19°27'45"W, a distance of 491.67 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
2. N16°13'48"W, a distance of 339.02 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
3. N24°19'35"W, a distance of 761.82 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
4. N16°13'48"W, a distance of 102.44 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
5. N30°13'55"E, a distance of 68.91 feet to the **POINT OF BEGINNING** and containing 51.426 acres of land.

Surveyed by:

 26 Apr 2021

Aaron Thomason; R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin; TX 78749
REG.#10024900
Ph: 512-280-5160
aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

J:\AC3D\5129\SURVEY\FIELD NOTES\FN - 51.426 AC.doc

Exhibit C



SCALE: 1" = 100'

JOB NAME BAR W RANCH EAST COMMERCIAL PUD		SHEET CONCEPTUAL SITE LAYOUT AND LAND USE PLAN	
JOB NUMBER 5375		DESIGNED BY: CRB	DRAFTED BY: CP
PROJECT PRELIMINARY PLAN		DATE 05-10-22	
SHEET 1 OF 1			

THIS EXHIBIT IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Jewels Cain
(512) 435-2318
jcain@abaustin.com

May 17, 2022

Robin M. Griffin, AICP
Planning Director
City of Leander
201 N. Brushy Street
Leander, TX 78646

Re: PUD Zoning Application for a 51.426 acre tract out of and a part of the Greenleaf Fisk Survey, Abstract Number 5, in Leander, Williamson County, Texas, 78642, also known as WCAD Parcel No. R021711 (the "Application")

Dear Ms. Griffin:

This letter is submitted on behalf of Howard Barkley Wedemeyer who is the owner of the property in the above referenced Application. The area to be rezoned is 51.426 acres of land located at the southeast corner of Ronald Reagan Boulevard and Kauffman Loop, in Leander, Williamson County, Texas (the "Property").

The Property is in the ETJ and is currently undeveloped. The request is to rezone the Property to Planned Unit Development (PUD) with a base zoning of GC-2-A, SFT-2-A and MF-2-A to allow for a Class "A" quality mixed use project. The PUD's purpose and intent is to create unified development standards for the Property which integrates townhomes/brownstones, multifamily, retail, restaurant and office. The PUD will provide for a cohesive development of contiguous properties and will complement the existing and successful Bar W Ranch Commercial PUD north of Kauffman Loop.

The PUD will be governed by the Amended and Restated Agreement Regarding Consent to Creation of Leander Municipal Utility Districts No. 1, 2 and 3 (the "Development Agreement") and the ordinances of the City of Leander (the "City Code"). The PUD is subject to the allowable density in the Development Agreement which allows for a residential use up to 15 units per acre under the Village Cluster designation. A copy of the approved Concept Plan Revision #3 dated April 28, 2022 is being provided with this submittal for reference.

Waivers being requested with this PUD are included in the PUD Notes (Exhibit A) and summarized in the list below:

{W1149472.1}

- Article V, Section 1 (Type 1) – Requesting to modify (5)(ii) so that a minimum of total garage parking spaces will exceed total number of units for the mixed residential component of the PUD. Also requesting a waiver to the residential scale requirements under (5)(iii), (v) and (vi).
- Article V, Section 2 (Type 2) – Drive-through and building size restrictions for the commercial component of the PUD. Also requesting to modify the multi-family garage parking requirements as mentioned above.
- Article VI, Section 7(b) – Allow up to 45% of the perimeter of the pond for structural stabilization.
- Article VI, Section 15(a) – Replace the sidewalk requirement for a portion of the Property with a trail.
- Article VIII, Section 8(a) – Allow for maximum height of 60’ on the portion of the Property as depicted and notated on the Conceptual Site Layout. Also, allow for a maximum height of 55’ for the mixed residential component of the PUD.
- Subdivision Ordinance, Section 45(a)(2) and (b)(6)(8) – The mixed residential component of the PUD shall not exceed a perimeter length of 4,100 feet. All lots are not required to be rectangular.

Higher standards being proposed with this PUD are included in the PUD Notes (Exhibit A) and summarized in the list below:

- The exterior surface area of buildings/structures on the mixed residential component will be comprised of at least eight-five (85%) percent masonry for the first story walls and fifty (50%) percent masonry for each additional story.
- A 50’ building/structure setback will be provided along the eastern and southern Property line.
- Master sign plan and architect plan being provided for the commercial component of the PUD.
- An approximately 6’ wide trail is being proposed to provide a pedestrian linkage within the development.
- The PUD is providing a mix of uses.
- Type A architectural requirements are being met.

ARMBRUST & BROWN, PLLC

Page 3

Neighborhood outreach is underway and a summary of the communications will be provided prior to the first public hearing.

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2318.

Respectfully,
Armbrust & Brown, PLLC

A handwritten signature in cursive script that reads "Jewels Cain".

Jewels Cain
Land Development Consultant

cc: Howard Barkley Wedemeyer
Pat Oles, Barshop & Oles Company
David Armbrust, Armbrust & Brown, PLLC

ARMBRUST & BROWN, PLLC

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August 16, 2022

Robin M. Griffin, AICP
Planning Director
City of Leander
201 N. Brushy Street
Leander, TX 78646

Re: Applicant's Summary of Neighborhood Communications for 22-Z-021 Bar W Ranch East Commercial PUD Zoning Application for the property located at the southeast corner of Ronald Reagan and Kauffman Loop, in Leander, Williamson County, Texas, 78642, also known as WCAD Parcel No. R021711 (51.426 acres) (the "Property")

Dear Ms. Griffin:

Please see summary of the neighborhood communication that has occurred to date for the proposed Bar W Ranch East Commercial PUD project (the "Project").

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

RESPONSE: A list of all property owners within a half mile of the Property has been provided as Exhibit A.

Five Property Owners to the East of the Property

On June 13, 2022 we hosted a Zoom call with the 5 property owners to the east of the Property. Their contact information is provided below.

- Shawn Wolff
 - Address: 860 CR 268
 - Email: shawn@thewolffs.org
- Gary Greer
 - Address: 1150 CR 268

- Email: ggreer469334@gmail.com
- Chet Harrell
 - Address: CR 268
 - Email: chet316tracy@yahoo.com
- Brennon and Laura Magee
 - Address: 750 Kauffman Loop
 - Email: laura-magee@hotmail.com
- Harvey and Laura Meyer
 - Address: 700 Kauffman Loop
 - Email: harvey_meyer2002@yahoo.com

Rancho Sienna Residents

On July 6, 2022 we hosted a Zoom call with about six Rancho Sienna residents. Notification for this call was sent out in the Rancho Sienna newsletter. A copy of this newsletter has been provided as Exhibit B. On August 2, 2022 we hosted an in person meeting at the Holiday Inn Express for Rancho Sienna residents and invited the 5 property owners to the east to join as well. There were about twenty residents that attended this meeting. Notification for this meeting was sent via flyer in the mail to all residents within a half mile of the Property which was a little over 900 residents. This flyer has been provided as Exhibit C. A handout with additional information was provided at the meeting and is included as Exhibit D. A sign in sheet was utilized for this meeting and has been provided as Exhibit E to show the contact information for the attendees.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide the contact information used.

RESPONSE: For communication with the Rancho Sienna community we contacted Spring Sullivan and Stacy Lugo. Their contact information is listed below.

Spring Sullivan
Rancho Sienna Community Association Manager
512-843-4044
ranchoSiennamanager@goodwintx.com

Stacy Lugo
Rancho Sienna Board - Vice President
512-635-1588
stacylugo12@gmail.com

3. What concerns were raised during these communications?

RESPONSE: Traffic, water conservation, lighting, stop sign at Kauffman and Via De Sienna. There were also a concern raised with the proposed trail bringing residents into the Rancho Sienna community.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

RESPONSE: A 10' non-disturbance zone along the southern property line was added to the PUD Notes.

The above information is deemed to be true to the best of my knowledge.

Respectfully,

Armbrust & Brown, PLLC

A handwritten signature in cursive script that reads "Jewels Cain".

Jewels Cain
Land Development Consultant

Exhibit A

Parcel ID #	Owner	SiteAddress
R573372	HOLKAR, JAI & ALKA KASLIWAL	817 AFFAZIA LN, UNIT #60, GEORGETOWN, TX 78628
R573328	HOWARD, TALLON JAYCE & KRISTIN MICHELE	408 MONTAUK LOOP, UNIT #16, GEORGETOWN, TX 78628
R573398	FLORES, PATRICIA F	113 MERRICK RD, UNIT #86, GEORGETOWN, TX 78628
R573424	AGGARWAL, SHAVETA & RAJIV SOOD	120 MERRICK RD, UNIT #112, GEORGETOWN, TX 78628
R573337	LUONG, DANNY & DIANA PHUNG CHAU	305 MONTAUK LOOP, UNIT #25, GEORGETOWN, TX 78628
R573369	WALIYANI, AAFREEN NAWABALI	826 AFFAZIA LN, UNIT #57, GEORGETOWN, TX 78628
R573420	GUNTURU, RUPESH	104 MERRICK RD, UNIT #108, GEORGETOWN, TX 78628
R573357	TREVINO, STEPHANIE ANN & SERGIO GARCIA II	704 AFFAZIA LN, UNIT #45, GEORGETOWN, TX 78628
R573339	HOOVER, BARTLEY WARREN III & ELIZABETH RENEE BANGLE	232 MONTAUK LOOP, UNIT #27, GEORGETOWN, TX 78628
R573389	ANGELA PATRICIA GONZALEZ HINOJOSA & FRANCISCO JOSE GARCIA MONTEMAYOR	212 FLORENZ LN, UNIT #77, GEORGETOWN, TX 78628
R573423	KAMPATI, SRAVANI	116 MERRICK RD, UNIT #111, GEORGETOWN, TX 78628
R573353	ADUSUMILLI, SASIDHAR & RAMYA AVULA	705 AFFAZIA LN, UNIT #41, GEORGETOWN, TX 78628
R573378	SEELY, WILLIAM THOMAS	504 FLORENZ LN, UNIT #66, GEORGETOWN, TX 78628
R573408	ALBRESKI, SKYLAR NATHAN	204 MERRICK RD, UNIT #96, GEORGETOWN, TX 78628
R573407	PRUDEN, ASHLEY N	200 MERRICK RD, UNIT #95, GEORGETOWN, TX 78628
R573313	PALEMPALLUNALLAPPAGARI, MALLIKARJUNA REDDY	501 AFFAZIA LN, UNIT #1, GEORGETOWN, TX 78628
R573374	HAIDER, ZOHEB & HANANE BAIYA	205 MERRICK RD, UNIT #62, GEORGETOWN, TX 78628
R573335	PATEL, SANJAY B	300 MONTAUK LOOP, UNIT #23, GEORGETOWN, TX 78628
R573323	KING, RICHARD JAMES & EMILY DAVIDSON	601 AFFAZIA LN, UNIT #11, GEORGETOWN, TX 78628
R573352	SARISA, PAVAN APPALA NAIDU	701 AFFAZIA LN, UNIT #40, GEORGETOWN, TX 78628
R573386	ROZNOVAK, ADAM LEE & MARCIE LEEANN	308 FLORENZ LN, UNIT #74, GEORGETOWN, TX 78628
R573362	ANDRESEN, ILONA REGINA	801 AFFAZIA LN, UNIT #50, GEORGETOWN, TX 78628
R573371	BANTWAL, SINIVASA KINI & USHA NAYAK	834 AFFAZIA LN, UNIT #59, GEORGETOWN, TX 78628
R573316	SCHAEFERING, GORDON R & MARIA GARCIA RODON	104 CORBIN AVE, UNIT #4, GEORGETOWN, TX 78628
R573332	VELA, LUCAS & MARIA SOTO	312 MONTAUK LOOP, UNIT #20, GEORGETOWN, TX 78628
R573363	SINGH, PANKAJ & NAMITA	805 AFFAZIA LN, UNIT #51, GEORGETOWN, TX 78628
R573392	OMURKULOV, YLHAM & JEREN REJEPOVA	200 FLORENZ LN, UNIT #80, GEORGETOWN, TX 78628
R573383	REDDY, HARSHA KIRAN REDDY SINGAM & SRI CHANDANA SINGAM REDDY	320 FLORENZ LN, UNIT #71, GEORGETOWN, TX 78628
R573322	LAM, JENNIFER & GREGORY KUNJIRO BULKO	101 CORBIN AVE, UNIT #10, GEORGETOWN, TX 78628
R573404	GARNER, CAROLYN M	137 MERRICK RD, UNIT #92, GEORGETOWN, TX 78628
R573373	FLORES, RICARDO ALEMAN	201 MERRICK RD, UNIT #61, GEORGETOWN, TX 78628
R573414	BANDREDDI, JEEVAN	309 FLORENZ LN, UNIT #102, GEORGETOWN, TX 78628

ARMBRUST & BROWN, PLLC
Page 5

R573321	BOYLES, SHERRI LYNN	105 CORBIN AVE, UNIT #9, GEORGETOWN, TX 78628
R573380	HOUSE, MARISELA & MARIA A TREJO DE GARCIA	408 FLORENZ LN, UNIT #68, GEORGETOWN, TX 78628
R573390	HASSAN, HANI FOJAD & NOURAN I IWAIS	208 FLORENZ LN, UNIT #78, GEORGETOWN, TX 78628
R573419	SHAH, PARTHIV & NIYATI	100 MERRICK RD, UNIT #107, GEORGETOWN, TX 78628
R573399	PANKRATZ, CARL LEE & JANA SUE	117 MERRICK RD, UNIT #87, GEORGETOWN, TX 78628
R573360	MUMMADAVARAPU, KAMESHWARA P & HIMABINDU CHEEDARALA	716 AFFAZIA LN, UNIT #48, GEORGETOWN, TX 78628
R573336	VVAS, PATANJAL & MAITRI H VIMALKUMAR KANTILAL AGOLA & JALPA VIMALKUMAR AGOLA TRUSTEES OF THE	313 MONTAUK LOOP, UNIT #24, GEORGETOWN, TX 78628
R573359	VIMALKUMAR	712 AFFAZIA LN, UNIT #47, GEORGETOWN, TX 78628
R573319	GUERRA, KERI & JOSE	113 CORBIN AVE, UNIT #7, GEORGETOWN, TX 78628
R573388	EATON, DAVID & KRISTI MEGAN	300 FLORENZ LN, UNIT #76, GEORGETOWN, TX 78628
R573318	MALLAVARAPU, RAMBHARATHREDDY	112 CORBIN AVE, UNIT #6, GEORGETOWN, TX 78628
R573427	WILLIAMSON COUNTY MUD #12	COUNTY ROAD 268, UNIT #115L, GEORGETOWN, TX 78628
R573413	GUJARATHI, MARWA & MANOJ	313 FLORENZ LN, UNIT #101, GEORGETOWN, TX 78628
R573314	WADHWA, SACHIN & PUNEET	505 AFFAZIA LN, UNIT #2, GEORGETOWN, TX 78628
R573382	MUNAGALA, HARSHA VARDHAN REDDY & KEERTHANA GUDDATI	400 FLORENZ LN, UNIT #70, GEORGETOWN, TX 78628
R573425	KALAPATAPU, VENKATA RAMANA & PALLAVI	124 MERRICK RD, UNIT #113, GEORGETOWN, TX 78628
R573324	MCCUTCHEON, STEWART HILL	605 AFFAZIA LN, UNIT #12, GEORGETOWN, TX 78628
R573315	MCLEMORE & YUKINO VANHOOSE, JEFFREY	100 CORBIN AVE, UNIT #3, GEORGETOWN, TX 78628
R573406	SHARMA, NAVDEEP & NEHA	145 MERRICK RD, UNIT #94, GEORGETOWN, TX 78628
R573401	STARK, CAROL MARIE	125 MERRICK RD, UNIT #89, GEORGETOWN, TX 78628
R573317	PALADUGU, ROHINI	108 CORBIN AVE, UNIT #5, GEORGETOWN, TX 78628
R573415	ABDELKARIM, ALI & RAZAN JANNOUN	305 FLORENZ LN, UNIT #103, GEORGETOWN, TX 78628
R573396	FRAUO, PATRICIA CHRISTINE	105 MERRICK RD, UNIT #84, GEORGETOWN, TX 78628
R573391	BULLOCK, ANGELA KATHLEEN	204 FLORENZ LN, UNIT #79, GEORGETOWN, TX 78628
R573385	MAHAJAN, NINAD PARAMANAND & GIRIJA V MULAY	312 FLORENZ LN, UNIT #73, GEORGETOWN, TX 78628
R573331	PALACIOS, JASON A & ALEXANDRA R	316 MONTAUK LOOP, UNIT #19, GEORGETOWN, TX 78628
R573350	BASANA, SURYA RAO APPALA & BHANU HARIKA	104 MONTAUK LOOP, UNIT #38, GEORGETOWN, TX 78628
R573412	CHOWDHURY, RENADH & MAHEEB	220 MERRICK RD, UNIT #100, GEORGETOWN, TX 78628
R573325	BRUNS, DANNA KAYE	608 AFFAZIA, UNIT #13, GEORGETOWN, TX 78628
R573395	LONG, E HILLARY	101 MERRICK RD, UNIT #83, GEORGETOWN, TX 78628
R573326	DAVIS, MARK E	416 MONTAUK LOOP, UNIT #14, GEORGETOWN, TX 78628
R573417	RAJENDRAN, VINOTHKUMAR	217 FLORENZ LN, UNIT #105, GEORGETOWN, TX 78628
R573381	RODRIGUEZ, NADINE	404 FLORENZ LN, UNIT #69, GEORGETOWN, TX 78628

ARMBRUST & BROWN, PLLC
Page 6

R573379	FAZIO, JEFFREY L	500 FLORENZ LN, UNIT #67, GEORGETOWN, TX 78628
R573403	FLORY, DEREK JOSEPH & MICHELE C & KEITH WEIDERT	133 MERRICK RD, UNIT #91, GEORGETOWN, TX 78628
R573384	BRUNO, CASEY W	316 FLORENZ LN, UNIT #72, GEORGETOWN, TX 78628
R573348	KOLLI, NAVEEN REDDY	112 MONTAUK LOOP, UNIT #36, GEORGETOWN, TX 78628
R573394	SIDDIQUI, MOHAMMAD SAFIULLAH & SAMIHA	172 FLORENZ LN, UNIT #82, GEORGETOWN, TX 78628
R573346	ARUNACHALAM, SUNDER	204 MONTAUK LOOP, UNIT #34, GEORGETOWN, TX 78628
R573409	MECKS, BRANDYN MICHAEL	208 MERRICK RD, UNIT #97, GEORGETOWN, TX 78628
R573370	KIRK, RYAN DOUGLAS & LAURA WARNER	830 AFFAZIA LN, UNIT #58, GEORGETOWN, TX 78628
R573416	BROOKS, KATHRYN ASHLEIGH	301 FLORENZ LN, UNIT #104, GEORGETOWN, TX 78628
R573405	PALLI EDUR BASHA BOYINI & ROSHANARA MURTHUJASAB GOLANDAJ	141 MERRICK RD, UNIT #93, GEORGETOWN, TX 78628
R573354	HUA, WENHUA & FENGJUAN ZHAO	709 AFFAZIA LN, UNIT #42, GEORGETOWN, TX 78628
R573320	DASH, BASANTA KUMAR	109 CORBIN AVE, UNIT #8, GEORGETOWN, TX 78628
R573349	GUPTA, PRAPTI	108 MONTAUK LOOP, UNIT #37, GEORGETOWN, TX 78628
R573376	ALKUSARI, MARY LOVE	213 MERRICK RD, UNIT #64, GEORGETOWN, TX 78628
R573365	GUNDU, SHRAVAN KUMAR	813 AFFAZIA LN, UNIT #53, GEORGETOWN, TX 78628
R573368	AROOR, SUSHANTH RAO	822 AFFAZIA LN, UNIT #56, GEORGETOWN, TX 78628
R573422	MARTINEZ, GAMALIEL JULIAN	112 MERRICK RD, UNIT #110, GEORGETOWN, TX 78628
R573411	ANDREW JEFFREY PHAM TRUSTEE OF ANDREW JEFFREY PHAM LIVING TRUST	216 MERRICK RD, UNIT #99, GEORGETOWN, TX 78628
R573377	LAKE, CHRISTOPHER AARON	217 MERRICK RD, UNIT #65, GEORGETOWN, TX 78628
R573400	MUDIGANTI, ANUPAMA BALA & PHANI KUMAR VELURI	121 MERRICK RD, UNIT #88, GEORGETOWN, TX 78628
R573355	SHAIK, GHAN SHAIDA & FATHIMA SULTANA	713 AFFAZIA LN, UNIT #43, GEORGETOWN, TX 78628
R573334	BENSON-LEVY, ERIKA & ADAM MATTHEW LEVY	304 MONTAUK LOOP, UNIT #22, GEORGETOWN, TX 78628
R573367	HASSAN, KHURSHEED	818 AFFAZIA LN, UNIT #55, GEORGETOWN, TX 78628
R573418	DELEON, ASHLEY NICOLE	213 FLORENZ LN, UNIT #106, GEORGETOWN, TX 78628
R573393	BEANS, SAMUEL JUSTIN	176 FLORENZ LN, UNIT #81, GEORGETOWN, TX 78628
R573421	GILLILAND, JONATHON SHEA & SUMMER	108 MERRICK RD, UNIT #109, GEORGETOWN, TX 78628
R573410	KOLLISETTY, VENKATA NAGA KRISHNA SRUJAN	212 MERRICK RD, UNIT #98, GEORGETOWN, TX 78628
R573364	MACHIRAJU, RAVI K AND DIVYA H PODURI	809 AFFAZIA LN, UNIT #52, GEORGETOWN, TX 78628
R573397	KANDI, RAGHAVENDER RAO	109 MERRICK RD, UNIT #85, GEORGETOWN, TX 78628
R573366	JAIN, NEHA	814 AFFAZIA LN, UNIT #54, GEORGETOWN, TX 78628
R573387	AMIROV, TURGUN	304 FLORENZ LN, UNIT #75, GEORGETOWN, TX 78628
R573375	YARAS, FAHRI	209 MERRICK RD, UNIT #63, GEORGETOWN, TX 78628
R573402	VENKATA, ROWNAK SOWBAGYA	129 MERRICK RD, UNIT #90, GEORGETOWN, TX 78628
R543792	WIESENER, THELMA B	104 SERRANO ST, GEORGETOWN, TX 78628

