



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 25, 2024
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Vice Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the April 18, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-22-0012 regarding Bar W Ranch West Phase 10 Final Plat on six (6) parcels of land approximately 53.097 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R590364, R652645, R573683, R539735, R652644, and R654376; generally located west along Stamp Iron Avenue and Bar W Ranch Boulevard, Leander, Williamson County, Texas.
7. Approval of Subdivision Case FP-22-0032 regarding Travisso Phase 4, Sections 7-8 & Phase 5, Section 3 Final Plat on one (1) parcel of land approximately 47.61 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located west of the intersection of Travisso Parkway and Via Levanzo Road, Leander, Travisso County, Texas.
8. Approval of Subdivision Case FP-22-0037 regarding Torrente-Warr Acres Short Form Final Plat on one (1) parcel of land approximately 23.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031658; generally located east of the terminus of Oak Grove Road, Leander, Williamson County, Texas.

9. Approval of Subdivision Case FP-23-0072 regarding Gateway 29 Final Plat on ten (10) parcels of land approximately 34.051 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R649811, R464196, R319215, R534766, R534765, R418530, R620027, R403523, R534764 and R534763; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
10. Approval of the minutes for meeting held on April 11, 2024.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing regarding Subdivision Case CP-23-0027 to adopt the Sullivan Tract Concept Plan Revision #1 on nine (9) parcels of land approximately 308.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R022920, R473838, R473839, R022741, R356046, R473837, R022922, R022921, and R022923; generally located west of North Bagdad Road and approximately 1,200 feet south of CR 281, Leander, Williamson County, Texas.
 - Discuss and consider action regarding the item 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 Special Use Case Z-24-0107 to adopt a Special Use Permit to allow for the operation of a Mobile Food Establishment Park on one (1) parcel of land approximately 0.18 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036077; and more commonly known as 203 North Brushy Street, Leander, Williamson County, Texas.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
13. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, Leander, Williamson County, Texas.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
14. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD

(Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1) parcel of land approximately 56.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding CPA-23-0007 as described above.
- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

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

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0113 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on two (2) parcels of land approximately six (6) acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032212 and R500771; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding the item as described above.

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

REGULAR AGENDA

16. Adjournment

CERTIFICATION

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 Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 22 day of April 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Secretary



EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0012 regarding Bar W Ranch West Phase 10 Final Plat on six (6) parcels of land approximately 53.097 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R590364, R652645, R573683, R539735, R652644, and R654376; generally located west along Stamp Iron Avenue and Bar W Ranch Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

09/22/2022 – Preliminary Plat Approved
02/22/2024 – Final Plat Approved

APPLICANT/AGENT:

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

RECOMMENDATION:

This final plat includes 127 single-family lots, three (3) HOA landscape lots, three (3) HOA parkland lots. This proposal meets all of the requirements of the Subdivision Ordinance.

The Planning & Zoning Commission previously approved this final plat during the meeting of February 22, 2024. Following the meeting, the applicant provided an updated plan set which provided the addition of Williamson County Notes and a signature on behalf of Williamson County. Staff recommends to approve the final plat with the following condition.

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

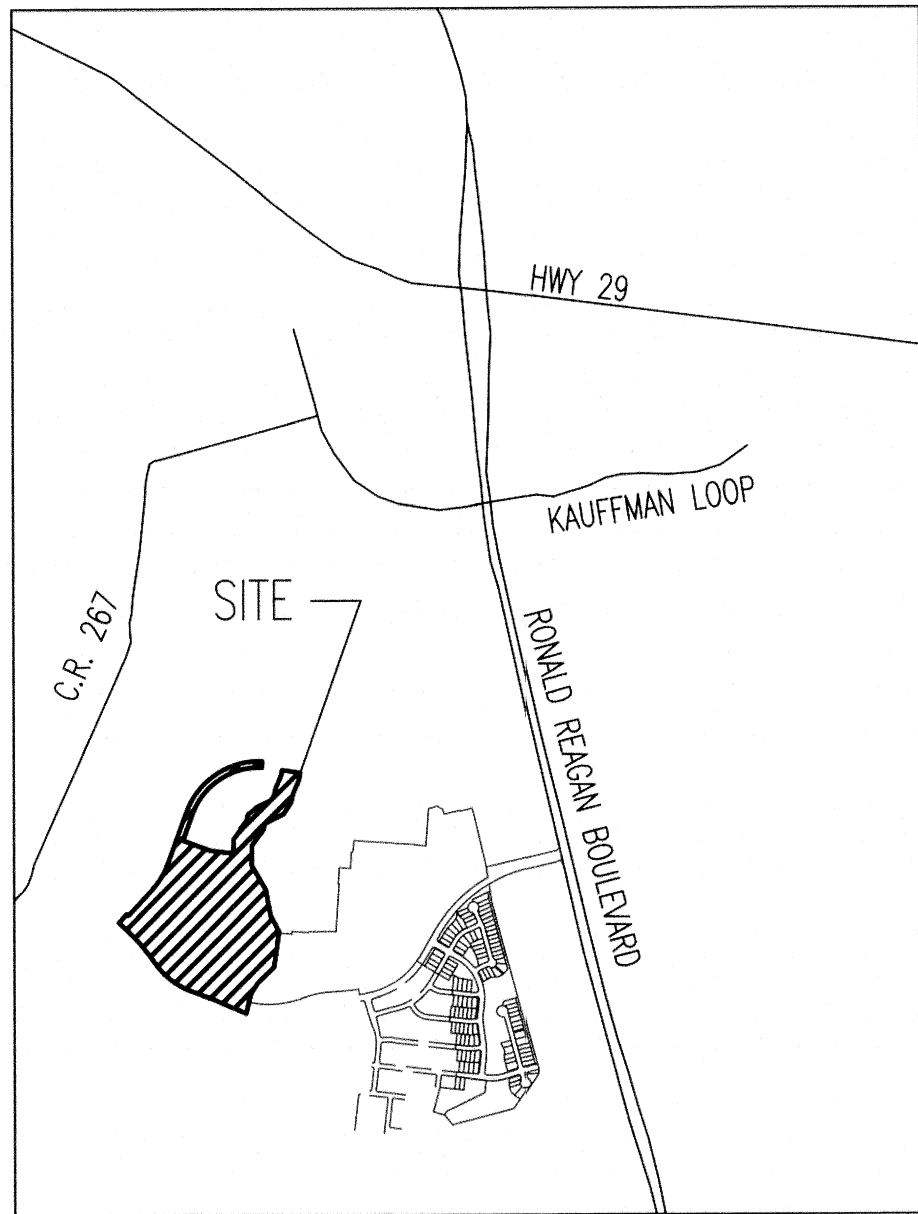
PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-22-0012 Bar W Ranch West Ph 10 - Final Plat
2. FP-22-0012 Bar W Ranch West Ph 10 - Location Map

BAR W RANCH WEST PHASE 10 FINAL PLAT



VICINITY MAP
APPROX. SCALE: 1" = 2000'

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

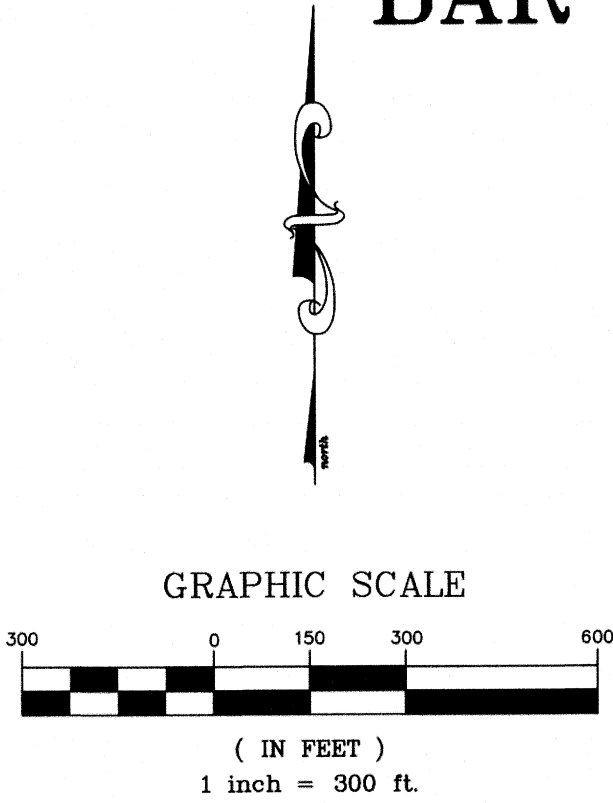
REVISED DATE: 02/14/2024

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

FILING DATE: 08/30/2022

BENCHMARK #1
1/2" CAPPED IRON ROD STAMPED "CONTROL"
NORTHING: 10,199,045.43
EASTING: 3,083,753.51
ELEVATION: 931.06' (NAVD '88)

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)



- INDEX:
- SHEET 1 - COVER SHEET AND PROJECT INFORMATION
 - SHEET 2 - SOUTH PORTION OF PROJECT
 - SHEET 3 - MIDDLE PORTION OF PROJECT
 - SHEET 4 - NORTH PORTION OF PROJECT
 - SHEET 5 - CURVE AND LINE TABLES
 - SHEET 6 - METES & BOUNDS, PLAT NOTES
 - SHEET 7 - OWNERS' DEDICATION STATEMENT, PLAT NOTES, AND COUNTY SIGNATURE BLOCKS, SURVEYOR & ENGINEER SIGNATURES

TOTAL ACREAGE: 53.097 ACRES
SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269

F.E.M.A. MAP NO. 48491C0455F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: DECEMBER 20, 2019

TOTAL OF LOTS :	133	
NO. OF SINGLE FAMILY LOTS:	127	20.951 ACRES
NO. OF H.O.A., L.S.E. AND S.W.E. LOTS:	3	0.755 ACRE
NO. OF H.O.A., PARKLAND, M.U.D., D.E., P.U.E LOTS:	2	15.897 ACRES
NO. OF H.O.A., MUD, PARKLAND, D.E., P.U.E LOTS:	1	1.384 ACRES
R.O.W. ACREAGE:		14.110 ACRES

NO. OF BLOCKS: 5

STREET NAME	LINEAR FOOTAGE	PAVEMENT WIDTH	DESIGNATION
BAR W RANCH BLVD	1,711 L.F.	28' FOC-FOC	COLLECTOR (PUBLIC)
BOVINE PASS	522 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
BRONC BUSTER WAY	1,483 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
CROWNED EAGLE PASS	822 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
FLANK SKIRT DRIVE	796 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
MARCH HARE TRACE	992 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
RANNY COVE	197 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
STAMP IRON AVE.	2,462 L.F.	37' FOC-FOC	COLLECTOR (PUBLIC)
TOTAL:	8,985 L.F.		

SHEET NO. 1 OF 7



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

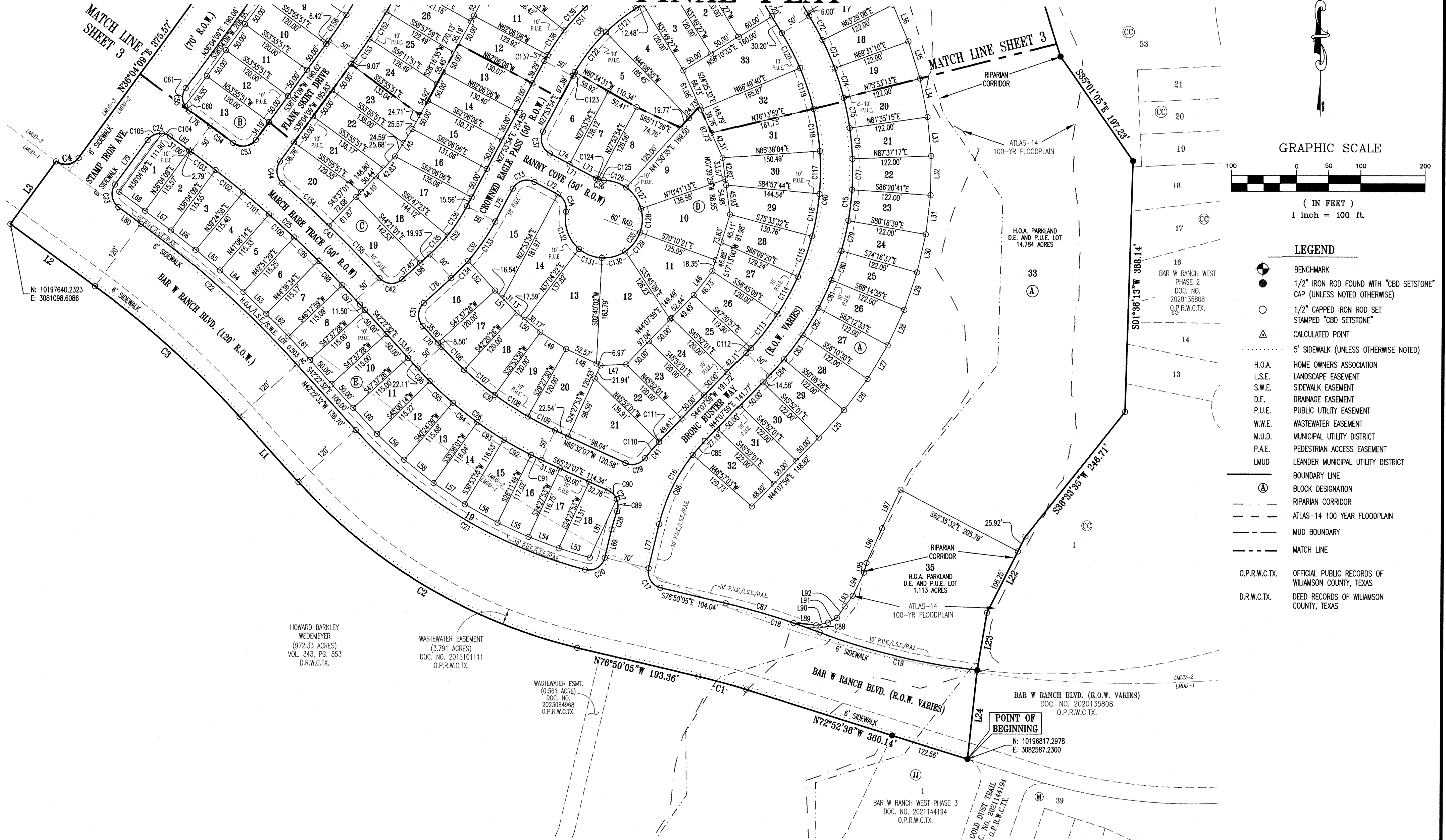
Civil Engineering ♦ Surveying

5501 West William Cannon ♦ Austin, Texas 78749

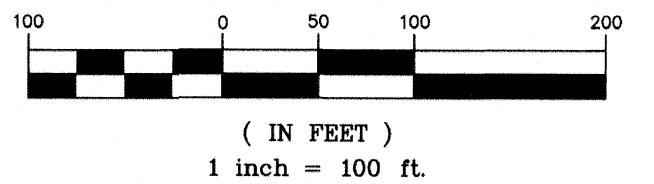
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J: \AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10 FINAL PLAT



GRAPHIC SCALE



LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS NOTED OTHERWISE)
- 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
- △ CALCULATED POINT
- 5' SIDEWALK (UNLESS OTHERWISE NOTED)
- H.O.A. HOME OWNERS ASSOCIATION
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- M.U.D. MUNICIPAL UTILITY DISTRICT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- LMUD LEANDER MUNICIPAL UTILITY DISTRICT
- BOUNDARY LINE
- Ⓐ BLOCK DESIGNATION
- RIPARIAN CORRIDOR
- ATLAS-14 100 YEAR FLOODPLAIN
- MUD BOUNDARY
- MATCH LINE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLAMSON COUNTY, TEXAS

SHEET NO. 2 OF 7

CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

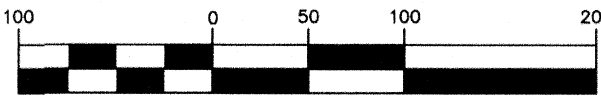
Fax No. (512) 280-5165

J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10 FINAL PLAT



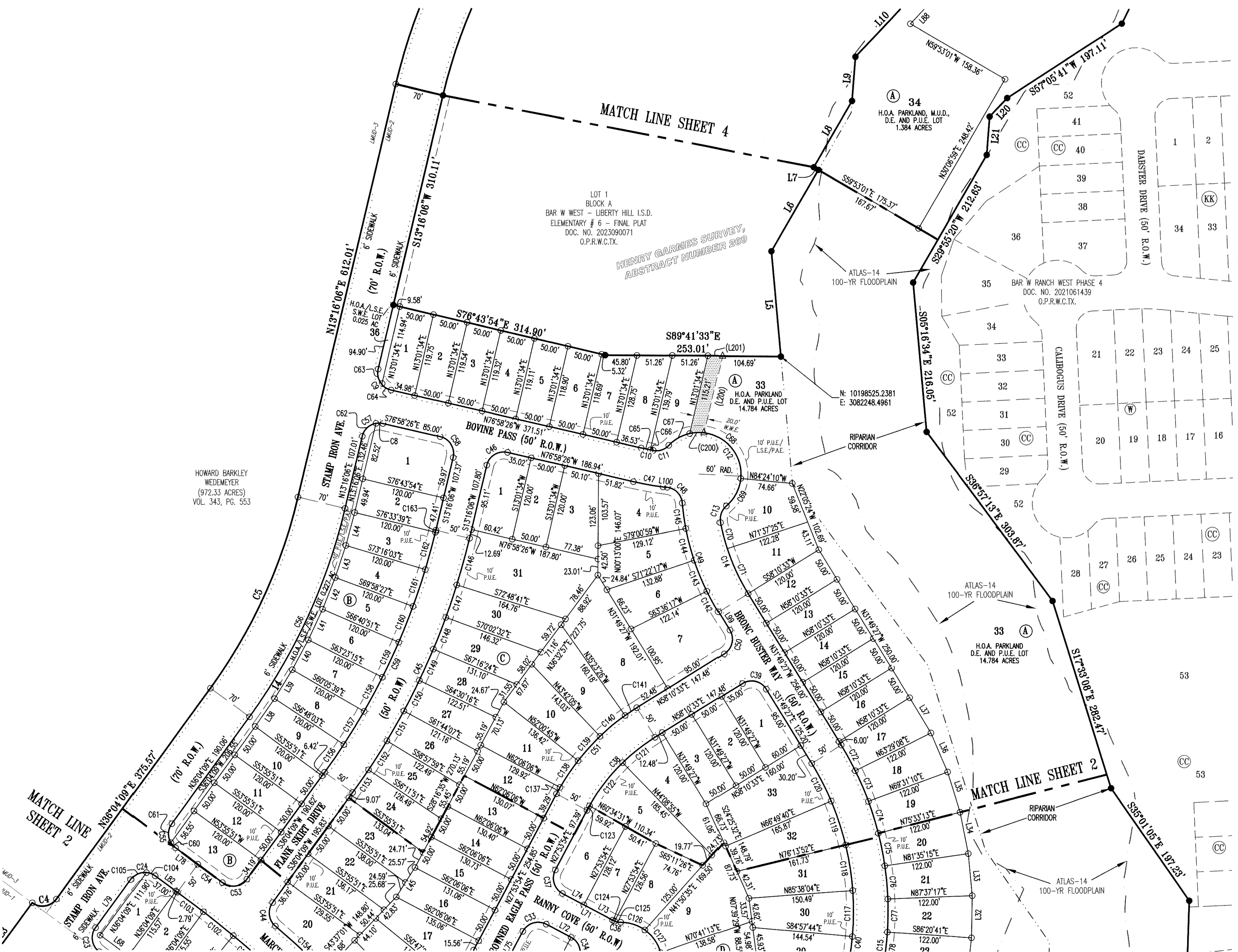
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS NOTED OTHERWISE)
- 1/2" CAPPED IRON ROD SET
- STAMPED "CBD SETSTONE"
- CALCULATED POINT
- 5' SIDEWALK (UNLESS OTHERWISE NOTED)
- H.O.A.
- LANDSCAPE EASEMENT
- SIDEWALK EASEMENT
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- WASTEWATER EASEMENT
- MUNICIPAL UTILITY DISTRICT
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- OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLAMSON COUNTY, TEXAS



SHEET NO. 3 OF 7

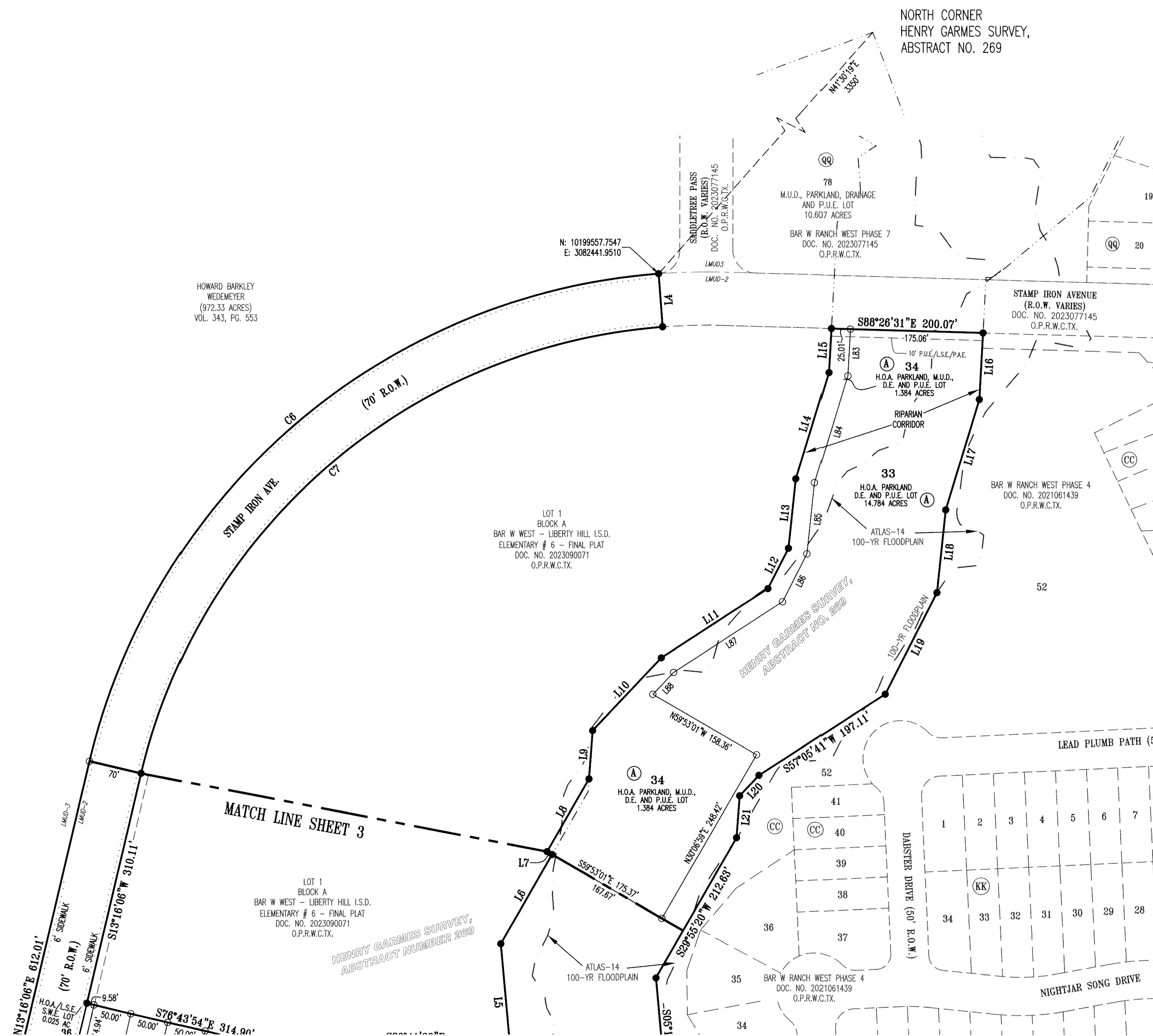
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

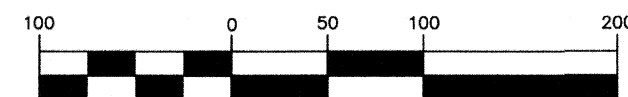
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10
FINAL PLAT



GRAPHIC SCALE

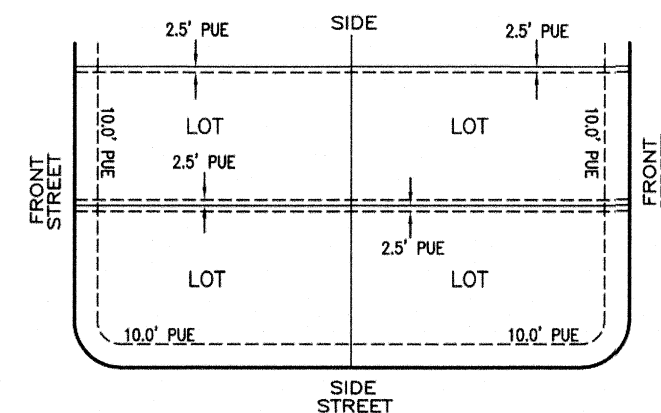


(IN FEET)
1 inch = 100 ft.

LEGEND

- | | |
|---|--|
|  | BENCHMARK |
|  | 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS NOTED OTHERWISE) |
|  | 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE" |
|  | CALCULATED POINT |
|  | 5' SIDEWALK (UNLESS OTHERWISE NOTED) |
| H.O.A. | HOME OWNERS ASSOCIATION |
| L.S.E. | LANDSCAPE EASEMENT |
| S.W.E. | SIDEWALK EASEMENT |
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| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| L.M.U.D. | LEANDER MUNICIPAL UTILITY DISTRICT |
|  | BOUNDARY LINE |
|  | BLOCK DESIGNATION |
|  | RIPARIAN CORRIDOR |
|  | ATLAS-14 100 YEAR FLOODPLAIN |
|  | MUD BOUNDARY |
|  | MATCH LINE |
| O.P.R.W.C.TX. | OFFICIAL PUBLIC RECORDS OF WILAMSON COUNTY, TEXAS |
| D.R.W.C.TX. | DEED RECORDS OF WILAMSON COUNTY, TEXAS |

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



SHEET NO. 4 OF 7



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791	◆	REG. # 10024900
Civil Engineering	◆	Surveying
501 West William Cannon	◆	Austin, Texas 78749
Phone No. (512) 280-5160	◆	Fax No. (512) 280-5165

J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10 FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	75.98	1100.00	N74°51'21"W	75.96	38.00	3°57'27"
C2	511.21	850.00	N59°36'18"W	503.54	263.60	34°27'33"
C3	302.00	1500.00	N48°08'36"W	301.49	151.51	11°32'08"
C4	39.28	25.00	N81°04'45"E	35.36	25.01	9°00'11"
C5	304.43	765.00	N2°40'08"E	302.43	154.26	22°48'03"
C6	1055.39	835.00	N49°28'40"E	986.53	611.34	72°25'07"
C7	966.92	765.00	S49°28'40"W	903.83	560.09	72°25'07"
C8	10.18	25.00	N88°38'31"W	10.11	5.16	2°32'09"
C9	24.74	25.00	S71°58'46"W	23.74	13.49	56°42'07"
C10	194.76	60.00	N43°22'56"W	119.84	1148.98	185°58'43"
C11	26.50	25.00	N19°14'36"E	25.27	14.65	60°43'37"
C12	110.21	305.00	N21°28'20"W	109.61	55.71	2°42'14"
C13	603.20	455.00	N06°09'16"E	559.98	355.21	75°57'26"
C14	148.63	275.00	N28°38'57"E	146.83	76.18	3°58'04"
C15	39.27	25.00	N31°50'05"W	35.36	25.00	9°00'00"
C16	151.67	1200.00	S73°12'49"E	151.57	75.94	7°14'30"
C17	252.25	1000.00	N76°49'10"W	251.59	126.80	14°27'11"
C18	39.83	25.00	S58°48'11"W	35.75	25.56	9°11'6"30"
C19	422.80	730.00	N58°58'03"W	416.91	217.51	3°11'03"
C20	326.16	1620.00	N48°08'36"W	325.61	163.63	11°32'08"
C21	39.26	25.00	N08°55'15"W	35.35	24.99	89°58'49"
C22	39.27	25.00	N81°04'09"E	35.36	25.00	9°00'00"
C23	353.95	1755.00	S48°09'11"E	353.35	177.58	11°33'19"
C24	240.51	595.00	S53°57'19"E	238.87	121.92	2°30'35"
C25	37.89	25.00	S23°18'22"E	34.36	23.65	86°49'52"
C26	33.65	25.00	S75°54'02"W	31.17	19.93	7°07'42"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C116	66.47	405.00	N09°04'02"W	66.39	33.31	9°24'12"
C117	66.47	405.00	N18°28'14"W	66.39	33.31	9°24'12"
C118	61.16	405.00	N27°29'53"W	61.10	30.64	8°39'07"
C119	59.15	275.00	S52°00'49"W	59.04	29.69	12°19'29"
C120	78.84	275.00	S37°38'17"W	78.57	39.69	16°25'35"
C121	7.33	275.00	S28°39'42"W	7.33	3.66	1°31'36"
C122	55.75	970.00	N31°33'09"E	55.75	27.89	3°17'36"
C123	55.75	970.00	N21°40'21"E	55.75	27.89	3°17'36"
C124	3.28	25.00	S65°51'35"E	3.28	1.64	7°30'58"
C125	8.97	25.00	S79°53'46"E	8.92	4.53	20°33'23"
C126	37.21	60.00	S72°24'20"E	36.62	19.23	35°32'15"
C127	40.79	60.00	S35°09'38"E	40.01	21.22	38°57'08"
C128	37.19	60.00	S02°04'17"W	36.60	19.21	35°30'43"
C129	38.14	60.00	S38°02'15"W	37.50	19.74	36°25'12"
C130	38.14	60.00	S74°27'27"W	37.50	19.74	36°25'12"
C131	38.84	60.00	N68°47'12"W	38.17	20.13	3°05'31"
C132	63.92	60.00	N19°43'25"W	60.94	35.37	61°02'04"
C133	55.75	970.00	N18°22'45"E	55.75	27.89	3°17'36"
C134	74.17	325.00	S34°26'10"W	74.01	37.25	13°04'32"
C135	37.73	325.00	S44°17'57"W	37.70	18.88	6°39'03"
C136	55.75	970.00	N24°57'57"E	55.75	27.89	3°17'36"
C137	55.75	970.00	N28°15'33"E	55.75	27.89	3°17'36"
C138	40.39	275.00	N43°25'03"E	40.35	20.23	8°24'51"
C139	54.29	275.00	N33°33'16"E	54.21	27.24	11°18'43"
C140	10.71	325.00	N28°50'32"E	10.71	5.35	1°53'16"
C141	46.52	325.00	N33°53'12"E	46.48	23.30	8°12'06"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	220.30	545.00	N53°57'19"W	218.80	111.67	23°09'35"
C28	39.27	25.00	N02°37'28"E	35.36	25.00	9°00'00"
C29	111.89	325.00	N37°45'41"E	111.34	56.51	19°43'35"
C30	39.27	25.00	N72°53'54"E	35.36	25.00	9°00'00"
C31	31.81	25.00	S25°39'14"E	29.70	18.46	72°53'43"
C32	294.23	60.00	N50°18'35"E	76.36	49.49	280°58'04"
C33	12.25	25.00	N76°08'17"W	12.13	6.25	28°04'21"
C34	39.27	25.00	N17°06'06"W	35.36	25.00	9°00'00"
C35	145.32	275.00	N43°02'14"E	143.64	74.40	30°16'39"
C36	39.27	25.00	S76°49'27"E	35.36	25.00	9°00'00"
C37	536.91	405.00	S06°09'16"W	498.45	316.18	75°57'26"
C38	33.81	285.00	S40°44'05"W	33.79	16.92	6°47'48"
C39	17.64	375.00	N78°19'18"W	17.64	8.82	2°41'45"
C40	39.38	25.00	N31°51'10"W	35.43	25.11	9°014'33"
C46	386.01	970.00	S24°40'08"W	383.47	195.59	22°48'03"
C47	39.89	25.00	S81°46'37"W	35.79	25.63	91°24'56"
C49	39.38	25.00	S31°51'10"E	35.43	25.11	9°014'33"
C52	39.16	25.00	N58°08'50"E	35.28	24.89	89°45'27"
C53	332.29	835.00	N24°40'08"E	330.10	168.37	22°48'03"
C54	39.27	25.00	N08°55'51"W	35.36	25.00	9°00'00"
C58	29.63	245.00	S16°37'48"W	29.61	14.83	6°55'45"
C59	38.63	305.00	S14°44'54"E	38.60	19.34	7°15'22"
C60	71.59	305.00	S25°06'01"E	71.42	35.96	13°26'52"
C61	10.29	25.00	S42°08'30"E	10.22	5.22	23°34'41"
C62	28.98	25.00	S02°51'30"W	27.39	16.37	66°25'19"
C63	28.98	25.00	S46°28'46"W	27.39	16.37	66°25'19"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C142	47.14	325.00	N42°08'35"E	47.10	23.61	8°18'40"
C143	47.14	325.00	N50°27'15"E	47.10	23.61	8°18'40"
C144	20.23	325.00	N56°23'34"E	20.23	10.12	3°33'59"
C145	48.59	970.00	N34°38'03"E	48.59	24.30	2°52'13"
C146	33.64	355.00	N29°06'35"W	33.62	16.83	5°25'44"
C147	48.12	355.00	N22°30'43"W	48.08	24.10	7°45'59"
C148	47.37	355.00	N14°48'22"W	47.33	23.72	7°38'42"
C149	36.67	355.00	N08°01'29"W	36.65	18.35	5°55'04"
C150	97.55	1805.00	S47°49'53"E	97.54	48.79	3°05'47"
C151	113.35	1805.00	S44°29'03"E	113.33	56.70	3°35'53"
C152	69.79	1020.00	S15°13'43"W	69.78	34.91	3°55'13"
C153	49.29	1020.00	S18°34'23"W	49.29	24.65	2°46'08"
C154	49.29	1020.00	S21°20'32"W	49.29	24.65	2°46'08"
C155	49.29	1020.00	S24°06'40"W	49.29	24.65	2°46'08"
C156	49.29	1020.00	S26°52'48"W	49.29	24.65	2°46'08"
C157	49.29	1020.00	S29°38'57"W	49.29	24.65	2°46'08"
C158	49.29	1020.00	S32°25'05"W	49.29	24.65	2°46'08"
C159	40.35	1020.00	S34°56'09"W	40.35	20.18	2°16'00"
C160	13.47	375.00	S78°00'09"E	13.47	6.73	2°03'28"
C161	4.18	375.00	S79°21'02"E	4.18	2.09	0°38'17"
C163	108.79	1200.00	S74°14'15"E	108.75	54.43	5°11'40"
C164	42.88	1200.00	S70°36'59"E	42.88	21.44	2°02'50"
C165	39.27	25.00	N13°10'33"E	35.36	25.00	9°00'00"
C166	165.79	355.00	N18°26'42"W	164.29	84.44	26°45'30"
C167	33.94	25.00	N43°57'39"W	31.39	20.17	7°47'24"
C168	43.63	425.00	N79°54'54"W	43.61	21.83	5°52'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	2.89	970.00	N13°21'14"E	2.89	1.45	0°10'15"
C65	44.59	1805.00	N53°13'23"W	44.59	22.30	1°24'56"
C66	23.26	25.00	S13°23'14"E	22.43	12.55	53°18'40"
C67	16.11	25.00	S58°30'30"E	15.84	8.35	36°55'52"
C68	35.13	60.00	N60°24'13"E	34.63	18.09	33°33'02"
C69	113.54	60.00	S48°36'43"E	97.34	83.22	108°25'06"
C70	46.09	60.00	S27°36'08"W	44.96	24.25	44°00'35"
C71	42.17	455.00	S29°10'09"E	42.15	21.10	5°18'35"
C72	47.92	455.00	S23°29'51"E	47.89	23.98	6°02'02"
C73	47.92	455.00	S17°27'48"E	47.89	23.98	6°02'02"
C74	47.92	455.00	S11°25'46"E	47.89	23.98	6°02'02"
C75	47.92	455.00	S05°23'44"E	47.89	23.98	6°02'02"
C76	47.92	455.00	S00°38'18"W	47.89	23.98	6°02'02"
C77	47.92	455.00	S06°40'20"W	47.89	23.98	6°02'02"
C78	47.92	455.00	S12°42'22"W	47.89	23.98	6°02'02"
C79	47.92	455.00	S18°44'24"W	47.89	23.98	6°02'02"
C80	47.92	455.00	S24°46'26"W	47.89	23.98	6°02'02"
C81	47.92	455.00	S30°48'29"W	47.89	23.98	6°02'02"
C82	47.92	455.00	S36°50'31"W	47.89	23.98	6°02'02"
C83	33.94	455.00	S41°58'46"W	33.94	16.98	4°16'28"
C84	28.18	275.00	S41°11'52"W	28.16	14.10	5°52'14"
C85	120.46	275.00	S25°42'50"W	119.50	61.21	25°05'50"
C86	19.06	25.00	N01°43'37"W	18.60	10.02	43°40'21"
C87	18.83	25.00	N45°08'33"W	18.39	9.89	43°09'31"
C88	17.99	595.00	N64°40'09"W	17.99	8.99	1°43'56"
C89	48.83	595.00	N61°27'08"W	48.81	24.43	4°42'06"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C169	39.16	25.00	S58°08'50"W	35.28	24.89	89°45'27"
C170	405.91	1020.00	S24°40'08"W	403.23	205.68	22°48'03"
C171	37.28	25.00	S06°39'19"E	33.92	23.09	85°26'56"
C172	210.90	1805.00	S46°01'57"E	210.78	105.57	6°41'40"
C173	39.13	25.00	S87°31'49"E	35.26	24.87	89°41'25"
C174	94.68	275.00	N37°45'41"E	94.21	47.81	19°43'35"
C175	171.74	325.00	N43°02'14"E	169.75	87.93	30°16'39"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C90	48.83	595.00	N56°45'02"W	48.81	24.43	4°42'06"
C91	48.80	595.00	N52°03'00"W	48.79	24.42	4°41'58"
C92	48.85	595.00	N47°20'53"W	48.84	24.44	4°42'15"
C93	27.21	595.00	N43°41'09"W	27.21	13.61	2°37'14"
C94	40.58	1755.00	N43°02'16"W	40.58	20.29	1°19'30"
C95	52.66	1755.00	N44°33'36"W	52.66	26.33	1°43'09"
C96	52.76	1755.00	N46°16'51"W	52.76	26.38	1°43'21"
C97	52.71	1755.00	N48°00'09"W	52.71	26.36	1°43'15"
C98	52.71	1755.00	N49°43'24"W	52.71	26.36	1°43'15"
C99	55.31	1755.00	N51°29'12"W	55.30	27.66	1°48'20"
C100	47.21	1755.00	N53°09'36"W	47.21	23.61	1°32'29"
C101	13.67	25.00	N69°35'49"W	13.50	7.01	31°19'56"
C102	25.60	25.00	S65°24'11"W	24.49	14.05	58°40'04"
C103	55.75	970.00	N15°05'09"E	55.75	27.89	31°17'36"
C104	50.26	545.00	S45°01'03"E	50.24	25.15	51°17'03"
C105	61.27	545.00	S50°52'48"E	61.24	30.67	6°26'28"
C106	61.27	545.00	S57°19'16"E	61.24	30.67	6°26'28"
C107	47.50	545.00	S63°02'19"E	47.48	23.76	4°59'36"
C108	33.42	285.00	N40°41'44"E	33.40	16.73	6°43'06"
C109	0.39	285.00	N44°05'38"E	0.39	0.20	0°04'42"
C110	10.48	405.00	N43°23'31"E	10.48	5.24	1°28'56"
C111	66.47	405.00	N37°56'58"E	66.39	33.31	9°24'12"
C112	66.47	405.00	N28°32'46"E	66.39	33.31	9°24'12"
C113	66.47	405.00	N19°08'34"E	66.39	33.31	9°24'12"
C114	66.47	405.00	N09°44'22"E	66.39	33.31	9°24'12"
C115	66.47	405.00	N00°20'10"E	66.39	33.31	9°24'12"