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Page 7

R531732	LAYTON, JACQUELINE S & RALPH J	221 CORTONA LN, GEORGETOWN, TX 78628
R531964	TRAINA, PHILIP & KENDRA	117 RUFFINO LN, GEORGETOWN, TX 78628
R594096	SHEPPARD, KERRY ANN	300 PISA LN, GEORGETOWN, TX 78628
R499804	TOVAR, MATTHEW & ANITRA	208 GROSSETO LN, GEORGETOWN, TX 78628
R499900	DOLAN, PETER E & LESLIE KIMSEY DOLAN	225 SAN MATTEO ST, GEORGETOWN, TX 78628
R568962	PRUITT & ASHLEY THORNBURG, MATTHEW ENOS	101 CATANI LOOP, GEORGETOWN, TX 78628
R499771	GARRISON, CHARLES E & LAURIE A	132 FLORENZ LN, GEORGETOWN, TX 78628
R532000	ANDERSON, VICTOR & STEPHANIE	500 SAN MARCO TRL, GEORGETOWN, TX 78628
R531735	BICKFORD, MERLE V & PATRICIA G	209 CORTONA LN, GEORGETOWN, TX 78628
R531754	RUSSELL, THOMAS GEORGE & NADINE VON DAENIKEN	505 SAN MICHELLE LN, GEORGETOWN, TX 78628
R543830	LODERUP, MORTEN & ELIZABETH	104 LAZIO LN, GEORGETOWN, TX 78628
R550622	KHAREL, BIMAL SHARMA & KASEY LIND	509 CORTONA LN, GEORGETOWN, TX 78628
R499807	GREENE, KATHYA	112 GROSSETO LN, GEORGETOWN, TX 78628
R568926	NEDERVELD, TERRILL R & JULIE W	201 PIENZA DR, GEORGETOWN, TX 78628
R531745	BROWN, DANIEL T & CHRISTAN M	112 MONTALCINO LN, GEORGETOWN, TX 78628
R499765	HOLLINGSWORTH, JASON A & ANGELA	108 FLORENZ LN, GEORGETOWN, TX 78628
R499763	JONES, THOMAS RICHARD & LINDA S	100 FLORENZ LN, GEORGETOWN, TX 78628
R543824	POULOS, GABRIEL MICHAEL SAM & LISA LOZANO POULOS	220 SERRANO ST, GEORGETOWN, TX 78628
R531848	SONG, WON & YEON KYUNG LIM	720 BONNET BLVD, GEORGETOWN, TX 78628
R575100	ENGEL, MICHAEL & DANIELLE R	205 TUSCANY DR, GEORGETOWN, TX 78628
R543831	ELDER, KATHERINE & NATHANIEL LEEDS	108 LAZIO LN, GEORGETOWN, TX 78628
R499882	CELOSIA, JOSIAS & JANET	128 SAN MINIATO ST, GEORGETOWN, TX 78628
R499782	POYNTER, JEAN ELLEN & RICK DAVID TEEL	105 TUSCANY DR, GEORGETOWN, TX 78628
R531736	ROSENBERG, SAM JOSEPH & MARINA MARIA	205 CORTONA LN, GEORGETOWN, TX 78628
R531950	NEILSON, PAUL L & RACHELLE	721 SAN MARCO TRL, GEORGETOWN, TX 78628
R499927	MARSHALL, RICHARD A & TARA A	113 SAN MINIATO ST, GEORGETOWN, TX 78628
R568930	MARQUEZ, JOHN ANTHONY	100 CATANI LOOP, GEORGETOWN, TX 78628
R590842	LONG, JENNIFER KA & WELDON BRENT ROBERTS	108 BANDELLA CV, GEORGETOWN, TX 78628
R531859	RODRIGUEZ, YVETTE M & DAVID O	201 PENNA LN, GEORGETOWN, TX 78628
R499906	URISTA, LUIS & ROSA	100 SAN MATTEO ST, GEORGETOWN, TX 78628
R499835	SCHREIER, CHARLES D & SARAH A	108 AMIATA CV, GEORGETOWN, TX 78628
R533809	LARSON, CRAIG & MARIA ESTELLA	424 MONTALCINO LN, GEORGETOWN, TX 78628
R499786	HARPER, JOHN O	121 TUSCANY DR, GEORGETOWN, TX 78628
R531749	BATTLE, MELISSA G	525 SAN MICHELLE LN, GEORGETOWN, TX 78628

R499892	SMART, MELISSA ANN & TERRY LEE	168 SAN MINIATO ST, GEORGETOWN, TX 78628
R575106	LANDER, CASSANDRA RENEE & TYRONE MICHAEL	212 TUSCANY DR, GEORGETOWN, TX 78628
R531751	PEREZ, JUAN LORENZO (LE) & JOLEEN THOM (LE)	517 SAN MICHELLE LN, GEORGETOWN, TX 78628
R531709	VELEZ, IVAN & LISA	510 SAN MICHELLE LN, GEORGETOWN, TX 78628
R499817	SPARKS, RYLAN & WENDY	125 FLORENZ LN, GEORGETOWN, TX 78628
R531900	ARNETT, KATHY & BRYAN	113 AUBURN CV, GEORGETOWN, TX 78628
R533834	PATTON, JESSE M & JAN H	401 MONTALCINO LN, GEORGETOWN, TX 78628
R543836	HUNT, WILLIAM AUGUSTUS, III	217 SERRANO ST, GEORGETOWN, TX 78628
R594141	LIVINGSTON, BRANDON GREGORY & NICHOLE	221 PISA LN, GEORGETOWN, TX 78628
R527513	MOHLER, MARINDA & ETHAN KATZ	332 SANTA MARIA ST, GEORGETOWN, TX 78628
R499787	HALLIGAN, EDWARD FRANCIS & RENE MARY	108 TUSCANY DR, GEORGETOWN, TX 78628
R590822	ROTH, YUVAL & DORA CAROLINA RUIZ NAVAEZ	60 RANCHO TRL, GEORGETOWN, TX 78628
R543840	MAYES, REBECCA W & CHAD R	201 SERRANO ST, GEORGETOWN, TX 78628
R527544	CARPIO, LUIS A & MEAGAN A A	124 FOSINI CV, GEORGETOWN, TX 78628
R531903	BUNKER, NATHANAEAL & MEGHAN	125 AUBURN CV, GEORGETOWN, TX 78628
R531856	FAGAN, BRENDA SUSAN (TOD)	101 PENNA LN, GEORGETOWN, TX 78628
R499926	CAVENESS, LYNDON & CHRISTINE	117 SAN MINIATO ST, GEORGETOWN, TX 78628
R594100	MEHANZEL, ZEW'DI SOLOMON	316 PISA LN, GEORGETOWN, TX 78628
R543823	SNYDER, KELLY R	216 SERRANO ST, GEORGETOWN, TX 78628
R590830	HINDMARCH, ERIN BIRD & JOHN CHRISTOPHER	89 RANCHO TRL, GEORGETOWN, TX 78628
R499914	BARTLETT, JORDAN & RACHEL	216 SAN MATTEO ST, GEORGETOWN, TX 78628
R544181	KNOX, MELANIE IVY & MAX ALAN	104 VENTUNO CV, GEORGETOWN, TX 78628
R499813	MARCHENKO, VOLODYMYR & SVITLANA	109 FLORENZ LN, GEORGETOWN, TX 78628
R531948	WILHELM, TYE S & DANIELLE K	713 SAN MARCO TRL, GEORGETOWN, TX 78628
R543793	HOOKS, ELIZABETH ANDERSON	108 SERRANO ST, GEORGETOWN, TX 78628
R543805	TILLOO, SACHIN & ANUBHA PHADNIS	133 SERRANO ST, GEORGETOWN, TX 78628
R527567	STATON, CHRIS E & TARAH	213 SANTA MARIA ST, GEORGETOWN, TX 78628
R573351	DHAMIJA, ANUJ KUMAR & ASHA AUJ KUMAR	100 MONTAUK LOOP, GEORGETOWN, TX 78628
R531866	YOO, HAN CHUL & MINHEE KWON	305 PENNA LN, GEORGETOWN, TX 78628
R590838	CARVALHO, MELISSA & MARK	57 RANCHO TRL, GEORGETOWN, TX 78628
R499816	BAILEY, VIVIAN MARY	121 FLORENZ LN, GEORGETOWN, TX 78628
R533817	THOMAS, DAMIAN ANTHONY & ADIENN BECK	133 ROSADI CV, GEORGETOWN, TX 78628
R499853	SNAPP, JOSHUA & AMANDA	404 ARREZO LN, GEORGETOWN, TX 78628
R499819	PROPERTY OWNER	133 FLORENZ LN, GEORGETOWN, TX 78628

ARMBRUST & BROWN, PLLC
Page 9

R499781	TORRES, JOHN M & SHEILA M	101 TUSCANY DR, GEORGETOWN, TX 78628
R531851	MUMMADAVARAPU KAMESHWARA PANDU RANGA (TOD) & HIMA BINDU CHEEDARALA (TOD)	708 BONNET BLVD, GEORGETOWN, TX 78628
R531714	COATES, THOMAS & JENNIFER	534 SAN MICHELLE LN, GEORGETOWN, TX 78628
R590823	GINBEY, LOGAN SCOTT & MELANIE GRIFFIN	56 RANCHO TRL, GEORGETOWN, TX 78628
R590819	WATTERSON, NILES & BRECKEN	COUNTY ROAD 268, GEORGETOWN, TX 78628
R531759	GRAY, MARK MONROE & COURTNEY LYNN	212 CORTONA LN, GEORGETOWN, TX 78628
R531947	ROMERO, JOHN R, II	709 SAN MARCO TRL, GEORGETOWN, TX 78628
R527564	GATTUSO, JENNIFER & ANTHONY JR	225 SANTA MARIA ST, GEORGETOWN, TX 78628
R531753	DUBOSE, MARQUES ROBERT	509 SAN MICHELLE LN, GEORGETOWN, TX 78628
R499828	EHRSAM, BRYAN & KATHRYN	205 ARREZO LN, GEORGETOWN, TX 78628
R543818	CLINGER, JUSTIN & JANET	200 SERRANO ST, GEORGETOWN, TX 78628
R531965	POWELL, ERIK A S & ANDREA L	305 MAGONA TRL, GEORGETOWN, TX 78628
R568933	SCHIMANSKI, JOHN F SR & KAREN G	CATANI LOOP, GEORGETOWN, TX 78628
R499898	LAURSEN, STACY ADAMSON	233 SAN MATTEO ST, GEORGETOWN, TX 78628
R499909	TOBIN, DEBORAH	112 SAN MATTEO ST, GEORGETOWN, TX 78628
R499895	KORAN, KRISTOPHER P & VANESSA A	301 SAN MATTEO ST, GEORGETOWN, TX 78628
R531877	ALLEN, JAMES	405 PENNA LN, GEORGETOWN, TX 78628
R499788	DE AMARAL, ZANE E & SOPHIE	405 GROSSETO LN, GEORGETOWN, TX 78628
R590847	JAMES, JAMES HARRISON & SHARON MCCUTCHEON	101 BANDELLA CV, GEORGETOWN, TX 78628
R531911	MEEK, SKYLER O'BRIEN & STEPHANIE JO	100 AUBURN CV, GEORGETOWN, TX 78628
R523617	JORDAN, ROBERT B & ERIN E	104 RANCHO TRL, GEORGETOWN, TX 78628
R568932	RAUCH, HELMUT & ADRIANA	CATANI LOOP, GEORGETOWN, TX 78628
R531850	BOYD, KRISTEN G	712 BONNET BLVD, GEORGETOWN, TX 78628
R499844	THOMPSON, JULIE A	208 ARREZO LN, GEORGETOWN, TX 78628
R499899	CHAPA, ELOY JR & MARIA IMELDA	229 SAN MATTEO ST, GEORGETOWN, TX 78628
R531901	BUSH, SHANNON RUTH & ROBERT ANDREW BUSH	117 AUBURN CV, GEORGETOWN, TX 78628
R531737	HORRIDGE, RALPH E & DEBBIE S	201 CORTONA LN, GEORGETOWN, TX 78628
R590831	VERWER MICHON TRUSTEE STOCKON FAMILY TRUST	85 RANCHO TRL, GEORGETOWN, TX 78628
R527519	CHAPPIUS, BRIAN K & KIM N	308 SANTA MARIA ST, GEORGETOWN, TX 78628
R499829	VAUK, GERALD EDWARD, Jr	209 ARREZO LN, GEORGETOWN, TX 78628
R531738	CONTRERAS, JAVIER & CAROLINE D MALDONADO	309 CORTONA LN, GEORGETOWN, TX 78628
R594098	BIAN, SERENA & JUNE S	308 PISA LN, GEORGETOWN, TX 78628
R531838	NELSON, ROBERT J & SARA E	760 BONNET BLVD, GEORGETOWN, TX 78628

R523628	MUSCAT, AARON JEWELL & ANGELA ALFINA	101 RANCHO TRL, GEORGETOWN, TX 78628
R531994	RODINE, CHARLES & EMILY	523 SAN MARCO TRL, GEORGETOWN, TX 78628
R499902	URBANEK, BRIAN THOMAS & AMY MICHELLE	217 SAN MATTEO ST, GEORGETOWN, TX 78628
R527573	MIRWANI, RAM & MONISHA R DASWANI	189 SANTA MARIA ST, GEORGETOWN, TX 78628
R531956	SELLERS, THOMAS EUGENE & SHELLEY NICOLE	813 SAN MARCO TRL, GEORGETOWN, TX 78628
R594142	WOOD, LARRY RAY & CAREN LEE	225 PISA LN, GEORGETOWN, TX 78628
R499930	HOLBROOK, ERICA	101 SAN MINIATO ST, GEORGETOWN, TX 78628
R499768	DAVIS, JOSEPH & MARI	120 FLORENZ LN, GEORGETOWN, TX 78628
R531840	BRAGG, AMANDA & TRENT FENNERTY	752 BONNET BLVD, GEORGETOWN, TX 78628
R543832	MEHOK, DONALD J & BONNIE A	112 LAZIO LN, GEORGETOWN, TX 78628
R531863	GOVINDARAJAN, RAJESH & SINDHU BALAKRISHNAN	217 PENNA LN, GEORGETOWN, TX 78628
R594102	YANES, COMILINO & JESSICA	324 PISA LN, GEORGETOWN, TX 78628
R590828	KLINKOVSKY, FRANK EDWIN & DEBRA LYNN	97 RANCHO TRL, GEORGETOWN, TX 78628
R499811	GRAMOLL, JOSHUA	101 FLORENZ LN, GEORGETOWN, TX 78628
R499818	TWINE, JAMES C & DEAH L & CHARLES BREITHAUP	129 FLORENZ LN, GEORGETOWN, TX 78628
R531920	HOLM, MATTHEW K	128 CIPRESSI CV, GEORGETOWN, TX 78628
R527579	HYLTON, MEAGAN & JOSEPH D	256 SANTA MARIA ST, GEORGETOWN, TX 78628
R527561	SIMOE, ALEX	237 SANTA MARIA ST, GEORGETOWN, TX 78628
R499798	DONNELLY, MICHAEL SCOTT	404 GROSSETO LN, GEORGETOWN, TX 78628
R527587	MACLEOD, SANDRINE	184 SANTA MARIA ST, GEORGETOWN, TX 78628
R499885	GREER, GREGORY A & PATSY K	140 SAN MINIATO ST, GEORGETOWN, TX 78628
R531844	NAMASTE WEALTH GROUP LLC	736 BONNET BLVD, GEORGETOWN, TX 78628
R499793	CULLITON, DANIELLE & MIGUEL A MARTINEZ	425 GROSSETO LN, GEORGETOWN, TX 78628
R499764	HEMPHILL, MATTHEW & LAURIE	104 FLORENZ LN, GEORGETOWN, TX 78628
R531918	MUNDT, CHRIS	125 CIPRESSI CV, GEORGETOWN, TX 78628
R523623	TOWNSEND, VINCENT & BECKY	128 RANCHO TRL, GEORGETOWN, TX 78628
R531929	EDMOND, MARCUS D & RACHAEL	207 VOLTERRA CV, GEORGETOWN, TX 78628
R527501	WALLACE, DERIC D & SALISA M	101 LA GROTTA LN, GEORGETOWN, TX 78628
R531708	PARVATANENI, SUMATHI	506 SAN MICHELLE LN, GEORGETOWN, TX 78628
R533747	DAVIS, GLEN MICHAEL	165 SANTA MARIA ST, GEORGETOWN, TX 78628
R499905	BEVER, JONATHAN EDWARD & DEBRA SUE	205 SAN MATTEO ST, GEORGETOWN, TX 78628
R531982	BRIDGE, MATTHEW & EMILY	110 MAGONA TRL, GEORGETOWN, TX 78628
R531930	DAVIDSON, JOSHUA S & MEREDITH L	211 VOLTERRA CV, GEORGETOWN, TX 78628
R548348	LIBERTY HILL ISD	751 BONNET BLVD, GEORGETOWN, TX 78628

R533822	BROOKS, JOELLA LYNN	113 ROSADI CV, GEORGETOWN, TX 78628
R544176	NAIVAR, RYAN	313 RANCHO SIENNA LOOP, GEORGETOWN, TX 78628
R568937	BARRERA, JOSE INES GONZALEZ & JANE ELLEN PRILL-GO	128 CATANI LOOP, GEORGETOWN, TX 78628
R568960	RUHNAU, SCOTT THOMAS & CHELSEA MARIE HARNETT	113 CATANI LOOP, GEORGETOWN, TX 78628
R531905	ARRASMITH, ROBERT (LE) TRUSTEE OF ROBERT K & SHEILA L ARRASMITH REVOACBLE TRUST	124 AUBURN CV, GEORGETOWN, TX 78628
R531974	MOLINA, IVAN & MARIE THERESA	308 MAGONA TRL, GEORGETOWN, TX 78628
R531962	CARSNO, KATHERINE	109 RUFFINO LN, GEORGETOWN, TX 78628
R531886	BLACK, HAROLD & ANGELA	113 MARTINO TRL, GEORGETOWN, TX 78628
R543827	KOCH, MITCHELL	232 SERRANO ST, GEORGETOWN, TX 78628
R498824	LYONS, THERESA HANNA (RS) & RODNEY W (RS)	153 FLORENZ LN, GEORGETOWN, TX 78628
R498831	WEST, GEOFFREY W & JESSICA L	101 AMIATA CV, GEORGETOWN, TX 78628
R531879	HUTCHENS, ASHLEIGH & STEVEN	413 PENNA LN, GEORGETOWN, TX 78628
R543829	PAYNE, JARED MICHAEL & VERONICA E	100 LAZIO LN, GEORGETOWN, TX 78628
R543803	GONGALLA, SRANYA REDDY & SHARATH C ALETI	141 SERRANO ST, GEORGETOWN, TX 78628
R543796	MOHAMMED, ASIF N & ZAREEN AFROZE	120 SERRANO ST, GEORGETOWN, TX 78628
R543825	KERR, GABRIELLE & WILLIAM	224 SERRANO ST, GEORGETOWN, TX 78628
R498887	DAVIS, GERALD & OMA MILLER-DAVIS	148 SAN MINIATO ST, GEORGETOWN, TX 78628
R531927	JACKSON, MICHAEL PAUL	100 CIPRESSI CV, GEORGETOWN, TX 78628
R533777	ZIA, ATHAR	168 SANTA MARIA ST, GEORGETOWN, TX 78628
R543835	MOYNAHAN, BRIAN C & THERESA E	221 SERRANO ST, GEORGETOWN, TX 78628
R531943	HAMLIN, PAUL J & TARA N	601 SAN MARCO TRL, GEORGETOWN, TX 78628
R594089	STEVE SHAW-JONG LIU & YOU-JEAN WU	224 PISA LN, GEORGETOWN, TX 78628
R531980	CATHERS, TERESA & DAVID	200 MAGONA TRL, GEORGETOWN, TX 78628
R594105	GIRI, LALIT & MEETRA BOHARA	336 PISA LN, GEORGETOWN, TX 78628
R499923	BYNUM, LISA & RUSSELL	129 SAN MINIATO ST, GEORGETOWN, TX 78628
R499922	SHAH, BHAVIN RAMESHCHANDRA & KAJAL VASANT	133 SAN MINIATO ST, GEORGETOWN, TX 78628
R568959	FROST, MICHAEL LEE & MELISSA ANN	117 CATANI LOOP, GEORGETOWN, TX 78628
R594092	MIROSHNYCHENKO, YEVHEN & DARIIA	236 PISA LN, GEORGETOWN, TX 78628
R499897	PROPERTY OWNER	237 SAN MATTEO ST, GEORGETOWN, TX 78628
R568931	BILLA, ROHITH REDDY & SOUMYA KESIREDDY	104 CATANI LOOP, GEORGETOWN, TX 78628
R543813	VANDYGRIFE, LINDSAY NICHOLLE & AARON BOWEN & VERITAS ENTERPRISES LLC	412 CORTONA LN, GEORGETOWN, TX 78628
R527552	LOFTON, AMY K	313 SAN MATTEO ST, GEORGETOWN, TX 78628
R523627	GOPANI, VIPUL & SANGITA	105 RANCHO TRL, GEORGETOWN, TX 78628