BAR W RANCH WEST PHASE 10 FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 53.097 ACRE TRACT OF LAND, OUT OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269, IN WILLIAMSON COUNTY, TEXAS, BEING A 52.713 ACRE PORTION OUT OF A CALLED 59.745 ACRE TRACT OF LAND (TRACT 1) AND AN UNDIVIDED 3/7TH INTEREST IN A 1.384 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NUMBER 2023049558 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING ALL OF A CALLED 1.384 ACRE TRACT OF LAND CONVEYED TO THE FOLLOWING: CHRIS BIELSS (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024007711, O.P.R.W.C.TX.; LAURA R. FRETWELL (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024007708, O.P.R.W.C.TX.; GREG SAMFORD (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024007710, O.P.R.W.C.TX.; STEVEN COGBURN (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024007709, O.P.R.W.C.TX., SAID 53.097 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE INTERSECTION OF THE NORTHWEST TERMINUS OF GOLD DUST TRAIL (R.O.W. VARIES) AND THE SOUTH RIGHT-OF-WAY LINE OF BAR W RANCH BOULEVARD (R.O.W. VARIES), BEING THE NORTH LINE OF BAR W RANCH WEST PHASE 3, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021144194, O.P.R.W.C.TX., BEING ALSO THE SOUTHWEST CORNER OF BAR W RANCH WEST PHASE 2, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020135808, O.P.R.W.C.TX.;

THENCE, WITH THE NORTH LINE OF SAID BAR W RANCH WEST PHASE 3, PARTIALLY WITH THE EAST LINE OF SAID 59.745 ACRE TRACT, AND OVER AND ACROSS SAID 59.745 ACRE TRACT, N72°52'38"W, PASSING AT A DISTANCE OF 122.56 FEET A 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF SAID BAR W RANCH WEST PHASE 3, CONTINUING FOR A TOTAL DISTANCE OF 360.14 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, OVER AND ACROSS SAID 59.745 ACRE TRACT OF LAND, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12:

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 75.98 FEET, AND WHOSE CHORD BEARS N74°51'21"W, A DISTANCE OF 75.96 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
2. N76°50'05"W A DISTANCE OF 193.36 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 511.21 FEET, AND WHOSE CHORD BEARS N59°36'18"W, A DISTANCE OF 503.54 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
4. N42°22'32"W A DISTANCE OF 136.70 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, AN ARC LENGTH OF 302.00 FEET, AND WHOSE CHORD BEARS N48°08'36"W, A DISTANCE OF 301.49 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
6. N53°54'40"W A DISTANCE OF 163.12 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
7. N36°05'20"E A DISTANCE OF 120.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, AND WHOSE CHORD BEARS N81°04'45"E A DISTANCE OF 35.36 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
9. N36°04'09"E A DISTANCE OF 375.57 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
10. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, AN ARC LENGTH OF 304.43 FEET, AND WHOSE CHORD BEARS N24°40'08"E A DISTANCE OF 302.43 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
11. N13°16'06"E A DISTANCE OF 612.01 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT;
12. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 835.00 FEET, AN ARC LENGTH OF 1055.39 FEET, AND WHOSE CHORD BEARS N49°28'40"E A DISTANCE OF 986.53 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE WEST LINE OF BAR W RANCH WEST PHASE 7, A SUBDIVISION RECORDED IN DOCUMENT NO. 2023077145, O.P.R.W.C.TX., SAME BEING AN ANGLE POINT ON THE NORTH LINE OF SAID 59.745 ACRE TRACT;

THENCE, WITH THE WEST LINE OF SAID BAR W RANCH WEST PHASE 7 AND WITH THE NORTH LINE OF SAID 59.745 ACRE TRACT, S04°18'47"E A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF STAMP IRON AVENUE (R.O.W. VARIES PER DOCUMENT NO. 2023077145, O.P.R.W.C.TX.), BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, BAR W WEST - LIBERTY HILL L.S.D. ELEMENTARY # 6 - FINAL PLAT, A SUBDIVISION RECORDED IN DOCUMENT NO. 2023090071, O.P.R.W.C.TX., SAME BEING AN ANGLE POINT ON THE NORTH LINE OF SAID 59.745 ACRE TRACT AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH THE WEST, SOUTH, AND EAST LINES OF SAID LOT 1, WITH THE NORTH LINE OF SAID 59.745 ACRE TRACT, AND WITH THE SOUTH AND WEST LINES OF SAID 1.384 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15:

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, AN ARC LENGTH OF 966.92 FEET, AND WHOSE CHORD BEARS S49°28'40"W A DISTANCE OF 903.83 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
2. S13°16'06"W A DISTANCE OF 310.11 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
3. S76°43'54"E A DISTANCE OF 314.90 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
4. S89°41'33"E A DISTANCE OF 253.01 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
5. N05°16'34"W A DISTANCE OF 152.28 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
6. N29°55'20"E A DISTANCE OF 135.54 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
7. N59°53'01"W A DISTANCE OF 7.70 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
8. N30°06'59"E A DISTANCE OF 110.13 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
9. N04°14'11"E A DISTANCE OF 63.48 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
10. N43°19'20"E A DISTANCE OF 132.11 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
11. N57°05'41"E A DISTANCE OF 167.37 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
12. N26°55'54"E A DISTANCE OF 59.45 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
13. N05°59'39"E A DISTANCE OF 91.68 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
14. N16°58'32"E A DISTANCE OF 146.41 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
15. N03°04'20"E A DISTANCE OF 57.99 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STAMP IRON AVENUE, FOR THE NORTHWEST CORNER OF SAID 1.384 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STAMP IRON AVENUE, SAME BEING THE SOUTH LINE OF SAID BAR W RANCH WEST PHASE 7, WITH THE NORTH LINE OF SAID 1.384 ACRE TRACT, AND WITH THE NORTH LINE OF SAID 59.745 ACRE TRACT OF LAND, S88°26'31"E, PASSING AT A DISTANCE OF 25.01 FEET A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 1.384 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 200.07 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 59.745 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT;

WILLIAMSON COUNTY NOTES:

1. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE. (LEANDER ORD. REQUIREMENTS OF 2' ABOVE FGD AND BFE SHALL APPLY).
2. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

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

Adam D. Boatright 02/22/2024
ADAM D. BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

METES AND BOUNDS (CONT'D)

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STAMP IRON AVENUE, SAME BEING THE SOUTH LINE OF SAID BAR W RANCH WEST PHASE 7, WITH THE EAST LINE OF SAID 59.745 ACRE TRACT OF LAND, WITH THE WEST LINE OF BAR W RANCH WEST PHASE 4, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021061439, O.P.R.W.C.TX., AND WITH THE WEST LINE OF SAID BAR W RANCH WEST PHASE 2, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, NUMBERED 1 THROUGH 17:

1. S03°04'20"W A DISTANCE OF 87.66 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
2. S16°58'32"W A DISTANCE OF 151.57 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
3. S05°59'39"W A DISTANCE OF 109.41 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
4. S26°55'54"W A DISTANCE OF 150.30 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
5. S57°05'41"W A DISTANCE OF 197.11 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
6. S43°19'20"W A DISTANCE OF 36.96 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
7. S04°14'11"W A DISTANCE OF 54.99 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
8. S29°55'20"W A DISTANCE OF 212.63 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
9. S05°16'34"E A DISTANCE OF 216.05 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
10. S36°57'13"E A DISTANCE OF 303.87 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
11. S17°33'08"E A DISTANCE OF 282.47 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
12. S35°01'05"E A DISTANCE OF 197.23 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
13. S01°36'13"W A DISTANCE OF 388.14 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE";
14. S38°33'35"W A DISTANCE OF 246.71 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
15. S26°33'54"W A DISTANCE OF 132.17 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
16. S09°32'25"W A DISTANCE OF 89.94 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE";
17. S05°59'26"W A DISTANCE OF 138.93 FEET TO THE SAID POINT OF BEGINNING AND CONTAINING 53.097 ACRES OF LAND.

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

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

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C0455F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATED DECEMBER 20, 2019.

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

ENGINEERING BY:

Lee A. Whited 2-7-24
LEE A. WHITED, P.E. NO. 102471 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
LEE@CBDENG.COM



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON TITLE POLICY ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2016587, WITH AN EFFECTIVE DATE OF MAY 16, 2023, HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY:

Aaron V. Thomason 07 Feb 2024
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
AARON@CBDENG.COM





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

SHEET NO. 6 OF 7

J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

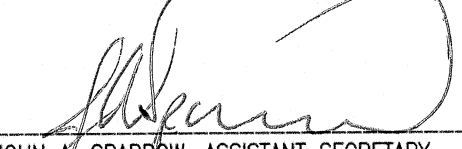
BAR W RANCH WEST PHASE 10 FINAL PLAT

STATE OF TEXAS:

COUNTY OF TRAVIS:

THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN A. SPARROW, ASSISTANT SECRETARY, BEING THE OWNER OF A 52.713 ACRE TRACT OF LAND AND AN UNDIVIDED 3/7TH INTEREST IN A 1.384 ACRE TRACT OF LAND, BOTH OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BOTH BEING A PART OF THE LAND DESCRIBED IN DOCUMENT NO. 2023049558, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIENHOLDERS WITH RESPECT TO SUCH LAND; AND THAT CHRIS BIELSS, LAURA R. FRETWELL, GREG SAMFORD, AND STEVEN COGBURN, EACH BEING THE OWNERS OF AN UNDIVIDED 1/7TH INTEREST IN A CALLED 1.384 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NOS. 2024007711, 2024007708, 2024007710, AND 2024007709, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINENTAL HOMES OF TEXAS, L.P., BEING THE LIENHOLDER WITH RESPECT TO SUCH UNDIVIDED 1/7TH INTERESTS IN SUCH 1.384 ACRE TRACT, DO HEREBY SUBDIVIDE SAID 53.097 ACRE TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO 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:

"BAR W RANCH WEST PHASE 10"

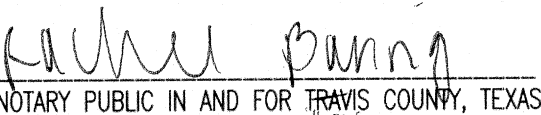

JOHN A. SPARROW, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CITEK OF TEXAS, INC.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TX, 78750

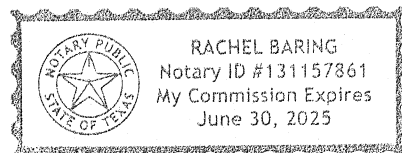
STATE OF TEXAS:

COUNTY OF TRAVIS:

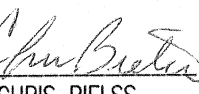
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 3 DAY OF April, 2024, PERSONALLY APPEARED, JOHN SPARROW, AS ASSISTANT SECRETARY, ON BEHALF OF SAID CONTINENTAL HOMES OF TEXAS, L.P., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 3 DAY OF April, 2024, A.D.


NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



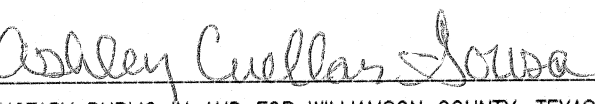
CHRIS BIELSS, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

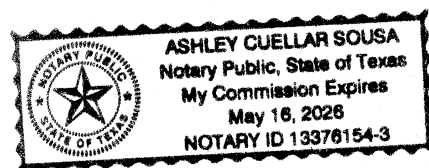

CHRIS BIELSS

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

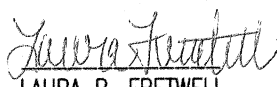
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS BIELSS, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 4 DAY OF April, 2024, A.D.


NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



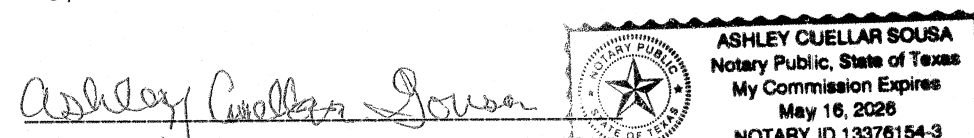
LAURA R. FRETWELL, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

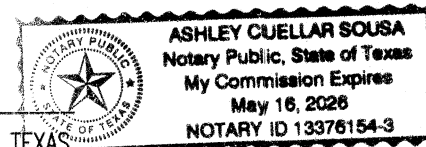

LAURA R. FRETWELL

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA R. FRETWELL, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 4 DAY OF April, 2024, A.D.


NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



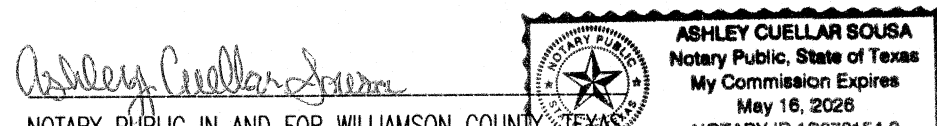
GREG SAMFORD, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

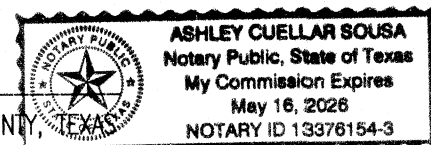

GREG SAMFORD

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

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF April, 2024, A.D.


NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



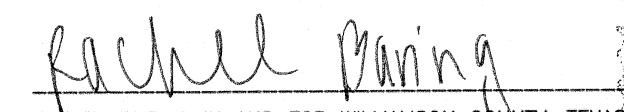
STEVEN COGBURN, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

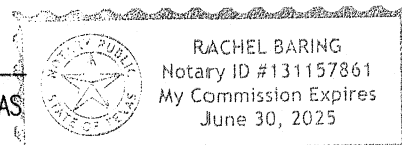

STEVEN COGBURN

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

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 4 DAY OF April, 2024, A.D.


NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



PLAT NOTES:

1. THE RESIDENTIAL LOTS IN THIS SUBDIVISION ARE WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
2. A 10' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY FOR RESIDENTIAL LOTS, AND A 10' WIDE P.U.E., LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT WILL BE DEDICATED ON ALL NON RESIDENTIAL LOTS AND A 2.5' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG THE SIDE YARDS OF THE PROPOSED LOTS.
3. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
4. IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES AS DEPICTED IN THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT TO CREATION OF LEANDER MUNICIPAL UTILITY DISTRICTS NO. 1, 2, AND 3, AND DEVELOPMENT OF THE BAR W RANCH CONSENT AGREEMENT.
5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BOVINE PASS, BRONC BUSTER WAY, CROWNED EAGLE PASS, FLANK SKIRT DRIVE, MARCH HARE TRACE, RANNY COVE, BAR W RANCH BLVD., & STAMP IRON AVENUE. 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. SIDEWALKS SHALL BE SIX (6') FOOT ON COLLECTOR ROADS, STAMP IRON AVENUE AND BAR W RANCH BLVD., AND FIVE (5') FOOT MINIMUM ON LOCAL STREETS.
6. ANALYSIS OF THE SOUTH SAN GABRIEL RIVER WATERSHED WITH THIS DEVELOPMENT INDICATES THAT THERE IS NO INCREASE IN THE RIVER WATER SURFACE ELEVATION FOR THE 2, 10, 25 AND 100-YR STORM EVENTS. THEREFORE THERE IS NO ADVERSE IMPACT TO THE RIVER AND DETENTION IS NOT NECESSARY FOR THIS DEVELOPMENT.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
8. H.O.A., THE LEANDER MUD NO. 1, NO. 2 AND NO. 3, OR HOMEOWNERS MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS.
9. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
10. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
11. DEVELOPMENT OF THIS TRACT IS SUBJECT TO COMPLIANCE WITH THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2, AND 3, AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT) AS RECORDED IN DOC # 2015089728.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 33, 35 AND 36, BLOCK A; LOT 14, BLOCK B; AND LOT 19, BLOCK E. THE HOA WILL MAINTAIN THE FOLLOWING LOT: LOT 34, BLOCK A.

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

LAURA LANTRIP, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS
ATTEST:
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE,

ON THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

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

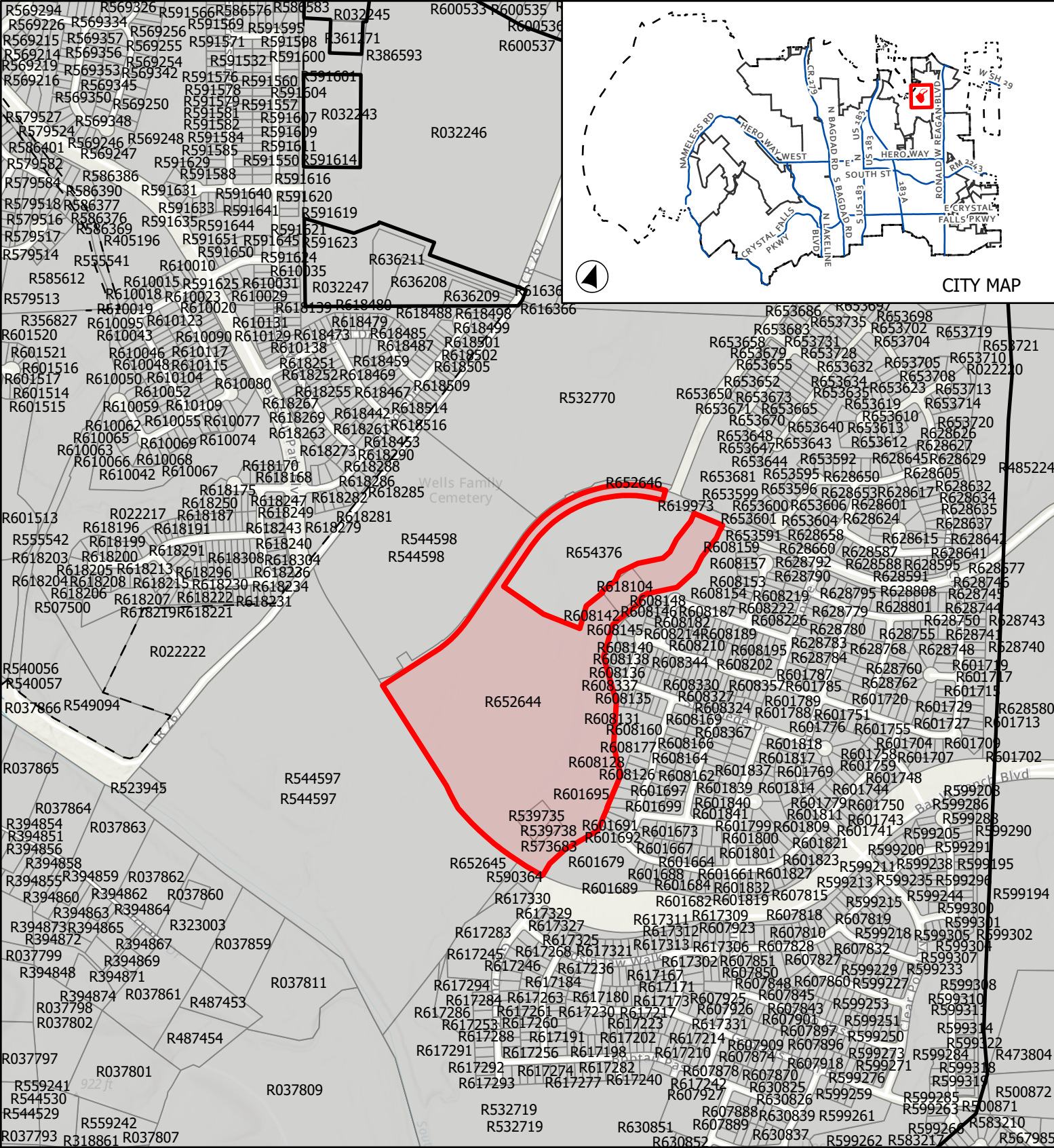
PLAT NOTES (CON'T):

15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015101121.
16. THE MUD ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA CALCULATED WITH A DEPTH OF TEN FEET (10') INTO THE LANDSCAPE LOT 36, BLOCK A, LOT 14, BLOCK B, AND LOT 19, BLOCK E. 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.
18. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
19. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 28, 2022.
20. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
21. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
22. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
23. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE MUD.
24. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
25. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
26. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN PUBLIC RIGHTS-OF-WAY AND PUBLIC SIDEWALK EASEMENTS.
27. THIS PROPERTY IS SUBJECT TO A BLANKET UTILITY AND ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2023049571, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SHEET NO. 7 OF 7



J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10



CASE: FP-22-0012

ATTACHMENT 2

**BAR W RANCH WEST
PHASE 10**

Location Map



 City Limits
 ETJ Boundary
 Subject Boundary

0 400 800

Fee

Page 13 of 143

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
4/25/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0032 regarding Travisso Phase 4, Sections 7-8 & Phase 5, Section 3 Final Plat on one (1) parcel of land approximately 47.61 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located west of the intersection of Travisso Parkway and Via Levanzo Road, Leander, Travisso 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:

02/24/2022 – Preliminary Plat Approved

APPLICANT/AGENT:

Pape-Dawson Engineers (Aimee Chavez) on behalf of Travisso Ltd. (Mark Berman)

RECOMMENDATION:

This final plat includes 138 residential lots, two (2) right-of-way lots, and six (6) MUD lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Karina Castillo, AICP, Planning Manager

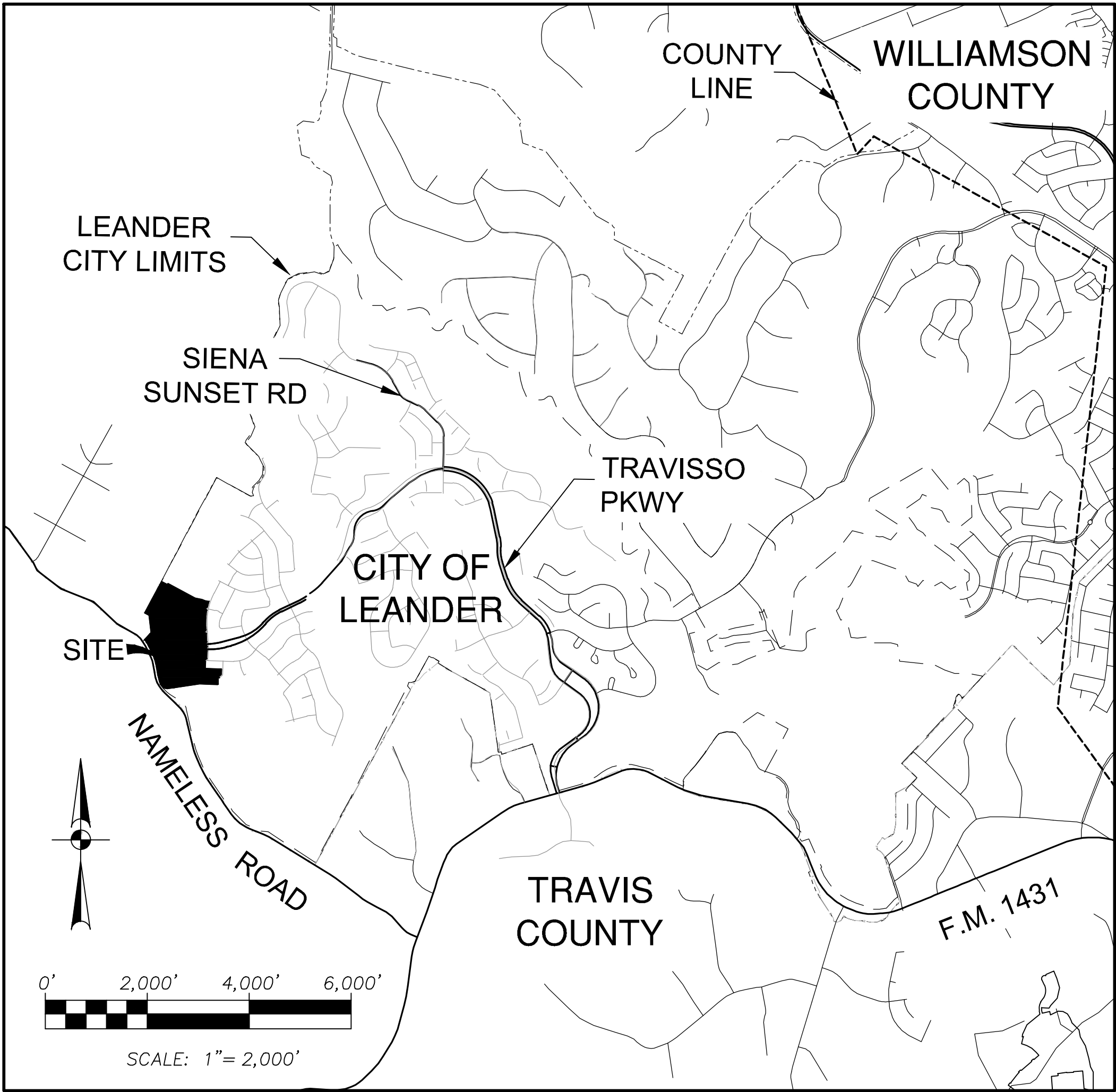
Attachments:

1. FP-22-0032 Travisso Ph 4, Sec 7-8 & Ph 5, Sec 3 - Final Plat
2. FP-22-0032 Travisso Ph 4, Sec 7-8 & Ph 5, Sec 3 - Location Map

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTIONS 7-8,
& PHASE 5, SECTION 3

A 47.610 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, AND THE P.T. STROUD SURVEY, ABSTRACT NO. 2128, BOTH 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: NOVEMBER 08, 2022

LOT SUMMARY

TOTAL ACREAGE:	47.610 ACRES
TOTAL NUMBER OF BLOCKS:	7
TOTAL NUMBER OF LOTS:	146
RESIDENTIAL DISTRICT LOTS:	138
ROW LOTS:	2
MUD BMPE/DE/WQDP/LL/RWE LOTS:	2
MUD LL/RWE LOTS:	2
MUD DE/WWE LOTS:	1
MUD BMPE/DE/LL/RWE LOTS:	1

LINEAR FEET OF NEW STREET

ASTI LANE:	672 LF
BELLA FIORI VIEW:	735 LF
BELLANO BEND:	989 LF
MONTELLA WAY:	511 LF
COSENZA TRACE:	885 LF
NOVARA TRAIL:	1032 LF
OLIMPICO WAY:	975 LF
TRAVISSO PARKWAY:	2138 LF

SHEET INDEX

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

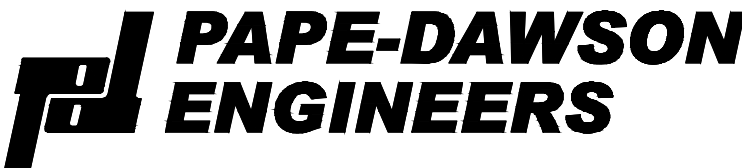
BEARINGS ARE BASED ON THE ON THE NORTH
AMERICAN DATUM OF 1983 NAD 83 (NA 2011),
EPOCH 2010.00, FROM THE TEXAS
COORDINATE SYSTEM ESTABLISHED FOR THE
CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.999880014

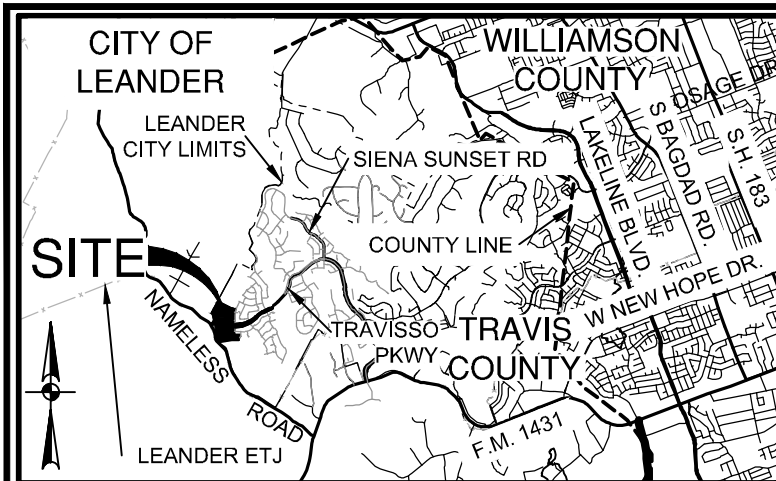
BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON
NAVD88, GEOID 03

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'



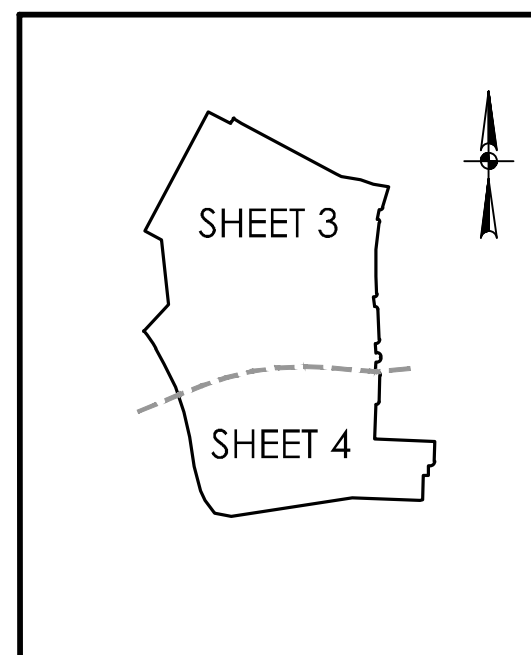
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



LOCATION MAP

SCALE: 1" = 10,000'

AC	ACRES
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.I.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
FD.	FOUND
I.R.	IRON ROD
P.U.E	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BMPE	BEST MANAGEMENT PRACTICE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
ROW	RIGHT OF WAY
WQDP	WATER QUALITY DETENTION POND
DP	DETENTION POND
RWE	RECEIVED WATER EASEMENT
LI.	LANDSCAPE LOT
MUD	MUNICIPAL UTILITY DISTRICT
WBZE	WATERWAY BUFFER ZONE EASEMENT
WWE	WASTEWATER EASEMENT
— — — — —	EXISTING PHASES
— — — — —	PLAT BOUNDARY
• • • • •	SIDEWALK REQUIRED
— — — — —	PHASE LINE
P	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

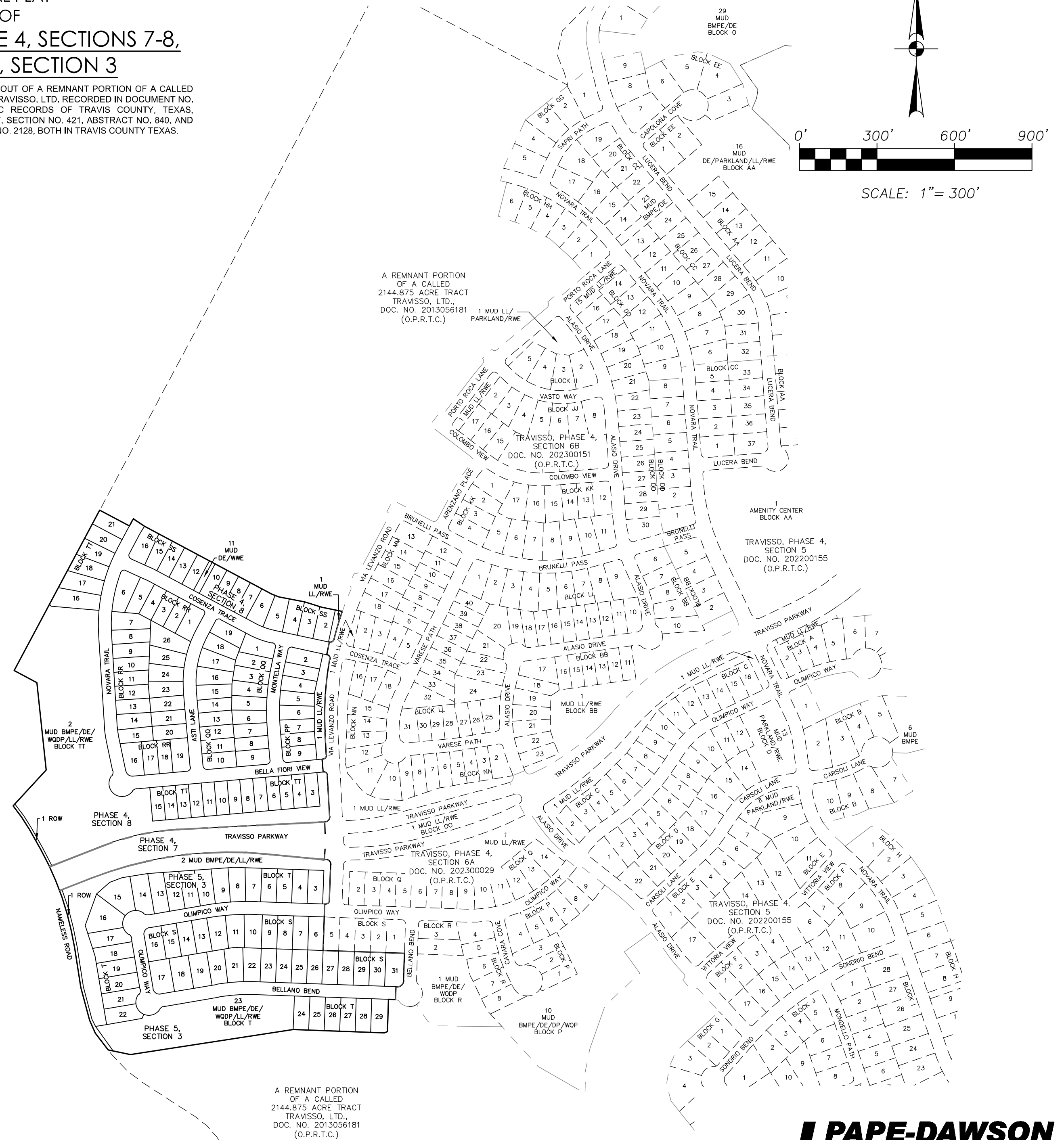


SHEET INDEX

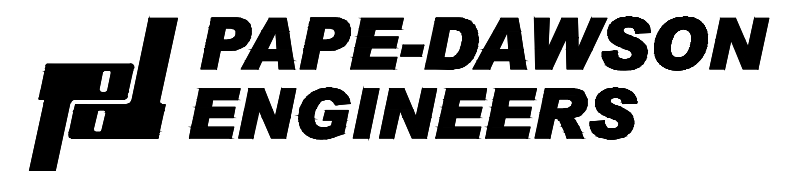
SCALE: 1" = 1000'

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTIONS 7-8,
& PHASE 5, SECTION 3

A 47.610 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, AND THE P.T. STROUD SURVEY, ABSTRACT NO. 2128, BOTH IN TRAVIS COUNTY TEXAS.