R499767	GORI, PAUL T & SAUNDRA	116 FLORENZ LN, GEORGETOWN, TX 78628
R523622	GOMEZ, LOURDES Y & RICARDO	124 RANCHO TRL, GEORGETOWN, TX 78628
R531747	DOMINGO, ROBERT & SARAH TA	104 MONTALCINO LN, GEORGETOWN, TX 78628
R499769	QUAIFE, SCOTT & SHANNON JOHNSON-QUAIFE	124 FLORENZ LN, GEORGETOWN, TX 78628
R499840	FISCHER, JAMES JOSEPH	104 ADORNO LN, GEORGETOWN, TX 78628
R499814	WOLF-SHOHL, SAM & ROBYN	113 FLORENZ LN, GEORGETOWN, TX 78628
R527546	BARRON, BRITTANY N & CHRISTOPHER R	116 FOSINI CV, GEORGETOWN, TX 78628
R568923	DUNNING, BRETT & ANGELA	113 PIENZA DR, GEORGETOWN, TX 78628
R531746	OLSEN, HAROLD E & NORA A	108 MONTALCINO LN, GEORGETOWN, TX 78628
R531987	KORTSCHAK MICHAEL & CHRISTINE MICHELE TRS OF THE PEBBLES THE REBEL TRST	105 MAGONA TRL, GEORGETOWN, TX 78628
R527534	SERNA, PATRICIA	133 FOSINI CV, GEORGETOWN, TX 78628
R543804	PENA, ROGER C & CHRISTY F	137 SERRANO ST, GEORGETOWN, TX 78628
R499825	PROPERTY OWNER	157 FLORENZ LN, GEORGETOWN, TX 78628
R543838	DAVIS, STEPHEN M & SHERYL	209 SERRANO ST, GEORGETOWN, TX 78628
R499880	HARTSFIELD, J RUSSELL & SUSAN I	120 SAN MINIATO ST, GEORGETOWN, TX 78628
R590815	ROCHA, JOSE RAMON	88 RANCHO TRL, GEORGETOWN, TX 78628
R594143	CHUN, STEVE WON & STACEY EUNWON	229 PISA LN, GEORGETOWN, TX 78628
R499773	CARY M & EILEEN M VANETTES OF THE CARY M & EILEEN M VANETTES REVOCABLE TRUST	140 FLORENZ LN, GEORGETOWN, TX 78628
R531839	GELDER, GREGORY H & EMILY H	756 BONNET BLVD, GEORGETOWN, TX 78628
R499907	BHOJ, SHILPA & SUDHIR SRINIVASA	104 SAN MATTEO ST, GEORGETOWN, TX 78628
R531999	MCIVER, CHASE SR & SHELLEY	124 RUFFINO LN, GEORGETOWN, TX 78628
R531897	RUCHIR RAVINDRA KADAM & HARSHALI MAHESH MUGUTRAO	101 AUBURN CV, GEORGETOWN, TX 78628
R590833	SEWARD, MELISSA BEW & BLANTON PAUL	77 RANCHO TRL, GEORGETOWN, TX 78628
R531882	BRANUM, BRANDY	404 PENNA LN, GEORGETOWN, TX 78628
R575130	LAWSON, SCOTT MATTHEW & ALEXANDRA JO	108 BOLE CV, GEORGETOWN, TX 78628
R527557	JACKSON, JOHN E & RACHEL F	253 SANTA MARIA ST, GEORGETOWN, TX 78628
R531961	ALLEN, DANIEL JOHN & VILMA LISETTE	105 RUFFINO LN, GEORGETOWN, TX 78628
R590829	LOPEZ-CABANAS, LUIS MANUEL & JOELYN M MEDINA-LOPEZ	93 RANCHO TRL, GEORGETOWN, TX 78628
R568927	ZOOK, CHERYL L & FREDERICK B	205 PIENZA DR, GEORGETOWN, TX 78628
R531885	VERWER, BRIAN D & KATIE R	109 MARTINO TRL, GEORGETOWN, TX 78628
R594094	OSTERBUHR, TIM & FRIEDRIKE	244 PISA LN, GEORGETOWN, TX 78628
R527569	SILVA, MICHAEL & ASHLEY	205 SANTA MARIA ST, GEORGETOWN, TX 78628
R499842	OSHEL, CATHERINE M & JAMES P	200 ARREZO LN, GEORGETOWN, TX 78628

R590818	GORMAN, RANDY CLINTON & ASHLEY LAURA	76 RANCHO TRL, GEORGETOWN, TX 78628
R499803	HATKAR, SAGAR SUNIL & SWAPNA VISHVANATH KHATU	212 GROSSETO LN, GEORGETOWN, TX 78628
R531917	MPE, JACOB & RUMA JAMES	121 CIPRESSI CV, GEORGETOWN, TX 78628
R544175	BAHREE, DEEPAK AND SHAIKALI TRUSTEES OF THE BAHREE FAMILY TRUST	317 RANCHO SIENNA LOOP, GEORGETOWN, TX 78628
R527562	JACKSON, DEREK DANIEL & KELSEY DAWN	233 SANTA MARIA ST, GEORGETOWN, TX 78628
R531727	PACHECO, ERIK H & CHELSEA L	109 SAN MICHELLE CV, GEORGETOWN, TX 78628
R499850	LOTT, JULIE M AND DAVID A	308 ARREZO LN, GEORGETOWN, TX 78628
R527536	RAMOS, XERXES L & ANA L	141 FOSINI CV, GEORGETOWN, TX 78628
R527537	MASUCCIO, ANTHONY (TOD) & JENNIFER (TOD)	145 FOSINI CV, GEORGETOWN, TX 78628
R590814	PARKER, DALLIN RICHARDSON & MIKAYDA ANN MILLS	92 RANCHO TRL, GEORGETOWN, TX 78628
R531733	MOORE, DONALD, Jr & JOSIE SALAZAR	217 CORTONA LN, GEORGETOWN, TX 78628
R568921	DONOHUE, ROBERT & MICHELLE	105 PIENZA DR, GEORGETOWN, TX 78628
R531991	MURRAY, ROGER LEONARD & KWI	511 SAN MARCO TRL, GEORGETOWN, TX 78628
R531880	PICKELL, RICHARD H JR & TARA NICHOLE	412 PENNA LN, GEORGETOWN, TX 78628
R531717	FORSTHOFFER, CARRIE & KYLE IRBY	304 CORTONA LN, GEORGETOWN, TX 78628
R499841	OGEA, JENNIFER	100 ADORNO LN, GEORGETOWN, TX 78628
R594097	CHUNG, ANDY YOUNG	304 PISA LN, GEORGETOWN, TX 78628
R523619	REAVEY, DESIRE & ROBERT	112 RANCHO TRL, GEORGETOWN, TX 78628
R527570	COFFEY, KARI T & WILLIAM C	201 SANTA MARIA ST, GEORGETOWN, TX 78628
R523625	DEWITT, SANDRA E	113 RANCHO TRL, GEORGETOWN, TX 78628
R499849	ESTES, DALTON & CONNOR PAYNE	304 ARREZO LN, GEORGETOWN, TX 78628
R543814	DURBIN CINDY & MICHAEL	408 CORTONA LN, GEORGETOWN, TX 78628
R531968	LAMBERT, MICHAEL S & TANYA	319 MAGONA TRL, GEORGETOWN, TX 78628
R531869	EDINGTON, EMILY MARIE	317 PENNA LN, GEORGETOWN, TX 78628
R527503	RODGERS, BRIAN D & KAREN J	109 LA GROTTA LN, GEORGETOWN, TX 78628
R531711	ROWLAND, MICHAEL S & LESLIE B	522 SAN MICHELLE LN, GEORGETOWN, TX 78628
R531960	NICOLETTA, MICHAEL A & CRISTINA DAY	101 RUFFINO LN, GEORGETOWN, TX 78628
R594121	DESAI, KANDARP SATISH	333 BERKELEY PL, GEORGETOWN, TX 78628
R531741	NACHLAS, BRIAN	204 MONTALCINO LN, GEORGETOWN, TX 78628
R499792	DAVIS, AISSA ANN	421 GROSSETO LN, GEORGETOWN, TX 78628
R531725	PATTERSON, LOUIS CHARLES & SYLVIA YVONNE	108 SAN MICHELLE CV, GEORGETOWN, TX 78628
R575128	LEWIS, BRETT ANTHONY & CARRIE-LYNN MORGAN	109 BOLE CV, GEORGETOWN, TX 78628
R499933	RICHTER, CORY L & LAURA M	101 CORTONA LN, GEORGETOWN, TX 78628
R531734	CARTER, CHRISTOPHER T & SANDRA J	213 CORTONA LN, GEORGETOWN, TX 78628

ARMBRUST & BROWN, PLLC
Page 14

R531761	MURDOCK, SAMUEL D	220 CORTONA LN, GEORGETOWN, TX 78628
R568925	KECHELY, JAMES & DEBI	121 PIENZA DR, GEORGETOWN, TX 78628
R527560	HESS JOSEPH & TERI	241 SANTA MARIA ST, GEORGETOWN, TX 78628
R527545	RISINGER, ERIKA & SHADD	120 FOSINI CV, GEORGETOWN, TX 78628
R527586	HERVEY, PATRICK K & HANNAH	188 SANTA MARIA ST, GEORGETOWN, TX 78628
R527575	HISEROTE, BRIAN C & DEBORAH J	181 SANTA MARIA ST, GEORGETOWN, TX 78628
R543815	HARRISON, DON WESLEY & SAGARIO MORENO HARRISON	404 CORTONA LN, GEORGETOWN, TX 78628
R527571	YOON, YOUNGMIN & HYEON YEE KIM	197 SANTA MARIA ST, GEORGETOWN, TX 78628
R543837	VIJAYAN, RAVISANGAR	213 SERRANO ST, GEORGETOWN, TX 78628
R531870	RAO, PREETHAM P & SOWMYA NEELAVAR	321 PENNA LN, GEORGETOWN, TX 78628
R531878	BOND, WILLIAM & ERICA	409 PENNA LN, GEORGETOWN, TX 78628
R499924	PARMLEY, RUSSELL L & MARIAN G	125 SAN MINIATO ST, GEORGETOWN, TX 78628
R544146	KELLY, DAVID WAYNE & VERONICA	217 PIENZA DR, GEORGETOWN, TX 78628
R531993	WAMPLER, MICHAEL & FRANCIE	519 SAN MARCO TRL, GEORGETOWN, TX 78628
R499871	LIESMAN, MATTHEW C	712 CORTONA CV, GEORGETOWN, TX 78628
R531893	RAJUMAR, SHALINI & VINOTH	112 MARTINO TRL, GEORGETOWN, TX 78628
R531712	SHANKS, WYATT & AMANDA	526 SAN MICHELLE LN, GEORGETOWN, TX 78628
R594146	DIPRATO, TYLER & BRENTNEY	336 BERKELEY PL, GEORGETOWN, TX 78628
R531916	ARANDA, ISMAEL RAUL	117 CIPRESSI CV, GEORGETOWN, TX 78628
R527531	GARNER, ADAM M & ANGELA & MONICA S JOANOS	121 FOSINI CV, GEORGETOWN, TX 78628
R531743	HOSMANI & SAGAR BHANDARE, ASHWINI V	120 MONTALCINO LN, GEORGETOWN, TX 78628
R499896	HARRIS, JUDITH ELAINE	241 SAN MATTEO ST, GEORGETOWN, TX 78628
R499847	WHITTLESEY, SKYLER & NICOLE MARIE	220 ARREZO LN, GEORGETOWN, TX 78628
R544180	WALLNER, RICHARD L & WANDA J	100 VENTUNO CV, GEORGETOWN, TX 78628
R499839	SCOTT, CHRISTOPHER & LISA M	108 ADORNO LN, GEORGETOWN, TX 78628
R531951	VENTURA, DANIEL A & SHAWN L GOODMAN	725 SAN MARCO TRL, GEORGETOWN, TX 78628
R499925	KLUNK, CHRISTOPHER J & CARMEN E COLOMER MENDOZA	121 SAN MINIATO ST, GEORGETOWN, TX 78628
R531949	GALLAGHER, VICTOR R III & AMY S	717 SAN MARCO TRL, GEORGETOWN, TX 78628
R499823	BARCLAY, DAVID A & BONNIE L	149 FLORENZ LN, GEORGETOWN, TX 78628
R543839	STILLWELL, MATTHEW	205 SERRANO ST, GEORGETOWN, TX 78628
R575090	CARRILLO, DAVID ERNESTO & ERIKA ELISA QUIJADA	164 FLORENZ LN, GEORGETOWN, TX 78628
R531758	KATA, MATTHEW JOHN & JILLIAN	208 CORTONA LN, GEORGETOWN, TX 78628
R575092	GUDIPATI, KARTIK & SREEVARSHA CHALLAPALLI	165 FLORENZ LN, GEORGETOWN, TX 78628
R499810	BAKER, GARY N & ABBIE H	100 GROSSETO LN, GEORGETOWN, TX 78628

R499820	STANTON, RANDALL & GALINA DRUZHININA	137 FLORENZ LN, GEORGETOWN, TX 78628
R573329	FLOYD, ALLISON LEIGH	404 MONTAUK LOOP, GEORGETOWN, TX 78628
R523624	CORSON, HALLE	117 RANCHO TRL, GEORGETOWN, TX 78628
R499791	MCLAUGHLIN, JENNIFER & ROBBIE	417 GROSSETO LN, GEORGETOWN, TX 78628
R590849	DEHOFF-COCHREN, AUSTEN CHACE & NICOLE DOMINIQUE BLAVET	45 RANCHO TRL, GEORGETOWN, TX 78628
R568924	MORALES, MONICA BALITBIT	117 PIENZA DR, GEORGETOWN, TX 78628
R573343	BROWN, JAMIE OWENS	216 MONTAUK LOOP, GEORGETOWN, TX 78628
R590820	NIHART, JESSICA RENEE & SHAWNA LEE	68 RANCHO TRL, GEORGETOWN, TX 78628
R550623	ENRIQUEZ, JOSE COELLO	505 CORTONA LN, GEORGETOWN, TX 78628
R544145	HANDY, ANDREA JEAN & NETCY DEAN & BARBARA ANN	213 PIENZA DR, GEORGETOWN, TX 78628
R590826	ROSENBERG, SUCHAN NAM & MATTHEW A	44 RANCHO TRL, GEORGETOWN, TX 78628
R533810	RAM, RUPA	428 MONTALCINO LN, GEORGETOWN, TX 78628
R499805	ANDREWS, ALISON DAWN & STEFON HYNSON	204 GROSSETO LN, GEORGETOWN, TX 78628
R531867	FELDMAN, EDWARD G (LE) & ARIANNE M (LE)	309 PENNA LN, GEORGETOWN, TX 78628
R573358	WADA, KEVIN HISAO & CYNTHIA MARIE	708 AFFAZIA LN, GEORGETOWN, TX 78628
R531728	HEALY, RITA L & ROBERT J	105 SAN MICHELLE CV, GEORGETOWN, TX 78628
R531757	YOUNG, TARA & DANIEL RAMOS	204 CORTONA LN, GEORGETOWN, TX 78628
R499806	BLASKA, DOUG & DEBBY	200 GROSSETO LN, GEORGETOWN, TX 78628
R499921	VAN DER WESTHUIZEN, PETER WILLIAM & MICHAELA MARIE	137 SAN MINIATO ST, GEORGETOWN, TX 78628
R531845	BAKER, JAMES RAY, II	732 BONNET BLVD, GEORGETOWN, TX 78628
R531963	SPRAGUE, JOSH & BETH	113 RUFFINO LN, GEORGETOWN, TX 78628
R527578	TRIVETTE, EVAN T & LINDSAY	260 SANTA MARIA ST, GEORGETOWN, TX 78628
R527548	WILSON, SCOTT & CYNTHIA E RAMIREZ	108 FOSINI CV, GEORGETOWN, TX 78628
R573345	KOKKONDA, SREECHANDAN	208 MONTAUK LOOP, GEORGETOWN, TX 78628
R523620	SPRADLING, DONALD & SHANNON	116 RANCHO TRL, GEORGETOWN, TX 78628
R594090	ROPP, DAVID ANTHONY & EVA SAMMARCO	228 PISA LN, GEORGETOWN, TX 78628
R531946	PRINDLE, JOHN MARK & NICOLINA CANTRELL (TOD)	705 SAN MARCO TRL, GEORGETOWN, TX 78628
R527580	PIDIKTI, VENKATA RAMESH & RADHIKA VUYYURU	252 SANTA MARIA ST, GEORGETOWN, TX 78628
R533837	SOWARDS, MICHAEL L & CYNTHIA H	413 MONTALCINO LN, GEORGETOWN, TX 78628
R531723	NOWAK, STANLEY & TRACY NOWAK TRUSTEES OF THE NOWAK FAMILY LIVING TRUST	100 SAN MICHELLE CV, GEORGETOWN, TX 78628
R527538	BASALLA, MARK A & KRISTEN E	149 FOSINI CV, GEORGETOWN, TX 78628
R594088	GUO, WEILI	220 PISA LN, GEORGETOWN, TX 78628
R568922	FRAZIER, MAX CHARLES (TOD)	109 PIENZA DR, GEORGETOWN, TX 78628

R531864	DEGALA, SANDEEP & DIVYA SHEKAR	221 PENNA LN, GEORGETOWN, TX 78628
R527550	JAMES, MICHAEL P & DIANA T	100 FOSINI CV, GEORGETOWN, TX 78628
R49852	PSAILA, JOSHUA P & KATHRYN L	400 ARREZO LN, GEORGETOWN, TX 78628
R531874	ONEAL, DONNIE EARL & JANET NORENE ONEAL	808 BONNET BLVD, GEORGETOWN, TX 78628
R531742	ALMESTICA, JONATHAN JAMES & ALICIA MARIE	200 MONTALCINO LN, GEORGETOWN, TX 78628
R527518	MESSICK, JOHN V & COURTNEY M	312 SANTA MARIA ST, GEORGETOWN, TX 78628
R49916	LEVY, ROBERT II & SHANNA	224 SAN MATTEO ST, GEORGETOWN, TX 78628
R531907	FISHER, ALLISON ANN & TYLER RAY	116 AUBURN CV, GEORGETOWN, TX 78628
R594091	HAYES, ERIN CHRISTINA & VAIBHAV TUSHAR PITALE	232 PISA LN, GEORGETOWN, TX 78628
R531837	BOLLA, RAJA	764 BONNET BLVD, GEORGETOWN, TX 78628
R531966	STOBAUGH, KYLE BRADLEY	309 MAGONA TRL, GEORGETOWN, TX 78628
R527541	WENTZEL, JOHN RICHARD & KRISTEN ELAINE	136 FOSINI CV, GEORGETOWN, TX 78628
R531992	SHELTON, PAUL E & CATHERINE L	515 SAN MARCO TRL, GEORGETOWN, TX 78628
R531854	PRIESTER, KATJA	105 VOLTERRA CV, GEORGETOWN, TX 78628
R590825	WRIGHT, STEVEN ROAMAN SR & LATISHA BRENDA WILLIA	48 RANCHO TRL, GEORGETOWN, TX 78628
R527542	BERTELSON, TREY & ASHTIN M	132 FOSINI CV, GEORGETOWN, TX 78628
R575132	PADUBIDRI UDAY SHENOY & SUNITHA PADUBIDRI SHENOY (RS)	100 BOLE CV, GEORGETOWN, TX 78628
R499931	OBRIEN, ERICA & BRIAN LAWRENCE	109 CORTONA LN, GEORGETOWN, TX 78628
R533806	HOUSEHOLDER, BLAKE AUSTIN & SARAH KANEL	412 MONTALCINO LN, GEORGETOWN, TX 78628
R531744	HOBBS, JOHN TYLER	116 MONTALCINO LN, GEORGETOWN, TX 78628
R594095	BOWERS, LARRY T & ANDREA	248 PISA LN, GEORGETOWN, TX 78628
R532004	GIPSON, THOMAS (RS) & SHARON (RS)	516 SAN MARCO TRL, GEORGETOWN, TX 78628
R499784	SMITH, SCOTT ANTHONY	113 TUSCANY DR, GEORGETOWN, TX 78628
R594093	GARCIA, ANTHONY C	240 PISA LN, GEORGETOWN, TX 78628
R523618	JIN, SHAN & HONGJIN LONG	108 RANCHO TRL, GEORGETOWN, TX 78628
R499800	HART, ROBERT D & LELA W	308 GROSSETO LN, GEORGETOWN, TX 78628
R531981	GUSTAVSON, KENNETH & MARIA	114 MAGONA TRL, GEORGETOWN, TX 78628
R543794	BICE, JASON R P & GRACIE E	112 SERRANO ST, GEORGETOWN, TX 78628
R531860	BAHREE, DEEPAK & SHAIKALI	205 PENNA LN, GEORGETOWN, TX 78628
R575101	LAFRATE, SCOTT & CHRISTINA B SALCEDO M	209 TUSCANY DR, GEORGETOWN, TX 78628
R550611	DAVIS, JULIE	504 CORTONA LN, GEORGETOWN, TX 78628
R499883	FRANK, DAVID R & CAROL B	132 SAN MINIATO ST, GEORGETOWN, TX 78628
R499833	ALDRICH, KEVIN M & REBEKAH R	109 AMIATA CV, GEORGETOWN, TX 78628
R527502	ZAPIEN, JAMES G (TOD) & VALERIE A ZAPIEN (TOD)	105 LA GROTTA LN, GEORGETOWN, TX 78628