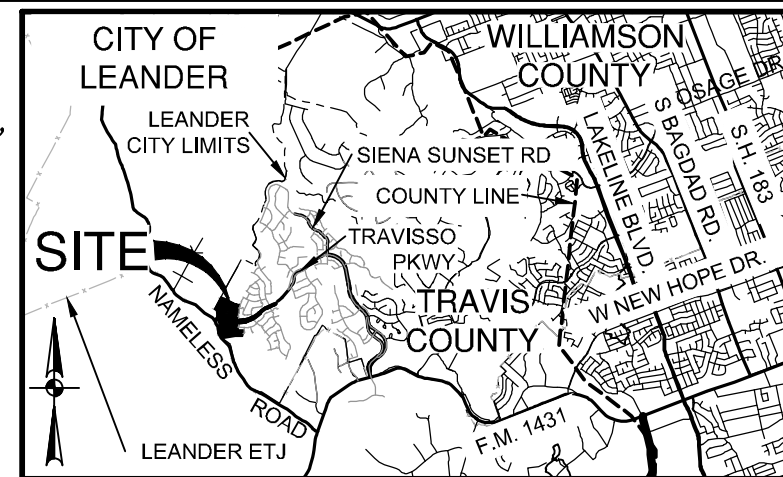
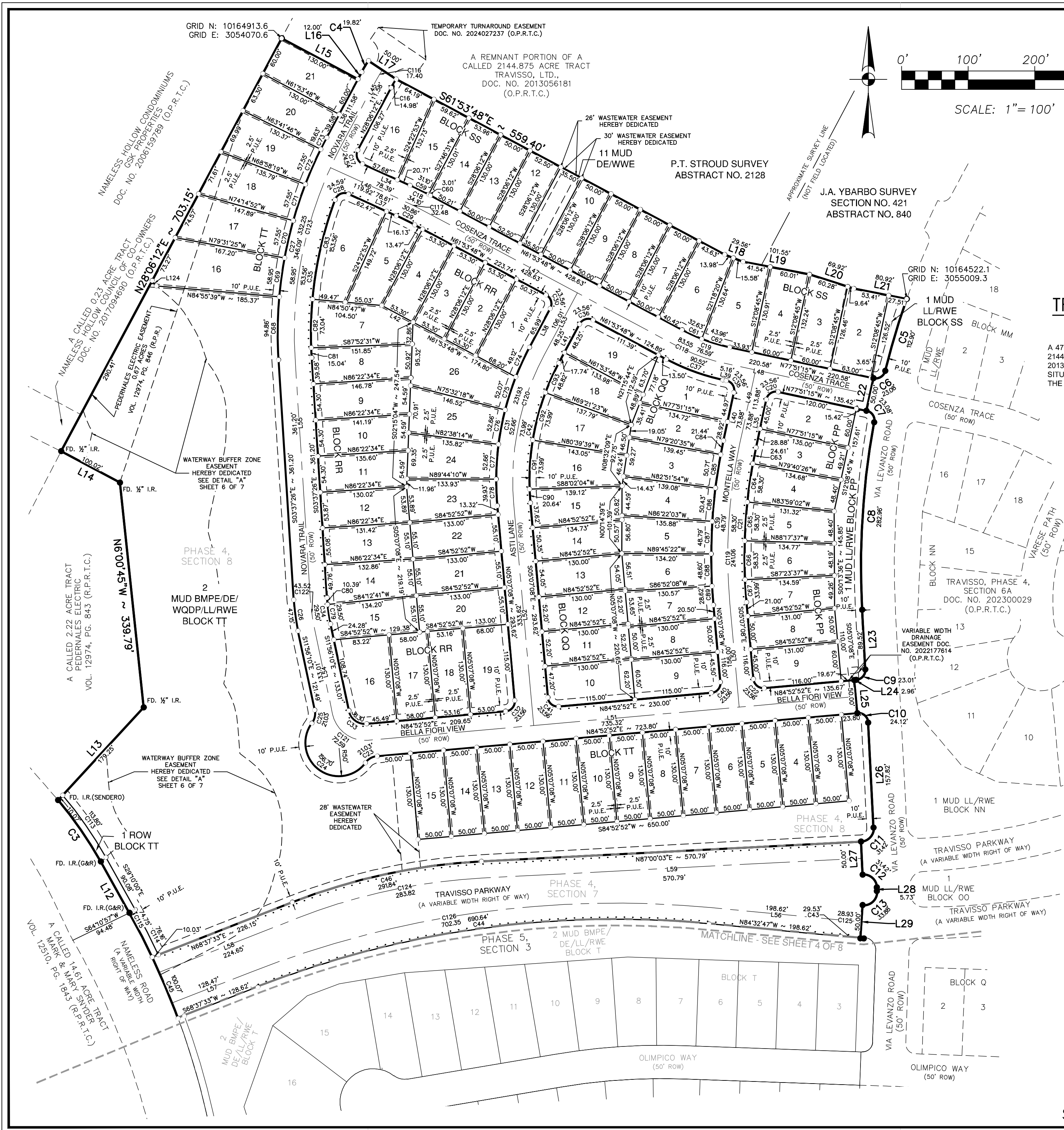


A REMNANT PORTION
OF A CALLED
2144.875 ACRE TRACT
TRAVISSO, LTD.,
DOC. NO. 2013056181
(O.P.R.T.C.)



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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 2 OF 8

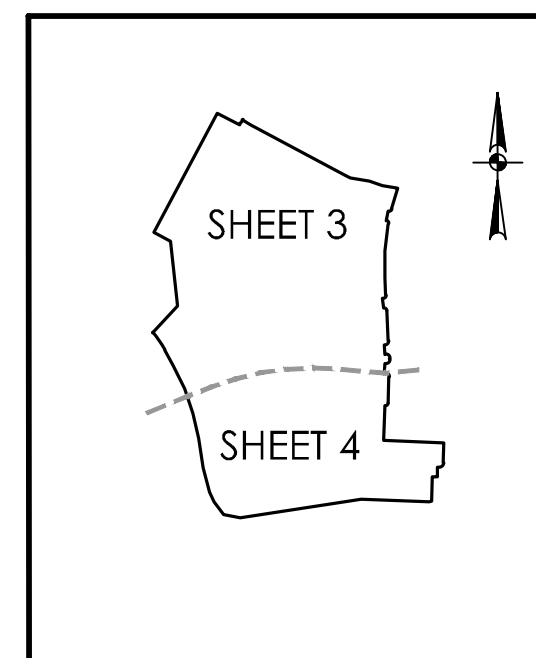


LOCATION MAP

SCALE: 1" = 10,000'

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTIONS 7-8,
& PHASE 5, SECTION 3

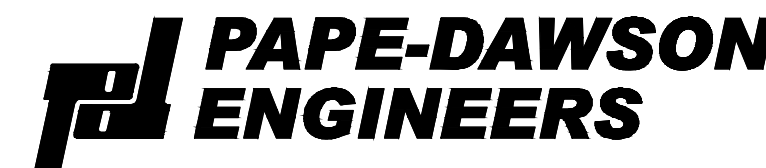
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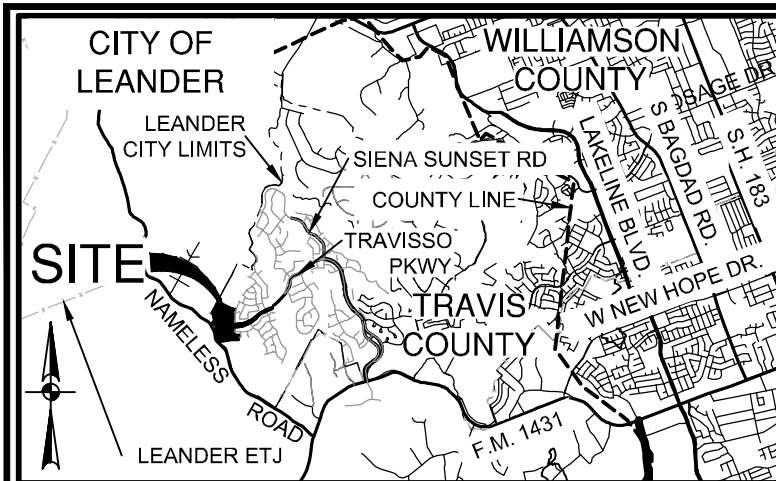
SHEET INDEX

SCALE: 1" = 1000'

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R.P.R.T.C.	REAL PROPERTY 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
WQDP	WATER QUALITY DETENTION POND
DP	DETENTION POND
RWE	RECLAIMED WATER EASEMENT
LL	LANDSCAPE LOT
MUD	MUNICIPAL UTILITY DISTRICT
WBZE	WATERWAY BUFFER ZONE EASEMENT
WWE	WASTEWATER EASEMENT
---	EXISTING PHASES
---	PLAT BOUNDARY
---	PHASE LINE
---	SIDEWALK REQUIRED
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
---	SET 1 1/2" IRON ROD W/ PAPE-DAWSON CAP



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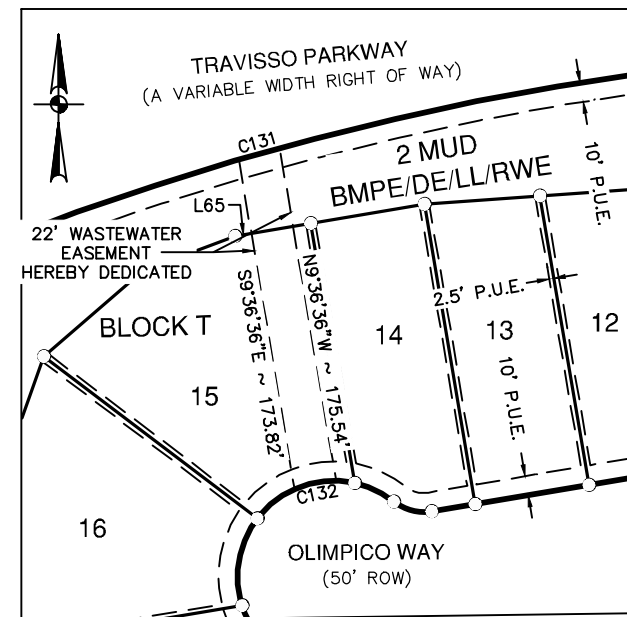


LOCATION MAP

SCALE: 1" = 10,000'

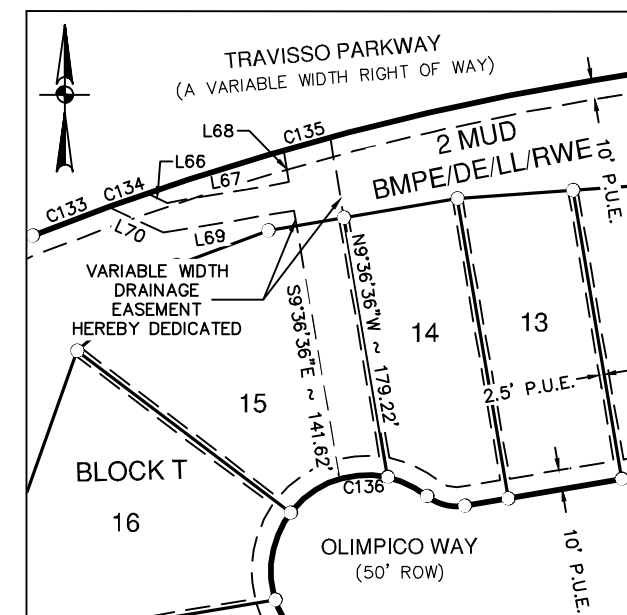
DETAIL "A"

SCALE: 1" = 100'



DETAIL "B"

SCALE: 1" = 100'

P.T. STROUD SURVEY
ABSTRACT NO. 2128

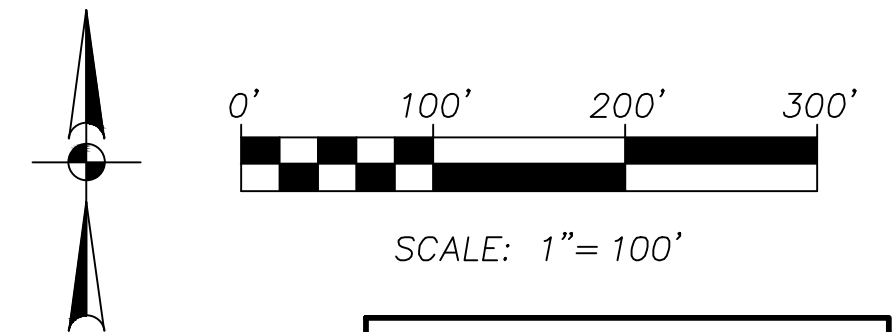
A CALLED 14.61 ACRE TRACT
MARK & MARY SNYDER
VOL. 12510, PG. 1843
(R.P.R.T.C.)

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

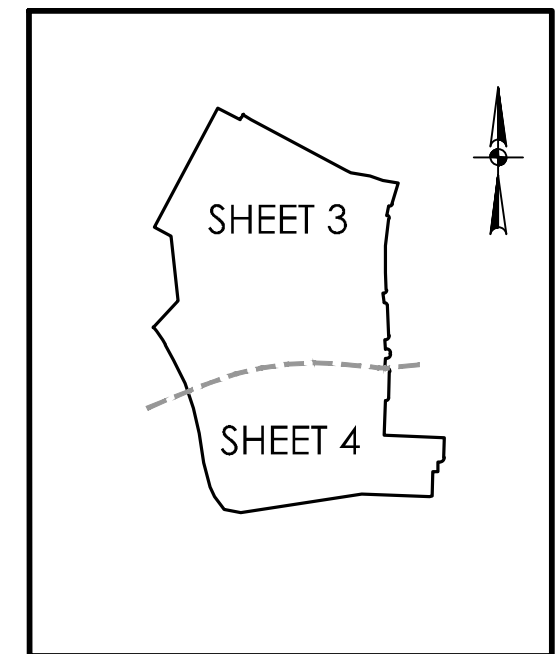
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DOC. NO.	DOCUMENT NUMBER
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PUE	PUBLIC UTILITY EASEMENT
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HOA	HOMEOWNERS ASSOCIATION
ROW	RIGHT OF WAY
WGDP	WATER QUALITY DETENTION POND
DP	DETENTION POND
RL	RAMMED WATER EASEMENT
LL	LANDSCAPE LOT
MUD	MUNICIPAL UTILITY DISTRICT
WBZE	WATERWAY BUFFER ZONE EASEMENT
WWE	WASTEWATER EASEMENT
	EXISTING PHASES
	PLAT BOUNDARY
	SIDEWALK REQUIRED
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FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTIONS 7-8,
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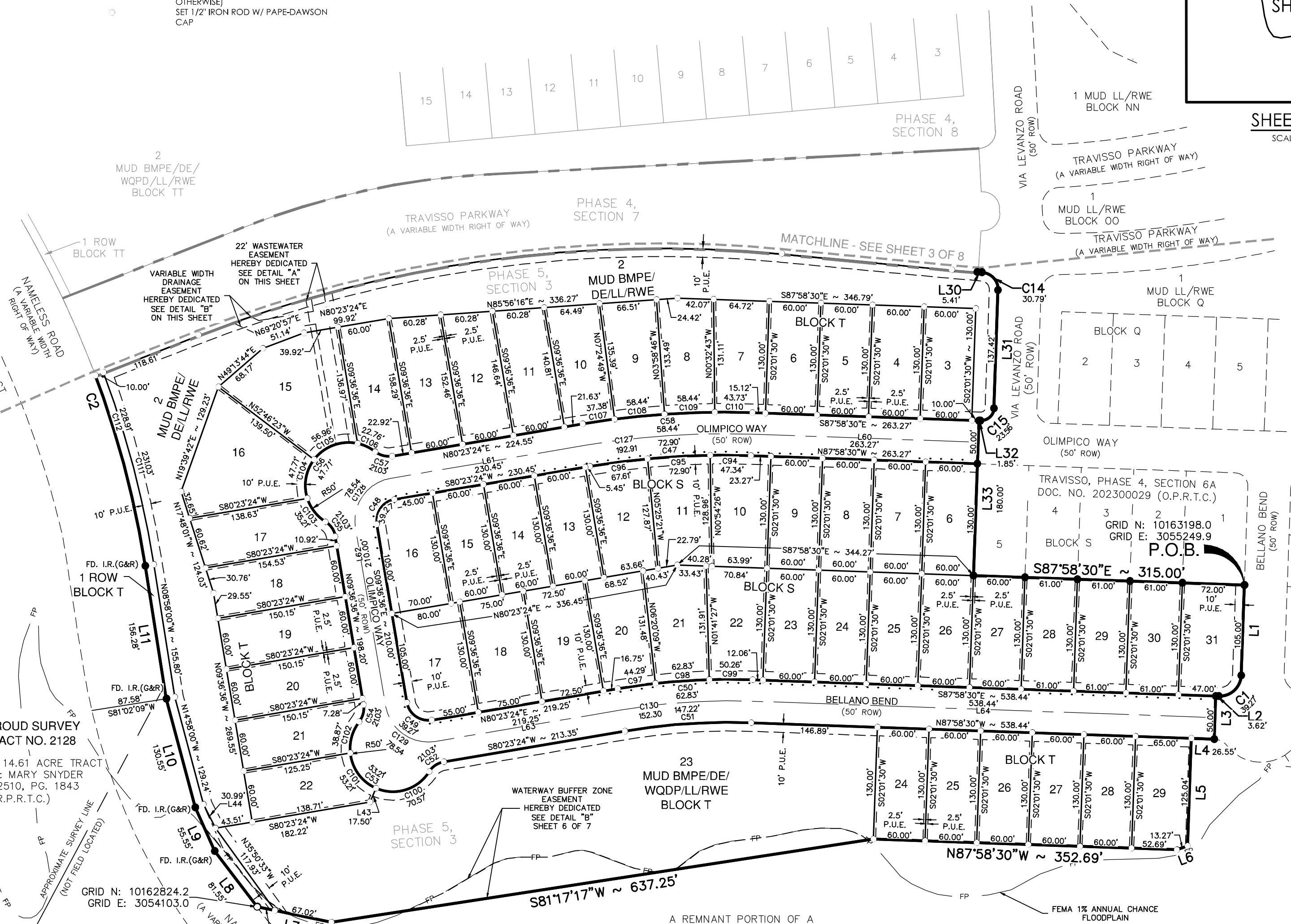


SCALE: 1"=100'



SHEET INDEX

SCALE: 1" = 1000'



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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SHEET 4 OF 8

FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTIONS 7-8,
& PHASE 5, SECTION 3

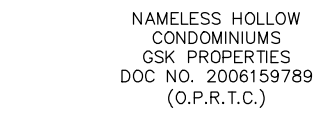
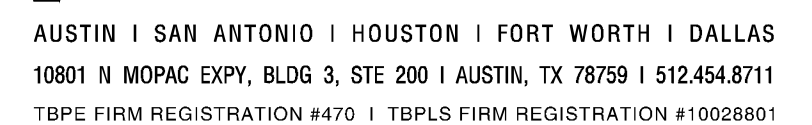
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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	090°00'11"	S47°01'30"W	35.36'	39.27'
C2	1145.14'	020°12'00"	N19°04'00"W	401.64'	403.73'
C3	573.07'	011°13'28"	N34°41'50"W	112.09'	112.27'
C4	205.00'	005°32'19"	N30°52'22"E	19.81'	19.82'
C5	1220.00'	005°18'07"	S16°39'10"W	112.86'	112.90'
C6	15.00'	088°08'38"	S58°04'26"W	20.87'	23.08'
C7	15.00'	088°08'38"	S33°46'56"E	20.87'	23.08'
C8	1220.00'	013°17'20"	S03°38'43"W	282.32'	282.96'
C9	15.00'	087°52'49"	S40°56'28"W	20.82'	23.01'
C10	15.00'	092°07'11"	S49°03'32"E	21.60'	24.12'
C11	20.00'	090°00'00"	S42°00'03"W	28.28'	31.42'
C12	20.00'	090°00'00"	S47°59'57"E	28.28'	31.42'
C13	20.00'	097°04'17"	S45°32'12"W	29.97'	33.88'
C14	20.00'	088°12'21"	S42°04'41"E	27.84'	30.79'
C15	15.00'	090°00'00"	S47°01'30"W	21.21'	23.56'
C16	155.00'	005°32'19"	N30°52'22"E	14.98'	14.98'
C17	15.00'	093°43'19"	N18°45'27"W	21.89'	24.54'
C18	525.00'	003°43'19"	N63°45'27"W	34.10'	34.10'
C19	275.00'	015°57'27"	N69°52'32"W	76.34'	76.59'
C20	15.00'	090°00'00"	S57°08'45"W	21.21'	23.56'
C21	775.00'	017°15'52"	S03°30'48"W	232.64'	233.53'
C22	15.00'	090°00'00"	S50°07'08"E	21.21'	23.56'
C23	25.00'	048°11'23"	N60°47'11"E	20.41'	21.03'
C24	50.00'	179°33'43"	S53°31'39"E	100.00'	156.70'
C25	25.00'	048°11'23"	S12°09'31"W	20.41'	21.03'
C26	325.00'	008°18'44"	S07°46'48"E	47.11'	47.15'
C27	625.00'	031°43'38"	S12°14'23"W	341.69'	348.09'
C28	15.00'	093°55'35"	S67°25'06"W	21.93'	24.59'
C29	475.00'	003°43'19"	N63°45'27"W	30.85'	30.86'
C30	15.00'	090°00'00"	N16°53'48"W	21.21'	23.56'
C31	425.00'	033°13'20"	N11°29'32"E	242.99'	246.43'
C32	15.00'	090°00'00"	N39°52'52"E	21.21'	23.56'
C33	25.00'	083°10'57"	S53°31'39"E	33.19'	36.30'
C34	275.00'	008°18'44"	S07°46'48"E	39.86'	39.90'
C35	575.00'	024°04'44"	S08°24'56"W	239.87'	241.65'
C36	15.00'	090°00'00"	S7°30'61"W	21.21'	23.56'
C37	325.00'	015°57'27"	N69°52'32"W	90.22'	90.52'
C38	15.00'	090°00'00"	N32°51'15"W	21.21'	23.56'
C39	825.00'	017°15'52"	N03°30'48"E	247.65'	248.59'
C40	15.00'	090°00'00"	N39°52'52"E	21.21'	23.56'
C41	15.00'	090°00'00"	S50°07'08"E	21.21'	23.56'
C42	375.00'	033°13'20"	S11°29'32"W	214.41'	217.44'
C43	1225.00'	001°22'53"	N85°41'31"W	29.53'	29.53'
C44	1475.00'	026°49'40"	S82°02'23"W	684.35'	690.64'
C45	1145.14'	005°00'25"	N22°55'23"W	100.04'	100.07'
C46	910.00'	018°22'30"	N77°48'48"E	290.59'	291.84'
C47	925.00'	011°38'06"	S86°12'27"W	187.52'	187.84'
C48	25.00'	090°00'00"	S35°23'24"W	35.36'	39.27'
C49	25.00'	090°00'00"	S54°36'36"E	35.36'	39.27'
C50	775.00'	011°38'06"	N86°12'27"E	157.11'	157.38'
C51	725.00'	011°38'06"	S86°12'27"W	146.97'	147.22'
C52	25.00'	048°11'23"	S56°17'42"W	20.41'	21.03'
C53	50.00'	186°22'46"	N54°36'36"W	99.85'	162.65'
C54	25.00'	048°11'23"	N14°29'05"E	20.41'	21.03'
C55	25.00'	048°11'23"	N33°42'18"W	20.41'	21.03'
C56	50.00'	186°22'46"	N35°23'24"E	99.85'	162.65'
C57	25.00'	048°11'23"	S75°30'55"E	20.41'	21.03'
C58	975.00'	011°38'06"	N86°12'27"E	197.65'	197.99'
C59	525.00'	003°23'38"	N63°55'18"W	31.09'	31.10'
C60	525.00'	000°19'41"	N62°03'39"W	3.01'	3.01'
C61	275.00'	006°47'52"	N65°17'44"W	32.61'	32.63'
C62	275.00'	009°09'35"	N73°16'28"W	43.92'	43.96'
C63	775.00'	001°49'11"	S11°14'09"W	24.61'	24.61'
C64	775.00'	004°18'35"	S08°10'16"W	58.28'	58.30'
C65	775.00'	004°18'35"	S03°51'41"W	58.28'	58.30'
C66	775.00'	004°18'46"	S00°27'00"E	58.32'	58.33'
C67	775.00'	002°30'45"	S03°51'45"E	33.98'	33.99'
C68	625.00'	008°41'47"	S00°43'27"W	94.77'	94.86'
C69	625.00'	005°24'14"	S07°46'27"W	58.93'	58.95'
C70	625.00'	005°16'33"	S13°06'51"W	57.53'	57.55'
C71	625.00'	005°16'33"	S18°23'24"W	57.53'	57.55'
C72	625.00'	005°16'33"	S23°39'58"W	57.53'	57.55'
C73	625.00'	001°47'58"	S27°12'13"W	19.63'	19.63'
C74	425.00'	006°37'18"	N24°47'33"E	49.09'	49.12'
C75	425.00'	007°01'11"	N17°58'18"E	52.04'	52.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C76	425.00'	007°05'56"	N10°54'44"E	52.62'	52.66'
C77	425.00'	007°05'56"	N03°48'48"E	52.62'	52.66'
C78	425.00'	005°22'58"	N02°25'39"W	39.91'	39.93'
C79	275.00'	006°08'49"	S08°51'46"E	29.49'	29.50'
C80	275.00'	002°09'56"	S04°42'24"E	10.39'	10.39'
C81	575.00'	001°29'57"	S02°52'28"E	15.04'	15.04'
C82	575.00'	007°16'42"	S01°30'52"W	72.99'	73.04'
C83	575.00'	015°18'05"	S12°48'16"W	153.10'	153.56'
C84	825.00'	001°29'20"	N11°24'05"E	21.44'	21.44'
C85	825.00'	003°31'19"	N08°53'45"E	50.70'	50.71'
C86	825.00'	003°30'08"	N05°23'01"E	50.42'	50.43'
C87	825.00'	003°23'19"	N01°56'18"E	48.79'	48.79'
C88	825.00'	003°22'31"	N01°26'37"W	48.59'	48.60'
C89	825.00'	001°59'15"	N04°07'30"W	28.62'	28.62'
C90	375.00'	003°09'12"	S03°32'32"E	20.64'	20.64'
C91	375.00'	011°18'16"	S03°41'13"W	73.87'	73.99'
C92	375.00'	011°18'17"	S14°59'29"W	73.87'	73.99'
C93	375.00'	007°27'34"	S24°22'25"W	48.79'	48.82'
C94	925.00'	002°55'55"	N89°26'28"W	47.33'	47.34'
C95	925.00'	004°30'55"	S86°50'07"W	72.68'	72.90'
C96	925.00'	004°11'15"	S82°29'02"W	67.59'	67.61'
C97	775.00'	003°16'27"	N82°01'37"E	44.28'	44.29'
C98	775.00'	004°38'42"	N85°59'12"E	62.81'	62.83'
C99	775.00'	003°42'57"	S89°49'59"E	50.25'	50.26'
C100	50.00'	080°51'57"	S72°37'59"W	64.86'	70.57'
C101	50.00'	060°58'25"	N36°26'50"W	50.73'	53.21'
C102	50.00'	044°32'24"	N16°18'35"E	37.90'	38.87'
C103	50.00'	040°21'12"	N37°37'23"W	34.49'	35.21'
C104	50.00'	054°40'24"	N09°53'25"E	45.92'	47.71'
C105	50.00'	065°16'30"	N69°51'52"E	53.93'	56.96'
C106	50.00'	026°04'40"	S64°27'33"E	22.56'	22.76'
C107	975.00'	002°11'47"	N81°29'18"E	37.38'	37.38'
C108	975.00'	003°26'03"	N84°18'13"E	58.43'	58.44'
C109	975.00'	003°26'03"	N87°44'16"E	58.43'	58.44'
C110	975.00'	002°34'12"	S89°15'36"E	43.73'	43.73'
C111	1154.95'	011°27'40"	N14°41'52"W	230.65'	231.03'
C112	1145.14'	011°27'12"	S14°41'35"E	228.53'	228.91'
C113	583.07'	011°10'59"	S34°50'20"E	113.62'	113.80'
C114	1155.14'	003°46'39"	S27°16'48"E	76.14'	76.16'
C115	1145.14'	003°44'24"	S27°17'48"E	74.74'	74.75'
C116	180.00'	005°32'19"	N30°52'22"E	17.39'	17.40'
C117	500.00'	003°43'19"	S63°45'27"E	32.47'	32.48'
C118	300.00'	015°57'27"	S69°52'32"E	83.28'	83.55'
C119	800.00'	017°15'52"	S03°30'48"W	240.15'	241.06'
C120	400.00'	033°13'20"	N11°29'32"E	228.70'	231.93'
C121	50.00'	083°10'57"	N53°31'39"W	66.38'	72.59'
C122	300.00'	008°18'44"	N07°46'48"E	43.48'	43.52'
C123	600.00'	031°43'38"	N12°14'23"E	328.02'	332.25'
C124	885.00'	018°22'30"	N77°48'48"E	282.61'	283.82'
C125	1200.00'	001°22'53"	S85°41'31"E	28.93'	28.93'
C126	1500.00'	026°49'40"	N82°02'23"E	695.95'	702.35'
C127	950.00'	011°38'06"	S86°12'27"W	192.58'	192.91'
C128	50.00'	090°00'00"	S35°23'24"W	70.71'	78.54'
C129	50.00'	090°00'00"	S54°36'36"E	70.71'	78.54'
C130	750.00'	011°38'06"	N86°12'27"E	152.04'	152.30'
C131	1475.00'	000°51'35"	S74°10'21"W	22.13'	22.13'
C132	50.00'	025°25'49"	N78°37'39"E	22.01'	22.19'
C133	1475.00'	001°38'29"	N69°26'48"E	42.26'	42.26'
C134	1475.00'	000°49'47"	S70°40'56"W	21.36'	21.36'
C135	1475.00'	000°58'35"	S74°28'41"W	25.13'	25.13'
C136	50.00'	029°12'39"	N87°53'47"E	25.22'	25.49'
C137	125.00'	020°02'44"	S40°22'13"E	43.51'	43.73'
C138	125.00'	011°51'16"	S24°25'12"E	25.82'	25.86'
C139	125.00'	040°34'02"	S19°05'00"E	86.67'	88.50'
C140	125.00'	011°32'14"	S06°58'08"W	25.13'	25.17'
C141	150.00'	007°18'26"	S11°41'15"E	19.12'	19.13'
C142	150.00'	015°17'16"	S02°08'25"W	39.91'	40.02'
C143	125.00'	027°33'19"	S18°04'41"E	59.54'	60.12'
C144	125.00'	054°57'01"	S25°06'16"E	115.34'	119.88'
C145	125.00'	014°25'32"	S09°35'00"W	31.39'	31.47'
C146	125.00'	046°03'48"	S39°49'41"W	97.81'	100.49'
C147	1145.14'	005°11'55"	N26°34'10"W	103.87'	103.90'
C148	125.00'	022°02'29"	N51°50'20"E	47.79'	48.09'
C149	125.00'	041°12'21"	N24°54'12"W	87.97'	89.90'
C150	125.00'	012°45'23"	N24°52'16"W	27.77'	27.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S02°01'30"W	105.00'
L2	N87°58'30"W	3.62'
L3	S02°01'30"W	50.00'
L4	N87°58'30"W	26.55'
L5	S02°01'30"W	125.04'
L6	S70°05'38"W	13.27'
L7	N78°23'16"W	88.03'
L8	N37°15'00"W	81.55'
L9	N23°58'00"W	55.55'
L10	N14°58'00"W	130.55'
L11	N08°58'00"W	156.28'
L12	N29°10'00"W	88.49'
L13	N42°40'17"E	189.32'
L14	N61°55'26"W	100.02'
L15	S61°53'48"E	130.00'
L16	N28°06'12"E	12.00'
L17	S56°21'29"E	50.00'
L18	S68°41'40"E	29.56'
L19	S79°06'57"E	101.55'
L20	S72°21'25"E	69.92'
L21	S78°54'16"E	80.92'
L22	S12°08'45"W	50.00'
L23	S02°59'57"E	50.00'
L24	S84°52'52"W	2.96'
L25	S05°07'08"E	50.00'
L26	S02°59'57"E	157.82'
L27	S02°59'57"E	50.00'
L28	S02°59'57"E	5.73'
L29	S04°04'20"W	50.00'
L30	N86°06'15"E	5.41'
L31	S02°01'30"W	137.42'
L32	N87°58'30"W	1.85'
L33	S02°01'30"W	180.00'
L34	N65°37'07"W	78.39'

A 47.610 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, AND THE P.T. STROUD SURVEY, ABSTRACT NO. 2128, BOTH IN TRAVIS COUNTY TEXAS.

$$1'' = 100'$$

$$1'' = 100'$$


FINAL PLAT
OF
TRAVISSO, PHASE 4, SECTIONS 7-8,
& PHASE 5, SECTION 3

A 47.610 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, AND THE P.T. STROUD SURVEY, ABSTRACT NO. 2128, BOTH IN TRAVIS COUNTY TEXAS.