ARMBRUST & BROWN, PLLC
Page 17

R499770	SMITH, GREGORY B	128 FLORENZ LN, GEORGETOWN, TX 78628
R531755	MCNANY, MATTHEW E & MICHELE A KING-MCNANY	501 SAN MICHELLE LN, GEORGETOWN, TX 78628
R498222	MACKEY, DAVID CHARLES & KIMBERLY DAWN	145 FLORENZ LN, GEORGETOWN, TX 78628
R531914	MATTHEWS, ALICIA A	109 CIPRESSI CV, GEORGETOWN, TX 78628
R531977	BELLIDO, PEDRO J & MARIE L	212 MAGONA TRL, GEORGETOWN, TX 78628
R568935	CONLEY, EMILY S & JUDITH S & KAVEH AZARNOUSH	CATANI LOOP, GEORGETOWN, TX 78628
R49802	WILCOX, LESTER H & SANDRA A	300 GROSSETO LN, GEORGETOWN, TX 78628
R49843	LEONARD, KENNETH T & PATRICIA S	204 ARREZO LN, GEORGETOWN, TX 78628
R49868	BOWMAN, RUSTY & DEBORAH LEA	700 CORTONA CV, GEORGETOWN, TX 78628
R568928	LI, YULIAN & CHI MENG HO	209 PIENZA DR, GEORGETOWN, TX 78628
R49821	THANGAVELU, BALAJEE	141 FLORENZ LN, GEORGETOWN, TX 78628
R568936	MALLAM, DINESH GOUD	124 CATANI LOOP, GEORGETOWN, TX 78628
R573333	MA, PENGBO	308 MONTAUK LOOP, GEORGETOWN, TX 78628
R533804	RISTER, KARL MILTON & ANGELA MARIE	404 MONTALCINO LN, GEORGETOWN, TX 78628
R531955	VEGA, JENNIFER ANN & MIGUEL R	809 SAN MARCO TRL, GEORGETOWN, TX 78628
R543795	FINNEGAN, AMY & MATTHEW J YOCUM	116 SERRANO ST, GEORGETOWN, TX 78628
R527582	DAVIS, SHANE	240 SANTA MARIA ST, GEORGETOWN, TX 78628
R531890	SALAS, HECTOR A & LISA J	124 MARTINO TRL, GEORGETOWN, TX 78628
R523626	KELSEY, JOHN WARD & CHERYL LYNN	109 RANCHO TRL, GEORGETOWN, TX 78628
R531763	GIAROSSO, STEVEN & MELISSA	228 CORTONA LN, GEORGETOWN, TX 78628
R531718	CLAYTON, LINDA & MICHAEL SHAWN WELCH	308 CORTONA LN, GEORGETOWN, TX 78628
R499917	FAUGHT, CHARLES DEAN & ELIZABETH	167 SAN MINIATO ST, GEORGETOWN, TX 78628
R523616	PHILIP, LAL & VIJI DANIEL	100 RANCHO TRL, GEORGETOWN, TX 78628
R49874	ABBOTT, DONALD	711 CORTONA CV, GEORGETOWN, TX 78628
R49801	MENDOZA, FERNANDO	304 GROSSETO LN, GEORGETOWN, TX 78628
R590844	JANYSEK, JOSH	COUNTY ROAD 268, GEORGETOWN, TX 78628
R527533	AGRAWAL SHALU & RAVI S TIWARI	129 FOSINI CV, GEORGETOWN, TX 78628
R527551	MAY-ROGERS, SHALLON	317 SAN MATTEO ST, GEORGETOWN, TX 78628
R573340	DODIA, ANKITSINH KIRTARSINH & NEHAL ANKITSINH	228 MONTAUK LOOP, GEORGETOWN, TX 78628
R531876	THUKARAM, ASLESH KUMAR & RASHMY ASLESH	401 PENNA LN, GEORGETOWN, TX 78628
R533816	ROHDE, DREW E & KATHRYN M	137 ROSADI CV, GEORGETOWN, TX 78628
R531726	GRIFFIN, RICHARD M & RITA E	112 SAN MICHELLE CV, GEORGETOWN, TX 78628
R531724	STUVER, SUSAN KATHLEEN & DRIDE E	104 SAN MICHELLE CV, GEORGETOWN, TX 78628
R499932	HALL, BRYAN D & AMBER D	105 CORTONA LN, GEORGETOWN, TX 78628

ARMBRUST & BROWN, PLLC
Page 18

R499836	LIMUEL, FARRIS EUGENE & YASHICA SANDRA	104 AMIATA CV, GEORGETOWN, TX 78628
R531756	WERTZ, JAMES ALEXANDER & JESSICA	200 CORTONA LN, GEORGETOWN, TX 78628
R531971	ARMIN, DEBORAH I	320 MAGONA TRL, GEORGETOWN, TX 78628
R527558	MARTINEZ, DANIEL	249 SANTA MARIA ST, GEORGETOWN, TX 78628
R569861	GONZALES, CHERYL C & MICHAEL J TRUSTEES OF MICHAEL & CHERYL GONZALES FAMILY TRST	CATANI LOOP, GEORGETOWN, TX 78628
R590832	OWENS, JUSTIN SCOTT & PAMELA MARIE	81 RANCHO TRL, GEORGETOWN, TX 78628
R527532	LIN, HAO & LING	125 FOSINI CV, GEORGETOWN, TX 78628
R499920	PYLE, BRANDON S & COURTNEY	155 SAN MINIATO ST, GEORGETOWN, TX 78628
R527520	JOSHI SUNIL P & RANADE AARTI TRUSTEES OF JOSHI FAMILY REVOCABLE TRUST	304 SANTA MARIA ST, GEORGETOWN, TX 78628
R575129	LARSON, CHRISTOPHER STEVEN	112 BOLE CV, GEORGETOWN, TX 78628
R531720	WALKER, THOMAS G & KAREN D	316 CORTONA LN, GEORGETOWN, TX 78628
R550624	HUDSON JASON D & STACY N	501 CORTONA LN, GEORGETOWN, TX 78628
R499779	MYATT, RICHARD DAYNE & DORINDA	109 ADORNO LN, GEORGETOWN, TX 78628
R531857	NEEDHAM, GREGORY P	105 PENNA LN, GEORGETOWN, TX 78628
R531986	KIM, SEAN S & UNICELLA Y	101 MAGONA TRL, GEORGETOWN, TX 78628
R527584	BANTIYA & ANKITA JAIN, RITESH RAMESH	196 SANTA MARIA ST, GEORGETOWN, TX 78628
R499894	SMITH, TERESA	305 SAN MATTEO ST, GEORGETOWN, TX 78628
R531715	FORRISTER, RACHEL	538 SAN MICHELLE LN, GEORGETOWN, TX 78628
R499812	IVES, ZELMA J & JOHN S ROGERS	105 FLORENZ LN, GEORGETOWN, TX 78628
R531957	MILAM, CORY A & KARRI A	808 SAN MARCO TRL, GEORGETOWN, TX 78628
R531899	TURNER, DAVID & MAR	109 AUBURN CV, GEORGETOWN, TX 78628
R499848	SISCA, JOSEPH & JENNIFER NELSON	300 ARREZO LN, GEORGETOWN, TX 78628
R499777	BROWN, CHRISTOPHER & VICTORIA	101 ADORNO LN, GEORGETOWN, TX 78628
R590840	ABRAHAM, MICHAEL DUCO	COUNTY ROAD 268, GEORGETOWN, TX 78628
R531924	HOLDERMAN, JOHN L & KELLY M	112 CIPRESSI CV, GEORGETOWN, TX 78628
R531750	DUDLEY, SCOTT & MELISSA	521 SAN MICHELLE LN, GEORGETOWN, TX 78628
R531884	WILK, WOJCIECH ALEKSANDER	105 MARTINO TRL, GEORGETOWN, TX 78628
R531990	MOLINA, ELIODORO NIEVES & TIFFANY A L	507 SAN MARCO TRL, GEORGETOWN, TX 78628
R531952	PHILLIPS, STEPHANIE C & MICKEY L Sr	729 SAN MARCO TRL, GEORGETOWN, TX 78628
R543834	SPENCER, ERIC M	225 SERRANO ST, GEORGETOWN, TX 78628
R499834	PRICE, RICHARD	112 AMIATA CV, GEORGETOWN, TX 78628
R575097	KUMAR, NIKET & DIVYA MAHAJAN	129 TUSCANY DR, GEORGETOWN, TX 78628

R499795	LLANES, LEO & CINTHIA	416 GROSSETO LN, GEORGETOWN, TX 78628
R594087	IFFLA, MICHAEL JOHN & EDNA I	216 PISA LN, GEORGETOWN, TX 78628
R527572	KLEIN, KEVIN L (LE) & TERRY LYNN (LE)	193 SANTA MARIA ST, GEORGETOWN, TX 78628
R533811	SALDANHA, LAXINE MAXWEL & JANICE MATHIAS	432 MONTALCINO LN, GEORGETOWN, TX 78628
R543800	MCCLELLAN, KENNETH W & MICHELLE W	136 SERRANO ST, GEORGETOWN, TX 78628
R531842	LUKESH, WALTER JOHN	744 BONNET BLVD, GEORGETOWN, TX 78628
R533808	LOCKETT, ALAN J & ALLIENE E WOOD	420 MONTALCINO LN, GEORGETOWN, TX 78628
R527559	KUPPURAJ, PALANIRAJAN PALANISAMY & TIFFANY A MINER	245 SANTA MARIA ST, GEORGETOWN, TX 78628
R531928	CHEKURI, PAVAN & KARTHIKI KATUKOTA	203 VOLTERRA CV, GEORGETOWN, TX 78628
R499789	MADDOX, KELLI & JIMMY	409 GROSSETO LN, GEORGETOWN, TX 78628
R531889	HANRAHAN, BRETT RAYMOND	128 MARTINO TRL, GEORGETOWN, TX 78628
R499878	HENDERSON, HEATH & BRANDI	112 SAN MINIATO ST, GEORGETOWN, TX 78628
R590845	ATKINS, JAMES DAVID, V	109 BANDELLA CV, GEORGETOWN, TX 78628
R531843	TRUONG, KATHRYN D & CHRIS E JOW	740 BONNET BLVD, GEORGETOWN, TX 78628
R531976	FRAZIER, KATHERINE J & RAYMOND J	300 MAGONA TRL, GEORGETOWN, TX 78628
R499875	POLNASZEK, CHARLES A (TOD) & JENNIFER A (TOD)	100 SAN MINIATO ST, GEORGETOWN, TX 78628
R527517	GODBOLD, BRYAN & CARRIE HARPER	316 SANTA MARIA ST, GEORGETOWN, TX 78628
R531892	KIM HYOUNGMOG & MI KOUNG CHO	116 MARTINO TRL, GEORGETOWN, TX 78628
R531729	NARDELLI, RICHARD & JANET	101 SAN MICHELLE CV, GEORGETOWN, TX 78628
R499808	SNARR, ROY & JESSICA LITTLE-SNARR	108 GROSSETO LN, GEORGETOWN, TX 78628
R527556	NOLAN, ALBERT C & KELLY M	257 SANTA MARIA ST, GEORGETOWN, TX 78628
R499915	MONTECINOS, ANDREA	220 SAN MATTEO ST, GEORGETOWN, TX 78628
R531895	MACKERT, WILLIAM J & SANDRA J	104 MARTINO TRL, GEORGETOWN, TX 78628
R523621	MORGAN, JACOB BRADLEY & WHITNEY CHARLEVILLE	120 RANCHO TRL, GEORGETOWN, TX 78628
R499918	CHESTER, PHILLIP RYAN	163 SAN MINIATO ST, GEORGETOWN, TX 78628
R499881	KIM, SUSAN & HERMAN	124 SAN MINIATO ST, GEORGETOWN, TX 78628
R531978	PATEL, RAKESH D & DIPALBEN	208 MAGONA TRL, GEORGETOWN, TX 78628
R568934	PHAM, THANH HUONG THI & TAM THANH NGUYEN	CATANI LOOP, GEORGETOWN, TX 78628
R531979	WRIGHT, NICHOLAS MICHAEL & UDEECHI BARNA	204 MAGONA TRL, GEORGETOWN, TX 78628
R531973	EDWARDS, DEREK M & JENNIFER A	312 MAGONA TRL, GEORGETOWN, TX 78628
R531906	STEPHEN, JAMES & JESSICA STROBLE STEPHEN	120 AUBURN CV, GEORGETOWN, TX 78628
R531953	CAHILL, COREY L & LORI A	801 SAN MARCO TRL, GEORGETOWN, TX 78628
R532003	DUNNING, MICHAEL RAY & DESIREE CELESTE	512 SAN MARCO TRL, GEORGETOWN, TX 78628
R531841	GREGORY EUGENE HAMRICK (RS) & DAMALU GREGG HAMRICK (RS)	748 BONNET BLVD, GEORGETOWN, TX 78628

R531908	WILSON, PETER P & KYLEE, IV	112 AUBURN CV, GEORGETOWN, TX 78628
R531944	HERNANDIZ, PHILIP	605 SAN MARCO TRL, GEORGETOWN, TX 78628
R531894	MANKIN, JACK & ALLISON	108 MARTINO TRL, GEORGETOWN, TX 78628
R499809	MOORE, TARA E & BRYAN J	104 GROSSETO LN, GEORGETOWN, TX 78628
R499877	HOWELL, KRISTEN M & BLAIR V	108 SAN MINIATO ST, GEORGETOWN, TX 78628
R531887	HARDAWAY, JAMES E & TONYA R	117 MARTINO TRL, GEORGETOWN, TX 78628
R590816	HEBERT, SCOTT H	84 RANCHO TRL, GEORGETOWN, TX 78628
R499785	KOTTIGE, DEVARAJ & NAYANARANI	117 TUSCANY DR, GEORGETOWN, TX 78628
R531731	YARBOROUGH, KENT A & LISA	225 CORTONA LN, GEORGETOWN, TX 78628
R527589	AKPAN, JUSTINA ANIETIE & ANIETIE DANIEL	176 SANTA MARIA ST, GEORGETOWN, TX 78628
R531855	WILLIAMSON, MICHELLE LYNN	109 VOL TERRA CV, GEORGETOWN, TX 78628
R527588	HIRAVE, RAHUL & SWATI AKHADE	180 SANTA MARIA ST, GEORGETOWN, TX 78628
R531881	FORAN, SCOTT & MIRANDA	408 PENNA LN, GEORGETOWN, TX 78628
R499775	BRAVO DE RUEDA, JUAN C & IRINA	148 FLORENZ LN, GEORGETOWN, TX 78628
R499815	KOSAREK, RUSSELL & SUZANNE	117 FLORENZ LN, GEORGETOWN, TX 78628
R594144	GONZALEZ, DIOLEISYS FONTELA	233 PISA LN, GEORGETOWN, TX 78628
R499776	KUCHEFSKI, JAMES M & MARY A	152 FLORENZ LN, GEORGETOWN, TX 78628
R499845	PINA, SALLY J & ALBERT G	212 ARREZO LN, GEORGETOWN, TX 78628
R499826	GUTIERREZ, JACQUELINE F	161 FLORENZ LN, GEORGETOWN, TX 78628
R590824	HUEBNER, STEVE ALLEN & NICOLE RAE, JR	52 RANCHO TRL, GEORGETOWN, TX 78628
R543820	CHOROST, MATTHEW & HANNAH	204 SERRANO ST, GEORGETOWN, TX 78628
R527539	ISELL, LYNDSEY M & TOMMIE C JACKSON III	144 FOSINI CV, GEORGETOWN, TX 78628
R543802	REILLY III, EDWARD V & MARY C	145 SERRANO ST, GEORGETOWN, TX 78628
R527547	BANTWAL, SRINIVASA KINI & USHA NAYAK	112 FOSINI CV, GEORGETOWN, TX 78628
R531883	GENZ, TRAVIS R & SARAH L	101 MARTINO TRL, GEORGETOWN, TX 78628
R590821	RODRIGUEZ, ALEJANDRO	64 RANCHO TRL, GEORGETOWN, TX 78628
R531995	VARDO, MICHAEL E & TAMMY L	600 SAN MARCO TRL, GEORGETOWN, TX 78628
R499911	DAVIS, MARK EDWARD & AMY CASSANDRA	204 SAN MATTEO ST, GEORGETOWN, TX 78628
R544171	HUGO ANDRES OGALDE IBACACHE AND EVELYN ELIZABETH BURROWS	333 RANCHO SIENNA LOOP, GEORGETOWN, TX 78628
R531959	DEL CARLO, MICHAEL (TOD) & BARBARA M (TOD)	800 SAN MARCO TRL, GEORGETOWN, TX 78628
R575133	FISHER, JEFFREY & JESSICA	124 TUSCANY DR, GEORGETOWN, TX 78628
R527555	DAILEY, CHRISTOPHER & BRITTANY	261 SANTA MARIA ST, GEORGETOWN, TX 78628
R499766	WASHINGTON, DOUGLAS PAUL & POLINA PAYLOVNA, II	112 FLORENZ LN, GEORGETOWN, TX 78628
R499910	SKUBI, ANTHONY JOSEPH III & AMY WINN SKUBI	200 SAN MATTEO ST, GEORGETOWN, TX 78628

R531975	VESTERLUND, BO NICKLAS	304 MAGONA TRL, GEORGETOWN, TX 78628
R499866	BREWER, FRANK H & STEPHANIE V	600 CORTONA CV, GEORGETOWN, TX 78628
R527566	WATSON, TYLER REED & FARREN J	217 SANTA MARIA ST, GEORGETOWN, TX 78628
R533746	TAYLOR, ALVIS	169 SANTA MARIA ST, GEORGETOWN, TX 78628
R544177	MULYE, RANJIT	309 RANCHO SIENNA LOOP, GEORGETOWN, TX 78628
R531945	SHRESTHA, DINESH & ROSHANI	701 SAN MARCO TRL, GEORGETOWN, TX 78628
R499796	VAUGHAN, THOMAS H JR & DEBORAH E	412 GROSSETO LN, GEORGETOWN, TX 78628
R531913	DURAI, RANITHKUMAR	105 CIPRESSI CV, GEORGETOWN, TX 78628
R573344	GHODASARA, DEVAL SATYAMKUMAR (TOD) & SATYAMKUMAR HASMUKHLAL (TOD)	212 MONTAUK LOOP, GEORGETOWN, TX 78628
R590850	HAYES, NICHOLAS JAMES	41 RANCHO TRL, GEORGETOWN, TX 78628
R499774	CARLSON, GREGORY ALLEN	144 FLORENZ LN, GEORGETOWN, TX 78628
R499869	KANNAN, GITANJALI	704 CORTONA CV, GEORGETOWN, TX 78628
R527583	FAHIE, JASMINE ALMARIA	200 SANTA MARIA ST, GEORGETOWN, TX 78628
R543833	DAVIS, MATTHEW SHANE & ELIZABETH	116 LAZIO LN, GEORGETOWN, TX 78628
R544172	STEINMANN, DOMINIC LEE & ASHLEY LAUREN	329 RANCHO SIENNA LOOP, GEORGETOWN, TX 78628
R499832	SEARS, CHRISTOPHER M & SHIRLEY MICHELLE	105 AMIATA CV, GEORGETOWN, TX 78628
R543801	RATLIFF, STEPHEN REED & HANNAH TAYLOR	140 SERRANO ST, GEORGETOWN, TX 78628
R527565	ARNOLD, REBECCA S & JAMES C	221 SANTA MARIA ST, GEORGETOWN, TX 78628
R531730	CARL, TIMOTHY ALAN & CARMEN	229 CORTONA LN, GEORGETOWN, TX 78628
R531858	KAMUNI, SATISH RAJU & SWAPNA	109 PENNA LN, GEORGETOWN, TX 78628
R527577	SIMOE, AMERICO, JR	173 SANTA MARIA ST, GEORGETOWN, TX 78628
R590836	CONKEY, PAULA MARIE	65 RANCHO TRL, GEORGETOWN, TX 78628
R590846	GRIFFITH, MATTHEW JOHN	105 BANDELLA CV, GEORGETOWN, TX 78628
R531868	HONG, JUNG HWAN	313 PENNA LN, GEORGETOWN, TX 78628
R531923	PATIL, RAVIRAJ VISHWASRAO & SHITAL RAVIRAJ	116 CIPRESSI CV, GEORGETOWN, TX 78628
R531710	HARDIE, NANCY L & TRACI L KNIPP (JT RS)	518 SAN MICHELLE LN, GEORGETOWN, TX 78628
R531915	SALAZAR, EUGENE & STEPHANIE	113 CIPRESSI CV, GEORGETOWN, TX 78628
R527543	HUVAL, PHILLIP	128 FOSINI CV, GEORGETOWN, TX 78628
R499904	GARRETT, MICHAEL PAUL & CHRISTINE MARIE GONZALES	209 SAN MATTEO ST, GEORGETOWN, TX 78628
R499884	MORRISON, STEVEN	136 SAN MINIATO ST, GEORGETOWN, TX 78628
R543826	SHAH, POOSHAN PRANAV & PRANAV RASIK	228 SERRANO ST, GEORGETOWN, TX 78628
R590837	VALDEZ, TRISHA LYNN & ALFRED VALDEZ	61 RANCHO TRL, GEORGETOWN, TX 78628
R531926	MARTIN, DAVID LLOYD & KRISTEN RE	104 CIPRESSI CV, GEORGETOWN, TX 78628

R533836	HOOTMAN, MATTHEW R & CHARITY A	409 MONTALCINO LN, GEORGETOWN, TX 78628
R532001	ST ONGE MICHAEL LLOYD & MARILYN KAYE (TOD)	504 SAN MARCO TRL, GEORGETOWN, TX 78628
R527514	MARSHALL, JENNIFER DYAN & BRADLEY JAMES MARSHALL	328 SANTA MARIA ST, GEORGETOWN, TX 78628
R590839	SPIVEY, KELLI MARIE & WADE WESTON	53 RANCHO TRL, GEORGETOWN, TX 78628
R527563	RUSSO, ANTHONY THOMAS & MARISSA JOSEPHINE	229 SANTA MARIA ST, GEORGETOWN, TX 78628
R531861	GARCIA, JOSE A & ALEJANDRA M PANAMENO	209 PENNA LN, GEORGETOWN, TX 78628
R499912	BROCKWAY, JOANNE MARIE	208 SAN MATTEO ST, GEORGETOWN, TX 78628
R531954	MONCADA, MERCURIO A & ADRIANA O ARAUJO	805 SAN MARCO TRL, GEORGETOWN, TX 78628
R499837	SCHIRPIK, RICHARD L & KIMBERLY	100 AMIATA CV, GEORGETOWN, TX 78628
R531762	DAVIS, JEFFREY G	224 CORTONA LN, GEORGETOWN, TX 78628
R527540	GUSTAVSEN, AUTUMN CAMILLE	140 FOSINI CV, GEORGETOWN, TX 78628
R499913	HUCKABA, SETH & VICTORIA	212 SAN MATTEO ST, GEORGETOWN, TX 78628
R531921	RODRIGUEZ, RUBEN PAUL & ERIN A	124 CIPRESSI CV, GEORGETOWN, TX 78628
R590841	AYERBE, RUTH & MARIO ALFREDO	COUNTY ROAD 268, GEORGETOWN, TX 78628
R499879	OROURKE, JOHN & CARLY	116 SAN MINIATO ST, GEORGETOWN, TX 78628
R532002	LIPARI, DOMINIC JOHN & HEATHER ELAINE	508 SAN MARCO TRL, GEORGETOWN, TX 78628
R527576	SCHWARTZ, BRYAN DAVID & LAURA LYNNE GLENN	177 SANTA MARIA ST, GEORGETOWN, TX 78628
R573356	TAYLOR, MARY	700 AFFAZIA LN, GEORGETOWN, TX 78628
R527574	GANESAN, RAGHURAMAN & KALPANA BALASUBRAMANIAN TRUS OF RAGHURAMAN	
R527574	FAM REV TRUST	185 SANTA MARIA ST, GEORGETOWN, TX 78628
R543798	MCFADIN, SARAH	128 SERRANO ST, GEORGETOWN, TX 78628
R499783	FOULK, DONALD CARL, JR	109 TUSCANY DR, GEORGETOWN, TX 78628
R575105	RAHMAN, MOHAMMAD MAHFUZUR & AYSHA BEGUM	216 TUSCANY DR, GEORGETOWN, TX 78628
R531912	MEADOWS, JOSHUA LEE & NICOLE	101 CIPRESSI CV, GEORGETOWN, TX 78628
R527549	LOHMAN, JOHN W & SUSAN J	104 FOSINI CV, GEORGETOWN, TX 78628
R531997	WHITAKER, ERIN	116 RUFFINO LN, GEORGETOWN, TX 78628
R543816	JANGITI, SHRUTHI	400 CORTONA LN, GEORGETOWN, TX 78628
R531958	MIXSON, TONYA R & JAMES E	804 SAN MARCO TRL, GEORGETOWN, TX 78628
R499794	KAROLIK, KENT & STACEY	420 GROSSETO LN, GEORGETOWN, TX 78628
R533805	HERMAN, BLAKE & SHANA M	408 MONTALCINO LN, GEORGETOWN, TX 78628
R531865	DAVIS, NINA FRANCES	301 PENNA LN, GEORGETOWN, TX 78628
R531998	FERGUSON, MICHAEL B & JULIETTE R	120 RUFFINO LN, GEORGETOWN, TX 78628
R531760	GREENE, RICHARD A & VICKI S	216 CORTONA LN, GEORGETOWN, TX 78628
R590834	HUFFAKER, WARREN STONE IV & JESSICA N	73 RANCHO TRL, GEORGETOWN, TX 78628

R594145	WORRELL, PAMELA DIANNA	237 PISA LN, GEORGETOWN, TX 78628
R531931	BURLEY, JAMIE MCDANIELS & MARK RICHARD	215 VOLTERRA CV, GEORGETOWN, TX 78628
R531970	THOMAS, ALBERT J & MARY R MILLER	324 MAGONA TRL, GEORGETOWN, TX 78628
R594134	WOOD, KENNETH C & ANA MONICA	341 PISA LN, GEORGETOWN, TX 78628
R499799	WELLS, JONATHAN & VALIN	400 GROSSETO LN, GEORGETOWN, TX 78628
R531969	HOWARD, RALPH E & STACEY L NELSON	323 MAGONA TRL, GEORGETOWN, TX 78628
R527515	PECORA, DAVID L & EDWIN T HENSLEY	324 SANTA MARIA ST, GEORGETOWN, TX 78628
R531898	CHIDAMBARAM, KRISHNA	105 AUBURN CV, GEORGETOWN, TX 78628
R531989	PROPERTY OWNER	113 MAGONA TRL, GEORGETOWN, TX 78628
R531752	CONTRERAS, SONNY CRAIG	513 SAN MICHELLE LN, GEORGETOWN, TX 78628
R499872	STEVENS, GLEN A & CHARLENE R	716 CORTONA CV, GEORGETOWN, TX 78628
R531891	TAPPRICH, ELLIOT & STEPHANIE	120 MARTINO TRL, GEORGETOWN, TX 78628
R531972	KIESCHNICK, JAMES E AND BARBARA J TRUSTEES OF JE AND BJK TRUST	316 MAGONA TRL, GEORGETOWN, TX 78628
R594106	JOSEPH, BINO & ANNIE ANDREWS	340 PISA LN, GEORGETOWN, TX 78628
R499919	PUSKA, BRIAN KENNETH & SANDRA	159 SAN MINIATO ST, GEORGETOWN, TX 78628
R531873	AMARKHAIL, ROMAL & NOORIA	804 BONNET BLVD, GEORGETOWN, TX 78628
R543799	LALE, AMEYA & DHANASHREE	132 SERRANO ST, GEORGETOWN, TX 78628
R543797	KUHN, JASON & JULIANTI	124 SERRANO ST, GEORGETOWN, TX 78628
R527516	BAUMGART, TRACY LEIGH	320 SANTA MARIA ST, GEORGETOWN, TX 78628
R594103	KUMARASWAMY, NAVEEN	328 PISA LN, GEORGETOWN, TX 78628
R527585	JULIA GAIL LEWIS TRUSTEE OF THE JULIA LEWIS LIVING TRUST	192 SANTA MARIA ST, GEORGETOWN, TX 78628
R544178	YEAGER, KEVIN & CARLIE	305 RANCHO SIENNA LOOP, GEORGETOWN, TX 78628
R527590	ALVAREZ, RAUL & SUZANNE CHRISTINE	172 SANTA MARIA ST, GEORGETOWN, TX 78628
R575099	AMBROSO, ASHLEY & MATTHEW	201 TUSCANY DR, GEORGETOWN, TX 78628
R590848	JONES, CHAD ALAN & TAMMY KAY	49 RANCHO TRL, GEORGETOWN, TX 78628
R573330	HERNANDEZ, LADIA M	400 MONTAUK LOOP, GEORGETOWN, TX 78628
R573342	REAMS, ADEN & JOHNETTA GARRETT	220 MONTAUK LOOP, GEORGETOWN, TX 78628
R499846	SHUMATE, TORRE FRED	216 ARREZO LN, GEORGETOWN, TX 78628
R499851	WESTPHAL, JESSE LEE & JENNIFER	312 ARREZO LN, GEORGETOWN, TX 78628
R531902	MARMOLE, MARK	121 AUBURN CV, GEORGETOWN, TX 78628
R543822	DODSON, DAVID BRIAN & LORI	212 SERRANO ST, GEORGETOWN, TX 78628
R590827	NAGA VEERA VENKATA SATYADEV BOORLA	40 RANCHO TRL, GEORGETOWN, TX 78628
R499797	ATCHLEY, MICHAEL DAVE & ELLEN IRIS	408 GROSSETO LN, GEORGETOWN, TX 78628
R531713	SHAW, GARY ROSS & JANE W	530 SAN MICHELLE LN, GEORGETOWN, TX 78628

R499929	HONEA, CHAD T & AMY A	105 SAN MINIATO ST, GEORGETOWN, TX 78628
R499901	HICKS, JOE	221 SAN MATTEO ST, GEORGETOWN, TX 78628
R499827	VAUGHN, BRAD	201 ARREZO LN, GEORGETOWN, TX 78628
R499790	VEALE, CHARLES W	413 GROSSETO LN, GEORGETOWN, TX 78628
R527581	TAMHANE, SANJIT P & SHWETA A PARALIKAR	248 SANTA MARIA ST, GEORGETOWN, TX 78628
R499889	HEAPS, RANDI & JOSHUA K	156 SAN MINIATO ST, GEORGETOWN, TX 78628
R531910	AGRAWAL SAURABH & PRAGYA SINGHANIA	104 AUBURN CV, GEORGETOWN, TX 78628
R531896	MANTAY, KELLY M & KARL HALVERSON	100 MARTINO TRL, GEORGETOWN, TX 78628
R531988	THOMAS, STEVEN WILLIAM (TOD) & JAN GRANT (TOD)	109 MAGONA TRL, GEORGETOWN, TX 78628
R550612	DEVORE, GEORGE A & GAIL L	500 CORTONA LN, GEORGETOWN, TX 78628
R533793	LEE, KENNY	128 FATORRIA CV, GEORGETOWN, TX 78628
R499867	BREWER, FRANK H & STEPHANIE V	604 CORTONA CV, GEORGETOWN, TX 78628
R499886	DOERR, STEFAN & BENETE	144 SAN MINIATO ST, GEORGETOWN, TX 78628
R499772	GRAHAM, DANIEL & SOCORRO	136 FLORENZ LN, GEORGETOWN, TX 78628
R499838	ROY, OLIVIER & JENNIFER ANGELL-ROY	112 ADORNO LN, GEORGETOWN, TX 78628
R590835	KLOESEL, JASON FRANK & LESHA RENEE	COUNTY ROAD 268, GEORGETOWN, TX 78628
R531909	WHITSETT, BENJAMIN P & MELISSA K	108 AUBURN CV, GEORGETOWN, TX 78628
R499908	NELLUTLA, SWETHA & YAGNESHWARA RAMAKRISHNA RAO VADAPALLI	108 SAN MATTEO ST, GEORGETOWN, TX 78628
R543821	KENNEDY, WILLIAM M III & SARAH M	208 SERRANO ST, GEORGETOWN, TX 78628
R499778	GROVE, JON H & BARBARA JO	105 ADORNO LN, GEORGETOWN, TX 78628
R533838	SONNTAG, ALAN W & PEGGY J	417 MONTALCINO LN, GEORGETOWN, TX 78628
R531853	MOORE, GLENDA LOU	700 BONNET BLVD, GEORGETOWN, TX 78628
R527535	PROPERTY OWNER	137 FOSINI CV, GEORGETOWN, TX 78628
R594101	MALER, LAURA & JOHN	320 PISA LN, GEORGETOWN, TX 78628
R531739	DRAKE, VICCI LORRAINE	313 CORTONA LN, GEORGETOWN, TX 78628
R531922	GRAY, ADAM	120 CIPRESSI CV, GEORGETOWN, TX 78628
R499780	MCFADDEN, PATRICK M JR & ASHLEY N	113 ADORNO LN, GEORGETOWN, TX 78628
R533791	LIYARI, HOOMAN & BOBBI-JEAN	136 FATORRIA CV, GEORGETOWN, TX 78628
R499890	HAMMACK, CLAY B & IDA M	160 SAN MINIATO ST, GEORGETOWN, TX 78628
R531719	YADAV, PANKAJ & MITALI BHARATI	312 CORTONA LN, GEORGETOWN, TX 78628
R590817	GAITAN, SHARON DENIASE & JOHN ANTHONY	80 RANCHO TRL, GEORGETOWN, TX 78628
R531716	LUGO, LEVI & STACY M	300 CORTONA LN, GEORGETOWN, TX 78628
R533807	PATT, ADAM CHARLES	416 MONTALCINO LN, GEORGETOWN, TX 78628
R499876	GOLD, BARRY & GAIL	104 SAN MINIATO ST, GEORGETOWN, TX 78628

R531872	EGGLESTON, ARTHUR LEE & KENNITH MOHR	800 BONNET BLVD, GEORGETOWN, TX 78628
R499893	PARDO, ABEL & CHRISTIA STRINGER-PARDO	309 SAN MATTEO ST, GEORGETOWN, TX 78628
R499928	SOKOLOWSKI, CHRISTOPHER & HALEY	109 SAN MINIATO ST, GEORGETOWN, TX 78628
R499830	KIM, JUNGMIN & CINDY	213 ARREZO LN, GEORGETOWN, TX 78628
R499888	BATTEN, LESLIE FAYE	152 SAN MINIATO ST, GEORGETOWN, TX 78628

Exhibit B



Cushing Cerrell
ARCHITECTS
11111 GARDEN, SUITE 100, DALLAS, TEXAS 75243
PHOTO COURTESY OF ARMSTRONG & BROWN, PLLC

BURNSPARKES
PLANNING & ZONING
11111 GARDEN, SUITE 100, DALLAS, TEXAS 75243
PHOTO COURTESY OF ARMSTRONG & BROWN, PLLC

The HOA is passing this information on to Residents that may be interested in the project. Please note this parcel is not part of the Rancho Sienna Development /Community.

A zoning application was submitted on May 24, 2022, for the 51.426-acre property located at the southeast corner of Ronald Reagan and Kaufman Loop. The applicant has provided the following information to allow Rancho Sienna residents time to review and ask questions before this project is scheduled for Planning and Zoning Commission. The applicant will be sharing details related to this zoning request at the Town Hall meeting on June 29, 2022, and will be available to answer any questions.

The request is to annex and zone the property to Planned Unit Development (PUD) to allow for a Class A mixed-use project as shown in the conceptual plan.

The conceptual plan shows a hike and bike trail which will provide public pedestrian access from the south of the property and will connect to the HEB shopping center.

Enhanced architectural elements and landscaping design will be provided.

All access to the property will be taken off Kaufman Loop and Ronald Reagan. No access will be taken onto County Road 268.

The City is still reviewing the application and no public hearings are scheduled at this time.

For additional questions please contact Jewels Cain with Armbrust & Brown at 512-435-2318.

Exhibit C

BAR W RANCH EAST COMMERCIAL PUD ZONING CASE (22-Z-021)

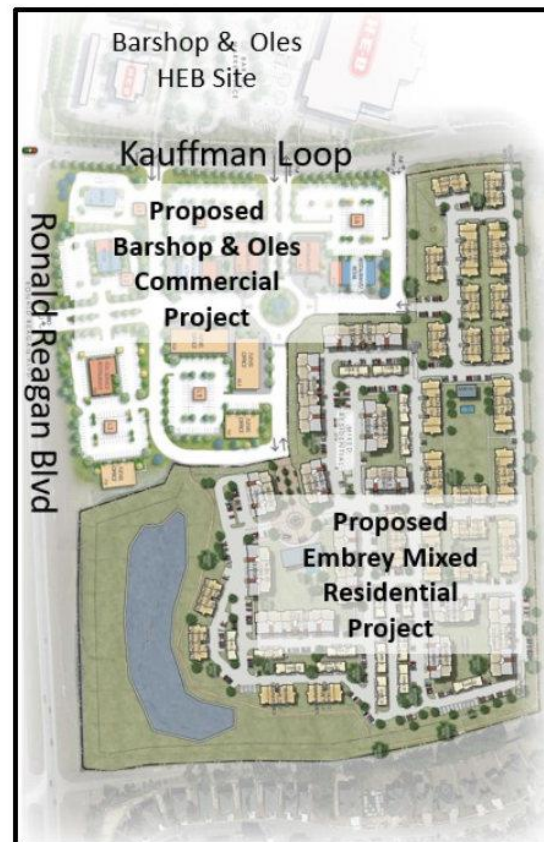
BAR W RANCH EAST COMMERCIAL ZONING MEETING

PRESENTATION FOR RANCHO SIENNA

A zoning application was submitted on May 24, 2022 for the 51.426 acre property located at the southeast corner of Ronald Reagan and Kauffman Loop as shown in the map above. The development team would like to host a meeting at the Holiday Inn Express to share what's being proposed and allow Rancho Sienna residents to ask questions before this zoning request is scheduled for a public hearing at the Leander Planning and Zoning Commission.

AUGUST 2, 2022

6:00pm – 8:00pm
Holiday Inn Express
247 W Metro Drive
Leander, Texas 78641



*DUE TO LIMITED SPACE PLEASE RSVP TO JEWELS CAIN AT JCain@ABAUSTIN.COM OR 512-435-2318. IF RSVPs EXCEED THE AMOUNT OF SPACE AVAILABLE A SECOND MEETING MAY BE SCHEDULED.