FIELD NOTES
FOR

A 47.610 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, AND THE P.T. STROUD SURVEY, ABSTRACT NO. 2128, BOTH IN TRAVIS COUNTY TEXAS. SAID 47.610 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 the southwest corner of Travisso, Phase 4, Section 6A, a subdivision according to the plat recorded in Document No. 202300029 of the Official Public Records of Travis County, Texas, same being an east corner of said Remnant Portion for a northeast corner and POINT OF BEGINNING hereof;

THENCE with the east boundary line of said Remnant Portion, same being the west line of said Travisso, Phase 4, Section 6A, the following four (4) courses and distances:

- 1.S 02°01'30" W, a distance of 105.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangent curvature hereof,
- 2.along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 90°00'11", a chord bearing and distance of S 47°01'30" W, 35.36 feet, for an arc length of 39.27 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 3.N 87°58'30" W, a distance of 3.62 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof, and
- 4.S 02°01'30" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found at the southwest corner of said Travisso, Phase 4, Section 6A, same being a southeast corner of said Remnant Portion for an angle point hereof;

THENCE departing the west boundary line of said Travisso, Phase 4, Section 6A, through the interior of said Remnant Portion the following six (6) courses and distances:

- 1.N 87°58'30" W, a distance of 26.55 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 2.S 02°01'30" W, a distance of 125.04 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 3.S 70°05'38" W, a distance of 13.27 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 4.N 87°58'30" W, a distance of 352.69 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 5.S 81°17'17" W, a distance of 637.25 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof, and
- 6.N 78°23'16" W, a distance of 88.02 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set on a point in the east right–of–way line of Nameless Road, a variable with right–of–way for the southwest corner hereof,

THENCE with the east right–of–way line of said Nameless Road, same being the west boundary line of said 2144.875–acre tract the following seven (7) courses and distances:

- 1.N 37°15'00" W, a distance of 81.55 feet to an iron rod with cap marked "G&R" found for an angle point hereof,
- 2.N 23°58'00" W, a distance of 55.55 feet to an iron rod with cap marked "G&R" found for an angle point hereof,
- 3.N 14°58'00" W, a distance of 130.55 feet to an iron rod with cap marked "G&R" found for an angle point hereof,
- 4.N 08°58'00" W, a distance of 156.28 feet to an iron rod with cap marked "G&R" found for a point of non–tangent curvature hereof,
- 5.along the arc of a curve to the left, having a radius of 1145.14 feet, a central angle of 20°12'00, a chord bearing and distance of N 19°04'07" W, 401.64 feet, for an arc length of 403.73 feet to an iron rod with cap marked "G&R" found for a point of non–tangency hereof,
- 6.N 29°10'00" W, a distance of 90.08 feet to an iron rod with cap marked "G&R" found for a point of non–tangent curvature hereof, and
- 7.along the arc of a curve to the left having a radius of 573.07 feet, a central angle of 11°03'42", a chord bearing and distance of N 34°46'43" W, 110.47 feet, for an arc length of 110.64 feet to a 1/2" iron rod with cap marked "SENDERO" found for a point of non–tangency for the southwest corner of a called 2.22 acre tract recorded in Vol. 12974, Pg. 843 of the Real Public Records of Travis County, Texas, same being a westerly corner of said Remnant Portion and a point in the east right–of–way line of said Nameless Road hereof,

THENCE departing the east right–of–way line of said Nameless Road, with the west boundary line of said Remnant Portion, same being the east boundary line of said 2.22–acre tract, the following three (3) courses and distances

- 1.N 42°40'19" E, a distance of 189.32 feet to a ½" iron rod found for an angle point hereof,
- 2.N 06°00'45" W, a distance of 339.79 feet to a ½" iron rod found for an angle point hereof, and
- 3.N 61°55'26" W, a distance of 100.02 feet to a 1/2" iron rod found for an angle point for the northwest corner of said 2.22–acre tract, same being a southeast corner of a called 0.23–acre tract recorded in Document No. 2017094690 of the Official Public Records of Travis County Texas, also being a westerly corner of said Remnant Portion hereof,

THENCE N 28°06'12" E, with the westerly line of said Remnant Portion, same being in part the east line of said 0.23 acre tract, also being in part the east line of a called Nameless Hollow Condominiums, a subdivision according to the plat recorded in Document No. 2006159789 of said Official Public Records, a distance of 703.15 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,

THENCE departing the east boundary line of said Nameless Hollow Condominiums, through the interior of said Remnant Portion, same being the east boundary line of said 2.22–acre tract, the following nine (9) courses and distances:

- 1.S 61°53'48" E, a distance of 130.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,
- 2.N 28°06'12" E, a distance of 12.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof
- 3.along the arc of a curve to the right, having a radius of 205.00 feet, a central angle of 05°32'19", a chord bearing and distance of N 30°52'22" E, 19.81 feet, for an arc length of 19.82 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
- 4.S 56°21'29" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 5.S 61°53'48" E, a distance of 559.40 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 6.S 68°41'40" E, a distance of 29.56 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 7.S 79°06'57" E, a distance of 101.55 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- 8.S 72°21'25" E, a distance of 69.92 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof, and
- 9.S 78°54'16" E, a distance of 80.92 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature on the west boundary line of Travisso, Phase 4, Section 6A, same being the east boundary line of said 2144.2144.875

THENCE with the west boundary line of said Travisso, Phase 4, Section 6A, same being the east boundary line of said Remnant Portion the following twenty–four (24) courses and distances:

- 1.along the arc of a curve to the left, having a radius of 1220.00 feet, a central angle of 05°18'07" chord bearing and distance of S 16°39'10" W, 112.86 feet, for an arc length of 112.90 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of reverse curvature hereof,
- 2.along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 88°08'38", a chord bearing and distance of S 58°04'26" W, 20.87 feet, for an arc length of 23.08 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 3.S 12°08'45" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangent curvature hereof,
- 4.along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 88°08'38", a chord bearing and distance of S 33°46'56" E, 20.87 feet, for an arc length of 23.08 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of reverse curvature hereof,
- 5.along the arc of a curve to the left, having a radius of 1220.00 feet, a central angle of 13°17'20", a chord bearing and distance of S 03°38'43" W 282.32 feet, for an arc length 282.96 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 6.S 02°59'57" E, a distance of 89.52 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
- 7.along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 87°52'49", a chord bearing and distance of S 40°56'28" W, 20.82 feet, for an arc length of 23.01 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,
- 8.S 84°52'52" W, a distance of 2.96 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
- 9.S 05°07'08" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangent curvature hereof,
- 10.along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 92°07'11", a chord bearing and distance of S 49°03'32" E, 21.60 feet, for an arc length of 24.12 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- 11.S 02°59'57" E, a distance of 157.82 feet to a ½" 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 90°00'00", a chord bearing and distance of S 42°00'03" W, 28.28 feet, for an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,
- 13.S 02°59'57" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangent curvature hereof,
- 14.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 47°59'57" E, 28.28 feet, for an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,

15.S 02°59'57" E, a distance of 5.73 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,

16.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 97°04'17", a chord bearing and distance of S 45°32'12" W, 29.97 feet, for an arc length of 33.88 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,

17.S 04°04'20" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,

18.S 86°03'15" E, a distance of 5.41 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangent curvature hereof,

19.along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 88°12'21", a chord bearing and distance of S 42°04'41" E, 27.84 feet, for an arc length of 30.79 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,

20.S 02°01'30" W, a distance of 137.42 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,

21.along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 47°01'30" W, 21.21 feet, for an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,

22.N 87°58'30" W, a distance of 1.85 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,

23.S 02°01'30" W, a distance of 180.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof, and

24.S 87°58'30" E, a distance of 315.00 feet to the POINT OF BEGINNING and containing 47.610 acres in Travis County, Texas. Said tract being described in accordance with a plat prepared under Job No. 50892–44 by Pape–Dawson Engineers, Inc.



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

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 WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER, TEXAS.
- 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.
- 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 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.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 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.
- 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.
- 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.
- 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 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.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 24, 2022.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 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.
- TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 19 WILL OWN AND MAINTAIN THE FOLLOWING LOTS: 2 & 23, BLOCK T; LOT 2, BLOCK TT; LOT 1, BLOCK PP; LOTS 1 & 11, BLOCK S.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
- THE HOMEOWNERS ASSOCIATION AND/OR TRAVIS COUNTY MUD 19 IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 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)
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN LOT 2, BLOCK T; AND LOT 2, BLOCK TT, 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.
- BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
- 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.

Billy M. Johnson 2-29-24
LOWER COLORADO RIVER AUTHORITY 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.

Billy M. Johnson 2-29-24
LOWER COLORADO RIVER AUTHORITY DATE

FINAL PLAT OF
TRAVISSO, PHASE 4, SECTIONS 7-8,
& PHASE 5, SECTION 3

A 47.610 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, AND THE P.T. STROUD SURVEY, ABSTRACT NO. 2128, BOTH 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, SECTIONS 7-8, & PHASE 5, SECTION 3 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 6th DAY OF December, 2023, PERSONALLY APPEARED MARK BERMAN, AS VICE-PRESIDENT 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 ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN MY HAND AND SEALED IN MY OFFICE, THIS THE 6th DAY OF December, 2023, A.D.

Kristin Zamora
NOTARY PUBLIC, STATE OF TEXAS

KRISTIN ZAMORA
PRINTED NAME

11-2-2027
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 LOAN AGREEMENT, DATED FEBRUARY 24, 2023 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2023020634.

THIRD COAST BANK SSB

BY:

Ibrahim Nasr
TITLE: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 8th DAY OF DECEMBER, 2023, PERSONALLY APPEARED IBRAHIM NASR, THE VICE PRESIDENT OF THIRD COAST BANK SSB, A TEXAS STATE SAVING BANK 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 8 DAY OF DECEMBER, 2023, A.D.

Leslie K Thompson
NOTARY PUBLIC, STATE OF TEXAS

LESLIE THOMPSON
PRINTED NAME

11/25
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.

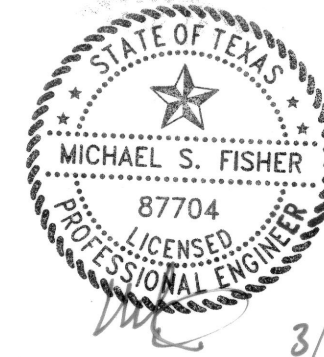
LAURA LANTZ
DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: _____

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

ENGINEER'S CERTIFICATION:

THAT 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

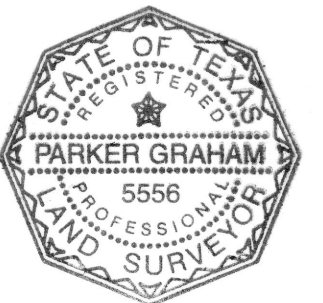
DATE

SURVEYOR'S CERTIFICATION:

THAT 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, ISSUED MARCH 29, 2021 AND HAVE BEEN SHOWN OR NOTED HEREON.

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

03/26/2024
DATE



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

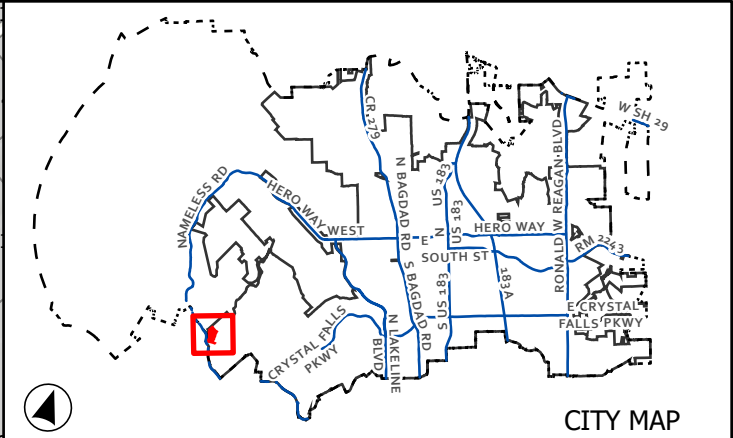
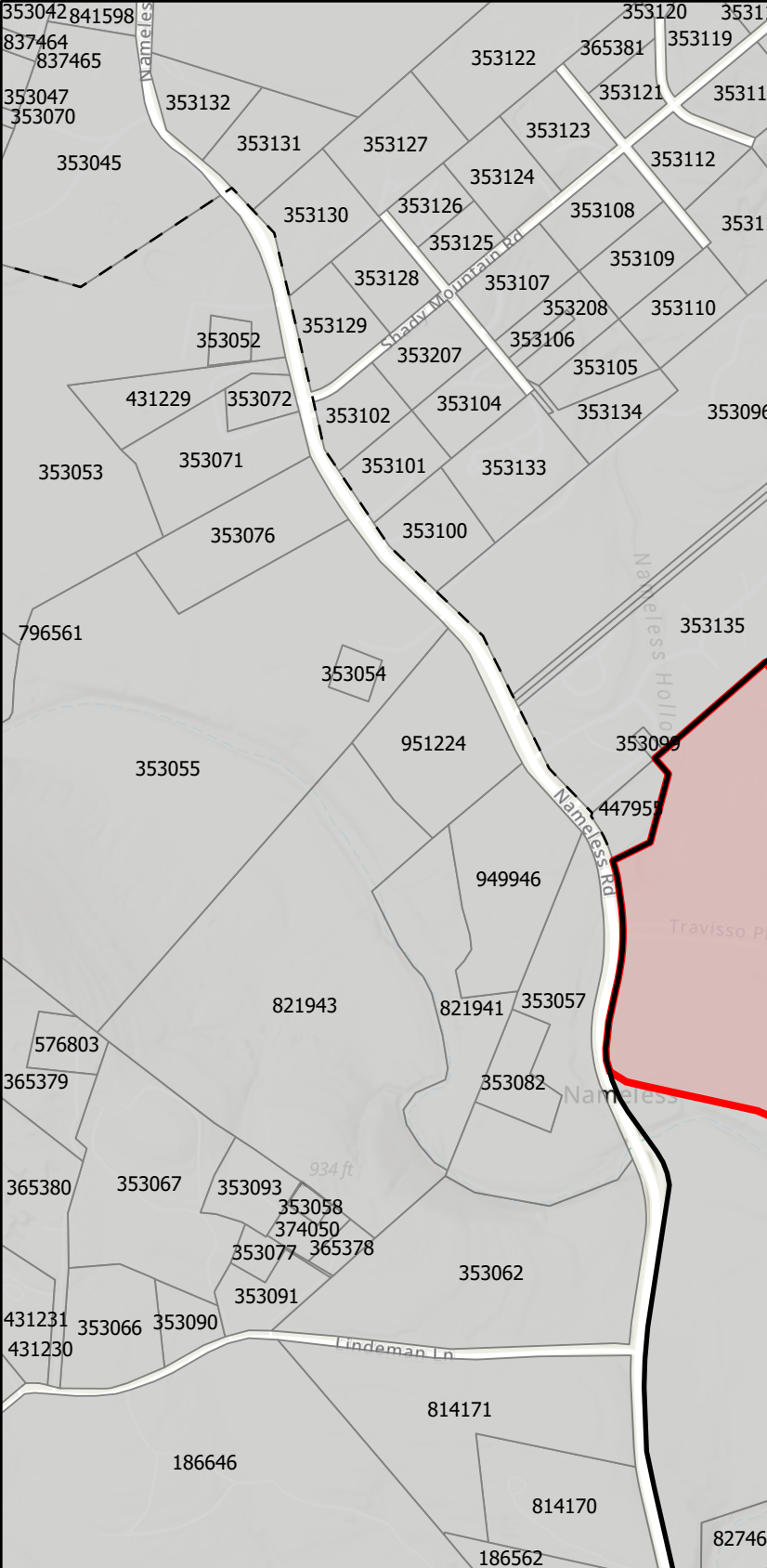
BY: _____

DEPUTY

**PAPE-DAWSON
ENGINEERS**

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 8 OF 8



CASE: FP-22-0032 **ATTACHMENT 2** **TRAVISSO PH 4, SEC 7-8 & PH 5, SEC 3**

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.

0 405 810

Feet

- City Limits
- ETJ Boundary
- Subject Boundary

Page 23 of 143



EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0037 regarding Torrente-Warr Acres Short Form Final Plat on one (1) parcel of land approximately 23.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031658; generally located east of the terminus of Oak Grove Road, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

APPLICANT/AGENT:

Forrest Surveying and Mapping (Forrest Sasser) on behalf of Sylvia M. Torrente.

RECOMMENDATION:

This short form final plat includes four (4) residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0037 Att 1 Torrent Warr Replat
2. FP-22-0037 Att 2 Location Map - Torrent-Warr Acres

Short Form Final Plat
TORRENTE-WARR ACRES
23.417 Acres
Situated in the Charles Cochran Survey, Abstract No. 134
Williamson County, Texas

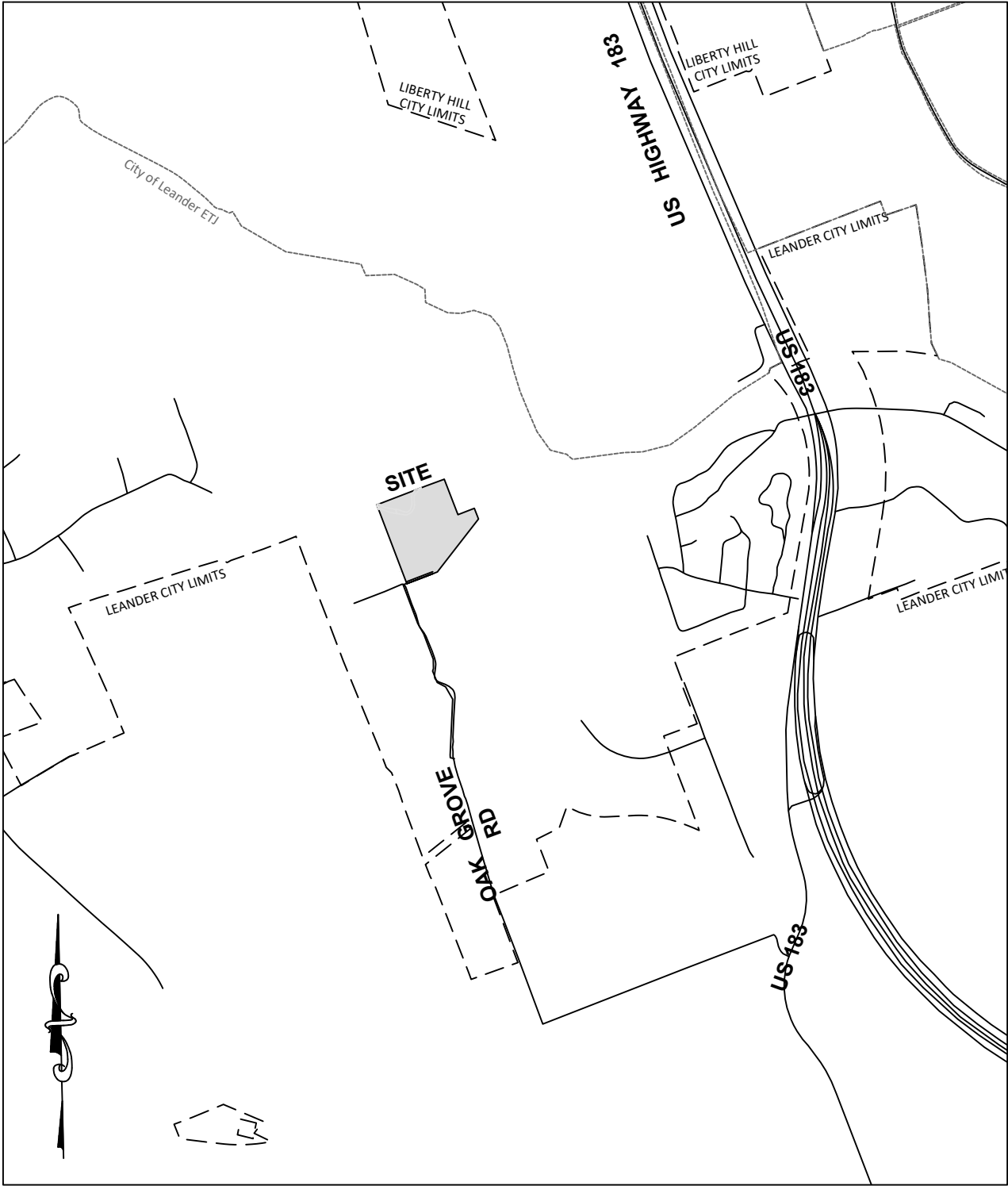
Owner Name: Sylvia M. Torrente
Address: 1950 Oak Grove Rd. Leander, Texas 78641
Phone: 512-970-9449

Surveyor: William F. Forest, RPLS 1847
Forest Surveying and Mapping Co.
Address: 1002 Ash St. Georgetown, Texas 78626
Phone: 512-930-5927

Engineer: Ahmed, El, Seweify, P.E.
AES Engineeering Consultant
Address: 2301 Bagdad Rd. Bldg. 404D, Leander, Texas 78752
Phone: 512-785-9034

Agent: Forrest Sasser
Company: Forest Surveying and Mapping
Address: 1002 Ash St. Georgetown, Texas 78626
Phone: 512-930-5927

Filing Date: April 12, 2023



LOCATION MAP
SCALE: 1" = 2000'

Index
Sheet One: Cover sheet
Sheet Two: Plat
Sheet Three: Plat notes and signature page

Subdivision Information Table:
Total number of lots: 4

- Lot 1: 5.011 Acres
- Lot 2: 8.795 Acres
- Lot 3: 5.153 Acres
- Lot 4: 3.967 Acres

Proposed use of lots is for single family housing

Street Description:
Oak Grove Road 374.08 Lineal feet along centerline,
Existing 50' Access Easement, Per Volume 889, Page 645, Exhibit C
(DRWCT)& Volume 902, Page 913, Exhibit C (DRWCT)

Short Form Final Plat
For
TORRENTE-WARR ACRES
23.417 Acres

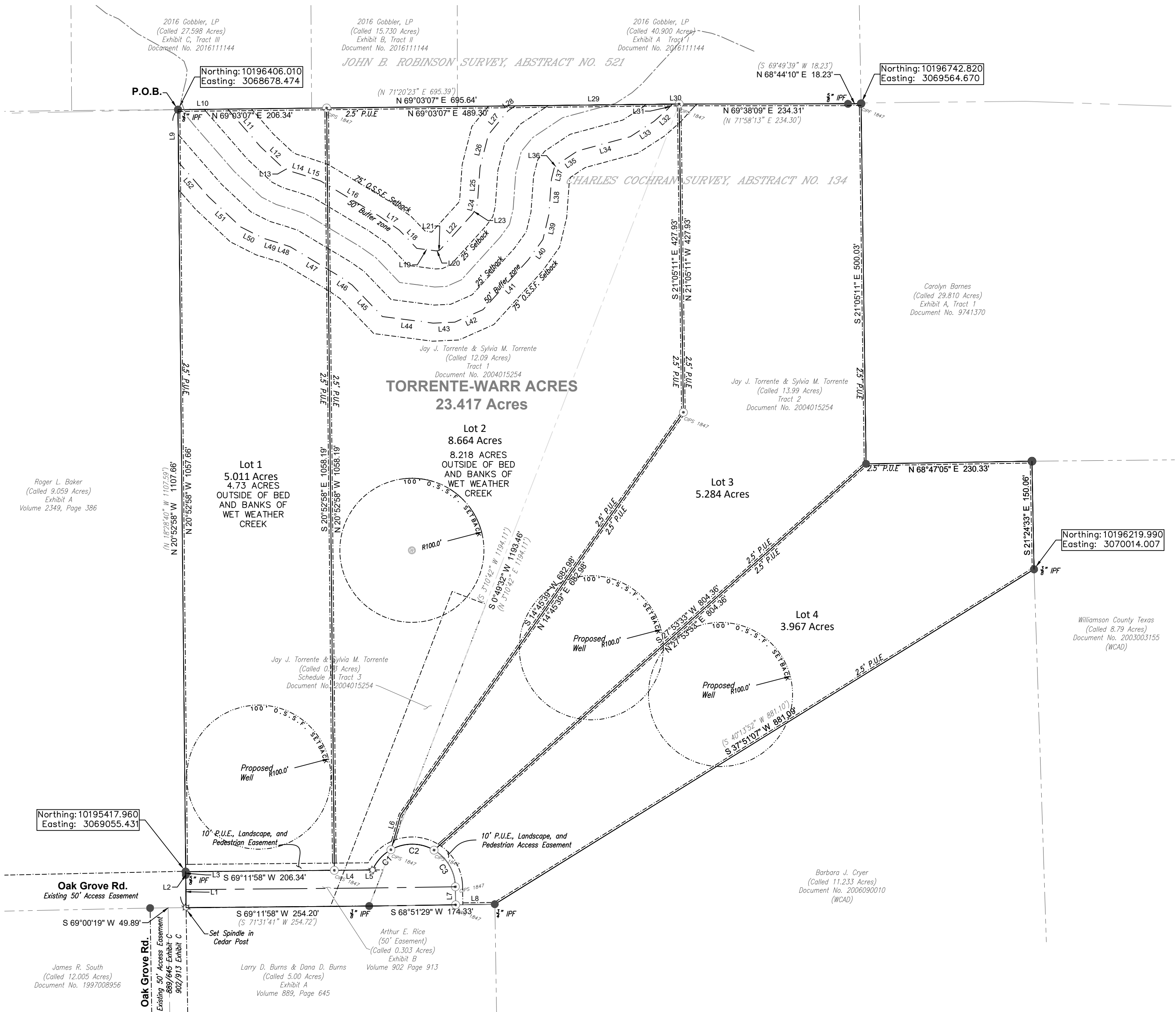
Situated in the Charles Cochran Survey, Abstract No. 134
Williamson County, Texas



Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
Phone: (512) 930-5927
www.forestsurveying.com
TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Revision	Drawing Date: April 12, 2023
May 25, 2023	Field Book/Page: 156/18
July 31, 2023	PP: P: \TORRENTE
	Dwg: Torrente
	LO: SHEET ONE
	Forest Surveying & Mapping Co. © 2023

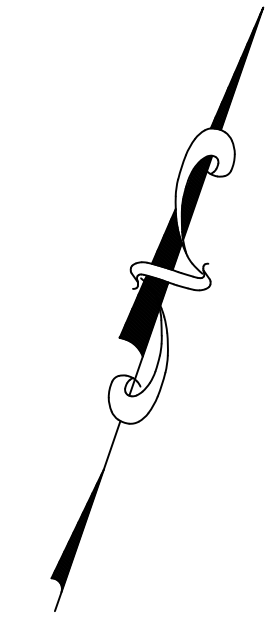


Buffer Zone Line Table		
Line #	Bearing	Distance
L9	N 20°52'58" W	73.14'
L10	N 69°03'07" E	68.98'
L11	S 61°20'02" E	68.88'
L12	S 67°07'54" E	42.14'
L13	S 83°32'22" E	11.46'
L14	N 86°39'04" E	19.54'
L15	N 88°22'23" E	25.39'
L16	S 79°21'04" E	94.75'
L17	S 75°33'48" E	33.74'
L18	S 64°07'28" E	35.46'
L19	N 77°05'01" E	27.11'
L20	N 67°06'57" E	2.55'
L21	N 45°48'37" E	2.91'
L22	N 21°56'29" E	66.91'
L23	N 15°23'13" E	9.01'
L24	N 06°52'05" W	7.68'
L25	N 16°09'33" W	50.18'
L26	N 06°04'55" W	46.72'
L27	N 18°54'02" E	43.43'
L28	N 36°03'43" E	12.08'
L29	N 69°03'07" E	217.91'
L30	N 69°03'07" E	9.53'

Buffer Zone Line Table		
Line #	Bearing	Distance
L31	S 22°00'06" W	9.55'
L32	S 28°02'56" W	25.63'
L33	S 36°49'47" W	39.02'
L34	S 54°33'53" W	75.69'
L35	S 36°03'43" W	34.34'
L36	S 18°54'02" W	6.18'
L37	S 06°04'55" E	15.75'
L38	S 16°09'33" E	49.49'
L39	S 06°52'05" E	35.47'
L40	S 15°23'13" W	34.41'
L41	S 21°56'29" W	93.78'
L42	S 45°48'37" W	42.86'
L43	S 67°06'57" W	30.08'
L44	S 77°05'01" W	71.04'
L45	N 64°07'28" W	60.65'
L46	N 75°33'48" W	20.41'
L47	N 79°21'04" W	80.69'
L48	S 88°22'23" W	13.14'
L49	S 86°39'04" W	26.62'
L50	N 83°32'22" W	34.46'
L51	N 67°07'54" W	61.62'
L52	N 61°20'02" W	62.98'

Curve Table					
Curve #	Radius	Chord Bearing	Chord Distance	Central Angle	Arc Length
C1	60.00'	S 21°54'30" W	37.93'	36°51'07"	38.59'
C2	60.00'	S 70°12'52" W	59.78'	59°45'38"	62.58'
C3	60.00'	N 50°31'25" W	58.87'	58°45'47"	61.54'

Line Table		
Line #	Bearing	Distance
L1	N 20°52'58" W	45.45'
L2	N 69°07'02" E	0.21'
L3	N 20°52'58" W	4.55'
L4	S 69°11'55" W	47.79'
L5	S 68°51'29" W	5.31'
L6	S 04°39'57" E	50.00'
L7	N 21°08'31" W	25.00'
L8	S 68°51'29" W	54.33'



LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
CAPPED IRON PIN SET "FOREST RPLS 1847"
CAPPED IRON PIN FOUND "FOREST RPLS 1847"
NAIL SET/WASHER "FOREST RPLS 1847"
NAIL FOUND/WASHER "FOREST RPLS 1847"
CAPPED IRON PIN FOUND
COTTON GIN SPINDLE FOUND
COTTON GIN SPINDLE SET
BENCHMARK MONUMENT (COTTON SPINDLE SET)
WATER WELL
SURVEY/ABSTRACT LINES
TRACT LINES
BOUNDARY LINES
() Denotes Record Information
All document references are in Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
P.R.W.C.T. Plat Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas

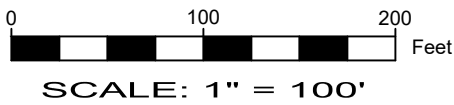
Note:
The bearing basis for this survey is the State Plane Coordinate System NAD83, Texas Central Zone, (4203)
GEOD: 18
DATUM: NAVD88
CONVERGENCE: 1°15'55.67"
COMBINED SCALE FACTOR: 0.99986145
All distances shown hereon are surface values, based on a grid to surface combined scale factor of 1.00013857

Short Form Final Plat
TORRENTE-WARR ACRES
23.417 Acres
Situated in the Charles Cochran Survey, Abstract No. 134
Williamson County, Texas



Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
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TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
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Revision	Drawing Date: April 12, 2023
May 25, 2023	Field Book/Page: 156/18
July 31, 2023	PP: P: \TORRENTE
Sept 06, 2023	Dwg: Torrente
	LO: SHEET TWO
	Forest Surveying & Mapping Co. © 2023

General Plat Notes:

1. This subdivision is wholly contained within the Extra Territorial Jurisdiction of the City of Leander, Texas.
2. Sewer Service for this subdivision will be provided by private On Site Sewage Facilities.
3. Water Service for this subdivision will be provided by private wells.
4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
6. All easements on private property shall be maintained by the property owner or his or her assigns.
7. In addition to the easement shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
8. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # 48491C0435F and 48491C0455F for Williamson Co., effective 12/20/2019.
9. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be required as listed in the current zoning ordinance. (inside City only)
10. Sidewalks shall be installed on the subdivision side of Oak Grove 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 sided to which access is prohibited, and all sidewalks on safe school routes shall be insalled when the adjoining street is constructed.
11. All utility lines must be located underground.
12. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.

Single-Family Residence Plat Notes:

- 13.No driveway shall be constructed closer than 50' to the ROW of an intersecting local or collector street or 100' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.
14. The City 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).

Owners Signature Block

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

That I, Sylvia M. Torrente, as the owners of that certain 23.417 acre tract of land shown hereon and being out of two (2) tracts of land, a 12.09 acre tract described in Schedule A as Tract 1 and a 13.99 acre tract described in Schedule A as Tract 2 in Document No. 2004015254 of the Official Public Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicates to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as Torrente-Warr Acres Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this ____day of,_____2023.

Name: Sylvia M. Torrente
ADDRESS: 1950 Oak Grove Road, Leander, TX 78633

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the____day of _____, 2023, personally appeared, Jay J. Torrente, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed..

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____day of _____, 2023.

Notary Public-State of Texas

Printed Name: _____

My Commission expires on: _____

Planning and Zoning Commission

Approved this the ____day of _____, 20__A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of Williamson County.

ATTEST: _____
Donnie Mahan Ellen Coufal, Secretary
Planning and Zoning Commission Planning and Zoning Commission
City of Leander, Texas City of Leander, Texas

Williamson County On-Site Sewage Facilities (OSSF)

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Adam D. Boatright, P.E. Date
Williamson County Engineer

Engineer's Certification

That I, Ahmed El Seweify, Registered Professional Engineer in the State of Texas, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby state that this plat conforms with the applicable ordinances of the City of Leander, Texas.

Ahmed, El, Seweify, P.E. Date
Registered Professional Engineer (sealed)
No.141828, State of Texas
AES Engineering Consultant
2301 Bagdad Rd. Bldg. 404D,
Leander, Texas 78752
Firm Registration No. F-22721

Surveyor's Certification

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

That I, William F. Forest, Jr., Registered Professional Land Surveyor in the State of Texas, 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 Title Resources Guaranty Company GF No.2033717 issued July 06,2020 have been shown or noted heron. This tract is not within the Edwards Aquifer Recharge Zone.