*FOR QUESTIONS REGARDING THE PROPOSED MIXED RESIDENTIAL PROJECT PLEASE CONTACT NATHAN HENRY AT 210.804.5291

Google Map Directions to the Holiday Inn Express

2

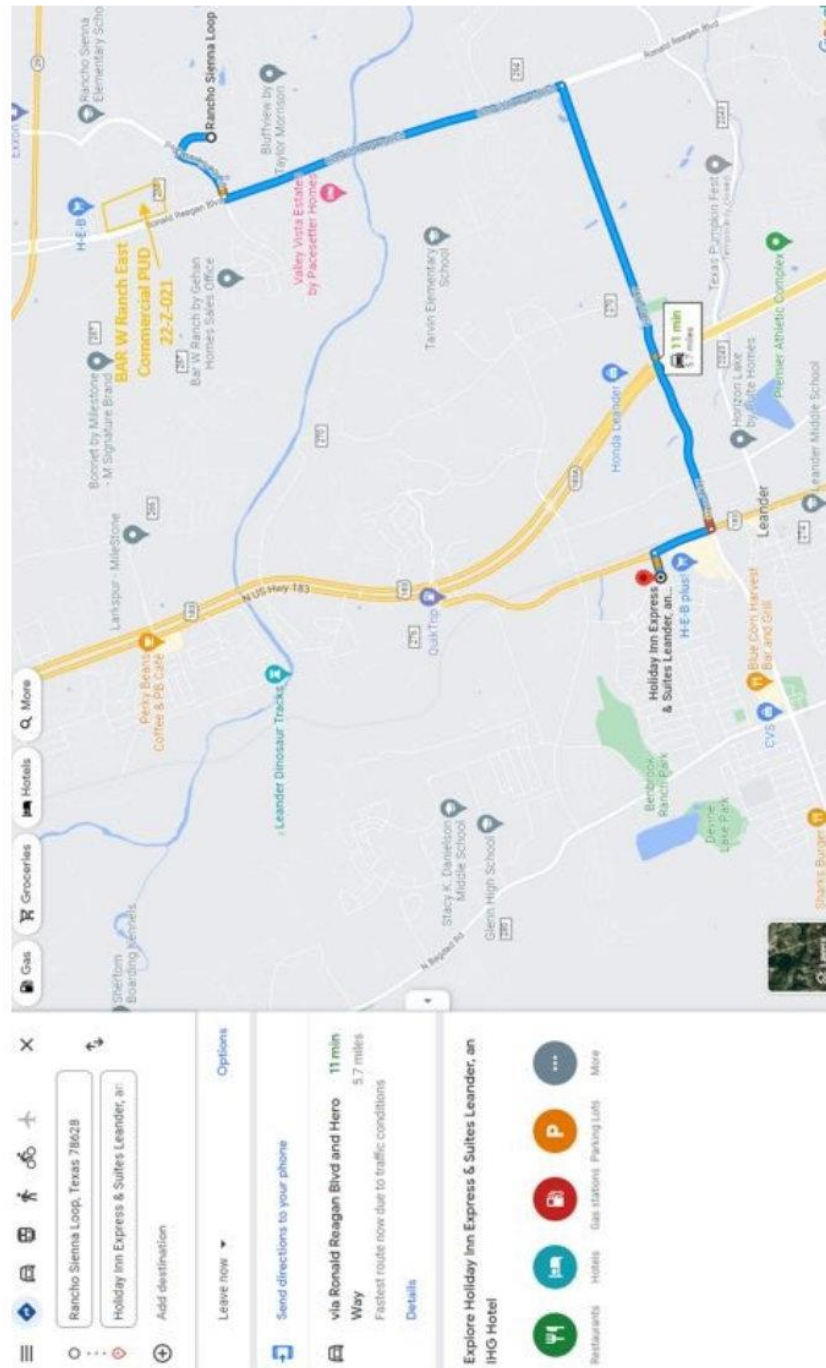




Exhibit D



BAR W RANCH EAST COMMERCIAL

PUD Zoning Case 22-Z-021

The request is to annex and zone the property to Planned Unit Development (PUD) to allow for a Class A mixed-use project as shown in the concept plan above. The following is being proposed as part of this project:

- Hike and Bike Trail to provide public pedestrian access from County Road 268, through the project and connect to the HEB project north of Kauffman Loop.
- Enhanced architectural elements and landscaping design.
- No vehicular access will be taken onto County Road 268. All access to the proposed project will be taken off Kauffman Loop and Ronald Reagan.
- The City is still reviewing the application and no public hearings are scheduled at this time.
- For additional questions please contact Jewels Cain with Armbrust & Brown at 512-435-2318.

Exhibit E

RANCHO SIENNA MEETING - AUGUST 2, 2022

NAME	ADDRESS	EMAIL
Alan + Peggy Sonntag	417 MONTACINO LN	alan7905@subell.net
Melissa Carvalho	57 Rancho Trl	lissapie@gmail.com
Larrie Hemphill	104 Firenze Ln	lhempull11@gmail.com
GREG NEEDHAM	105 PENNA LN	_____
Kelly Archer	440 Saturnia	KRArcher2020@gmail.com
Bryan Archer	440 Saturnia Dr.	bryarcher@gmail.com
Jean & Rick Teel	105 Tuscany Dr.	jeanteel1024@gmail.com
Maria Hernandez	605 San Marco Trl	Charmmrs@gmail.com
Charles Brainerd	132 Firenze Lane	CLGHBSTN@AOL.COM
Carson Giddens		
Blake Herman	408 Montacino Lane	bgh@stonecrestinvestments.com
David Pearce	324 Santa Maria St.	dpearce322@gmail.com

{W1168709.1}

SARAH GRAMM	136 FLORENZ LN	COUGARMEN23@gmail.com
Sarah Householder	412 Montalcino Ln	skhouseholder@gmail.com



EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case 22-TRP-0007 regarding removal of a Significant and Heritage Trees associated with the Hero Way Substation Site Development Project located at 13151 Hero Way West, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process.

APPLICANT/AGENT:

CDS Muery (Jarod Cain.) on behalf of Pedernales Electric Cooperative, Inc (Cody Moos).

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Location Map
3. Aerial Map
4. Letter of Intent
5. Tree Removal Exhibit
6. Tree Inventory



PLANNING ANALYSIS

TREE REMOVAL CASE TRP-22-0007 HERO WAY SUBSTATION (PEC)

GENERAL INFORMATION

Owner/Agent: CDS Muery (Jarod Cain.) on behalf of Pedernales Electric Cooperative, Inc (Cody Moos).

Current Zoning: **PEC Hero Way Substation PUD (Planned Unit Development) PUD**
Base zoning: GC-4-D (General Commercial)

Size and Location: The property is located at 13151 Hero Way West, approximately 4.93 acres in size.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove four significant trees (trees tags: 5047, 5174, 5206 and 5263) and four heritage trees (tree tags: 5143, 5145, 5172 and 5259) due to the construction of an electric substation and drives and accompanying detention facility. In addition, applicant cites challenges in layout flexibility due to the preservation and adherence to the 200 feet undisturbed natural area in rear of tract set in place during the rezone process (Case: 21-Z-014).

Per Composite Zoning Ordinance, Article VI, Section 1(c) removal of significant trees greater than eighteen (18”) caliper inches requires the approval of the Planning and Zoning Commission or alternative tree preservation plan (where applicable undesirable or impractical conditions exist on site). The Planning & Zoning Commission shall also review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council which shall have final authority to issue the permit.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFS-2-B	Undeveloped
EAST	GC-4-C Interim SFR-1-B	Canes Southwest Outdoor Facility
SOUTH	SFS-2-B	Residential
WEST	PUD (NR)	Neighborhood Residential

SURROUNDING AREA:

This property is located approximately 1,200 feet due east of the intersection of Hero Way West and Lakeline Blvd. The subject tract is bound to the south and west by residential uses (Westwood Section 3 and Urbana PUD respectively). The east-abutting tract is commercial in use and is an outdoor practice facility.

PHYSICAL AND NATURAL FEATURES:

Subject site contains no floodplain and heavy tree cover. During the PUD zoning process, a 200-foot natural area/no-build zone was established with heavy tree cover to buffer proposed use from rear residential subdivision.

MAJOR CORRIDORS:

This project will take access off Hero Way West.

CURRENT LAND USES:

The tract exists today as a homestead. Staff is currently reviewing a site plan submittal.

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% of significant trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26") require approval by the Commission and Council, a replacement ratio of 3:1, and a removal fee in the amount of \$300 per caliper inch.

Below, please see the proposed tree removal proposal per the Hero Way Substation Site Development Plans (SD-22-0026):

TREE CALIPER INCHES					
TREE DESIGNATION	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
SIGNIFICANT (8"-18")	2660	1473	55%	1187	45%
SIGNIFICANT (19"-25")	242	178	74%	64	26%
SUBTOTAL (8"-25")	2902	1651	57%	1251	43%
HERITAGE (>26")	238	113	47%	125	53%
TOTALS	3140	1764	56%	1376	44%

TOTAL TREES					
TREE DESIGNATION	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
SIGNIFICANT (8"-18")	242	134	55%	108	45%
SIGNIFICANT (19"-25")	11	8	73%	3	27%
SUBTOTAL (8"-25")	253	142	56%	111	44%
HERITAGE (>26")	8	4	50%	4	50%
TOTALS	261	146	56%	115	44%

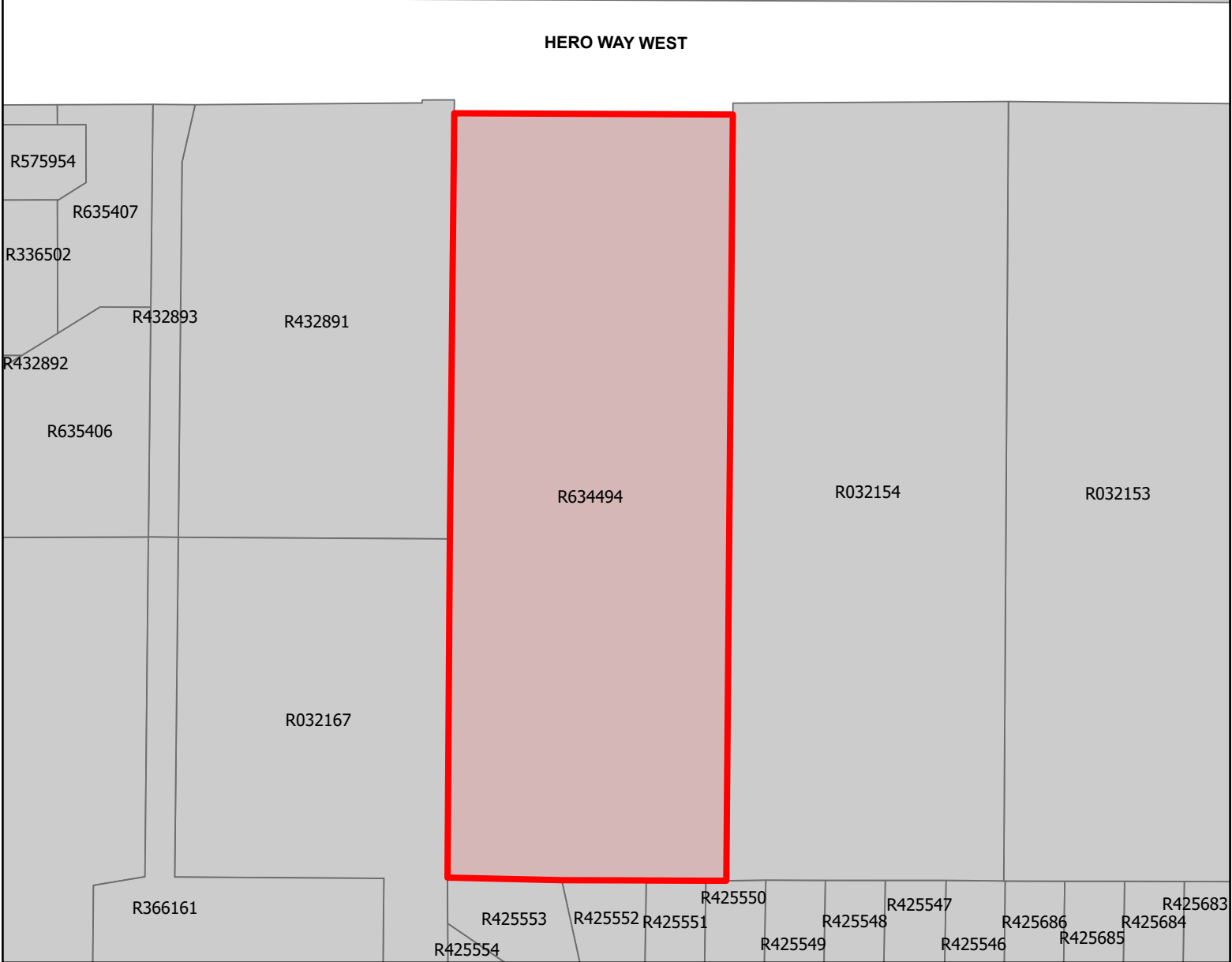
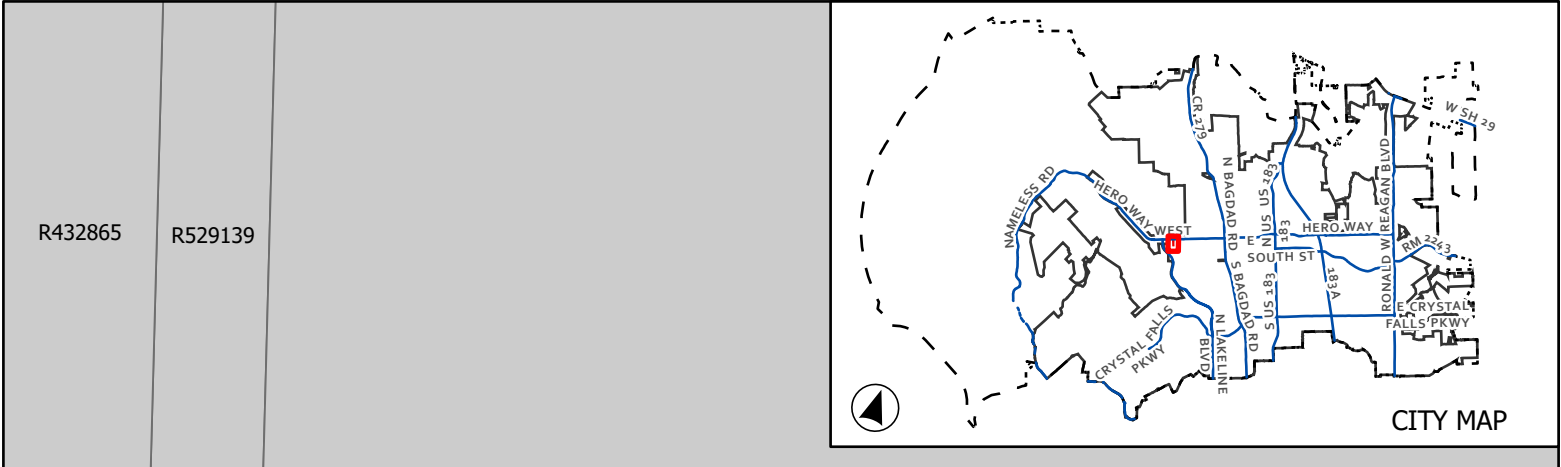
MITIGATION PLAN					
TREE DESIGNATION (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
SIGNIFICANT (8"-18")	0	0			\$0.00
SIGNIFICANT (19"-25")			128		\$19,200.00
HERITAGE (>26")				375	\$56,250.00
(125") HERITAGE TREE REMOVAL FEE (\$300/INCH)					\$37,500.00
*(30") UNDERSIZED TREE INCHES APPLIED TO MITIGATION (-\$150/INCH)					(\$4,500.00)
*(143") OVERAGE PRESERVATION FROM SIGNIFICANT 8"-18" (-\$150/INCH)					(\$21,450.00)
(12") REPLACEMENT TREE INCHES APPLIED TO MITIGATION (-\$150/INCH)					(\$1,800.00)
TOTAL FEE AMOUNT					\$85,200.00
* Existing trees used for mitigation credits shall not be applied to landscaping requirements. Trees used for mitigation credit are circled in blue on the tree removal plan.					

As part of the mitigation process, the Developer is proposing to pay the mitigation fees in the amount of \$150 per caliper inch of replacement tree in lieu of planting new trees.

Mitigation Fees

- Significant Trees >18" – 26" removed: 64"
- Significant Trees >18" – 26" mitigation fees (\$150 per caliper inch at 2:1): **\$19,200**
- Heritage Tree (>26) removal fee (\$300 per caliper inch removed): **\$37,500**
- Heritage Trees >26" removed: 125"
- Heritage Trees >26" mitigation fees (\$150 per caliper inch at 3:1): **\$56,250**
- Significant trees 8" to 18" on-site preservation (blue trees on Attachment 5) at 143 caliper inches: **(\$21,450)**
- Trees 2" to 8" kept for tree credit at 30 caliper inches: **(\$4,500)**
- Replacement tree inches (in excess of landscaping) applied to mitigation at 12 caliper inches: **(\$1,800)**

Total Mitigation Fee: \$85,200



CASE: TRP-22-0007 ATTACHMENT 2 HERO WAY SUBSTATION

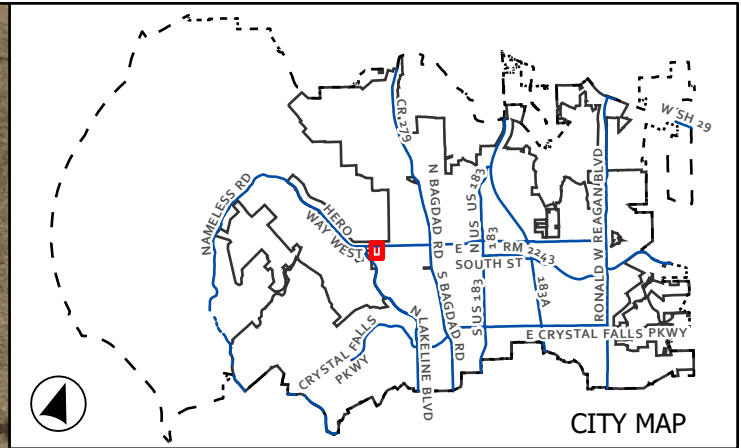
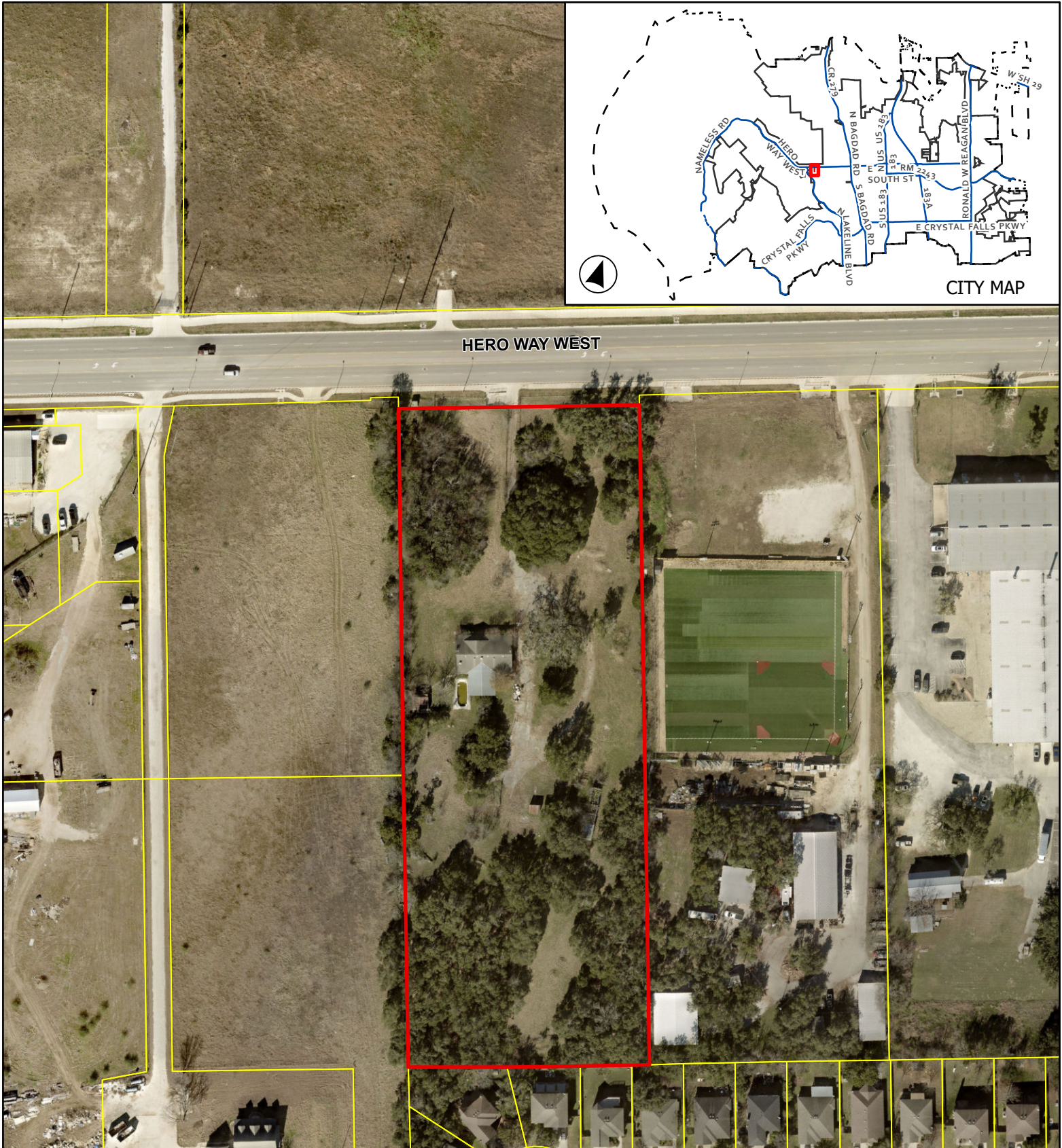
Location Exhibit

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.

0 70 140

Feet

- City Limits
- Subject Boundary
- ETJ Boundary



CASE: TRP-22-0007 ATTACHMENT 3 HERO WAY SUBSTATION

Aerial Exhibit

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.



0 65 130



Feet

- Leander City Limits
- Subject Boundary



August 29, 2022

City of Leander
Planning Department
PO Box 319
Leander, TX 78646

RE: Pedernales Electric Cooperative – 5.01 Acre Tract - Hero Way Substation Development
Tree Preservation and Mitigation – Letter of Intent

Dear Planning Department:

This letter describes the project approach to tree preservation and mitigation associated with the development of the above referenced property. The property is located within the City of Leander on the southeast side of FM 2243 (Hero Way West), approximately 1,200 feet northeast of the intersection with Lakeline Boulevard. The 5.01-acre tract was purchased by Pedernales Electric Cooperative (PEC) in March of 2020 to be developed as an electric substation to meet growing power demands in the Leander area. The property was re-zoned (Case 21-Z-009 and Ordinance NO. 21-042-00) in June of 2021 to General Commercial (GC-4-D).