William F. Forest, Jr. Date
Registered Professional Surveyor No. 1847, State of Texas
Forest Surveying and Mapping Co.
TBPELS, Firm Registration No. 10002000
1002 S. Ash Street
Georgetown, TX 78626

PERIMETER DESCRIPTION

BEING 23.417 acres of land, situated in the Charles Cochran Survey, Abstract No. 134, in Williamson County, Texas, said 23.417 acres being out of two (2) tracts of land, first tract being a 12.09 acre tract (Tract 1) and second tract being a portion of a 13.99 acre tract (Tract 2), of record to Jay J. Torrente & Sylvia M. Torrente, Document No. 2004015254, Official Public Records Williamson County, Texas (OPRWCT), save & except a 2.64 acre tract out of said 13.99 acre tract, sold out in a deed without warranty, recorded in Document No. 2001034503, (OPRWCT). This tract was surveyed on the ground in June of 2022 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ¾" iron pin found (steel pin), at the Northwest corner of said 12.09 acre tract, for the Northwest corner hereof, same being the Northeast corner of a 9.059 acre tract, of record to Roger L. Baker, Exhibit A, Volume 2349, Page 386, Deed Records Williamson County, Texas (DRWCT), said point being a point in the South boundary line of a 27.598 acre tract, of record to 2016 Gobbler, LP, Exhibit C, Tract III, Document No. 2016111144, (OPRWCT), said point being a point on or near the common Survey line of the Charles Cochran Survey, Abstract No. 134 and the John B. Robinson Survey, Abstract No. 521,

THENCE, with the common boundary line of said 12.09 acre tract and said 27.598 acre tract, along or near the common Survey line of said Charles Cochran Survey, and said John B. Robinson Survey, N 69°03'07" E, passing the common corner of said 27.598 acre tract and a 15.730 acre tract, of record to 2016 Gobbler, LP, Exhibit B, Tract II, Document No. 2016111144, (OPRWCT), and continuing with the common boundary line of said 12.09 acre tract and said 15.730 acre tract, passing the common corner of said 15.730 acre tract and a 40.900 acre tract, of record to 2016 Gobbler, LP, Exhibit A, Tract I, Document No. 2016111144, (OPRWCT), continuing with the common boundary line of said 12.09 acre tract and said 40.900 acre tract, in all a total distance of 695.64 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof, said point being the Northeast corner of said 12.09 acre tract, same being the Northwest corner of the remainder of said 13.99 acre tract,

THENCE, with the common boundary line of the remainder of said 13.99 acre tract and said 40.900 acre tract, along or near a fence, along or near the common Survey line of said Charles Cochran Survey, and said John B. Robinson Survey, the following two (2) courses and distances:

1. N 69°38'09" E, 234.31 feet, to a ¾" iron pin found, for an angle point hereof,
2. N 68°44'10" E, 18.23 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for the Northeast corner hereof, said point being the Northwest corner of said 2.64 acre tract, said point being a point in the apparent West boundary line of a 29.810 acre tract, of record to Carolyn Barnes, Exhibit A, Tract I, Document No. 9741370, (OPRWCT), from which a 60D nail found, at the Northeast corner of said 2.64 acre tract, said point being the original Northeast corner of said 13.99 acre tract, bears: N 68°44'10" E, 228.40 feet,

THENCE, with the common boundary line of the remainder of said 13.99 acre tract and said 29.810 acre tract, the following two (2) courses and distances:

1. S 21°05'11" E, 500.03 feet, to a ½" iron pin found at the apparent Southwest corner of said 29.810 acre tract, for an angle point hereof, same being the Southwest corner of said 2.64 acre tract,
2. N 68°47'05" E, 230.33 feet, to a ½" capped iron pin found, mark not legible, at the Southeast corner of said 2.64 acre tract, for the upper East corner hereof, said point being a point in the original East boundary line of said 13.99 acre tract, said point being the Northwest corner of an 8.79 acre tract, of record to Williamson County Texas, Document No. 2003003155, (OPRWCT),

THENCE, with the common boundary line of the remainder of said 13.99 acre tract and said 8.79 acre tract, S 21°24'33" E, 150.06 feet, to a ¾" iron pin found, for the lower East corner hereof, same being the North corner of an 11.233 acre tract, of record to Barbara J. Cryer, Document No. 2006090010, (OPRWCT),

THENCE, with the common boundary line of the remainder of said 13.99 acre tract and said 11.233 acre tract, S 37°51'07" W, 881.09 feet, to a ¾" iron pin found, at the Southeast corner of the remainder of said 13.99 acre tract, for the Southeast corner hereof, same being the West corner of said 11.233 acre tract, same being the Northeast corner of a 5.00 acre tract, of record to Larry D. Burns & Dana D. Burns, Exhibit A, Volume 889, Page 645, (DRWCT),

THENCE, with the common boundary line of the remainder of said 13.99 acre tract and said 5.00 acre tract, S 68°51'29" W, 174.33 feet, to a ¾" iron pin found, at the Southwest corner of the remainder of said 13.99 acre tract, for an angle point hereof, same being the Southeast corner of said 12.09 acre tract, said point being the Southeast corner of a 0.303 acre tract, a 50 foot wide Access Easement, of record to Arthur E. Rice, Exhibit B, Volume 902, Page 913, (DRWCT), same being the Southeast corner of a 0.53 acre tract, a 50 foot wide Access Easement, of record to Jay J. Torrente & Sylvia M. Torrente, Tract 3, Document No. 2004015254, (OPRWCT),

THENCE, with the common boundary line of said 12.09 acre tract and said 5.00 acre tract, and the South line of said 0.303 acre tract, S 69°11'58" W, passing the Southwest corner of said 0.53 acre tract, in all a total distance of 254.20 feet, to a steel cotton gin spindle set in a cedar post, at the Southwest corner of said 12.09 acre tract, for the Southwest corner hereof, same being the Southeast corner of said 9.059 acre tract, same being the Southwest corner of said 0.303 acre tract, same being the East corner of the North termination point of a 50 foot wide Access Easement, as described in Exhibit C, Volume 889, Page 645 and Exhibit C, Volume 902, Page 913, (DRWCT), same being the South corner of the East termination point of an existing 50 foot wide Access Easement, from which a ½" iron pin found, bears: S 69°00'19" W, 49.89 feet,

THENCE, with the common boundary line of said 12.09 acre tract and said 9.059 acre tract, and the West line of said 0.303 acre tract (50 foot wide Access Easement), N 20°52'58" W, passing at 45.45 feet, a ¾" iron pin found, N 69°07'02" E, 0.21 feet, and passing at 50.00 feet, a ½" iron pin found, at the Northwest corner of said 50 foot wide Access Easement, in all a total distance of 1107.66 feet, to the POINT OF BEGINNING, and containing 23.417 acres, more or less.

County Clerk's Certification

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, **NANCY RISTER**, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 2023, A.D., AT _____O'CLOCK, __M., AND DULY RECORDED THIS THE ____DAY OF _____, 2023, A.D., AT _____O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

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

BY: _____, DEPUTY

Short Form Final Plat
TORRENTE-WARR ACRES
23.417 Acres
Situatied in the Charles Cochran Survey, Abstract No. 134
Williamson County, Texas



Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
Phone: (512) 930-5927
www.forestsurveying.com
TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7123

SHEET Three

Drawing Date: April 12, 2023

Field Book/Page: 156/18

PP: P: \PP: P: \TORRENTE

Dwg: Torrente

LO: SHEET THREE

Forest Surveying & Mapping Co. © 2023



EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0072 regarding Gateway 29 Final Plat on ten (10) parcels of land approximately 34.051 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R649811, R464196, R319215, R534766, R534765, R418530, R620027, R403523, R534764 and R534763; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

07/01/2021 – Zoning Approved
03/17/2022 – Concept Plan Approved
10/27/2022 – Preliminary Plat Approved

APPLICANT/AGENT:

LJA Engineering (Charles R. Hager V, P.E.) on behalf of Gateway 29 Real Estate LLC (Samir Maredia).

RECOMMENDATION:

This final plat includes eight (8) commercial lots, one (1) parkland lot, and one (1) multi-family lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

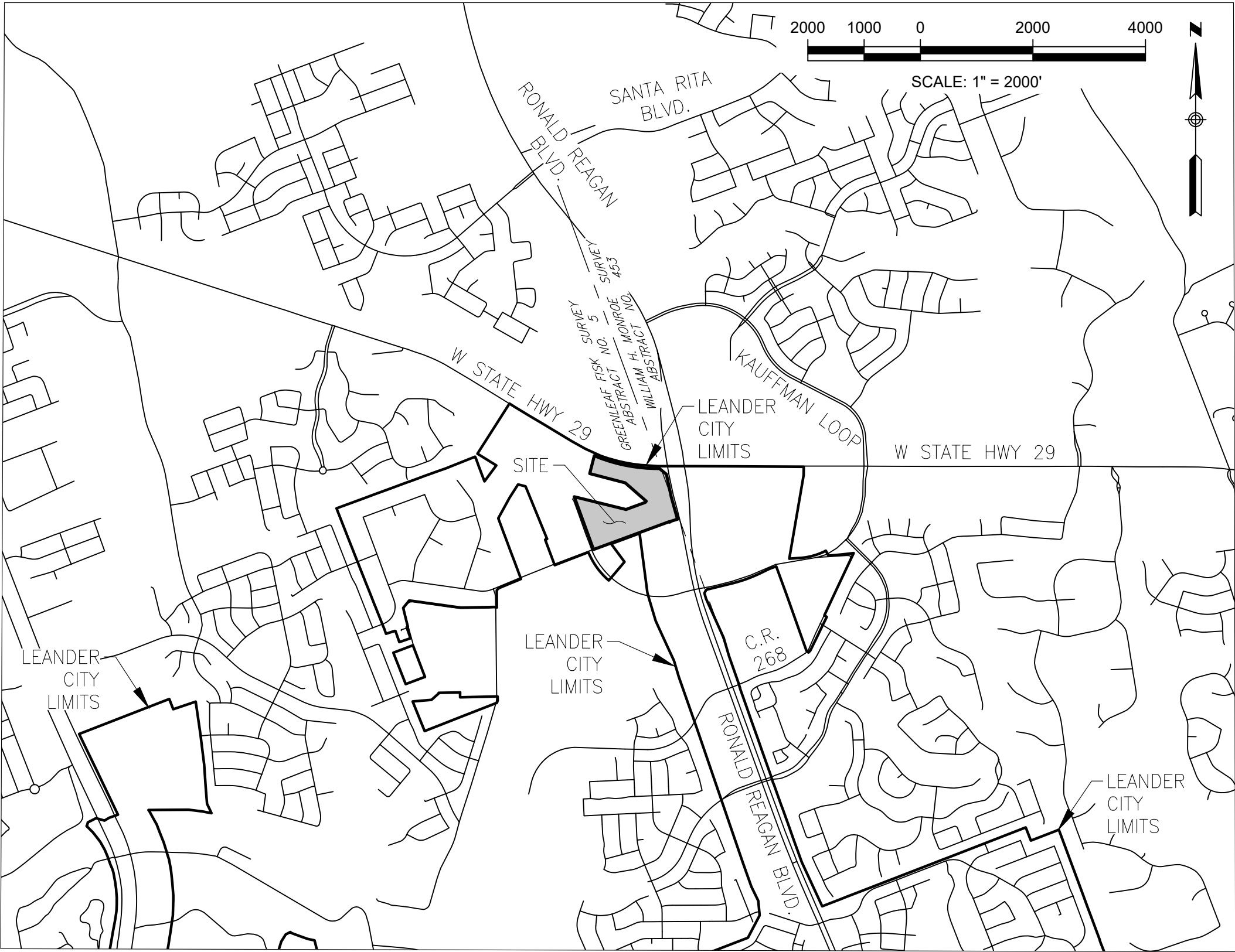
Michael Chenausky AICP, Senior Planner

Attachments:

1. FP-23-0072 Gateway 29 - Final Plat
2. FP-23-0072 Gateway 29 - Location Map

GATEWAY 29
FINAL PLAT

VICINITY MAP



PROJECT SUMMARY:

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	TOTAL
SITE AREA AC.	1.033	2.680	2.453	0.978	1.840	3.786	2.180	5.107	6.146	7.848	34.051
EX. LAND USE	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	
PROP. LAND USE	COMM.	COMM.	COMM.	COMM.	COMM.	COMM.	COMM.	COMM.	PARK	MF	

SITE AREA TABLE:

TOTAL EXISTING SITE AREA	34.722-AC
R.O.W. TO BE DEDICATED BY PLAT	0.671-AC
TOTAL NET SITE AREA:	34.051-AC

LAND USE AREA TABLE:

COMMERCIAL AREA:	20.057-AC
PARK AREA:	6.146-AC
MULTI-FAMILY:	7.848-AC
TOTAL NET SITE AREA:	34.051-AC

BEARING BASIS:

ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES, ACREAGE AND COORDINATES ARE SURFACE. TO ADJUST TO GRID, MULTIPLY SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.9998800144.

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

BENCHMARK LIST:

- 5/8" IRON ROD WITH ALUMINUM CAP
STAMPED "CP #1" SET IN CONCRETE
GRID NORTHING: 10,203,880.30
GRID EASTING: 3,082,438.58
ELEVATION: 1,031.56'
- 5/8" IRON ROD WITH RED CAP STAMPED
"LJA CONTROL"
GRID NORTHING: 10,202,184.88
GRID EASTING: 3,083,846.59
ELEVATION: 1,025.62'

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERVIEW
3-5	PLAT MAP
6-9	EASEMENTS
10	NOTES & SIGNATURES

PROJECT ADDRESS:

LEANDER, TEXAS _____

OWNER/DEVELOPER: GATEWAY 29 REAL ESTATE LLC
5522 JENOLAN RIDGE LN
SUGAR LAND, TEXAS 77479
CONTACT PERSON: SAMIR MAREDA
PHONE: (832) 713-4985

OWNER/DEVELOPER: ZEKELMAN PROPERTY LEANDER 53, LLC
227 W MONROE ST
CHICAGO, IL 60606
CONTACT PERSON: ANGELA MIU
PHONE: (312) 275-1672

ENGINEER: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: CHARLES HAGER, P.E.
PHONE: (512) 439-4700
FAX: (512) 493-4716

SURVEYOR: LJA SURVEYING, INC.
9830 COLONNADE BOULEVARD, SUITE 300
SAN ANTONIO, TEXAS 78230
T.B.P.E.L.S. FIRM NO. 10194382
CONTACT PERSON: GORDON N. ANDERSON
R.P.L.S. No. 6617
PHONE: (512) 767-7398

AGENT: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: CHARLES HAGER, P.E.
PHONE: (512) 439-4700
FAX: (512) 493-4716

FILING DATE: 04/18/2023

LJA SURVEYING, INC.

9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230

PHONE 210-503-2700
TBPELS FIRM NO. 10194382

CITY OF LEANDER PROJECT No. PP-22-014

THIS PLAT FILED IN 04/18/2023

1 OF 10

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION

BEING A 34.722 ACRE TRACT (1,512,487 SQUARE FEET) OF LAND, LOCATED IN THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453 AND THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 14.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ZEKELMAN PROPERTY LEANDER 53, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021159540 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND REMAINDER OF A CALLED 32.266 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO GATEWAY 29 REAL ESTATE, LLC RECORDED IN DOCUMENT NUMBER 2021019843 O.P.R.W.C.TX., AND A CALLED 2.457 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023061605 O.P.R.W.C.TX., SAID 34.722 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, A SOUTH ANGLE POINT OF A CALLED 50.787 ACRE TRACT OF LAND (REFERRED TO AS TRACT 1) CONVEYED TO HIGHWAY 29 COMMERCIAL, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2024004050 O.P.R.W.C.TX., ON THE EXISTING EAST RIGHT-OF-WAY LINE OF KAUFFMAN LOOP, A 100' WIDE RIGHT-OF-WAY, HAVING A GRID COORDINATE VALUE OF NORTHING: 10,203,988.76' AND EASTING: 3,082,483.29';

THENCE, S 76°09'50" E, ALONG THE SHARED BOUNDARY LINE OF SAID 14.00 ACRE TRACT AND THE SAID 50.787 ACRE TRACT, PASSING A 1.5" IRON PIPE FOUND AT A DISTANCE OF 455.67 FEET, PASSING A 1/2" IRON ROD FOUND AT DISTANCE OF 483.64 FEET, FOR A TOTAL A DISTANCE OF 946.75 FEET TO AN INTERIOR ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1.5" IRON PIPE FOUND BEARS N 69°59'04" W A DISTANCE OF 1.54 FEET;

THENCE, N 69°53'16" E A DISTANCE OF 363.57 FEET ALONG THE COMMON BOUNDARY LINE OF SAID 14.00 ACRE TRACT, THE SAID 50.787 ACRE TRACT, AND THE CALLED 32.266 ACRE TRACT, TO A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' FOUND FOR THE SHARED EAST CORNER OF SAID 50.787 ACRE TRACT, FOR AN INTERIOR ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 40°58'11" E A DISTANCE OF 29.60 FEET ALONG THE COMMON BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID 50.787 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' FOUND FOR AN INTERIOR ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 48°48'47" W A DISTANCE OF 495.25 FEET ALONG THE COMMON BOUNDARY LINE OF SAID SAID 32.266 ACRE TRACT AND SAID 50.787 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP FOUND STAMPED 'LJA SURVEYING', FOR THE SOUTHERLY CORNER OF A CALLED 2.457 ACRE TRACT CONVEYED TO GATEWAY 29 REAL ESTATE LLC, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2023061605 O.P.R.W.C.TX., FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON CORNER OF SAID 32.266 ACRE TRACT AND SAID 50.787 ACRE TRACT;

THENCE, N 75°24'03" W A DISTANCE OF 653.99 FEET ALONG THE COMMON BOUNDARY LINE OF SAID 50.787 ACRE TRACT AND SAID 2.457 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP FOUND STAMPED 'LJA SURVEYING', FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON CORNER OF SAID 50.787 ACRE TRACT AND SAID 2.457 ACRE TRACT;

THENCE, N 14°35'57" E A DISTANCE OF 327.32 FEET ALONG THE COMMON BOUNDARY LINE OF SAID 50.787 ACRE TRACT AND SAID 2.457 ACRE TRACT, TO A 1/2" IRON ROD FOUND IN ASPHALT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 32.266 ACRE TRACT, AND COMMON CORNER OF SAID 50.787 ACRE TRACT AND SAID 2.457 ACRE TRACT, ON THE SOUTH RIGHT-OF-WAY LINE OF WEST STATE HIGHWAY 29, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,915.28 FEET, AN ARC LENGTH OF 99.51, A DELTA ANGLE OF 1°57'21", AND A CHORD BEARING S 68°11'25" E A DISTANCE OF 99.51 FEET, ALONG THE SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID WEST STATE HIGHWAY 29, VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD FOUND WITH AN ILLEGIBLE CAP STAMPED FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,915.14 FEET, AN ARC LENGTH OF 1,053.06 A DELTA ANGLE OF 20°41'51", AND A CHORD BEARING S 79°31'45" E A DISTANCE OF 1,047.35 FEET, ALONG THE SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID WEST STATE HIGHWAY 29, VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD FOUND WITH CAP STAMPED 'DIAMOND SURVEYING' FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°44'36" E A DISTANCE OF 33.93 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID WEST STATE HIGHWAY 29, VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD FOUND FOR A NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 51°01'22" E A DISTANCE OF 160.25 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID WEST STATE HIGHWAY 29, VARIABLE WIDTH RIGHT-OF-WAY, AND RONALD REAGAN BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 32.266 ACRE TRACT;

THENCE, S 12°01'04" E A DISTANCE OF 415.70 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD, VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 15°42'56" E A DISTANCE OF 408.00 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD, VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 32.266 ACRE TRACT AT A CUTBACK OF SAID RONALD REAGAN BOULEVARD, VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, S 72°24'20" W A DISTANCE OF 113.01 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD, VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 57°36'45" W A DISTANCE OF 34.51 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD, VARIABLE WIDTH RIGHT-OF-WAY, TO A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, AN ANGLE POINT OF SAID 32.266 ACRE TRACT, AND AN ANGLE POINT OF A CALLED 0.013 ACRE TRACT OF LAND CONVEYED TO WEDEMEYER, HOWARD BARKLEY DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2008071853 O.P.R.W.C.TX.;

THENCE, N 48°08'52" W A DISTANCE OF 12.51 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT AND SAID 0.013 ACRE TRACT, TO A 1/2" IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

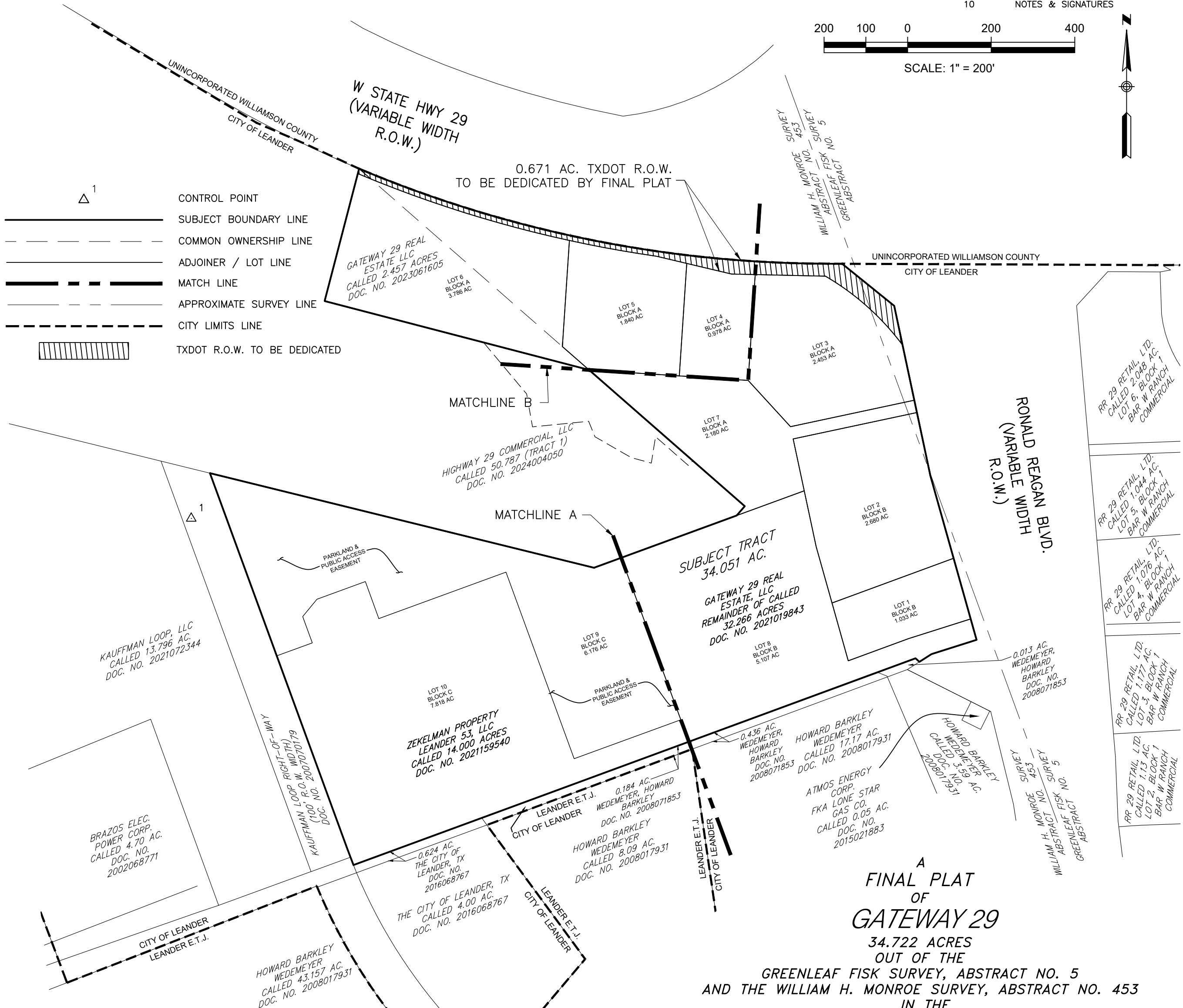
THENCE, S 69°47'28" W PASSING A 1/2" IRON ROD WITH ILLEGIBLE CAP FOUND AT A DISTANCE OF 37.36 FEET, FOR A TOTAL DISTANCE OF 1,032.93 FEET, ALONG SHARED BOUNDARY LINE OF SAID 32.266 ACRE TRACT, SAID 14.00 ACRE TRACT, SAID 0.013 ACRE TRACT, A CALLED 0.436 ACRE TRACT OF LAND AND A CALLED 0.184 ACRE TRACT OF LAND CONVEYED TO WEDEMEYER, HOWARD BARKLEY DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2008071853 O.P.R.W.C.TX.;

THENCE, S 69°50'51" W PASSING A 1/2" IRON ROD WITH CAP STAMPED 'CBD SETSTONE' FOUND AT 73.05 FEET ON THE COMMON BOUNDARY CORNER OF SAID 0.184 ACRE TRACT AND A CALLED PORTION OF 0.624 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LEANDER TEXAS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2016068767 O.P.R.W.C.TX., ON THE COMMON SOUTH LINE OF SAID 14.00 ACRE TRACT FOR A TOTAL DISTANCE OF 400.32 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH CORNER OF SAID 14.00 ACRE TRACT, ON THE EAST RIGHT-OF-WAY LINE OF SAID KAUFFMAN LOOP, A 100 FOOT RIGHT-OF-WAY;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,250.15 FEET, PASSING A 1/2" IRON ROD WITH CAP STAMPED 'DIAMOND SURVEYING' AT AN ARC LENGTH OF 20.08 FEET, FOR A TOTAL ARC LENGTH OF 37.50 FEET, A DELTA ANGLE OF 01°43'07", AND A CHORD BEARING N 20°56'02" W A DISTANCE OF 37.50 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED 'DIAMOND SURVEYING' FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT, ON THE EAST RIGHT-OF-WAY OF SAID KAUFFMAN LOOP AND SAID 14.00 ACRE TRACT;

THENCE, N 20°04'59" W A DISTANCE OF 961.40 FEET, ALONG SAID SHARED BOUNDARY LINE OF SAID KAUFFMAN LOP AND SAID 14.00 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 34.722 ACRES (1,512,487 SQUARE FEET) OF LAND MORE OR LESS.

GATEWAY 29
FINAL PLAT



OVERVIEW
MAP

A
FINAL PLAT
OF
GATEWAY 29
34.722 ACRES
OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
IN THE
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD. PHONE 210-503-2700
SUITE 300
SAN ANTONIO, TEXAS 78230 TBPELS FIRM NO. 10194382

CITY OF LEANDER PROJECT No. PP-22-014

THIS PLAT FILED IN 04/18/2023

2 OF 10

△ ¹	CONTROL (AS NOTED IN BENCHMARK LIST)
⊗	5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
○	IRON ROD FOUND (AS NOTED)
⊙	1/2" IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING"
●	IRON PIPE FOUND (AS NOTED)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS

	SUBJECT BOUNDARY LINE
	EASEMENT LINE
	ADJOINER / LOT LINE
	CENTERLINE OF 10' SIDEWALK REQUIRED LINE
	MATCH LINE
	APPROXIMATE SURVEY LINE
	CITY LIMITS LINE
	TXDOT R.O.W. TO BE DEDICATED
	COMMON OWNERSHIP LINE

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

SUBMITTAL DATE: _____, 2023

PROJECT ADDRESS:

LEANDER, TEXAS _____
SITE AREA: 34.051 ACRES

SHEET INDEX:

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	COVER SHEET
2	OVERVIEW
3-5	PLAT MAP
6-9	EASEMENTS
10	NOTES & SIGNATURES

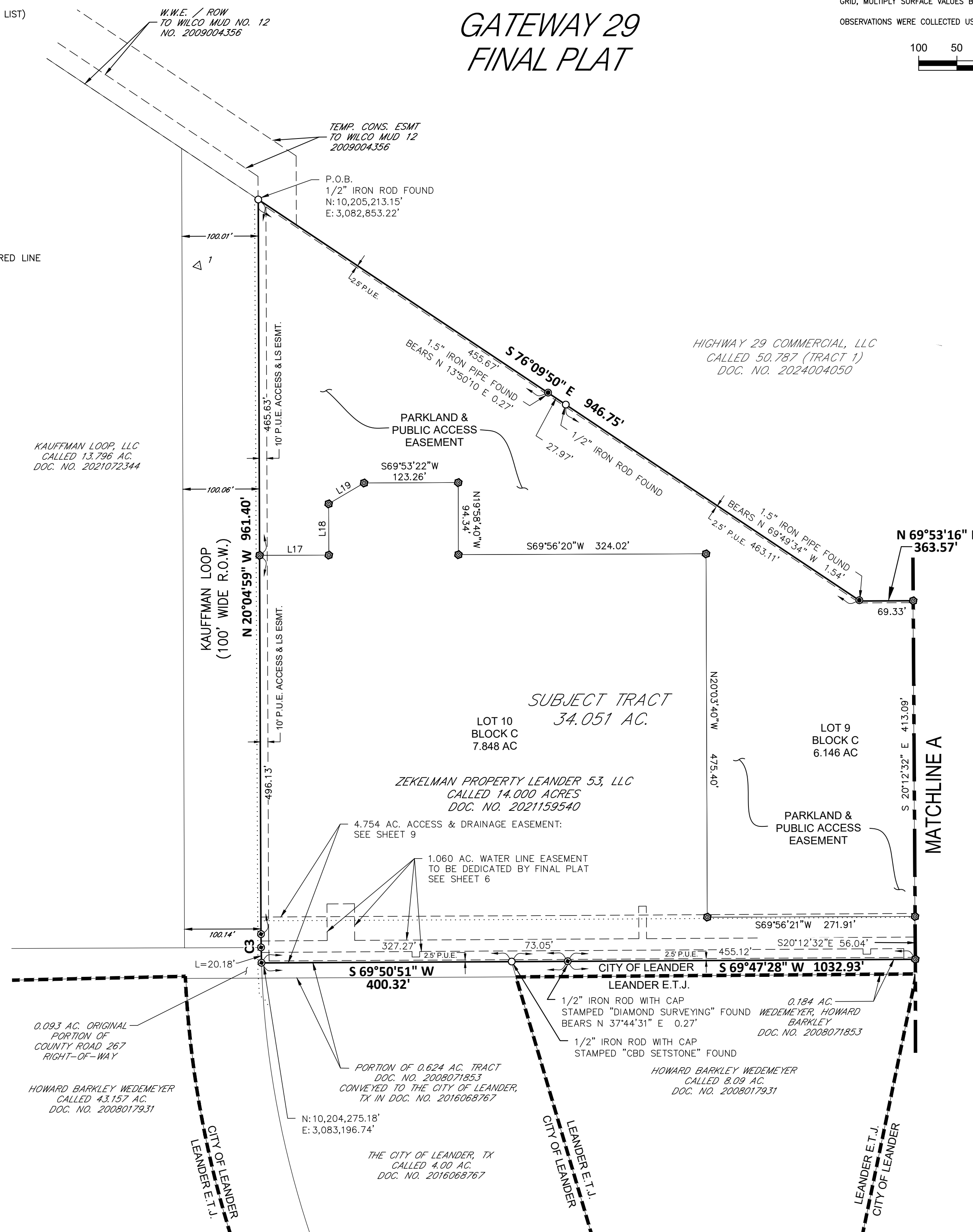
BENCHMARK LIST:

1
5/8" IRON ROD WITH ALUMINUM CAP
STAMPED "CP #1" SET IN CONCRETE
GRID NORTHING: 10,203,880.30
GRID EASTING: 3,082,438.58
ELEVATION: 1.031.56'

2
5/8" IRON ROD WITH RED CAP STAMPED
"LJA CONTROL"
GRID NORTHING: 10,202,184.88
GRID EASTING: 3,083,846.59
ELEVATION: 1,025.62'



*GATEWAY 29
FINAL PLAT*



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C3	1250.15'	37.50'	1°43'07"	N 20°56'02" W	37.50'

Line Table		
Line #	Direction	Length
L17	N 69°56'20" E	90.6
L18	S 20°06'04" E	67.0
L19	N 39°37'30" E	53.7

A
FINAL PLAT
OF
GATEWAY 29
34.722 ACRES
OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
IN THE
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD. PHONE 210-503-2700
SUITE 300
SAN ANTONIO, TEXAS 78230 TBPELS FIRM NO. 10194382

CITY OF LEANDER PROJECT No. PP-22-014

THIS PLAT FILED IN 04/18/2023

3 OF 10

LEGEND

- △ 1 CONTROL (AS NOTED IN BENCHMARK LIST)
- ⊙ 5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
- IRON ROD FOUND (AS NOTED)
- ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING"
- ⊙ IRON PIPE FOUND (AS NOTED)
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- SUBJECT BOUNDARY LINE
- EASEMENT LINE
- ADJOINER / LOT LINE
- CENTERLINE OF 10' SIDEWALK REQUIRED LINE
- MATCH LINE
- APPROXIMATE SURVEY LINE
- CITY LIMITS LINE
- TXDOT R.O.W. TO BE DEDICATED
- COMMON OWNERSHIP LINE

Line #	Direction	Length
L1	N 40°58'11" E	29.60'
L2	S 89°44'36" E	33.93'
L3	S 57°36'45" W	34.51'
L4	N 48°08'52" W	12.51'
L5	S 15°42'56" E	51.97'
L6	S 12°01'04" E	30.00'
L7	N 12°01'04" W	96.25'
L8	N 12°02'48" W	126.96'
L9	S 12°02'48" E	136.52'
L10	S 15°43'12" E	140.37'
L11	S 15°43'12" E	143.71'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C2	2915.14'	1053.06'	20°41'51"	S 79°31'45" E	1047.35'
C6	620.07'	249.76'	23°04'43"	N 48°13'52" W	248.08'

A
FINAL PLAT
OF
GATEWAY 29
34.722 ACRES
OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
IN THE
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

GATEWAY 29 FINAL PLAT

0.671 AC. TXDOT R.O.W.
TO BE DEDICATED BY FINAL PLAT

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES, ACREAGE AND COORDINATES ARE SURFACE. TO ADJUST TO GRID, MULTIPLY SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.9998800144.

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

SUBMITTAL DATE: _____, 2023

PROJECT ADDRESS:

LEANDER, TEXAS
 SITE AREA: 34.051 ACRES

SHEET INDEX:

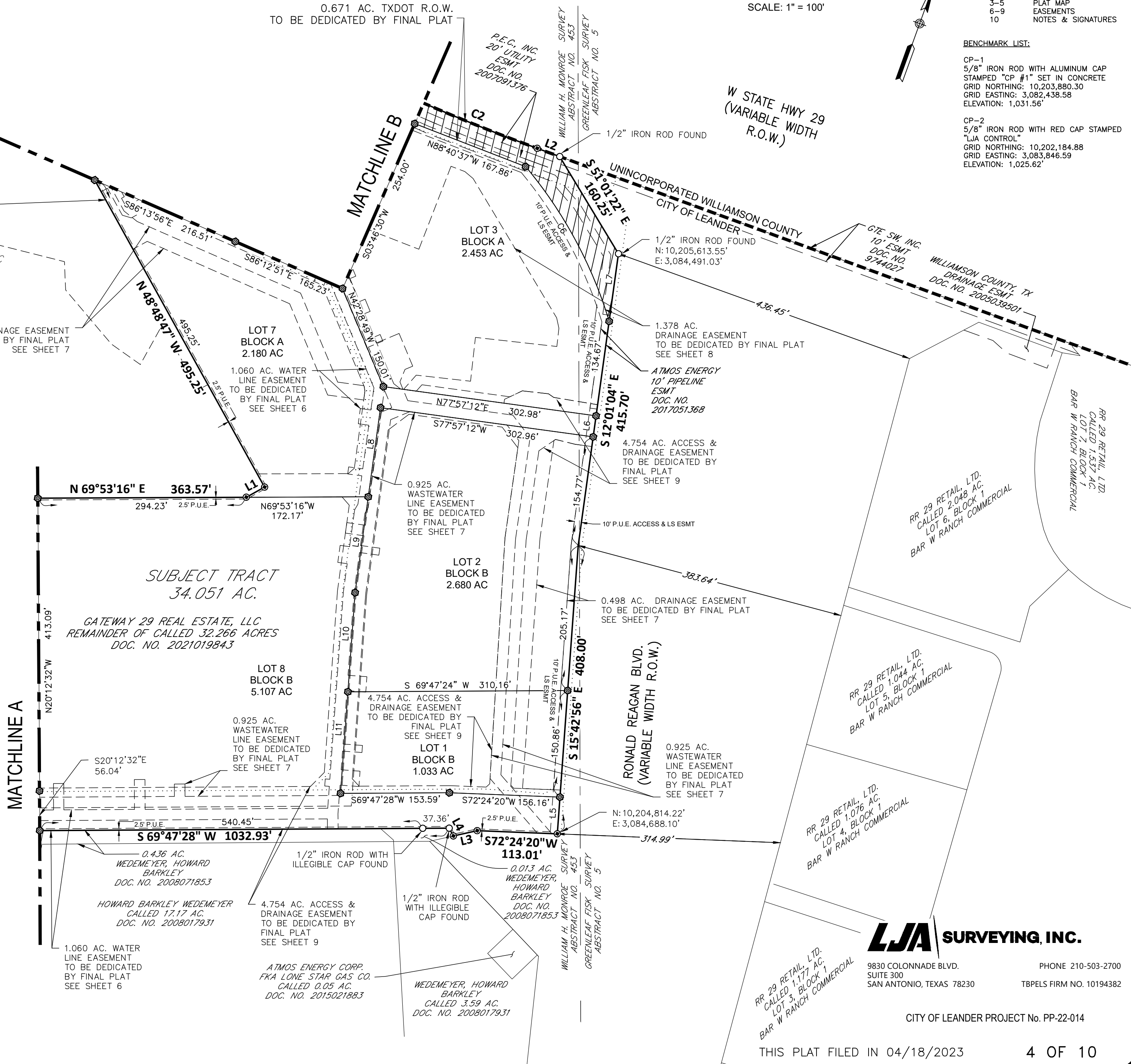
SHEET NO.	DESCRIPTION
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BENCHMARK LIST:

CP-1
 5/8" IRON ROD WITH ALUMINUM CAP
 STAMPED "CP #1" SET IN CONCRETE
 GRID NORTHING: 10,203,880.30
 GRID EASTING: 3,082,438.58
 ELEVATION: 1,031.56'

CP-2
 5/8" IRON ROD WITH RED CAP STAMPED
 "LJA CONTROL"
 GRID NORTHING: 10,202,184.88
 GRID EASTING: 3,083,846.59
 ELEVATION: 1,025.62'

100 50 0 100 200
 SCALE: 1" = 100'



LEGEND

△	1	CONTROL (AS NOTED IN BENCHMARK LIST)
⊙		5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
○		IRON ROD FOUND (AS NOTED)
⊙		1/2" IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING"
●		IRON PIPE FOUND (AS NOTED)
P.O.B.		POINT OF BEGINNING
P.U.E.		PUBLIC UTILITY EASEMENT
R.O.W.		RIGHT-OF-WAY
O.P.R.W.C.TX.		OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS
—		SUBJECT BOUNDARY LINE
- - - - -		EASEMENT LINE
—		ADJOINER / LOT LINE
.....		10' SIDEWALK REQUIRED LINE
— — — — —		MATCH LINE
- - - - -		APPROXIMATE SURVEY LINE
- - - - -		CITY LIMITS LINE
		TXDOT R.O.W. TO BE DEDICATED
- - - - -		COMMON OWNERSHIP LINE

Line Table		
Line #	Direction	Length
L12	N 88°40'37" W	56.84'
L13	S 76°40'05" E	109.96'
L14	N 76°40'05" W	74.15'
L15	S 14°35'57" W	12.10'
L16	S 48°48'47" E	84.75'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	2915.28'	99.51'	1°57'21"	S 68°11'25" E	99.51'
C2	2915.14'	1053.06'	20°41'51"	S 79°31'45" E	1047.35'
C4	2927.11'	645.73'	12°38'23"	N 75°30'01" W	644.42'
C5	2927.34'	98.20'	1°55'19"	N 68°12'26" W	98.19'

A
FINAL PLAT
OF
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34.722 ACRES
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IN THE
CITY OF LEANDER, WILLAMSON COUNTY, TEXAS

GATEWAY 29
FINAL PLAT

10.d EASEMENT AND RIGHT-OF-WAY
TO ATMOS ENERGY CORPORATION
DOC. NO. 2016104461 (O.P.R.)

GATEWAY 29 REAL ESTATE LLC
CALLED 2.457 ACRES DOC. NO.
2023061605

20' WATER LINE EASEMENT
TO CHISHOLM TRAIL
SPECIAL UTILITY DISTRICT
DOC. NO. 2000009060 (O.P.R.)

HIGHWAY 29 COMMERCIAL, LLC
CALLED 50.787 (TRACT 1)
DOC. NO. 2024004050

1.098 AC. TEMP.
DRAINAGE EASEMENT
DOC. NO. 2024011050

1.060 AC. WATER
LINE EASEMENT
TO BE DEDICATED
BY FINAL PLAT
SEE SHEET 6

1.047 AC.
DRAINAGE
EASEMENT
TO BE DEDICATED
BY FINAL PLAT
SEE SHEET 7

GTE SW, INC.
10' ESMT
DOC. NO.
9744027

20' M.E.
CHISHOLM TRAIL SUD
(2000009060)

W STATE HWY 29
(VARIABLE WIDTH
R.O.W.)

SUBJECT TRACT
34.051 AC.
GATEWAY 29 REAL
ESTATE, LLC
DOC. NO. 2021019843

0.925 AC.
WASTEWATER
LINE EASEMENT
TO BE DEDICATED
BY FINAL PLAT
SEE SHEET 7

0.671 AC. TXDOT R.O.W.
TO BE DEDICATED BY FINAL PLAT

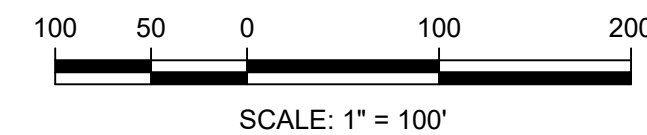
4.754 AC. ACCESS & DRAINAGE EASEMENT
TO BE DEDICATED BY FINAL PLAT
SEE SHEET 9

1.270 AC.
DRAINAGE EASEMENT
TO BE DEDICATED BY FINAL PLAT
SEE SHEET 8

BEARING BASIS:

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SUBMITTAL DATE: _____, 2023

PROJECT ADDRESS:

LEANDER, TEXAS
SITE AREA: 34.051 ACRES

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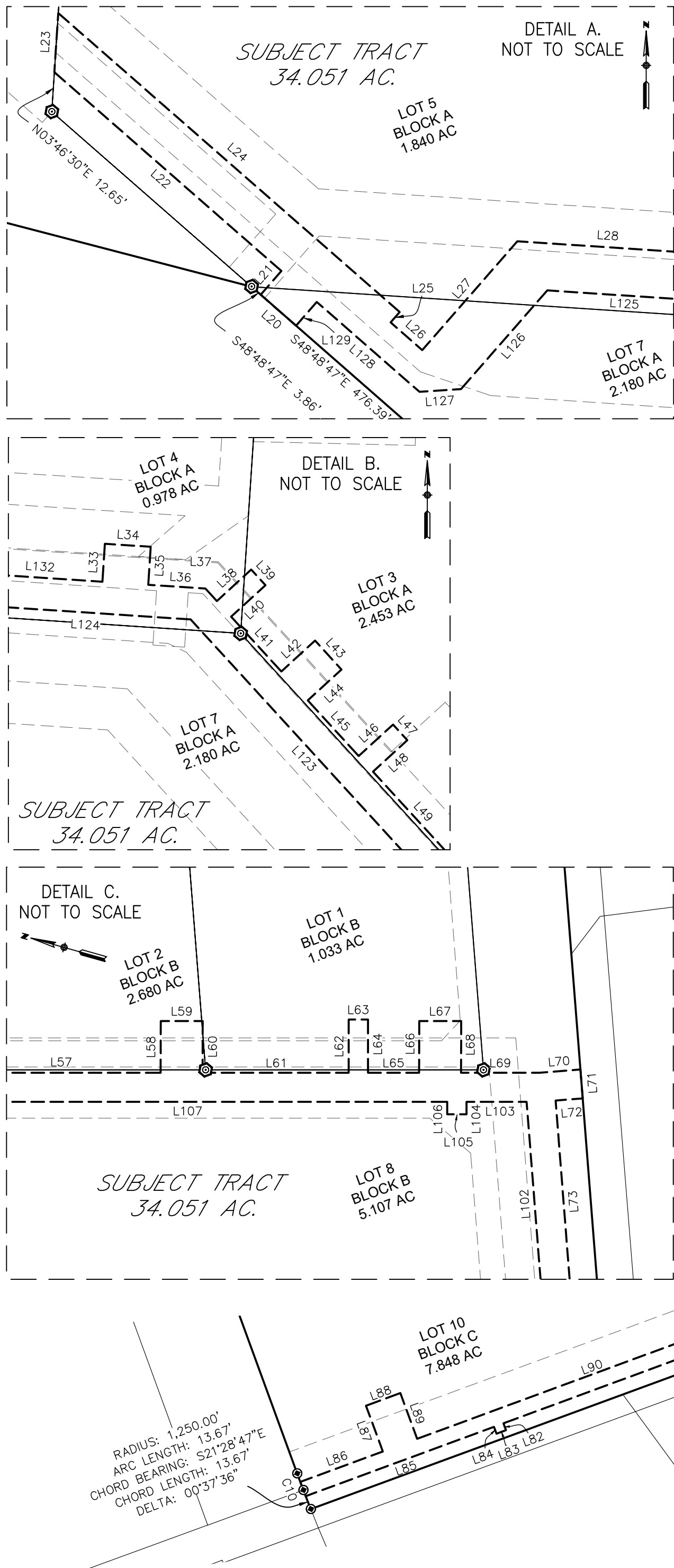
THIS PLAT FILED IN 04/18/2023

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Line Table		
Line #	Direction	Length
L20	N 48°48'47" W	15.00'
L21	N 41°11'10" E	10.05'
L22	N 48°48'50" W	96.29'
L23	N 03°46'30" E	18.89'
L24	S 48°48'50" E	144.80'
L25	S 41°11'10" W	4.39'
L26	S 48°48'50" E	13.41'
L27	N 41°11'10" E	46.12'
L28	S 86°12'51" E	99.81'
L29	N 03°47'09" E	35.96'
L30	S 86°12'51" E	10.00'
L31	S 03°47'09" W	35.96'
L32	S 86°12'51" E	121.44'
L33	N 03°47'14" E	17.97'
L34	S 86°13'34" E	21.69'
L35	S 03°47'09" W	17.98'
L36	S 86°12'51" E	27.08'
L37	S 42°28'49" E	7.99'
L38	N 47°31'11" E	22.00'
L39	S 42°28'49" E	10.00'
L40	S 47°31'11" W	22.00'
L41	S 42°28'49" E	35.10'
L42	N 47°31'11" E	21.62'
L43	S 42°24'18" E	18.52'
L44	S 47°31'11" W	21.59'
L45	S 42°28'49" E	35.62'
L46	N 47°31'11" E	22.00'
L47	S 42°28'49" E	10.00'
L48	S 47°31'11" W	22.00'
L49	S 42°28'49" E	60.15'
L50	S 12°02'48" E	172.83'
L51	S 10°27'12" W	9.15'
L52	S 12°02'49" E	45.81'
L53	N 77°58'49" E	27.53'
L54	S 12°01'11" E	10.00'
L55	S 77°58'49" W	27.52'
L56	S 12°02'48" E	56.97'
L57	S 15°43'12" E	117.16'
L58	N 74°26'11" E	26.71'
L59	S 15°43'12" E	21.69'
L60	S 74°26'11" W	26.71'
L61	S 15°43'12" E	75.57'
L62	N 74°16'48" E	27.50'
L63	S 15°43'12" E	10.00'
L64	S 74°16'48" W	27.50'
L65	S 15°43'12" E	26.42'
L66	N 74°26'11" E	26.71'
L67	S 15°43'12" E	21.69'
L68	S 74°26'11" W	26.71'
L69	S 15°43'12" E	40.53'
L70	S 20°18'45" E	21.28'
L71	S 69°47'28" W	15.00'
L72	N 20°18'45" W	14.07'
L73	S 69°47'28" W	406.04'
L74	S 20°12'32" E	14.07'

Line Table		
Line #	Direction	Length
L75	S 69°47'28" W	15.00'
L76	N 20°12'32" W	14.07'
L77	S 69°47'28" W	43.36'
L78	S 20°12'32" E	6.94'
L79	S 69°47'28" W	10.00'
L80	N 20°12'32" W	6.94'
L81	S 69°47'28" W	580.07'
L82	S 20°12'32" E	7.22'
L83	S 69°47'28" W	10.00'
L84	N 20°12'32" W	7.22'
L85	S 69°47'28" W	197.32'
L86	N 69°47'28" E	86.54'
L87	N 20°14'41" W	47.94'
L88	N 69°45'19" E	36.00'
L89	S 20°12'32" E	47.96'
L90	N 69°47'28" E	371.84'
L91	N 20°12'32" W	42.54'
L92	N 69°47'28" E	10.00'
L93	S 20°12'32" E	42.54'
L94	N 69°47'28" E	371.33'
L95	N 20°12'32" W	37.20'
L96	N 69°47'44" E	14.51'
L97	S 20°12'32" E	37.20'
L98	N 69°47'28" E	99.69'
L99	N 20°12'32" W	42.11'
L100	N 69°47'28" E	15.00'
L101	S 20°12'32" E	42.11'
L102	N 69°47'28" E	257.62'
L103	N 15°43'12" W	31.06'
L104	S 74°16'48" W	6.47'
L105	N 15°43'12" W	10.00'
L106	N 74°16'48" E	6.47'
L107	N 15°43'12" W	265.85'
L108	N 12°02'48" W	39.46'
L109	S 77°59'46" W	13.47'
L110	N 12°02'48" W	24.24'
L111	N 77°59'46" E	13.47'
L112	N 12°02'48" W	52.54'
L113	N 10°27'12" E	9.15'
L114	N 12°02'48" W	40.38'
L115	S 77°57'12" W	20.13'
L116	N 12°02'48" W	10.00'
L117	N 77°57'12" E	20.13'
L118	N 12°02'48" W	62.14'
L119	S 77°57'12" W	15.00'
L120	N 12°02'48" W	21.69'
L121	N 77°57'12" E	15.00'
L122	N 12°02'48" W	31.56'
L123	N 42°28'49" W	167.29'
L124	N 86°12'51" W	169.19'
L125	N 86°12'51" W	94.25'
L126	S 41°11'10" W	41.83'
L127	S 86°11'10" W	13.29'
L128	N 48°48'50" W	43.55'
L129	S 41°11'10" W	10.05'

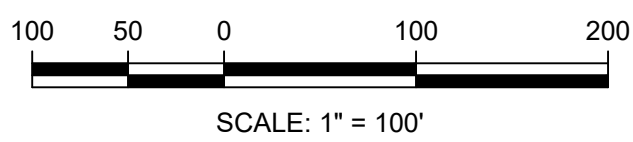
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C10	1250.15'	15.00'	0°41'15"	N 20°49'21" W	15.00'



GATEWAY 29 FINAL PLAT

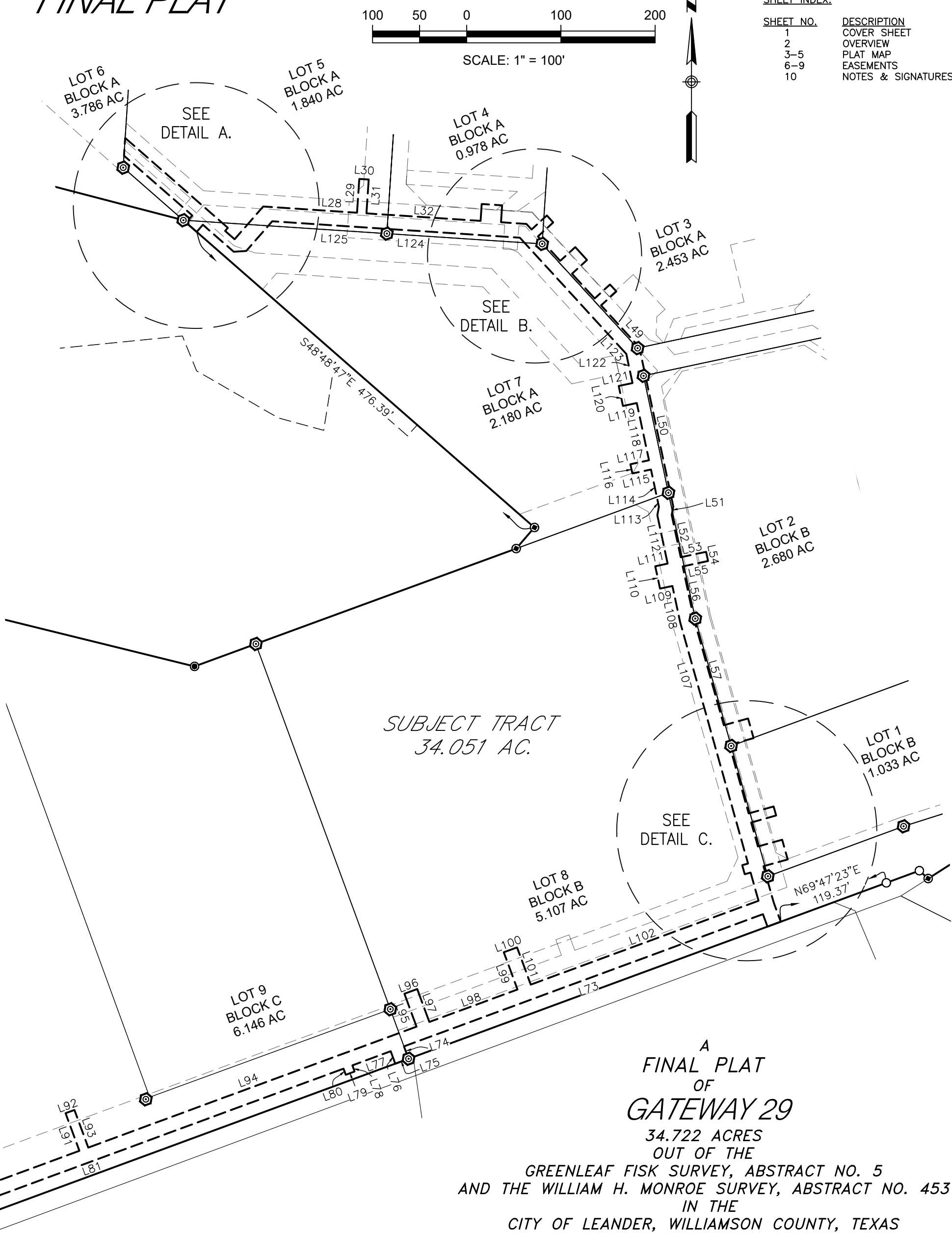
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SITE AREA: 34.051 ACRES

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WATER LINE EASEMENT 1.060 AC.

LEGEND:

- SUBJECT BOUNDARY LINE
- ADJOINER / LOT LINE
- EASEMENT LINE (SEE SHEETS 3-5 FOR REFERENCE)
- 1.060 AC. WATER LINE EASEMENT
TO BE DEDICATED BY FINAL PLAT

LJA SURVEYING, INC.

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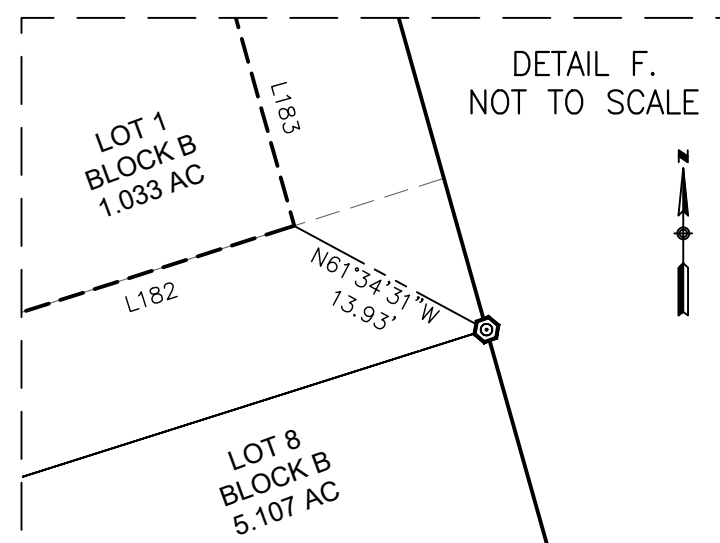
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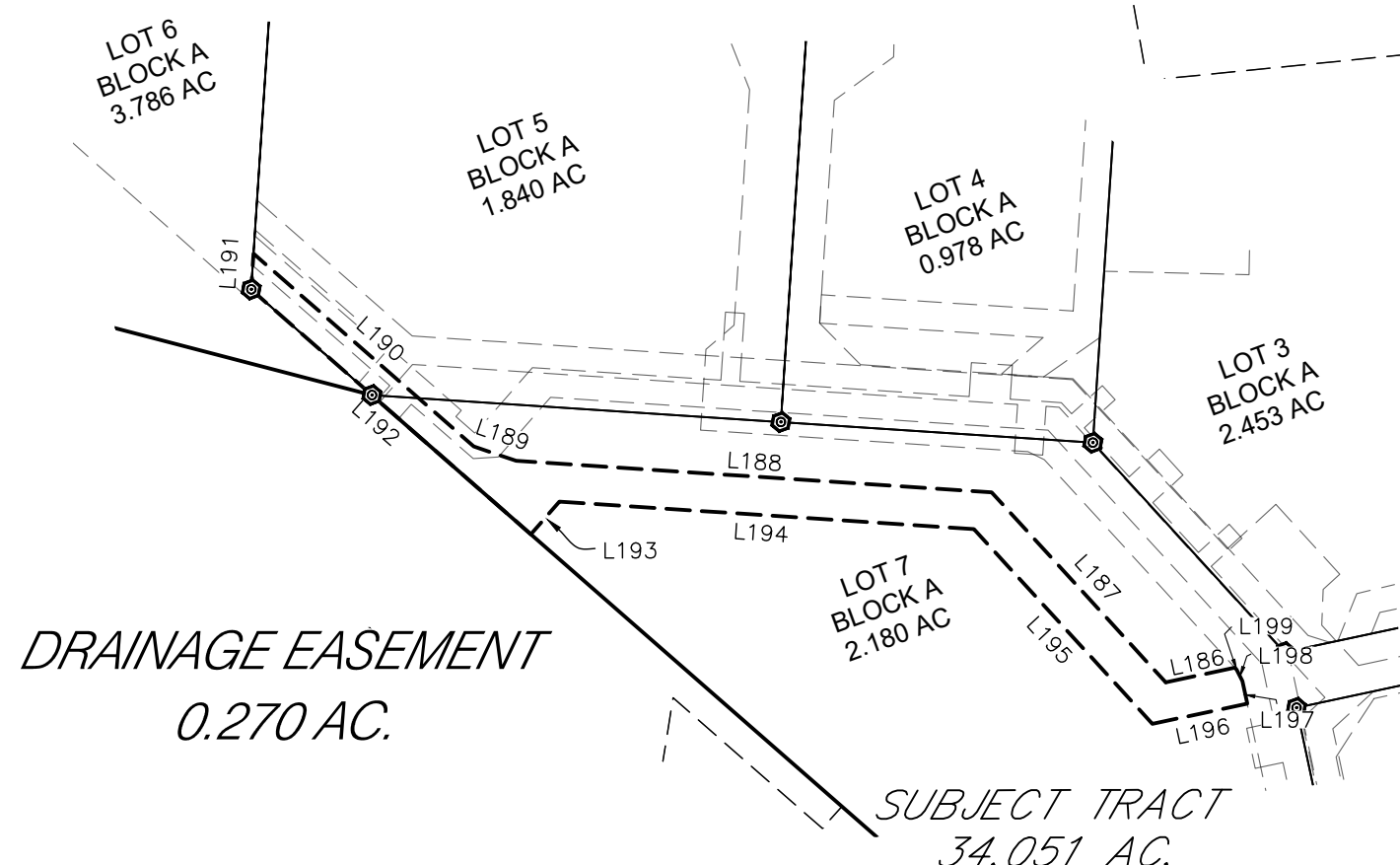
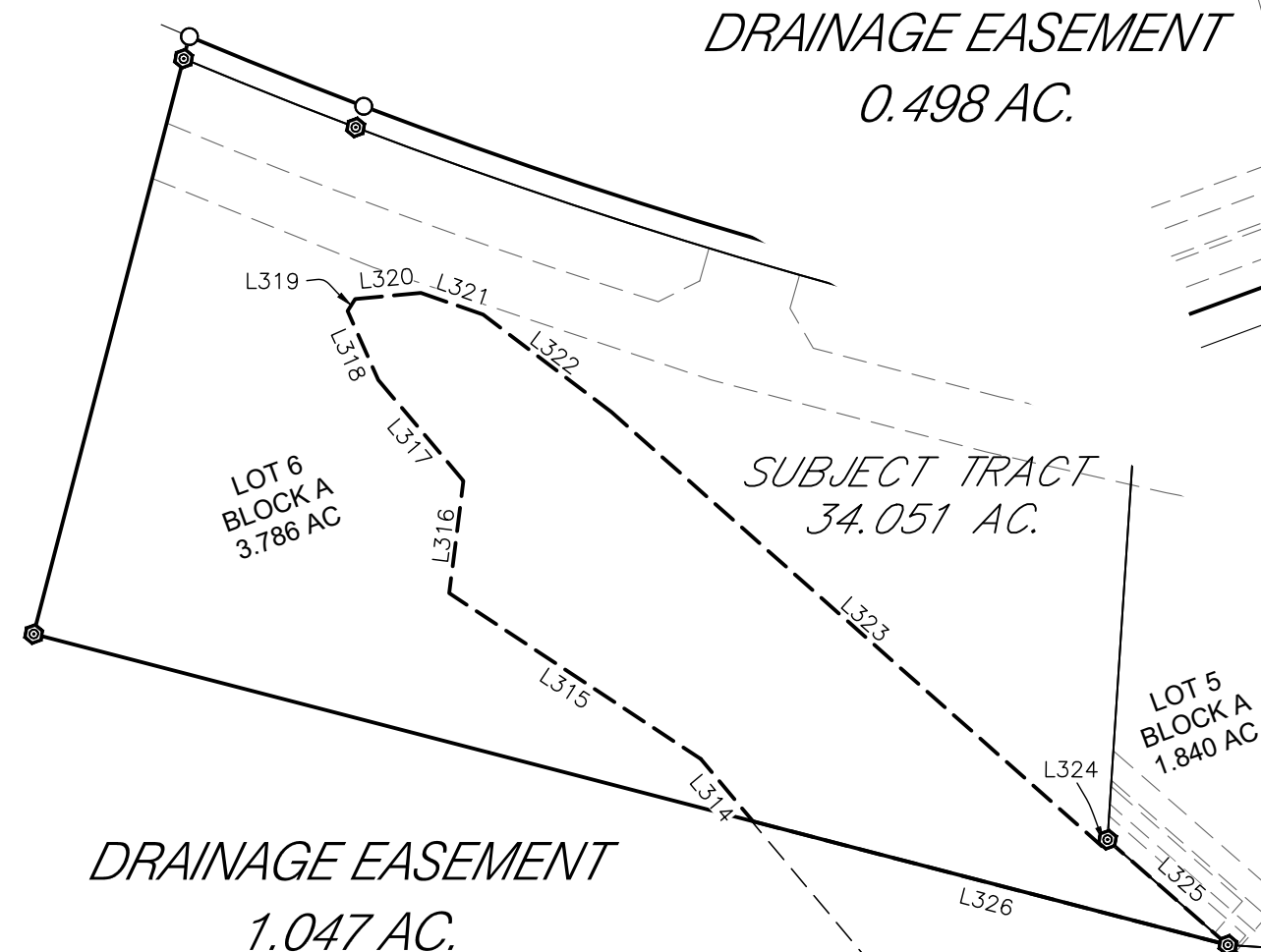
6 OF 10

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

GATEWAY 29
FINAL PLAT



DRAINAGE EASEMENT
0.498 AC.



Line Table				
Line #	Direction			Length
L314	N	39°55'1"	W	43.13'
L315	N	56°36'23"	W	159.72'
L316	N	07°13'09"	E	60.01'
L317	N	40°08'33"	W	70.01'
L318	N	40°20'28"	W	40.00'
L319	N	32°19'35"	E	7.50'
L320	N	84°35'57"	E	35.00'
L321	S	70°41'07"	E	35.00'
L322	S	52°46'07"	E	85.35'
L323	S	48°28'21"	E	347.11'
L324	N	41°27'04"	E	4.56'
L325	S	48°48'47"	E	84.75'
L326	N	75°24'03"	W	260.00'

Line Table				
Line #	Direction		Length	
L186	S	77°58'56"	W	37.3'
L187	N	42°30'11"	W	136.15'
L188	N	86°12'51"	W	251.67'
L189	N	71°18'50"	W	23.66'
L190	N	48°48'50"	W	154.65'
L191	S	03°46'30"	W	18.95'
L192	S	48°48'47"	E	196.38'
L193	N	41°10'56"	E	22.92'
L194	S	86°12'51"	E	219.45'
L195	S	42°30'11"	E	139.56'
L196	N	77°58'56"	E	51.24'
L197	N	12°02'48"	W	12.22'
L198	N	27°15'48"	W	6.83'
L199	N	42°28'49"	W	1.39'

Line Table		
Line #	Direction	Length
L177	S 77°57'13" W	13.79'
L178	S 83°57'01" W	28.49'
L179	S 35°48'24" W	2.71'
L180	S 11°43'43" E	139.98'
L181	S 15°53'06" E	353.41'
L182	N 72°24'20" E	43.57'
L183	N 15°42'56" W	140.37'
L184	N 15°42'56" W	206.27'
L185	N 12°01'06" W	141.29'

Line Table			
Line #	Direction		Length
L130	S	72°24'20" W	20.56'
L131	N	60°44'40" W	101.76'
L132	N	16°18'37" W	340.35'
L133	N	11°43'55" W	138.54'
L134	N	57°02'48" W	27.66'
L135	S	77°57'12" W	138.44'
L136	S	47°31'11" W	29.32'
L137	S	12°03'12" E	248.57'
L138	S	15°43'12" E	299.77'
L139	S	69°47'28" W	439.93'
L140	N	20°12'32" W	15.00'
L141	N	69°47'28" E	190.36'
L142	N	20°12'32" W	17.50'
L143	N	69°47'28" E	15.00'
L144	S	20°12'32" E	17.50'
L145	N	69°47'28" E	226.70'
L146	N	15°43'12" W	280.38'
L147	N	12°03'12" W	81.62'
L148	S	78°14'26" W	26.49'
L149	N	12°02'48" W	15.01'
L150	N	78°15'02" E	26.49'
L151	N	12°03'12" W	161.02'
L152	N	47°31'11" E	16.58'
L153	N	48°28'49" W	207.88'
L154	N	86°12'51" W	6.96'
L155	S	03°47'09" W	25.75'
L156	N	86°12'51" W	15.00'
L157	N	03°47'09" E	25.75'
L158	N	86°12'51" W	320.36'
L159	S	41°11'40" W	26.35'
L160	N	48°48'47" W	15.00'
L161	N	41°11'40" E	22.55'
L162	N	48°48'50" W	92.53'
L163	N	03°46'30" W	18.89'
L164	S	48°48'50" E	108.96'
L165	S	86°12'51" E	349.51'
L166	S	42°28'49" E	121.16'
L167	N	47°31'11" E	34.82'
L168	S	42°27'21" E	50.01'
L169	S	47°31'11" W	11.85'
L170	S	02°15'31" W	19.00'
L171	S	42°28'49" E	28.75'
L172	N	77°57'12" E	149.70'
L173	S	57°02'48" E	40.14'
L174	S	11°43'55" E	144.21'
L175	S	16°18'37" E	333.63'
L176	S	60°44'40" E	109.69'

SUBJECT TRACT
34.051 AC.

WASTEWATER LINE EASEMENT
0.925 AC.

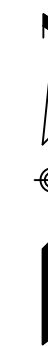
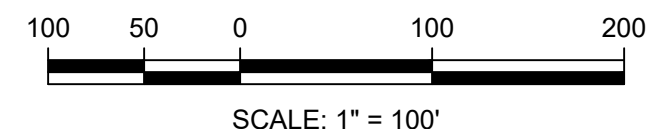
SUBMITTAL DATE: _____, 2023

PROJECT ADDRESS:

LEANDER, TEXAS _____
SITE AREA: 34.051 ACRES

SHEET INDEX:

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	COVER SHEET
2	OVERVIEW
3-5	PLAT MAP
6-9	EASEMENTS
10	NOTES & SIGNATURES



LEGEND:

	SUBJECT BOUNDARY LINE
	ADJOINER LINE
	TIE LINE
	EASEMENT LINE (SEE SHEETS 3-5 FOR REFERENCE)
	INDICATED EASEMENT TO BE DEDICATED BY FINAL PLAT

LJA SURVEYING, INC.

9830 COLONNADE BLVD. PHONE 210-503-2700
SUITE 300
SAN ANTONIO, TEXAS 78230 TBPELS FIRM NO. 10194382

CITY OF LEANDER PROJECT No. PP-22-014

THIS PLAT FILED IN 04/18/2023

7 OF 10

LEGEND:

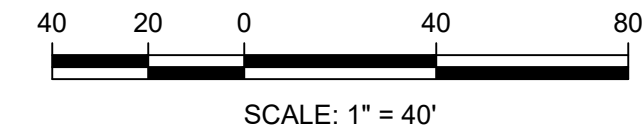
- SUBJECT BOUNDARY LINE
- ADJOINER / LOT LINE
- EASEMENT LINE (SEE SHEETS 3-5 FOR REFERENCE)
- 1.378 AC. DRAINAGE EASEMENT TO BE DEDICATED BY FINAL PLAT
- TXDOT R.O.W. TO BE DEDICATED

GATEWAY 29
FINAL PLAT

W STATE HWY 29
(VARIABLE WIDTH R.O.W.)

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES, ACREAGES AND COORDINATES ARE SURFACE. TO ADJUST TO GRID, MULTIPLY SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.9998800144.

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



SUBMITTAL DATE: _____, 2023

PROJECT ADDRESS:

LEANDER, TEXAS
SITE AREA: 34.051 ACRES

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERVIEW
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10	NOTES & SIGNATURES

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C11	620.07'	249.76'	23°04'43"	S 48°13'52" E	248.08'

Line Table		
Line #	Direction	Length
L200	S 86°19'35" E	133.21'
L201	N 03°46'30" E	147.08'
L202	N 88°40'31" W	62.08'
L203	N 76°13'30" W	43.11'
L204	N 01°19'43" E	41.81'
L205	S 76°40'05" E	65.38'
L206	S 88°40'37" E	224.71'
L207	S 12°01'03" E	118.88'
L208	S 79°35'24" W	62.87'
L209	N 74°55'58" W	8.92'
L210	S 76°29'57" W	37.17'
L211	S 44°45'16" W	19.56'
L212	S 77°57'12" W	125.14'
L213	S 21°49'12" W	12.04'
L214	S 77°57'12" W	18.07'
L215	N 21°49'12" E	26.87'
L216	N 76°29'57" E	77.10'
L217	N 13°30'03" W	62.21'
L218	N 76°29'57" E	115.62'
L219	N 13°27'41" W	25.97'
L220	N 32°09'32" W	15.04'
L221	N 50°49'11" W	229.20'
L222	N 69°44'51" W	15.25'
L223	N 88°55'52" W	20.87'
L224	S 01°19'43" W	125.54'
L225	N 88°40'17" W	76.53'
L226	S 03°46'30" W	35.05'
L227	S 54°59'45" W	36.19'
L228	N 86°13'38" W	22.35'
L229	N 48°46'30" E	29.28'
L230	N 86°19'35" W	118.36'
L231	N 03°46'27" E	15.00'

LOT 5
BLOCK A
1.840 AC

LOT 4
BLOCK A
0.978 AC

LOT 3
BLOCK A
2.453 AC

SUBJECT TRACT
34.051 AC.

DRAINAGE EASEMENT
1.378 AC.