With the re-zoning process, the back (south) 200 feet (approximately 1.3 acres) abutting residential development was to be set aside as undisturbed natural area with any new development. With this significant set aside, the proposed substation development has little flexibility towards tree preservation or mitigation planting. The proposed development includes construction of a substation pad (389.81 feet by 263.42 feet), two access drives, station fences, and a stormwater detention facility. Also, electric substations are typically surrounded by power lines that conflict with large trees.

Based on these limitations, tree removal is unavoidable. The trees in conflict with site surface improvements or significant grade changes are scheduled to be removed, see attached Sheet 6 – Demolition Plan, Sheet 15 – Grading and Drainage Plan, and Sheet 36 – Tree Preservation Plan. A schedule of tree removal is provided on Sheet 37 – Tree Inventory. Some trees within the developed area have been preserved and are indicated on the Tree Preservation Plan and Tree Inventory. On this project, only minimal tree mitigation can be provided because of the lack of space and conflicts with the primary function of the facility. Tree mitigation planting is reflected on Sheet 38 – Landscape Plan. The remaining mitigation requirements will be met by providing payment of a fee-in-lieu-of. A calculation of the remaining required mitigation is presented in the Fee Calculation Table at the bottom of the Tree Inventory – Sheet 37.

We hope this letter adequately explains our approach to complying with the City's tree preservation requirements given specific project objectives and limited space available. We look forward to your review and comments.

Respectfully:

A handwritten signature in blue ink, appearing to read 'Kenneth Rothe', written over a horizontal line.

Kenneth Rothe, P.E.
Director, CDS Muery



Point No.	Tree Size (")	Tree Description	Remain (")	Remove (")	Tree Designation
5002	31"	OAK	31		HERITAGE
5077	28"	OAK	28		HERITAGE
5142	26"	OAK	26		HERITAGE
5143	26"	OAK		26	HERITAGE
5145	29"	OAK		29	HERITAGE
5172	40"	OAK		40	HERITAGE
5250	28"	OAK	28		HERITAGE
5259	30"	OAK		30	HERITAGE
5003	22"	OAK	22		SIGNIFICANT (8"-18")
5047.01	20"	OAK		20	SIGNIFICANT (19"-25")
5053	24"	OAK	24		SIGNIFICANT (19"-25")
5054	25"	OAK	25		SIGNIFICANT (19"-25")
5070	22"	OAK	22		SIGNIFICANT (19"-25")
5091	19"	OAK	19		SIGNIFICANT (19"-25")
5130	24"	OAK	24		SIGNIFICANT (19"-25")
5206	23"	OAK		23	SIGNIFICANT (19"-25")
5243	20"	OAK	20		SIGNIFICANT (19"-25")
5252	22"	OAK	22		SIGNIFICANT (19"-25")
5263	21"	OAK		21	SIGNIFICANT (19"-25")
5000	14"	OAK	14		SIGNIFICANT (8"-18")
5001	14"	OAK	14		SIGNIFICANT (8"-18")
5004.01	14"	OAK	14		SIGNIFICANT (8"-18")
5004.02	11"	OAK	11		SIGNIFICANT (8"-18")
5005	12"	OAK	12		SIGNIFICANT (8"-18")
5006	14"	OAK	14		SIGNIFICANT (8"-18")
5007	13"	OAK	13		SIGNIFICANT (8"-18")
5008	13"	OAK	13		SIGNIFICANT (8"-18")
5009	15"	ARIZONA ASH	15		SIGNIFICANT (8"-18")
5010	9"	OAK	9		SIGNIFICANT (8"-18")
5011.01	9"	OAK	9		SIGNIFICANT (8"-18")
5011.02	11"	OAK	11		SIGNIFICANT (8"-18")
5012	12"	OAK	12		SIGNIFICANT (8"-18")
5013	10"	OAK	10		SIGNIFICANT (8"-18")
5014	13"	OAK	13		SIGNIFICANT (8"-18")
5015.01	12"	OAK	12		SIGNIFICANT (8"-18")
5015.02	9"	OAK	9		SIGNIFICANT (8"-18")
5016.01	14"	OAK	14		SIGNIFICANT (8"-18")
5016.02	10"	OAK	10		SIGNIFICANT (8"-18")
5017	9"	OAK	9		SIGNIFICANT (8"-18")
5018	9"	OAK	9		SIGNIFICANT (8"-18")
5019	11"	OAK	11		SIGNIFICANT (8"-18")
5020	9"	OAK	9		SIGNIFICANT (8"-18")
5021	8"	OAK	8		SIGNIFICANT (8"-18")
5022	8"	OAK	8		SIGNIFICANT (8"-18")
5023	10"	OAK	10		SIGNIFICANT (8"-18")
5024.01	10"	OAK	10		SIGNIFICANT (8"-18")
5024.02	8"	OAK	8		SIGNIFICANT (8"-18")
5025	8"	OAK	8		SIGNIFICANT (8"-18")
5026	10"	OAK	10		SIGNIFICANT (8"-18")
5027	9"	OAK	9		SIGNIFICANT (8"-18")
5028	8"	OAK	8		SIGNIFICANT (8"-18")
5029	9"	OAK	9		SIGNIFICANT (8"-18")
5030	8"	OAK	8		SIGNIFICANT (8"-18")
5031.01	11"	OAK	11		SIGNIFICANT (8"-18")
5031.02	8"	OAK	8		SIGNIFICANT (8"-18")
5032.01	10"	OAK	10		SIGNIFICANT (8"-18")
5033	9"	OAK	9		SIGNIFICANT (8"-18")
5034	9"	OAK	9		SIGNIFICANT (8"-18")
5035	10"	OAK	10		SIGNIFICANT (8"-18")
5036	8"	OAK	8		SIGNIFICANT (8"-18")
5037	11"	OAK	11		SIGNIFICANT (8"-18")
5038	8"	OAK	8		SIGNIFICANT (8"-18")
5039	11"	OAK		11	SIGNIFICANT (8"-18")
5040	9"	OAK	9		SIGNIFICANT (8"-18")
5042.01	13"	OAK	13		SIGNIFICANT (8"-18")
5042.02	9"	OAK	9		SIGNIFICANT (8"-18")
5043	12"	OAK	12		SIGNIFICANT (8"-18")
5044	12"	OAK	12		SIGNIFICANT (8"-18")
5045.01	15"	OAK	15		SIGNIFICANT (8"-18")
5045.02	14"	OAK	14		SIGNIFICANT (8"-18")
5046	15"	OAK	15		SIGNIFICANT (8"-18")
5048	17"	OAK	17		SIGNIFICANT (8"-18")
5049	11"	OAK	11		SIGNIFICANT (8"-18")
5050	8"	OAK	8		SIGNIFICANT (8"-18")
5051	12"	OAK	12		SIGNIFICANT (8"-18")
5052	14"	OAK	14		SIGNIFICANT (8"-18")
5055	8"	OAK	8		SIGNIFICANT (8"-18")
5056	13"	OAK	13		SIGNIFICANT (8"-18")
5057	12"	OAK	12		SIGNIFICANT (8"-18")
5058	9"	OAK	9		SIGNIFICANT (8"-18")
5059.01	11"	OAK	11		SIGNIFICANT (8"-18")
5060	12"	OAK	12		SIGNIFICANT (8"-18")
5061	17"	OAK	17		SIGNIFICANT (8"-18")
5062	9"	OAK	9		SIGNIFICANT (8"-18")
5064	16"	OAK		16	SIGNIFICANT (8"-18")
5067	11"	OAK	11		SIGNIFICANT (8"-18")
5068	11"	OAK	11		SIGNIFICANT (8"-18")
5069	16"	OAK	16		SIGNIFICANT (8"-18")

Point No.	Tree Size (")	Tree Description	Remain (")	Remove (")	Tree Designation
5071	16"	OAK	16		SIGNIFICANT (8"-18")
5072	15"	OAK	15		SIGNIFICANT (8"-18")
5073	9"	OAK	9		SIGNIFICANT (8"-18")
5074	13"	OAK	13		SIGNIFICANT (8"-18")
5075	8"	OAK	8		SIGNIFICANT (8"-18")
5076	12"	OAK	12		SIGNIFICANT (8"-18")
5078.01	14"	OAK	14		SIGNIFICANT (8"-18")
5078.02	10"	OAK	10		SIGNIFICANT (8"-18")
5079	8"	OAK	8		SIGNIFICANT (8"-18")
5080	8"	OAK	8		SIGNIFICANT (8"-18")
5081	13"	OAK	13		SIGNIFICANT (8"-18")
5082	8"	OAK	8		SIGNIFICANT (8"-18")
5083	9"	OAK	9		SIGNIFICANT (8"-18")
5084	9"	OAK	9		SIGNIFICANT (8"-18")
5085	14"	OAK	14		SIGNIFICANT (8"-18")
5086	10"	OAK	10		SIGNIFICANT (8"-18")
5087	10"	OAK	10		SIGNIFICANT (8"-18")
5088	9"	OAK	9		SIGNIFICANT (8"-18")
5089	12"	OAK	12		SIGNIFICANT (8"-18")
5090	11"	OAK	11		SIGNIFICANT (8"-18")
5092	8"	OAK	8		SIGNIFICANT (8"-18")
5093.01	11"	OAK	11		SIGNIFICANT (8"-18")
5093.02	9"	OAK	9		SIGNIFICANT (8"-18")
5094	9"	OAK	9		SIGNIFICANT (8"-18")
5095	9"	OAK	9		SIGNIFICANT (8"-18")
5096	10"	OAK	10		SIGNIFICANT (8"-18")
5097.01	9"	OAK	9		SIGNIFICANT (8"-18")
5098	10"	OAK	10		SIGNIFICANT (8"-18")
5099	8"	OAK	8		SIGNIFICANT (8"-18")
5100	10"	OAK	10		SIGNIFICANT (8"-18")
5101	12"	OAK	12		SIGNIFICANT (8"-18")
5102	11"	OAK	11		SIGNIFICANT (8"-18")
5103	13"	OAK	13		SIGNIFICANT (8"-18")
5104	15"	OAK	15		SIGNIFICANT (8"-18")
5105	18"	OAK	18		SIGNIFICANT (8"-18")
5106	9"	OAK	9		SIGNIFICANT (8"-18")
5107	11"	OAK	11		SIGNIFICANT (8"-18")
5110	10"	OAK	10		SIGNIFICANT (8"-18")
5111	11"	OAK	11		SIGNIFICANT (8"-18")
5112	10"	OAK	10		SIGNIFICANT (8"-18")
5113	10"	OAK	10		SIGNIFICANT (8"-18")
5114	10"	OAK	10		SIGNIFICANT (8"-18")
5115	10"	OAK	10		SIGNIFICANT (8"-18")
5117	10"	OAK	10		SIGNIFICANT (8"-18")
5118	12"	OAK	12		SIGNIFICANT (8"-18")
5119.01	11"	OAK	11		SIGNIFICANT (8"-18")
5119.02	11"	OAK	11		SIGNIFICANT (8"-18")
5119.03	10"	OAK	10		SIGNIFICANT (8"-18")
5119.04	9"	OAK	9		SIGNIFICANT (8"-18")
5120	10"	OAK	10		SIGNIFICANT (8"-18")
5121.01	8"	OAK	8		SIGNIFICANT (8"-18")
5122.01	11"	OAK	11		SIGNIFICANT (8"-18")
5122.02	8"	OAK	8		SIGNIFICANT (8"-18")
5123.01	14"	OAK	14		SIGNIFICANT (8"-18")
5123.02	12"	OAK	12		SIGNIFICANT (8"-18")
5124.01	11"	OAK	11		SIGNIFICANT (8"-18")
5124.02	8"	OAK	8		SIGNIFICANT (8"-18")
5125	12"	OAK	12		SIGNIFICANT (8"-18")
5126	9"	OAK	9		SIGNIFICANT (8"-18")
5127	11"	OAK	11		SIGNIFICANT (8"-18")
5128	11"	OAK	11		SIGNIFICANT (8"-18")
5129.01	14"	OAK	14		SIGNIFICANT (8"-18")
5129.02	14"	OAK	14		SIGNIFICANT (8"-18")
5131	11"	OAK	11		SIGNIFICANT (8"-18")
5132	15"	OAK	15		SIGNIFICANT (8"-18")
5133	12"	OAK	12		SIGNIFICANT (8"-18")
5135	11"	OAK	11		SIGNIFICANT (8"-18")
5136	12"	OAK	12		SIGNIFICANT (8"-18")
5137	13"	OAK	13		SIGNIFICANT (8"-18")
5138	9"	OAK	9		SIGNIFICANT (8"-18")
5139	14"	OAK	14		SIGNIFICANT (8"-18")
5140	11"	OAK	11		SIGNIFICANT (8"-18")
5146.01	14"	OAK		14	SIGNIFICANT (8"-18")
5146.02	10"	OAK		10	SIGNIFICANT (8"-18")
5147.01	12"	OAK		12	SIGNIFICANT (8"-18")
5147.02	10"	OAK		10	SIGNIFICANT (8"-18")
5147.03	9"	OAK		9	SIGNIFICANT (8"-18")
5148	9"	OAK	9		SIGNIFICANT (8"-18")
5149	10"	OAK	10		SIGNIFICANT (8"-18")
5150.01	12"	OAK	12		SIGNIFICANT (8"-18")
5150.02	11"	OAK	11		SIGNIFICANT (8"-18")
5150.03	8"	OAK	8		SIGNIFICANT (8"-18")
5151	9"	OAK	9		SIGNIFICANT (8"-18")
5152	9"	OAK	9		SIGNIFICANT (8"-18")
5153	8"	OAK	8		SIGNIFICANT (8"-18")
5154.01	12"	OAK	12		SIGNIFICANT (8"-18")
5154.02	9"	OAK	9		SIGNIFICANT (8"-18")
5155	10"	OAK		10	SIGNIFICANT (8"-18")

Point No.	Tree Size (")	Tree Description	Remain (")	Remove (")	Tree Designation
5156	8"	OAK		8	SIGNIFICANT (8"-18")
5157	9"	OAK		9	SIGNIFICANT (8"-18")
5168.01	8"	PERSIMMON		8	SIGNIFICANT (8"-18")
5170.01	8"	PECAN		8	SIGNIFICANT (8"-18")
5176	10"	OAK		10	SIGNIFICANT (8"-18")
5177	11"	OAK		11	SIGNIFICANT (8"-18")
5181	8"	OAK		8	SIGNIFICANT (8"-18")
5183	9"	OAK		9	SIGNIFICANT (8"-18")
5184	9"	OAK		9	SIGNIFICANT (8"-18")
5186	9"	OAK		9	SIGNIFICANT (8"-18")
5187	10"	OAK		10	SIGNIFICANT (8"-18")
5188.01	11"	OAK		11	SIGNIFICANT (8"-18")
5189	11"	OAK		11	SIGNIFICANT (8"-18")
5190	8"	OAK		8	SIGNIFICANT (8"-18")
5191	8"	OAK		8	SIGNIFICANT (8"-18")
5192	12"	OAK		12	SIGNIFICANT (8"-18")
5193.01	9"	OAK		9	SIGNIFICANT (8"-18")
5193.02	8"	OAK		8	SIGNIFICANT (8"-18")
5194	9"	OAK		9	SIGNIFICANT (8"-18")
5195	8"	OAK		8	SIGNIFICANT (8"-18")
5196	8"	OAK		8	SIGNIFICANT (8"-18")
5197	8"	OAK		8	SIGNIFICANT (8"-18")
5198.01	12"	OAK		12	SIGNIFICANT (8"-18")
5198.02	10"	OAK		10	SIGNIFICANT (8"-18")
5199	12"	OAK		12	SIGNIFICANT (8"-18")
5200	8"	OAK		8	SIGNIFICANT (8"-18")
5201	13"	OAK		13	SIGNIFICANT (8"-18")
5202	8"	OAK		8	SIGNIFICANT (8"-18")
5203.01	11"	OAK		11	SIGNIFICANT (8"-18")
5205	16"	OAK		16	SIGNIFICANT (8"-18")
5207.01	8"	OAK		8	SIGNIFICANT (8"-18")
5208	14"	OAK		14	SIGNIFICANT (8"-18")
5209	12"	OAK		12	SIGNIFICANT (8"-18")
5210	11"	OAK		11	SIGNIFICANT (8"-18")
5211	11"	OAK		11	SIGNIFICANT (8"-18")
5212	9"	OAK		9	SIGNIFICANT (8"-18")
5213	9"	OAK		9	SIGNIFICANT (8"-18")
5214	15"	OAK		15	SIGNIFICANT (8"-18")
5215	13"	OAK		13	SIGNIFICANT (8"-18")
5216	11"	OAK		11	SIGNIFICANT (8"-18")
5217	8"	OAK		8	SIGNIFICANT (8"-18")
5218	8"	OAK		8	SIGNIFICANT (8"-18")
5219	13"	OAK		13	SIGNIFICANT (8"-18")
5220	16"	OAK		16	SIGNIFICANT (8"-18")
5221	13"	OAK		13	SIGNIFICANT (8"-18")
5222	14"	OAK		14	SIGNIFICANT (8"-18")
5223	8"	OAK		8	SIGNIFICANT (8"-18")
5224	10"	OAK		10	SIGNIFICANT (8"-18")
5225	8"	OAK		8	SIGNIFICANT (8"-18")
5226	10"	OAK		10	SIGNIFICANT (8"-18")
5227	16"	OAK		16	SIGNIFICANT (8"-18")
5228.01	8"	OAK		8	SIGNIFICANT (8"-18")
5228.02	8"	OAK		8	SIGNIFICANT (8"-18")
5229	8"	OAK		8	SIGNIFICANT (8"-18")
5230.01	10"	OAK		10	SIGNIFICANT (8"-18")
5230.02	9"	OAK		9	SIGNIFICANT (8"-18")
5231.01	12"	OAK		12	SIGNIFICANT (8"-18")
5231.02	10"	OAK		10	SIGNIFICANT (8"-18")
5232	11"	OAK		11	SIGNIFICANT (8"-18")
5233.01	18"	OAK		18	SIGNIFICANT (8"-18")
5233.02	13"	OAK		13	SIGNIFICANT (8"-18")
5233.03	12"	OAK		12	SIGNIFICANT (8"-18")
5234	12"	OAK		12	SIGNIFICANT (8"-18")
5235	8"	OAK		8	SIGNIFICANT (8"-18")
5237.01	15"	OAK		15	SIGNIFICANT (8"-18")
5237.02	15"	OAK		15	SIGNIFICANT (8"-18")
5240	18"	OAK	18		SIGNIFICANT (8"-18")
5242	11"	OAK		11	SIGNIFICANT (8"-18")
5244	10"	OAK	10		SIGNIFICANT (8"-18")
5245	13"	OAK	13		SIGNIFICANT (8"-18")
5246	11"	OAK	11		SIGNIFICANT (8"-18")
5247	18"	OAK	18		SIGNIFICANT (8"-18")
5248	15"	OAK	15		SIGNIFICANT (8"-18")
5249	12"	OAK	12		SIGNIFICANT (8"-18")
5251	13"	OAK	13		SIGNIFICANT (8"-18")
5254	8"	OAK	8		SIGNIFICANT (8"-18")
5255	15"	OAK	15		SIGNIFICANT (8"-18")
5256	12"	OAK	12		SIGNIFICANT (8"-18")
5258	12"	OAK		12	SIGNIFICANT (8"-18")
5260	13"	OAK		13	SIGNIFICANT (8"-18")
5261	15"	OAK		15	SIGNIFICANT (8"-18")
5262	12"	OAK		12	SIGNIFICANT (8"-18")
5264	17"	OAK		17	SIGNIFICANT (8"-18")
5265	18"	OAK		18	SIGNIFICANT (8"-18")
5266	11"	OAK		11	SIGNIFICANT (8"-18")
5024.03	6"	OAK	6		UNDERSIZED
5032.02	7"	OAK	7		UNDERSIZED
5047.02	7"			7	UNDERSIZED



Tree – 5047 (20” Live Oak)



Tree – 5143 (26” Live Oak)



Tree – 5145 (29” Live Oak)



Tree – 5172 (40” Live Oak) (LEFT) / 5174 (23” Hackberry) (RIGHT)



Tree – 5174 (23” Hackberry) (RIGHT) / 5172 (40” Live Oak) (LEFT)



Tree – 5206 (23” Live Oak



Tree – 5259 (30” Live Oak)



Tree – 5263 (21” Live Oak)



EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case TRP-22-0009 regarding removal of two Significant Trees associated with the 3219 Lakeline Boulevard Site Development Project located at 3219 North Lakeline Blvd., Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the tree removal request process.

APPLICANT/AGENT:

Kimley-Horn (Ryan Schubert, P.E.) on behalf of VLine Properties, LLC (Venkat Gudapuri).

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Location Map
3. Aerial Map
4. Letter of Intent
5. Tree Removal Exhibit
6. Tree Inventory



PLANNING ANALYSIS

TREE REMOVAL CASE TRP-22-0009
3219 LAKELINE BLVD.

GENERAL INFORMATION

Owner/Agent: Kimley-Horn (Ryan Schubert, P.E.) on behalf of VLine Properties, LLC (Venkat Gudapuri).

Current Zoning: LC-2-B (Local Commercial)

Size and Location: The property is located at 3219 North Lakeline Blvd., approximately 1.92 acres in size.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove two (2) significant trees (tree tags 307 and 303) due to proposed improvements on site (i.e. building and parking lot drives). Per Composite Zoning Ordinance, Article VI, Section 1(c) removal of significant trees greater than eighteen (18") caliper inches requires the approval of the Planning and Zoning Commission or alternative tree preservation plan (where applicable undesirable or impractical conditions exist on site).

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFU-2-B	Established Residential (Highlands at Crystal Falls Subdivision)
EAST	PUD	Established Residential (Lakeline Ranch Subdivision)
SOUTH	LC-2-B	Commercial
WEST	SFU-2-B	Established Residential (Highlands at Crystal Falls Subdivision)

SURROUNDING AREA:

This property is located at 3219 N Lakeline Blvd. The subject tract is surrounded to the north, east and west by residential (Highlands at Crystal Falls and Lakeline Ranch subdivisions). To the south is existing commercial in the form of the Primrose School on Crystal Falls.

PHYSICAL AND NATURAL FEATURES:

The tract is currently undeveloped with minimum tree cover and no floodplain within.

MAJOR CORRIDORS:

This project will take access off Lakeline Blvd.

CURRENT LAND USES:

Project is currently undeveloped but has both Site Development and Public Improvements in for review for a commercial project.

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% of significant trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26") require approval by the Commission and Council, a replacement ratio of 3:1, and a removal fee in the amount of \$300 per caliper inch.

Below, see the proposed tree removal calculations per 3219 N Lakeline Blvd. Site Development Plans (SD-22-0010):

TREE PRESERVATION PLAN**TREE CALIPER INCHES**

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	170.0	29.0	17%	141.0	83%
>18" to 26"	40.25	0.0	0%	40.3	100%
SUBTOTAL 8" to 26"	210.25	29.0	14%	181.3	86%
>26"	0.0	0.0	0%	0.0	0%
TOTALS	210.25	29.0	14%	181.3	86%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
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SUBTOTAL 8" to 26"	14.0	2.0	14%	12.0	86%
>26" HERITAGE	0.0	0.0	0%	0.0	0%
TOTALS	14.0	2.0	14%	12.0	86%

MITIGATION PLAN: Protected & Heritage Trees

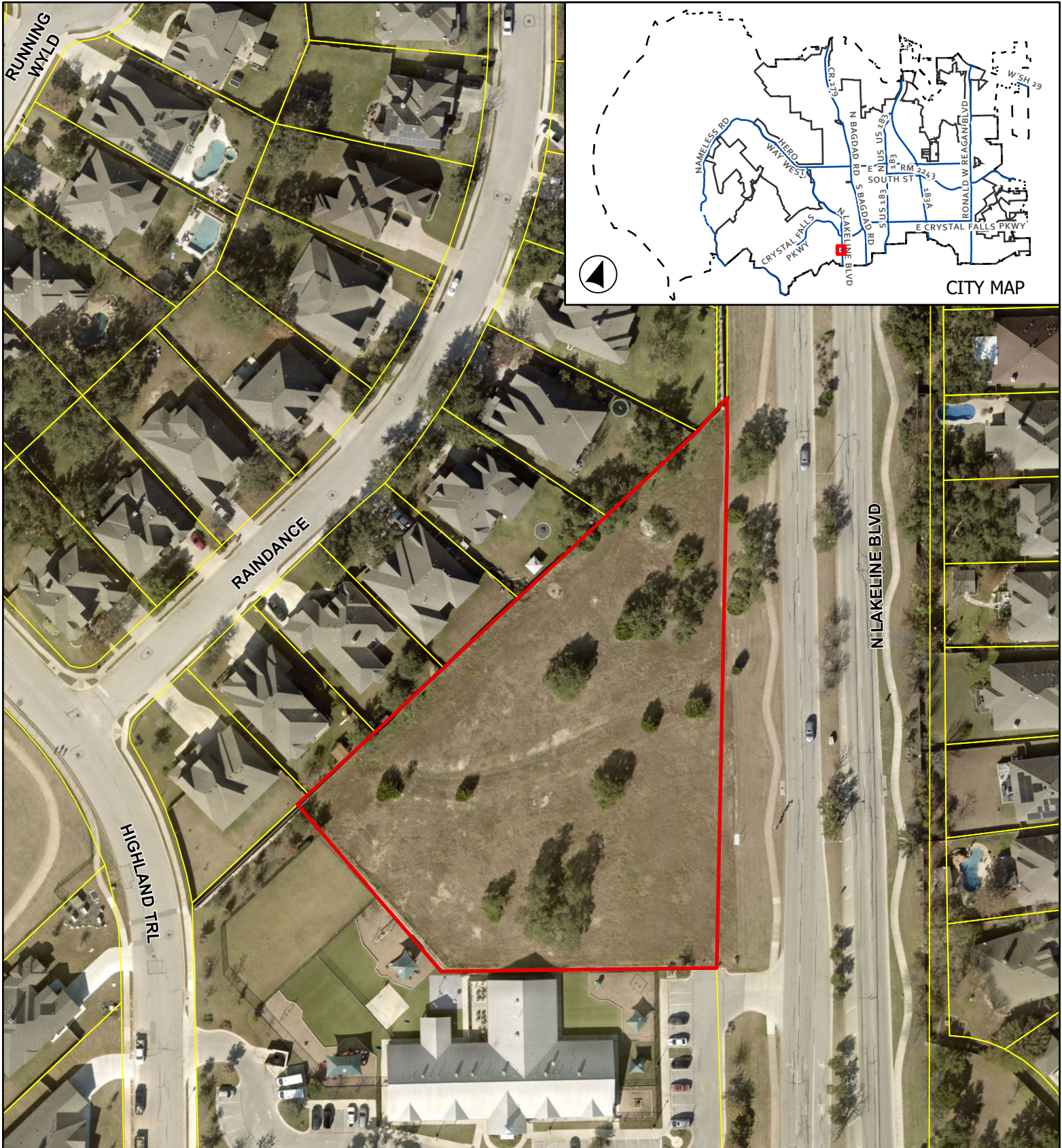
TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	56.00	56.00	-	-	\$8,400.00
>18" to 26"	40.25	-	80.50	-	\$12,075.00
>26" HERITAGE	0.0	-	-	0.0	
144 REPLACEMENT INCHES PLANTED ONSITE (-\$150/INCH)					(\$21,600)
TOTAL FEE AMOUNT:					\$0.00

EXISTING TREES REMOVED

TREE TYPE	TAG	SPECIES	SIZE	MITIGATION
Protected	303	Live Oak	18"	36"
Protected	307	Live Oak	22.25"	44.5"

As part of the mitigation process, the Developer is proposing an increase/upsized of 144 caliper inches to certain landscape plantings (green landscaping per Attachment 5) in excess of the 2-inch caliper minimum. Upsizing of required landscape trees will negate a fee-in-lieu amount however removal of tree 303 (18" live oak) and tree 307 (22" live oak) still requires this Commission's approval.

-  City Limits
 Subject Boundary
 ETJ Boundary



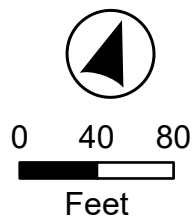
CASE: TRP-22-0009

ATTACHMENT 3

3219 LAKELINE BLVD

Aerial Exhibit

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
-  Subject Boundary

September 28, 2022

City of Leander – Development Services Department
Pat Bryson Municipal Hall
201 N. Brushy Street
Leander, TX 78641

**RE: 3219 N. Lakeline Blvd
22-SD-010
Tree Removal Permit – Letter of Intent
Leander, Texas**

To Whom It May Concern:

The proposed development is located at 3219 N. Lakeline Blvd in Leander, Texas. The 2.00-ac site, within The Highlands at Crystal Falls Commercial Corner plat, is undeveloped with range grass and sparse tree cover in existing conditions. The development proposes one 2-story commercial building totaling 25,000 sf, and associated improvements such as drainage improvements, parking, site grading, landscaping etc. Construction of these improvements requires removal of several trees, notably trees 303 (18" Live Oak) and 307 (22.25" Multi-Trunk Live Oak).

Need for Removal

Trees 303 & 307 overlap with proposed improvements and must be removed to construct the building and parking lot drive aisle. Site layout and building placement is dictated by the following factors:

- Irregular lot shape;
- 30' Water and Wastewater Easement (Doc. #:199983459) along the NW property line;
- Building separation from single family homes to the north and children's day care to the south;
- Spacing requirements between the driveway proposed with 22-SD-010 along Lakeline Blvd and the existing driveway constructed under 14-SD-020, also along Lakeline Blvd;

Code compliant landscaping is proposed under 22-SD-010 to mitigate the removal of hardwood trees on site. This mitigation is detailed in the Tree Mitigation Plan provided to supplement this submittal.

Attachments: Map identifying the trees proposed for removal;
Photos of trees proposed for removal;
Tree mitigation plan sheets;

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

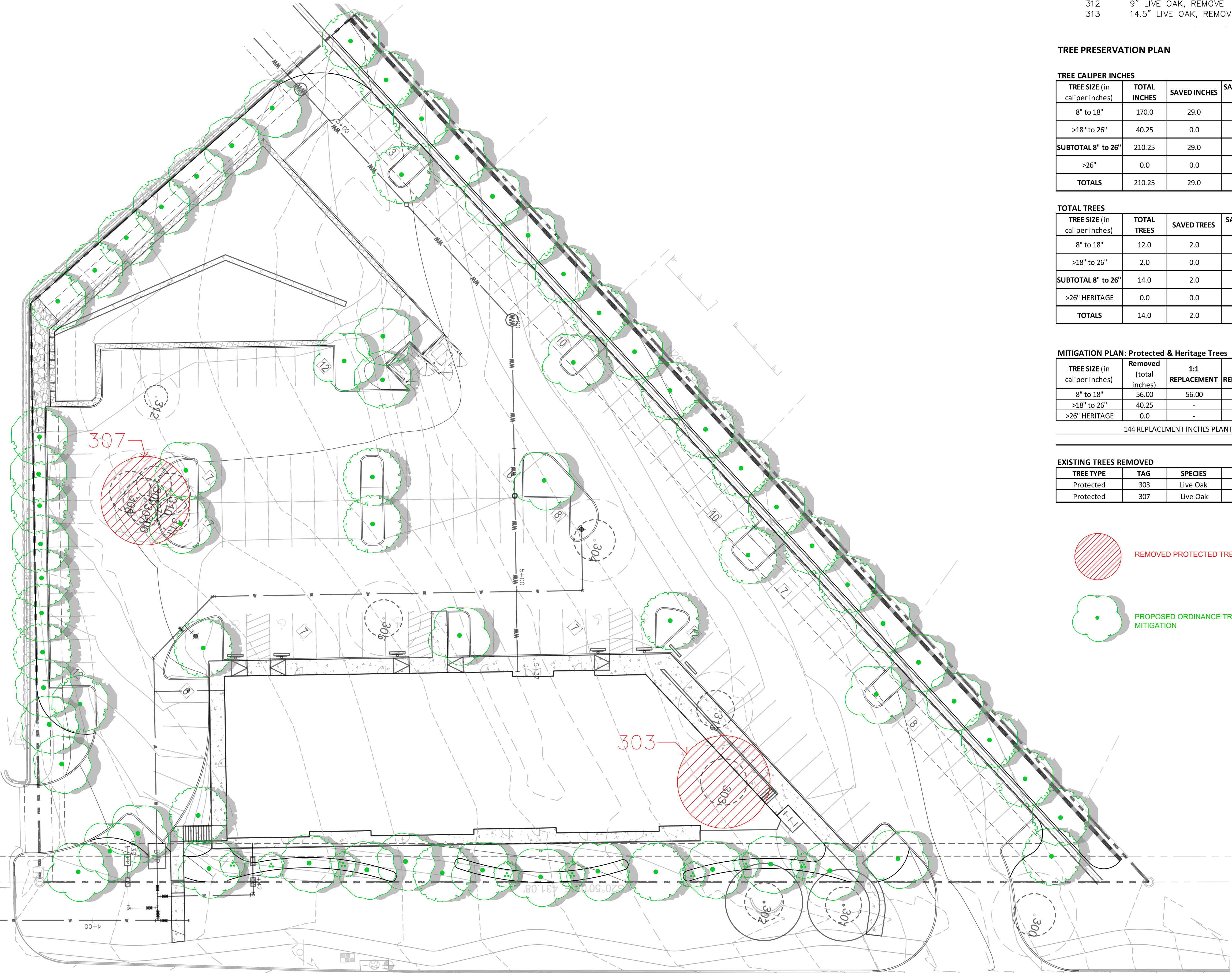


Justin J. Kramer, P.E.
Project Manager



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trace umuh 12/7/2022 11:50 AM d:\ba Dropbox\projects\3219 lakeline blvd leander sean cummings timley-horn\3219 lakeline blvd\tree removal exhibit 3219 lakeline blvd leander.dwg



Lakeline Blvd.

TREE LIST

300	16.5" LIVE OAK, REMOVE, ROW
301	14" LIVE OAK, KEEP, ROW
302	15" MULTI-TRUNK LIVE OAK (10.5", 9"), KEEP, ROW
303	18" LIVE OAK, REMOVE
304	16" LIVE OAK, REMOVE
305	14.5" LIVE OAK, REMOVE
306	12" LIVE OAK, REMOVE
307	22.25" MULTI-TRUNK LIVE OAK (12", 10.5"), REMOVE
308	16" LIVE OAK, REMOVE
309	13.5" LIVE OAK, REMOVE
310	16" LIVE OAK, REMOVE
311	13" LIVE OAK, REMOVE
312	9" LIVE OAK, REMOVE
313	14.5" LIVE OAK, REMOVE

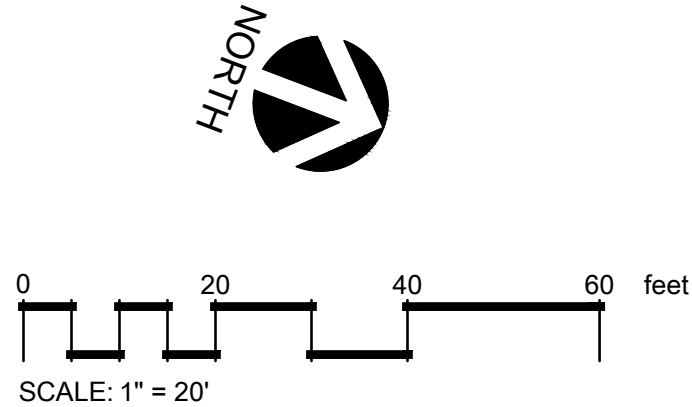
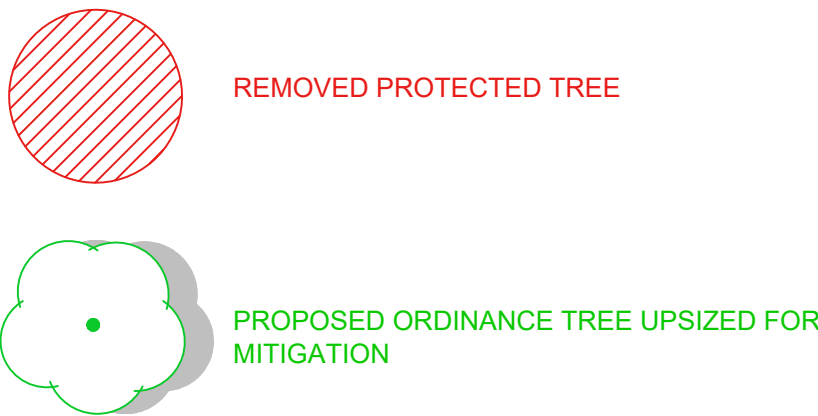
TREE PRESERVATION PLAN

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Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date

Rev

Description

Consultant Seal

Company Name and Address

William S. Blair
(512) 522-8979
info@BlairLA.com
www.BlairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE
ARCHITECTURE, LLC

QUALITY. INTEGRITY. RELIABILITY.

SEAL OF THE STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT
WILLIAM S. BLAIR
December 7, 2022

Project Name and Address

3219 N Lakeline Blvd

3219 N Lakeline Blvd

Leander, Texas

Sheet Title

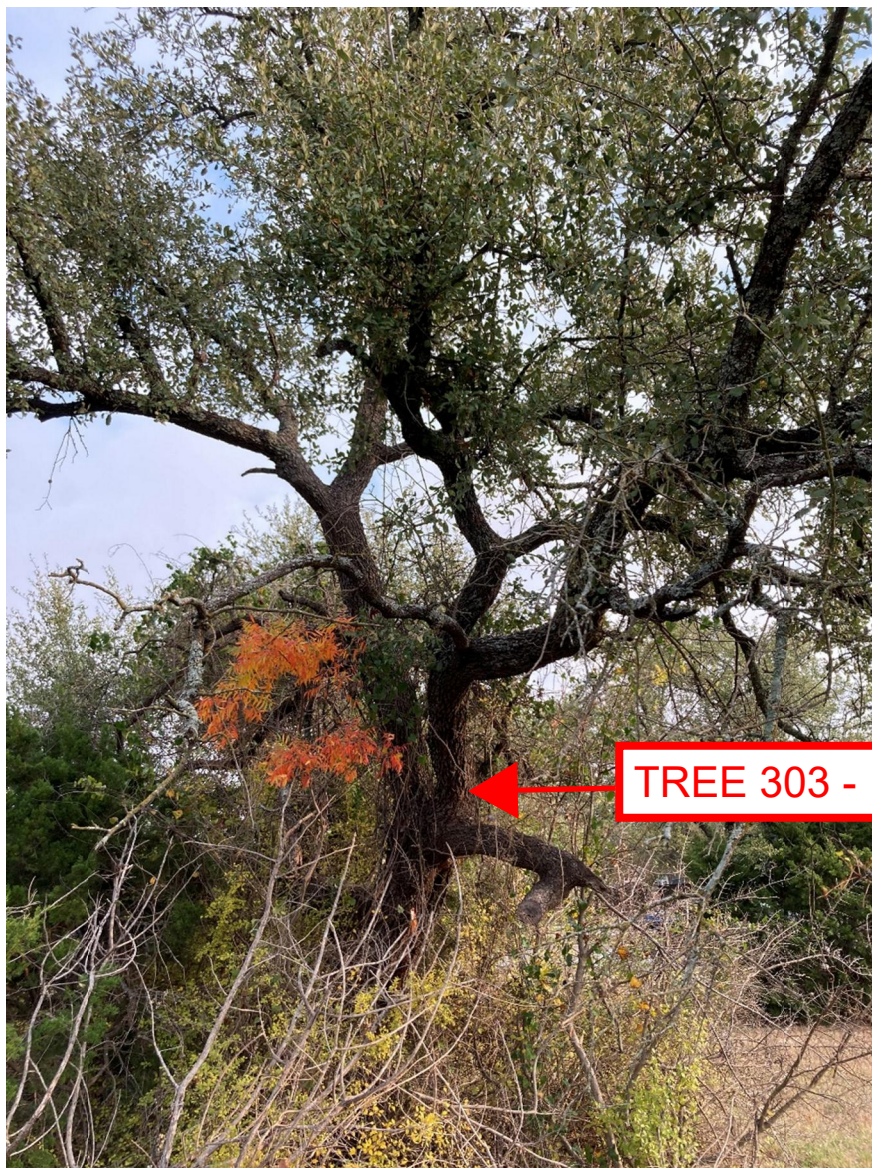
Tree Removal
Exhibit

Design By: Will Blair
Checked By: xxxx
Issue Date: 12/07/2022
Project Number: 22021-LP

01

OF 1

22-SD-010



TREE 303 - 18" LIVE OAK



TREE 303 - 18" LIVE OAK

TREE 303 - 18" LIVE OAK





TREE 307 - 22.25" MULTI-TRUNK LIVE OAK

TREE 307 - 22.25" MULTI-TRUNK LIVE OAK



TREE 307 - 22.25" MULTI-TRUNK LIVE OAK





EXECUTIVE SUMMARY
01/12/2023

AGENDA SUBJECT:

Discuss and consider action regarding a change to the start time for the Planning & Zoning Commission meeting; Williamson & Travis Counties, Texas.

BACKGROUND:

Currently, the Planning & Zoning Commission meeting starts at 7:00 p.m. The purpose in this agenda item is to allow for the Commission to discuss changing the start time to 6:00 p.m. If this change is approved, it would take effect on January 12, 2023. This item was discussed during the December 8, 2022 meeting. The item was postponed to this meeting since one of the Commissioners was absent.

APPLICANT/AGENT:

City of Leander

PRESENTER:

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