LOT 7
BLOCK A
2.180 AC

LOT 2
BLOCK B
2.680 AC

A
FINAL PLAT
OF
GATEWAY 29
34.722 ACRES
OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
IN THE
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230

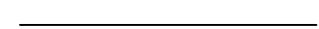
PHONE 210-503-2700
TBPELS FIRM NO. 10194382

CITY OF LEANDER PROJECT No. PP-22-014

THIS PLAT FILED IN 04/18/2023

8 OF 10

LEGEND:

-  SUBJECT BOUNDARY LINE
-  ADJOINER / LOT LINE
-  EASEMENT LINE (SEE SHEETS 3-5 FOR REFERENCE)
-  INDICATED DRAINAGE EASEMENT
-  TXDOT R.O.W. TO BE DEDICATED

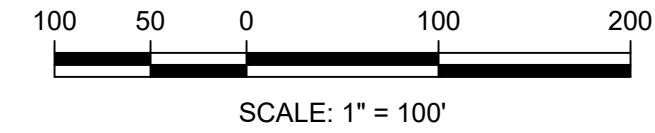
Line Table		
Line #	Direction	Length
L232	S 77°57'12" W	132.76'
L233	S 32°57'12" W	36.76'
L234	S 12°02'48" E	233.13'
L235	S 15°43'12" E	261.97'
L236	S 62°57'52" E	14.24'
L237	N 69°47'28" E	128.03'
L238	N 72°24'20" E	51.27'
L239	N 27°22'13" E	6.70'
L240	N 16°18'37" W	347.88'
L241	N 11°43'55" W	128.36'
L242	N 57°02'35" W	36.69'
L243	N 63°25'55" E	24.58'
L244	N 15°58'28" E	18.02'
L245	S 15°58'28" W	18.39'
L246	S 30°20'12" E	24.49'
L247	S 75°20'12" E	101.79'
L248	S 77°12'40" E	96.84'
L249	S 79°09'50" E	104.92'
L250	S 81°14'58" E	67.19'
L251	S 76°13'30" E	48.11'
L252	N 08°45'02" E	36.82'
L253	S 76°40'05" E	39.85'
L254	S 76°40'05" E	44.58'
L255	S 01°19'43" W	66.11'
L256	S 53°46'30" W	38.87'
L257	S 03°46'27" W	117.89'
L258	S 44°30'57" E	30.81'
L259	S 86°13'38" E	112.51'
L260	S 42°28'49" E	183.84'
L261	S 72°15'48" E	12.16'
L262	N 77°57'12" E	147.31'
L263	N 12°02'48" W	5.49'
L264	N 44°45'16" E	27.79'
L265	N 76°29'57" E	37.17'
L266	S 74°55'58" E	8.92'
L267	N 79°35'24" E	62.87'
L268	S 12°01'05" E	59.59'
L269	S 77°57'12" W	23.79'
L270	S 83°57'01" W	28.49'
L271	S 35°48'24" W	28.45'
L272	S 11°43'55" E	127.16'
L273	S 16°18'37" E	346.68'
L274	S 62°35'40" E	5.75'
L275	N 72°24'20" E	66.08'
L276	S 15°42'56" E	10.03'
L277	S 15°42'56" E	51.97'
L278	S 72°24'20" W	113.01'
L279	S 57°36'45" W	34.51'
L280	N 48°08'52" W	12.51'
L281	S 69°47'28" W	577.81'
L282	S 69°47'28" W	455.12'
L283	S 69°50'51" W	400.32'
L284	N 20°04'59" W	22.51'
L285	N 69°50'51" E	400.78'
L286	N 69°47'28" E	837.51'
L287	N 24°47'28" E	27.79'
L288	N 15°43'12" W	257.17'
L289	N 12°02'48" W	121.91'
L290	N 61°01'54" W	15.46'
L291	S 69°53'16" W	135.17'
L292	N 40°58'11" E	29.60'
L293	N 48°48'47" W	21.31'
L294	N 69°58'59" E	128.31'
L295	N 28°58'06" E	11.48'
L296	N 12°02'48" W	109.52'
L297	N 27°15'48" W	6.83'
L298	N 42°28'49" W	150.34'
L299	N 64°21'14" W	9.69'
L300	N 86°13'38" W	173.24'
L301	N 03°47'09" E	42.70'
L302	N 49°17'50" E	19.60'
L303	N 03°46'30" E	124.66'
L304	N 21°40'34" W	39.48'
L305	N 76°13'30" W	49.58'
L306	N 81°14'58" W	66.42'
L307	N 79°09'50" W	105.98'
L308	N 77°12'40" W	97.84'
L309	N 75°20'12" W	150.56'
L310	N 71°34'05" W	188.80'
L311	N 68°03'46" W	126.01'
L312	N 14°35'57" E	30.30'

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C12	2927.11'	50.01'	0°58'44" S 73°32'44" E	50.01'
C13	1250.15'	37.50'	1°43'07" N 20°56'02" W	37.50'
C14	2960.99'	277.21'	5°21'51" S 70°02'01" E	277.11'

GATEWAY 29 FINAL PLAT

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. ALL DISTANCES, ACREAGE AND COORDINATES ARE SURFACE. TO ADJUST TO GRID, MULTIPLY SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.9998800144.

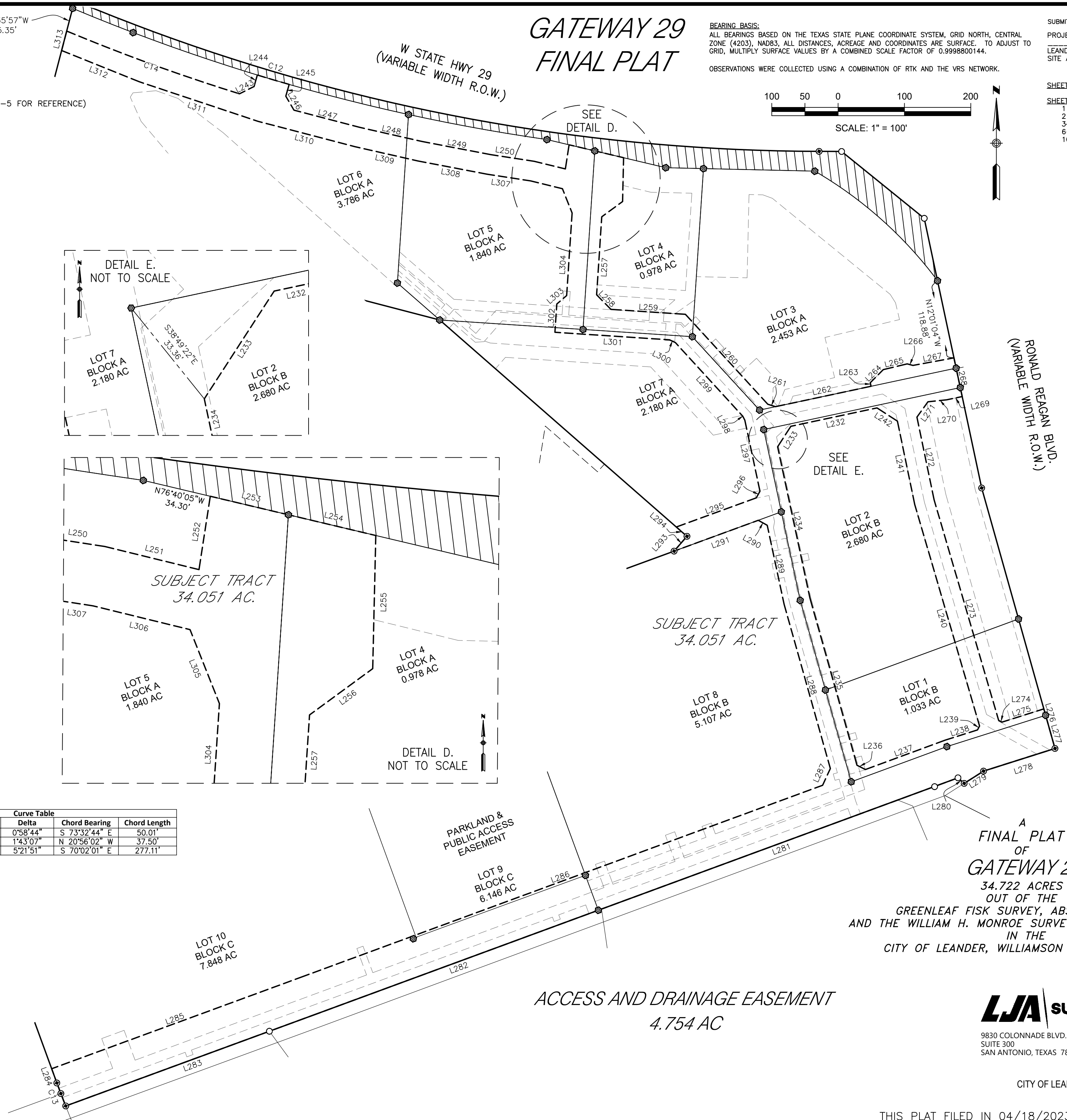
OBSERVATIONS WERE COLLECTED USING A COMBINATION OF RTK AND THE VRS NETWORK.



SUBMITTAL DATE: _____, 2023
PROJECT ADDRESS:
LEANDER, TEXAS
SITE AREA: 34.051 ACRES

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERVIEW
3-5	PLAT MAP
6-9	EASEMENTS
10	NOTES & SIGNATURES



A
FINAL PLAT
OF
GATEWAY 29
34.722 ACRES
OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
IN THE
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230
PHONE 210-503-2700
TBPELS FIRM NO. 10194382

CITY OF LEANDER PROJECT No. PP-22-014

THIS PLAT FILED IN 04/18/2023

9 OF 10

SUBMITTAL DATE: _____, 2023

PROJECT ADDRESS: _____

LEANDER, TEXAS
SITE AREA: 34.051 ACRES

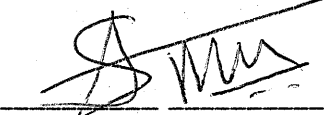
SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERVIEW
3-5	PLAT MAP
6-9	EASEMENTS
10	NOTES & SIGNATURES

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, GATEWAY 29 REAL ESTATE LLC, BEING THE OWNER OF A BEING A 32.256 ACRE TRACT (1,405,080 SQUARE FEET) OF LAND, LOCATED IN THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453 AND THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 14.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN TO ZEKELMAN PROPERTY LEANDER 53, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021159540 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND A 32.266 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN TO GATEWAY 29 REAL ESTATE, LLC RECORDED IN DOCUMENT NUMBER 2021019843 O.P.R.W.C.TX., DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

"GATEWAY 29 FINAL PLAT"


GATEWAY 29 REAL ESTATE LLC
5522 JENOLAN RIDGE LN
SUGAR LAND, TEXAS 77479
CONTACT PERSON: SAMIR MAREDA
PHONE: (832) 713-4985

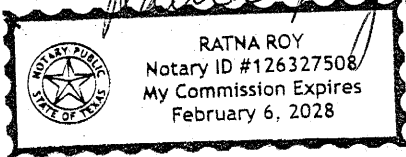
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE DAY OF APRIL 2024, PERSONALLY APPEARED, SAMIR MAREDA, AS CONTACT OF GATEWAY 29 REAL ESTATE LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF APRIL 2024

NOTARY PUBLIC—STATE OF Texas

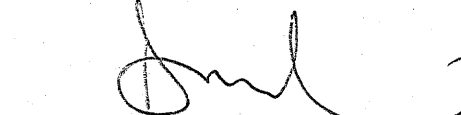
PRINTED NAME: RATNA ROY
MY COMMISSION EXPIRES: 02/06/2028

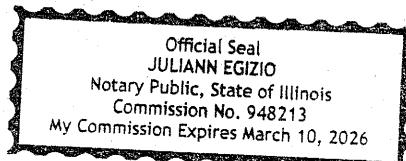


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, ZEKELMAN PROPERTY LEANDER 53, LLC, BEING THE OWNER OF A 14.000 ACRES TRACT OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453 IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021159540, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND BEING OUT OF THE REMNANT PORTION OF A CALLED 32.266 ACRE TRACT DESCRIBED AND RECORDED IN DOCUMENT NO. 2021019843 O.P.R.W.C.TX., DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

"GATEWAY 29 FINAL PLAT"


ZEKELMAN PROPERTY LEANDER 53, LLC
227 W MONROE ST
CHICAGO, IL 60606
CONTACT PERSON: ANGELA MIU
PHONE: (312) 275-1672



THE STATE OF TEXAS § Illinois
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE DAY OF APRIL 2024, PERSONALLY APPEARED, ANGELA MIU, AS CONTACT OF ZEKELMAN PROPERTY LEANDER 53, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF April 2024

NOTARY PUBLIC—STATE OF Illinois

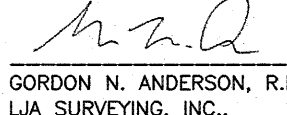
PRINTED NAME: Juliann Egizio
MY COMMISSION EXPIRES: 3/10/2026

GATEWAY 29 FINAL PLAT

STATE OF TEXAS §
COUNTY OF BEXAR §

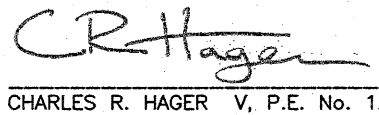
THAT I, GORDON N. ANDERSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICIES PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 1936194-COM, HAVING AN EFFECTIVE DATE OF JANUARY 13, 2021, AND AN ISSUED DATE JANUARY 25, 2021, AND FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 202102162, HAVING AN EFFECTIVE DATE OF JUNE 14, 2021, AND AN ISSUED DATE JUNE 29, 2021 HAVE BEEN SHOWN OR NOTED HEREON. NOTHING FURTHER DATED WITHIN 1 YEAR.

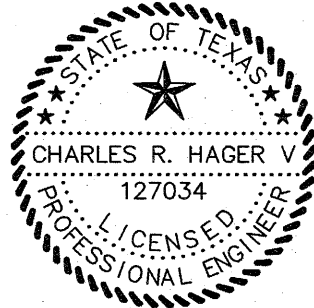



GORDON N. ANDERSON, R.P.L.S. No. 6617
LJA SURVEYING, INC.
9830 COLONNADE BOULEVARD, SUITE 300
SAN ANTONIO, TEXAS 78230
T.B.P.E.L.S. FIRM NO. 10194382

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, CHARLES R. HAGER, 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.


CHARLES R. HAGER V. P.E. No. 127034
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735



CITY OF LEANDER §
CERTIFICATE OF APPROVAL §

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

DONNIE MAHAN, CHAIRMAN
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

DATE: _____

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

DATE: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., AT _____ O'CLOCK _____, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN INSTRUMENT NO. _____

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

BEARING BASIS:

ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES, ACREAGE AND COORDINATES ARE SURFACE. TO ADJUST TO GRID, MULTIPLY SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.9998800144.

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

LEGAL DESCRIPTION:

BEING A 32.256 ACRE TRACT (1,405,080 SQUARE FEET) OF LAND, LOCATED IN THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453 AND THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 14.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN TO ZEKELMAN PROPERTY LEANDER 53, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021159540 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND A 32.266 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN TO GATEWAY 29 REAL ESTATE, LLC RECORDED IN DOCUMENT NUMBER 2021019843 O.P.R.W.C.TX.

FINAL PLAT NOTES:

- 1) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 2) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER FACILITIES.
- 3) A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- 4) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 5) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 6) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 7) IN ADDITION TO THE EASEMENTS SHOWN HEREIN, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT SHALL BE 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) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0470F OF WILLIAMSON COUNTY, EFFECTIVE ON DECEMBER 20, 2019.
- 9) SIDEWALKS SHALL BE INSTALLED ON SUBDIVISION SIDE OF SH 29, RONALD REAGAN, AND KAUFFMAN LOOP. 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.
- 10) ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 11) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 10/27/2022.
- 12) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 13) ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- 14) ALL OWNERSHIP DOCUMENTS FOUND IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 15) PURSUANT TO CITY CODE OF ORDINANCES SECTION 61, LOT 9 IS HEREBY DEDICATED FOR PARK AND RECREATIONAL PURPOSES WITH A NONEXCLUSIVE PARKLAND AND PUBLIC ACCESS EASEMENT ENCOMPASSING THE ENTIRE LOT. GRANTOR SHALL BE OBLIGATED TO MAINTAIN TO A GOOD AND FUNCTIONING CONDITION THE EASEMENT AREA AND RECREATIONAL FACILITIES.
- 16) 15' WATER EASEMENT CONVEYED TO CHISHOLM TRAIL WATER SUPPLY CORP. RECORDED IN VOLUME 1114 PAGE 13, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS, RELEASED AND TERMINATED ON AUGUST 17, 2023 VIA INSTRUMENT RECORDED IN DOCUMENT NUMBER 2023071082, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LJA SURVEYING, INC.

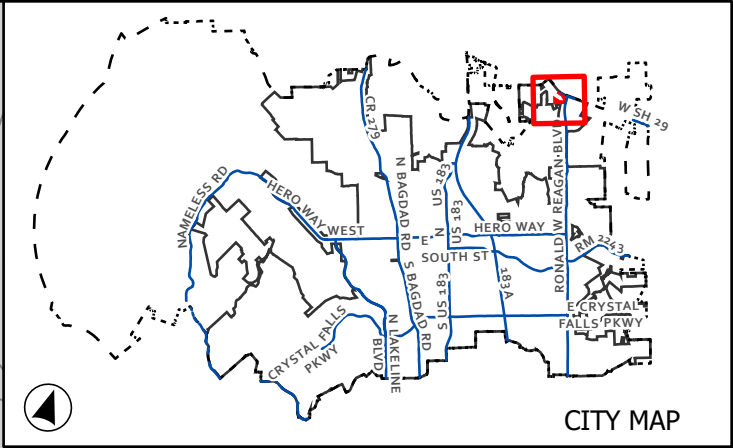
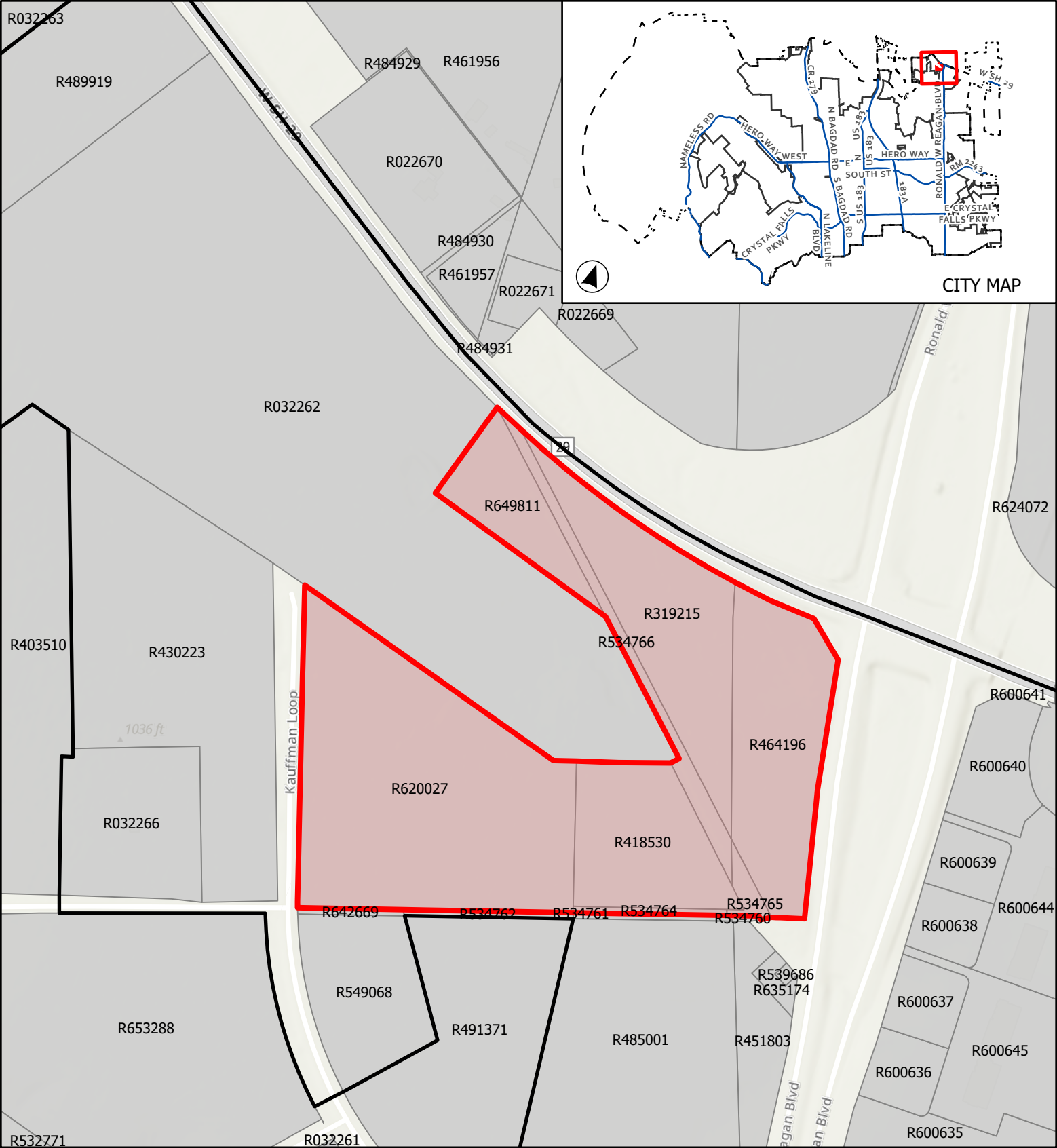
9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230

PHONE 210-503-2700
TBPELS FIRM NO. 10194382

CITY OF LEANDER PROJECT No. PP-22-014

THIS PLAT FILED IN 04/18/2023

10 OF 10



CASE: FP-23-0072 ATTACHMENT 2 GATEWAY 29

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, or use or misuse of the information herein provided.

0 187.5 375

Feet

- City Limits
- Subject Boundary

Page 40 of 143



EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Approval of the minutes for meeting held on April 11, 2024.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of the minutes.

PRESENTER:

Ellen Coufal, Senior Planning Coordinator

Attachments:

1. 4-11-2024 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 11, 2024
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Vice Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order. at 6:00 p.m.
2. Roll Call. All commissioners present except Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the April 4, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

No one wished to speak.

CONSENT AGENDA: ACTION

Motion: To approve Consent Agenda Items 6 & 7.

By: Ron May

Seconded: Scott Calame

Yes: Donnie Mahan, John Cosgrove, Ron May, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

6. Approval of the extension of the completion date for Subdivision Case PICP-21-0032 Blockhouse Creek Farm - Leander Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R629336, R629338, and R629340, generally located at along Niles Drive, west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

7. Approval of the minutes for meeting held on March 28, 2024.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban), LC-2-B (Local Commercial), GC-2-A (General Commercial), and GC-3-A (General Commercial) and on eight (8) parcels of land approximately 290 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Blvd., Leander, Williamson County, Texas.

No one spoke in favor or opposition of the request

Motion: To approve Zoning request Z-23-0102

By: Laura Lantrip

Seconded: Scott Calame

Yes: John Cosgrove, Ron May, Laura Lantrip, Scott Calame

No: Donnie Mahan, James Oliver

Abstain: None

REGULAR AGENDA

9. Adjournment at 6:10 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-23-0027 to adopt the Sullivan Tract Concept Plan Revision #1 on nine (9) parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022920, R473838, R473839, R022741, R356046, R473837, R022922, R022921, and R022923; generally located west of North Bagdad Road and approximately 1,200 feet south of CR 281, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

09/14/2005 – Annexed

08/17/2022 – Annexed

04/20/2023 – Concept Plan Approved

APPLICANT/AGENT:

BGE, Inc. (John Kim) on behalf of Forestar (USA) Real Estate Group, Inc. (Andrew D. Harris)

RECOMMENDATION:

The previously approved concept plan included 146 single-family lots on 294.20 acres and one (1) commercial lot on 14.09 acres. This proposal includes 214 single-family lots on 294.204 acres and one (1) commercial lot on 14.084 acres. Staff recommends approval of this request.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. CP-23-0027 Att 1 Concept Plan - Sullivan Tract
2. CP-23-0027 Att 2 Location Map - Sullivan Tract

SUMMARY NOTES

OWNER:	FORESTAR (USA) REAL ESTATE GROUP, INC. 10700 PECAN PARK BLVD, SUITE 150 AUSTIN, TEXAS 78750 (512) 433-5229
DEVELOPER:	FORESTAR (USA) REAL ESTATE GROUP, INC. 10700 PECAN PARK BLVD, SUITE 150 AUSTIN, TEXAS 78750 (512) 433-5229
ENGINEER:	BGE, INC., TBPE F-1046 101 W. LOUIS HENNA BLVD, SUITE 400 AUSTIN, TEXAS 78728 (512) 879-0400
PROJECT AGENT:	BGE, INC., TBPE F-1046 101 W. LOUIS HENNA BLVD, SUITE 400 AUSTIN, TEXAS 78728 (512) 879-0400
SURVEYOR:	BGE, INC., TBPE F-1046 101 W. LOUIS HENNA BLVD, SUITE 400 AUSTIN, TEXAS 78728 (512) 879-0400

SUBMITTAL DATE:

SUBMITTED: SEPTEMBER 12, 2023

ZONING:

THE PROPERTY IS CURRENTLY ZONED SFR AND LOCATED IN THE CITY OF LEANDER. THE FOLLOWING ZONING DESIGNATIONS ARE PROPOSED FOR THIS SITE:

- SINGLE-FAMILY RURAL (SFR-2-B)
- LOCAL OFFICE (LO-2-B)

FUTURE LAND USE:

THIS PROPERTY IS LABELED AS NEIGHBORHOOD RESIDENTIAL AND MULTI-USE CORRIDOR ON THE LEANDER FUTURE LAND USE MAP.

PROPOSED LAND USE:

THIS PROPERTY IS 308.288 ACRES

TOTAL LOTS: 215	308.288 ACRES
NO. OF SINGLE FAMILY HOMES: 214	294.204 ACRES
NO. OF COMMERCIAL LOTS: 1	14.084 ACRES

ADDITIONAL NOTES:

- BASED ON ITE TRIP GENERATION RATES FOR SINGLE-FAMILY HOMES, A RETAIL PLAZA, AND A MEDICAL OFFICE, THE CALCULATED TRAFFIC COUNT IS 2,868 DAILY TRIPS. A FEE-IN-LIEU OF A TIA HAS BEEN APPROVED FOR THIS DEVELOPMENT.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0435F FOR WILLIAMSON COUNTY, EFFECTIVE 12/20/2019.
- THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
- FUTURE LAKELINE BOULEVARD WILL HAVE A 100' ROW WITH 10' SIDEWALKS ON BOTH SIDES. ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- BAGDAD ROAD WILL BE A 6 LANE ARTERIAL ROAD WITH A 126' ROW WITH 10' SIDEWALKS ON BOTH SIDES. ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- ALL BOUNDARY STREET IMPROVEMENTS AND ROADWAY ADEQUACY STANDARDS SHALL BE FOLLOWED FOR ALL IMPROVEMENTS, AS PER CITY OF LEANDER ORDINANCES ARTICLE 10.03.
- THE LATEST CITY OF LEANDER TRANSPORTATION POLICY SHALL BE FOLLOWED.
- THE LATEST CITY OF LEANDER DRAINAGE POLICY SHALL BE FOLLOWED.
- TCEQ GUIDELINES FOR WATER QUALITY TREATMENT SHALL BE FOLLOWED.
- WASTEWATER DEMAND: 221 LUE.
- WATER DEMAND: 221 LUE. ANTICIPATED CONNECTION TO AN EXISTING 16" WATERLINE ALONG BAGDAD ROAD.
- CONCEPT PLAN IS BEING REVISED TO INCREASE FROM 152 TO 214 RESIDENTIAL LOTS.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE ADN PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

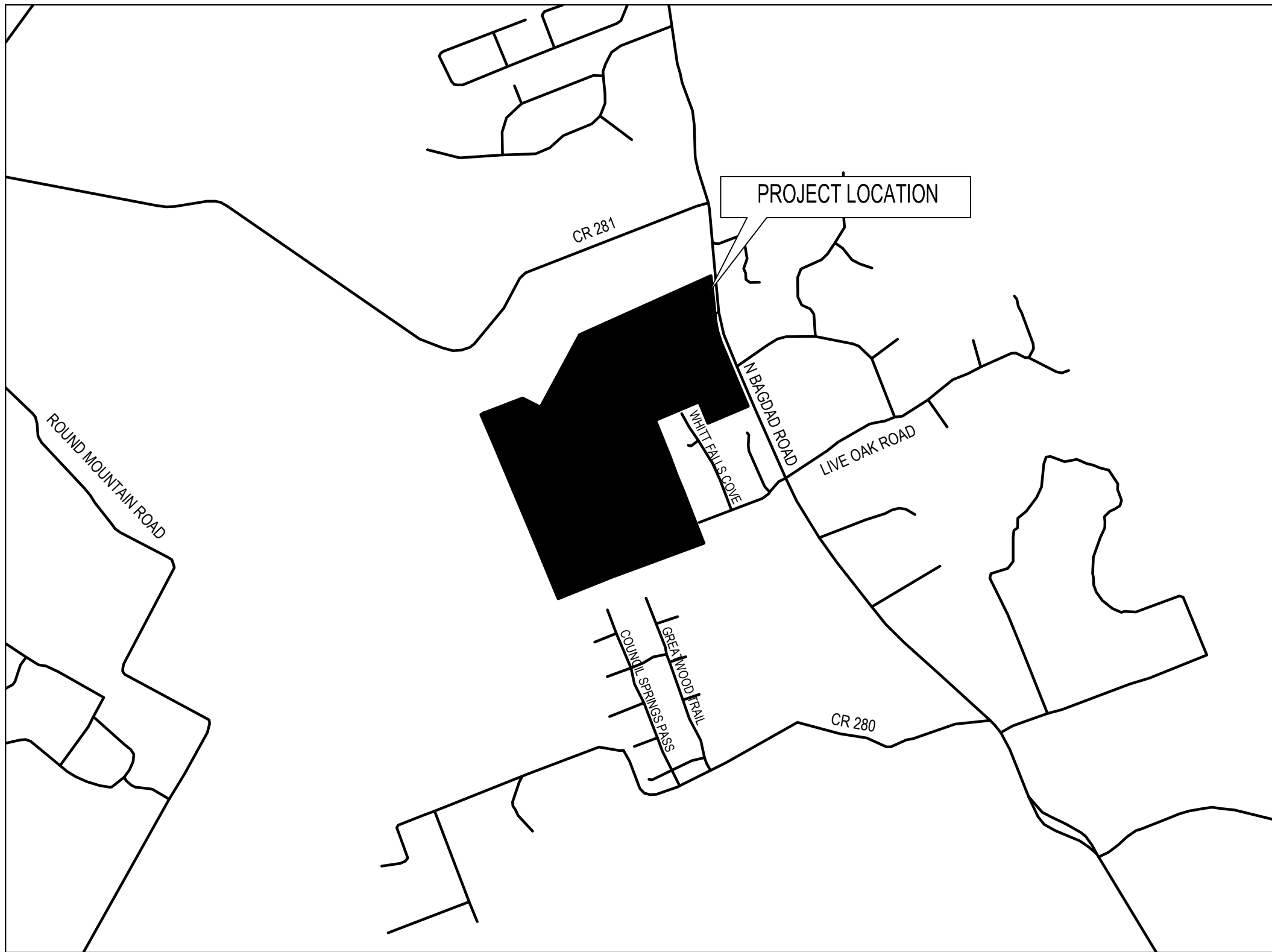
SULLIVAN TRACT

CONCEPT PLAN REVISION #1

PROJECT NUMBER: CP-23-0027

VICINITY MAP:

SCALE: 1" = 2000'



Sheet List Table

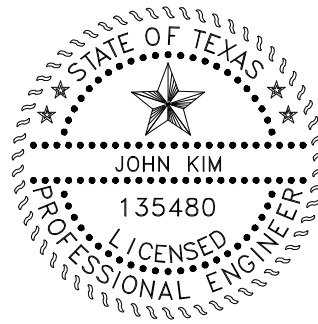
Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN
3	PHASING PLAN
4	PARK PLAN EXHIBIT

ENGINEER'S CERTIFICATION:

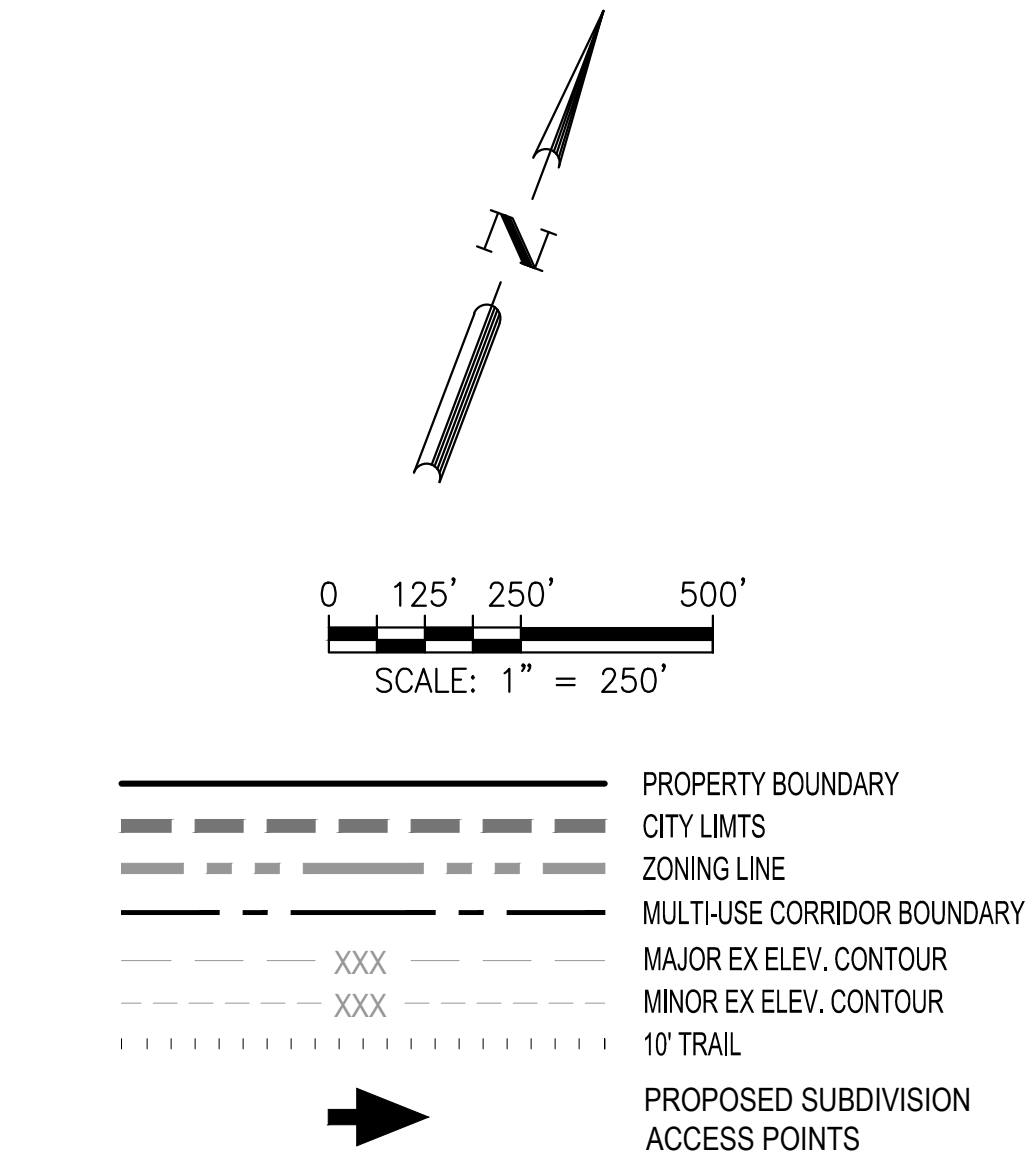
THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HERON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID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

WITNESS MY HAND THIS 18 DAY OF APRIL

John Kim
JOHN KIM, P.E.



BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046



DEVELOPMENT TABLE							
LOT TYPE	NO. OF LOTS	AREA (AC)	DENSITY (LOTS/AC)	LUEs	ADT (TRIPS)	SITE COMPONENT	ARCH COMPONENT
SFR	214	294.204	0.73	214	2,032	2	B
LO	1	14.084	0.07	7	836	2	B
TOTAL	215	308.288		221	2868		

NOTES

1. SUBDIVISION WILL BE SERVICED BY AN ON-SITE SEWAGE TREATMENT SYSTEM.

△			
△			
△			
△			
△			
REV	DESCRIPTION	DATE	APR

DESIGNED BY:

REVIEWED BY:

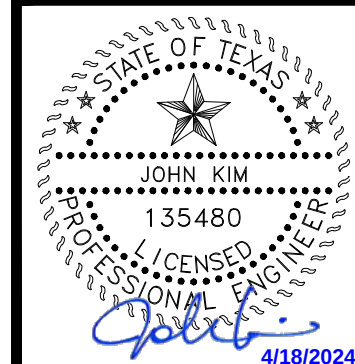
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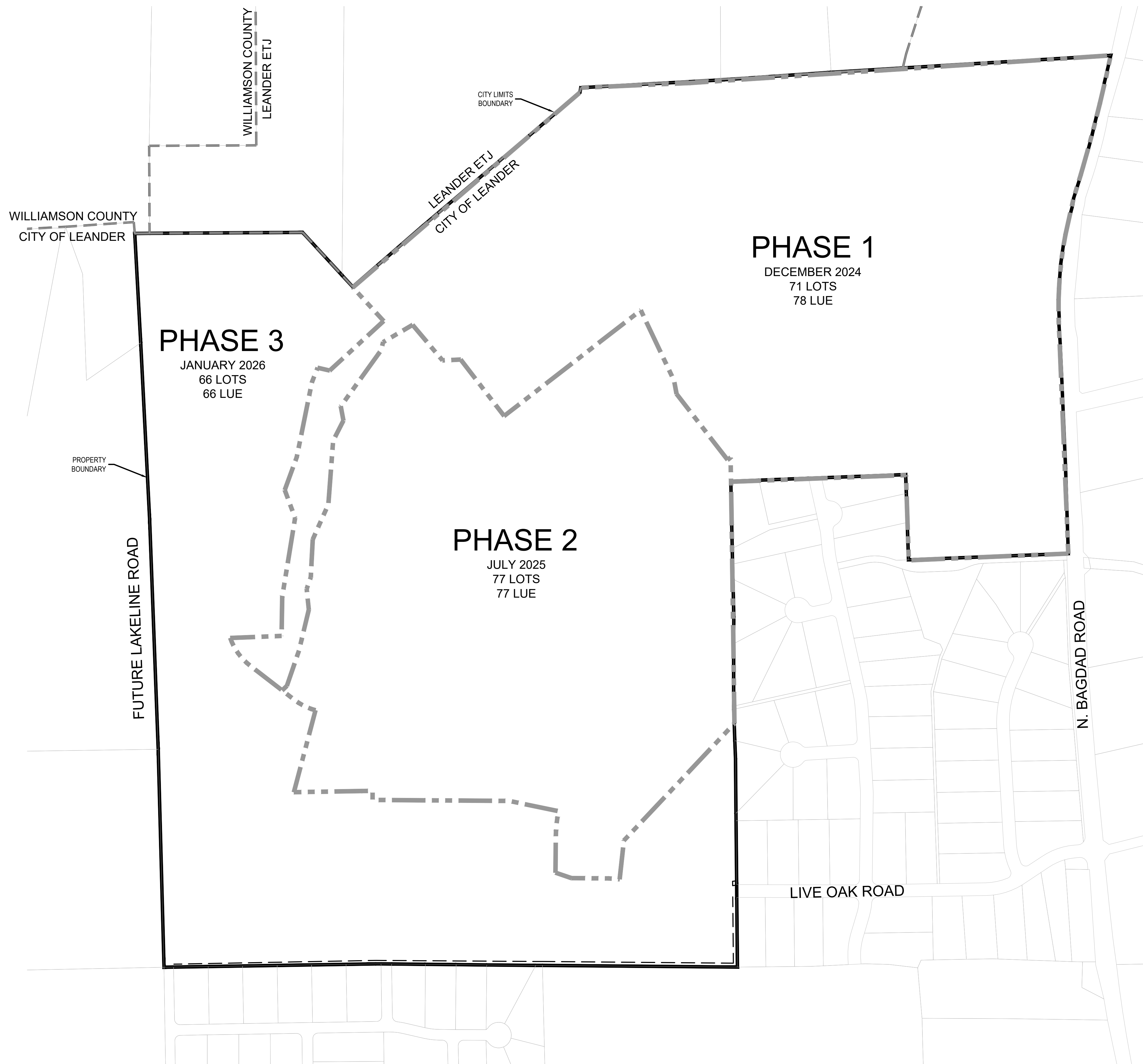
BGE, Inc.
101 W LOUIS HENNA BLVD
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

SULLIVAN TRACT

CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN



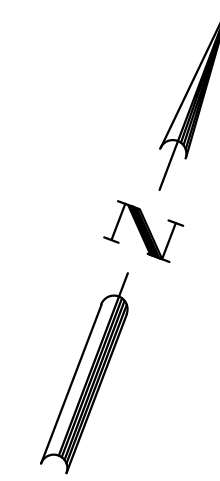
SHEET
2 OF 4



NOTES

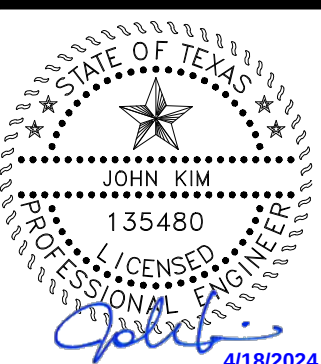
1. PHASES SHALL NOT BE UNDER CONSTRUCTION OR REVIEW CONCURRENTLY AND ONLY ONE PHASE MAY BE PROCESSED PER YEAR.

 PROPERTY BOUNDARY
 CITY LIMITS
 PHASING BOUNDARY

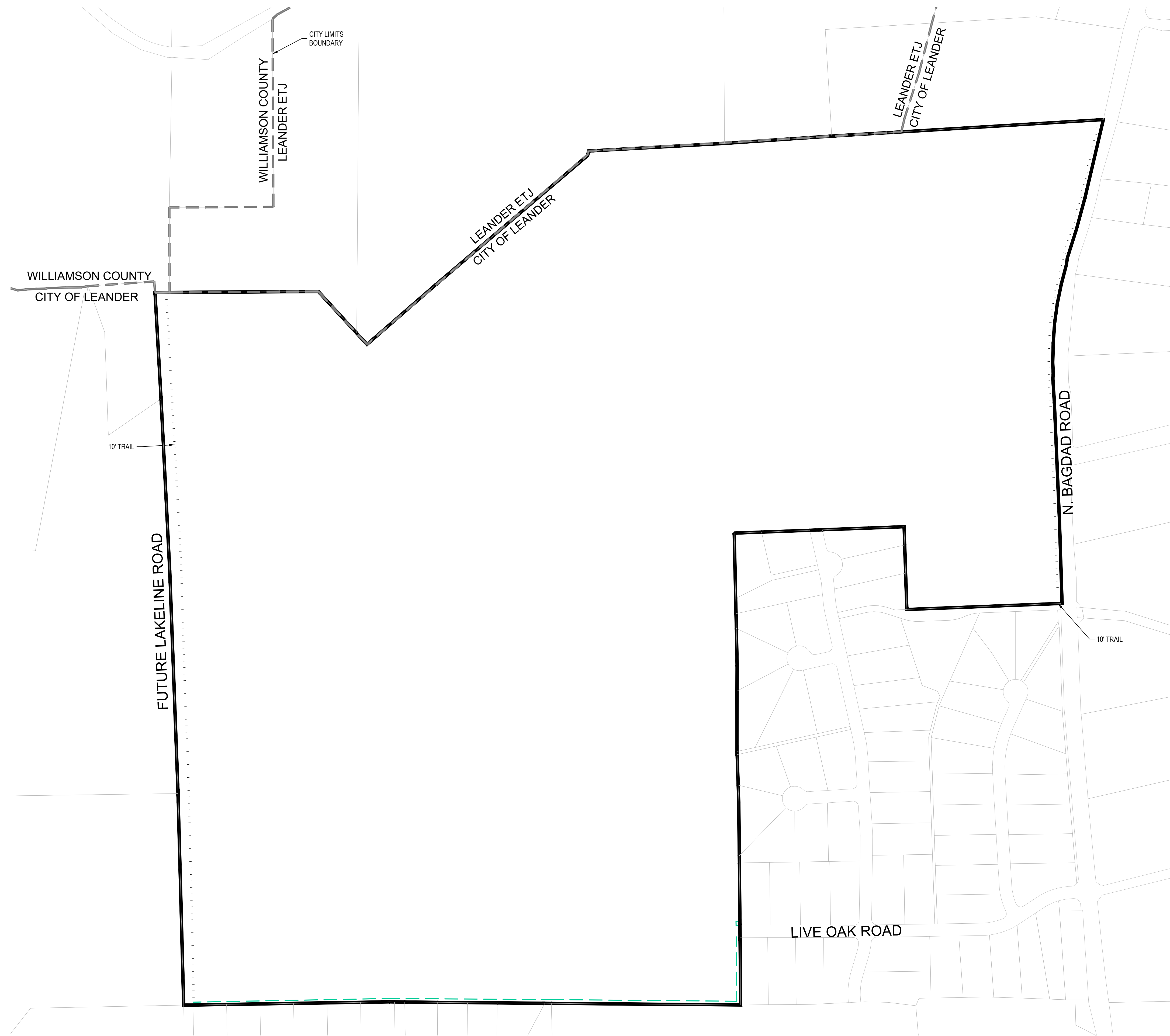


SULLIVAN TRACT

PHASING PLAN



SHEET
3 OF 4



PROPERTY BOUNDARY
CITY LIMITS
10' TRAIL
PROPOSED PARKLAND

LOT TYPE	NO. OF LOTS
SFR	214
TOTAL	214

NOTES

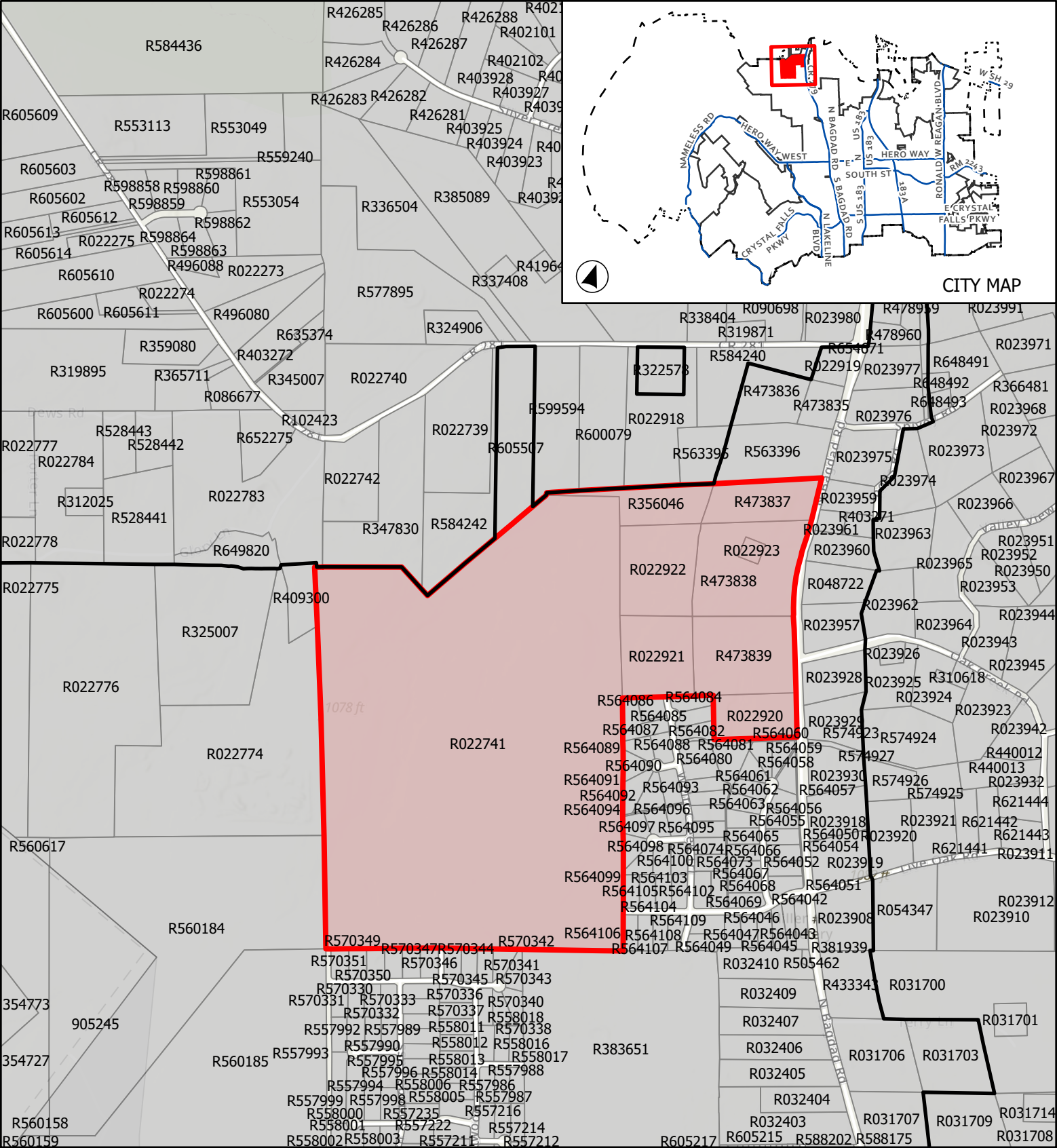
1. THERE WILL BE NO PARKLAND AREAS DEDICATED FOR THIS DEVELOPMENT. A FEE IN-LIEU OF \$310,300 WILL BE PAID TO MEET PARKLAND DEDICATION REQUIREMENTS.
2. PARK IMPROVEMENT FEE IS BASED ON THE BASIS OF \$400 PER DWELLING UNIT.
3. ALL PROPOSED PARK IMPROVEMENTS WILL MEET CITY PARK AND FACILITY EQUIPMENT STANDARDS AND U.S. CONSUMER PRODUCTS SAFETY COMMISSION - PUBLICATION 325.

LAND DEDICATION: (3.50 ACRES PER 100 DWELLING UNITS) + PARK IMPROVEMENTS FEE (\$400 PER DWELLING UNIT)

214 DWELLING UNITS / 100 x 3.50 = 7.49 REQUIRED PUBLIC PARK ACREAGE

214 DWELLING UNITS x \$400 = \$85,600 PROPOSED PARK IMPROVEMENTS FEE

PARK LAND PLAN PROPOSAL TABLE							
NO. OF LOTS	PARKLAND REQUIRED	PARKLAND PROPOSED	FLOODPLAIN ACRES/ SLOPE	ACRES CREDITED	PARK ACRE SURPLUS/ DEFICIT	PARKLAND FEE IN-LIEU VALUE	RECREATION IMPROVEMENT FEE
214	7.49 AC	0.00 AC	N/A	0.00 AC	7.49 AC	\$310,300	\$85,600



CASE: CP-23-0027

ATTATCHMENT 2

**SULLIVAN TRACT
REVISION #1**

Location Map



 City Limits

 Subject Boundary

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0 500 1,000

Feet

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EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Special Use Case Z-24-0107 to adopt a Special Use Permit to allow for the operation of a Mobile Food Establishment Park on one (1) parcel of land approximately 0.18 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036077; and more commonly known as 203 North Brushy Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process to adopt a special use permit.

HISTORY/TIMELINE:

01/20/1978 – Annexation

09/22/2005 – Approval of the TOD Zoning

09/02/2021 – Approval of the T5 Transect Zone

APPLICANT/AGENT:

Archer Build Group (Blayne Thompson) on behalf of Johnny 99, LLC. (Danny Parrott).

RECOMMENDATION:

Staff recommends approval of the zoning request to adopt a special use permit.

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments:

1. Z-24-0107 Att 1 Planning Analysis - Night Owl SUP
2. Z-24-0107 Att 2 Current Zoning - Night Owl SUP
3. Z-24-0107 Att 3 FLU Map - Night Owl SUP
4. Z-24-0107 Att 4 Public Notification - Night Owl SUP
5. Z-24-0107 Att 5 Aerial Map - Night Owl SUP
6. Z-24-0107 Att 6 Residential Properties 150' - Night Owl SUP
7. Z-24-0107 Att 7 Conceptual Site Plan - Night Owl SUP
8. Z-24-0107 Att 8 Letter of Intent - Night Owl SUP
9. Z-24-0107 Att 9 Neighborhood Outreach - Night Owl SUP



PLANNING ANALYSIS

ZONING CASE Z-24-0107
NIGHT OWL SUP
203 N. BRUSHY ST

GENERAL INFORMATION

Owner/Agent: Archer Build Group (Blayne Thompson) on behalf of Johnny 99, LLC. (Danny Parrott).

Current Zoning: T5 (Urban Center Transect Zone)

Size and Location: The property is located at 203 N. Brushy St, including approximately 0.18 acres.

Staff Contact: Merrily Van Leuven
Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to obtain a Special Use Permit for the placement and operation of a Mobile Food Establishment (MFE) Park that will include two MFEs. This request also includes the placement of one vintage truck as a permanent decorative fixture. The vintage truck displays Night Owl signage.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 4*
- ☒ ☐ 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 MFE park would operate in addition to the existing Night Owl Bar. The applicant is requesting a waiver from Article IV, Section 10 (b)(2) of the Composite Zoning Ordinance which states that MFEs shall not be located within one hundred fifty (150') feet of a residential dwelling unit. Attachment 6 provides the location of the existing residential dwellings. This proposal also includes a waiver from Leander's allowable signage regulations by using a vintage truck to serve as additional signage for the property. The trucks will remain in a permanent location.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	T5 (Urban Center)	MFE Park, Commercial Vacant Land
EAST	T5 (Urban Center)	Residential
SOUTH	Civic	Pat Bryson Municipal Hall
WEST	T5 (Urban Center)	Residential

SURROUNDING AREA:

This property is located at 203 N. Brushy St. at the intersection of N. Brushy St. and W. Broade St. Wildfire Park is located to the north of the property. They currently operate a MFE Park. Residential land uses are located to the east and west of the Night Owl Bar, however, these properties have issued commercial site development applications. Construction has started on the property to the west (Wahoo's). They are better known as the Whiskey Tango Foxtrot Site Development and Wahoo's Site Development. Pat Bryson Municipal Hall is located to the south.

PHYSICAL AND NATURAL FEATURES:

This property is currently developed and operates as the Night Owl Bar.

PROPERTY HISTORY:

This property was part of the Original Incorporation and annexed on January 20, 1978.



Figure 1 - Aerial

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 21-TOD-Z-020: city initiated case requested a zone change from GC-3-C (General Commercial) to T5 (Urban Center) and was approved on September 2, 2021.

MAJOR CORRIDORS:

This property has access onto N. Brushy St and W. Broade St.

TRANSPORTATION PLAN REQUIREMENTS:

There are no new roads being proposed with this application.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Broade St.	Collector	Mixed Use	74' ROW 6' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- Leander Subdivision was approved on February 16, 1884.

EXISTING UTILITIES:

This property has access to water along N. Brushy St. and wastewater along N. Brushy St and W Broade St. See Figures 2 and 3 below.



Figure 2 - Waterline



Figure 3 - Wastewater

CURRENT LAND USES:

This property is currently being used as the Night Owl Bar.

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

- Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.

Applicable Future Land Use categories**OLD TOWN**

- Old Town as a future development category is intended for a mix of uses that keeps Leander historic center interesting and dynamic. New development and redevelopment within Old Town should be designed in harmony with the existing character that acknowledges Leander's heritage. This includes older buildings and historic, contributing structures along with a mix of new and adaptive reuse buildings.

Old Town buildings are to be activated towards the street, encouraging walkability, eating establishments, central gathering spaces, and civic conversation. Old Town is scaled-down urban without on-site parking requirements, high impervious cover yet green space, street tree canopy and safe mix of vehicles and pedestrians. Old Town character includes small businesses, professional office, entertainment, shopping, arts and culture elements, and civic activity, each contributing to daytime and evening buzz.

An assortment of residential is suitable and encouraged based on the context, focused on a balance of scale between building, site and streets. In the core, urban lofts and townhouses are appropriate; in the south and

east districts, across US 183, attached and detached housing may be appropriate with design context and limitations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was not held with Staff, but the applicant did have several meetings with staff.

NOTIFICATION

04/04/2024 - Public Notice on Hill Country News
 04/10/2024 - Mail Notification to Property Owners within 200'
 04/10/2024 - Public Hearing Signage Posted on Property
 04/25/2024 - Planning and Zoning Commission Public Hearing
 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
 06/06/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

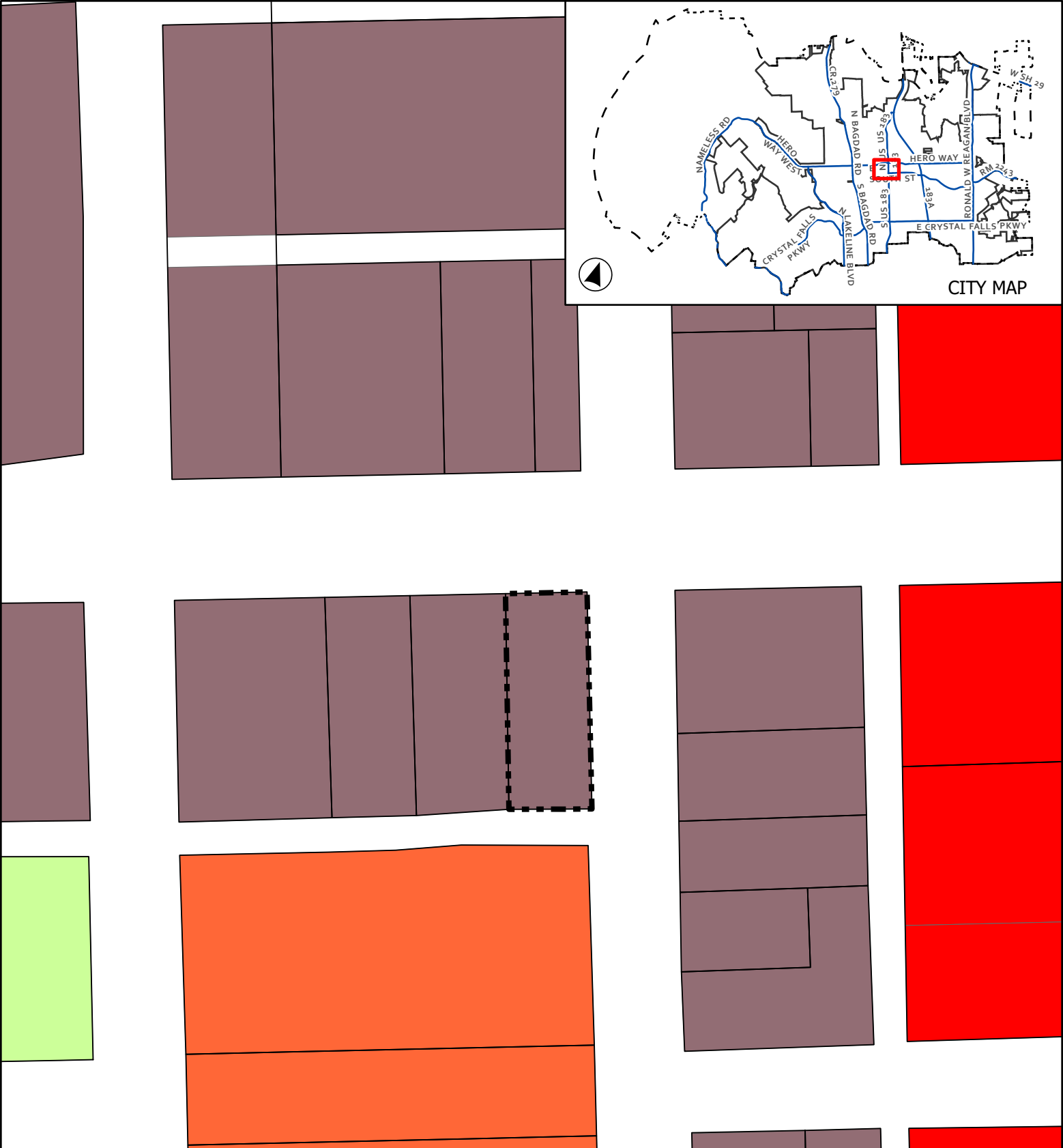
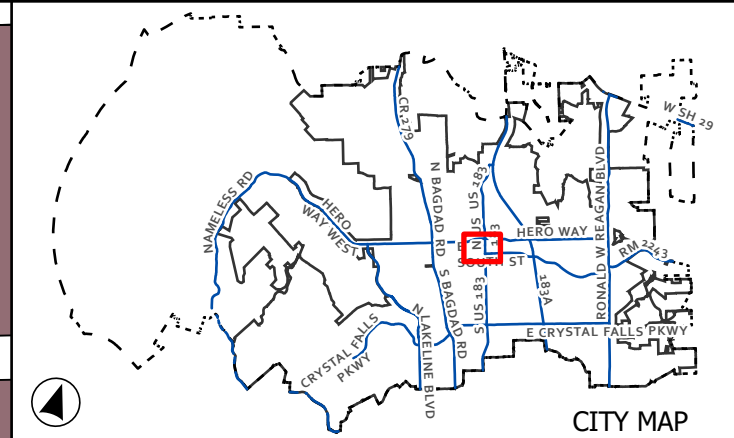
In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

Notifications were delivered through USPS and by hand delivery. No concerns were expressed during their community outreach.

Please see the full report from the applicant attached as Item 9.

APPROVAL CRITERIA:

This property is located within a transitional area of Old Town and is consistent with nearby uses which include other bars and eating establishments. The approval of this Special Use Permit would allow the MFE Park use for 10 years.



CASE: Z-24-0107

ATTACHMENT 2

NIGHT OWL SUP

Current Zoning

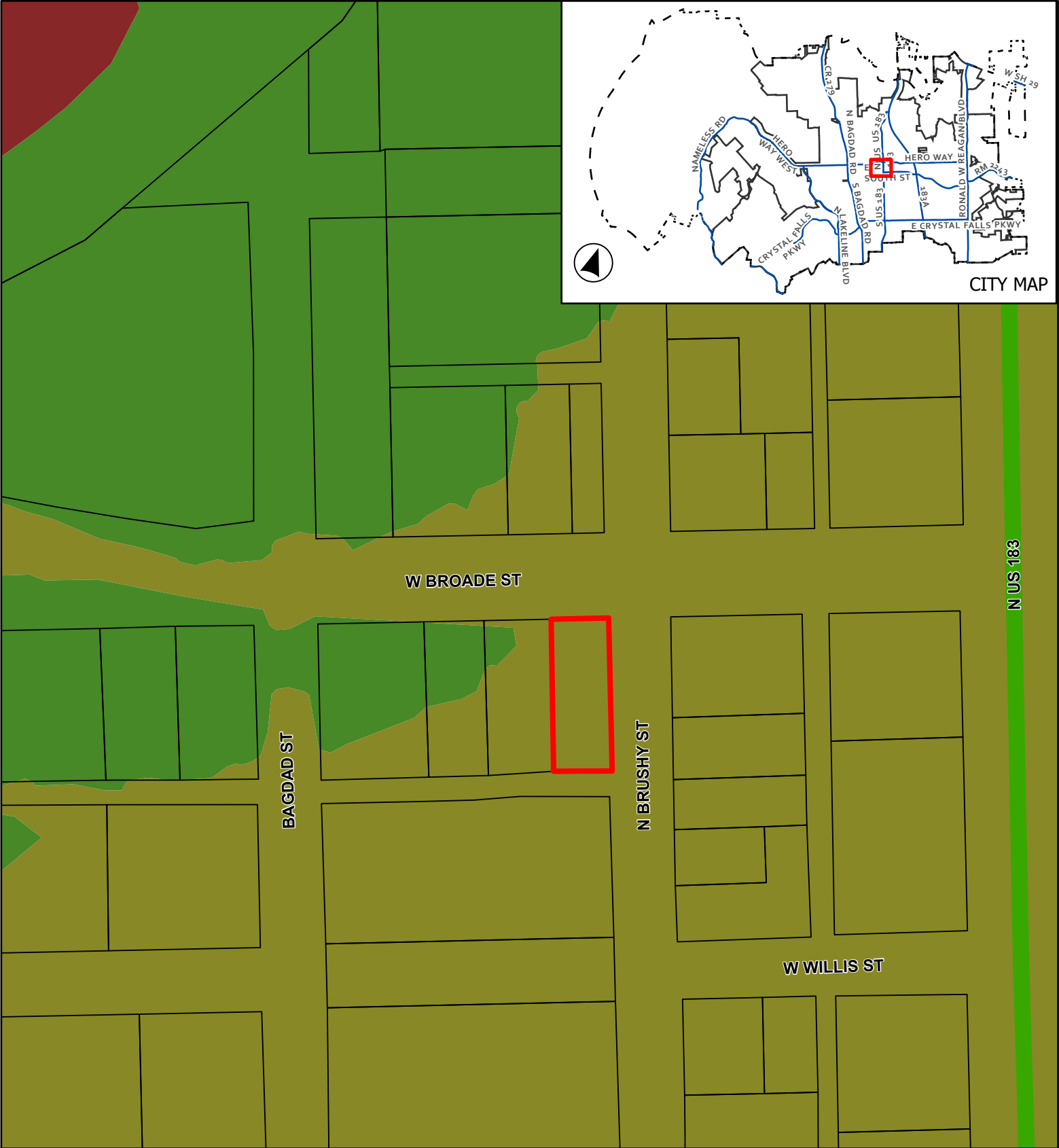
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- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFU - Single-Family Urban

- GC - General Commercial
- Civic Building
- T5 - Urban Center

0 30 60 Feet

Page 55 of 143



CASE: Z-24-0107

ATTACHMENT 3

NIGHT OWL
SUP

Future Land Use Map



0 45 90

Feet

Leander City Limits

ETJ Boundary

Subject Boundary

Future Land Use

Activity Center

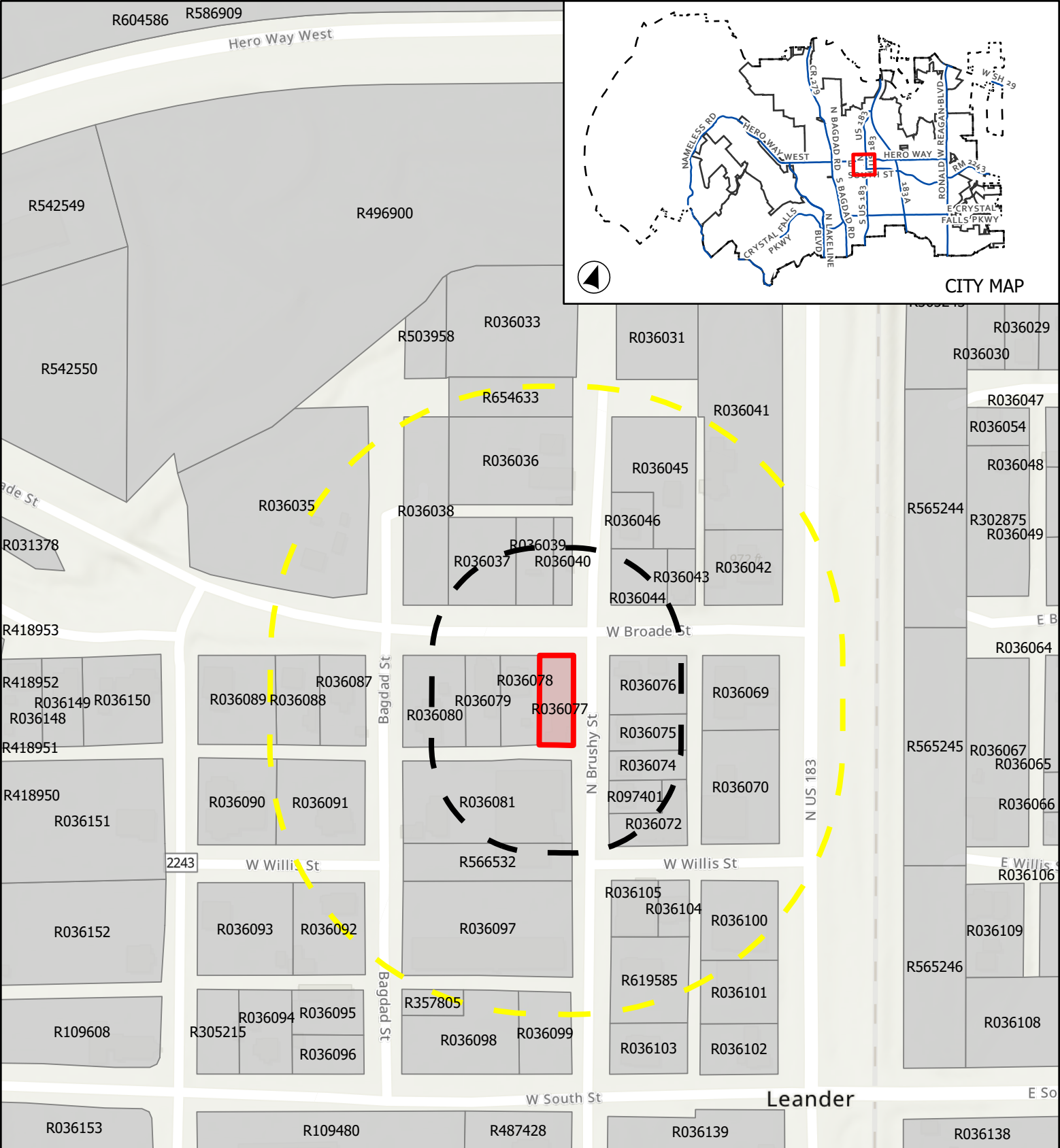
Old Town

Greenway

Thoroughfare Plan

Arterial 6 Lane, Existing

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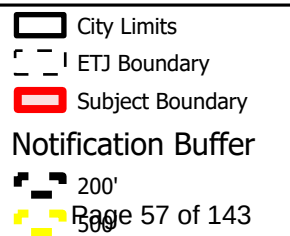
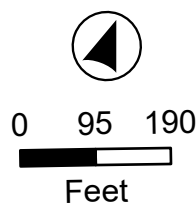
CASE: Z-24-0107

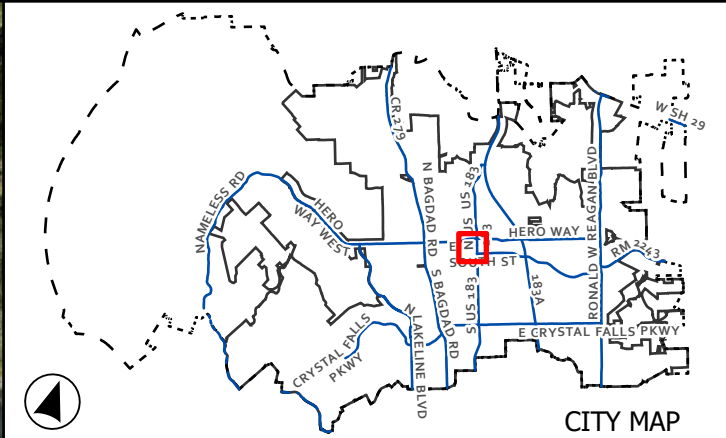
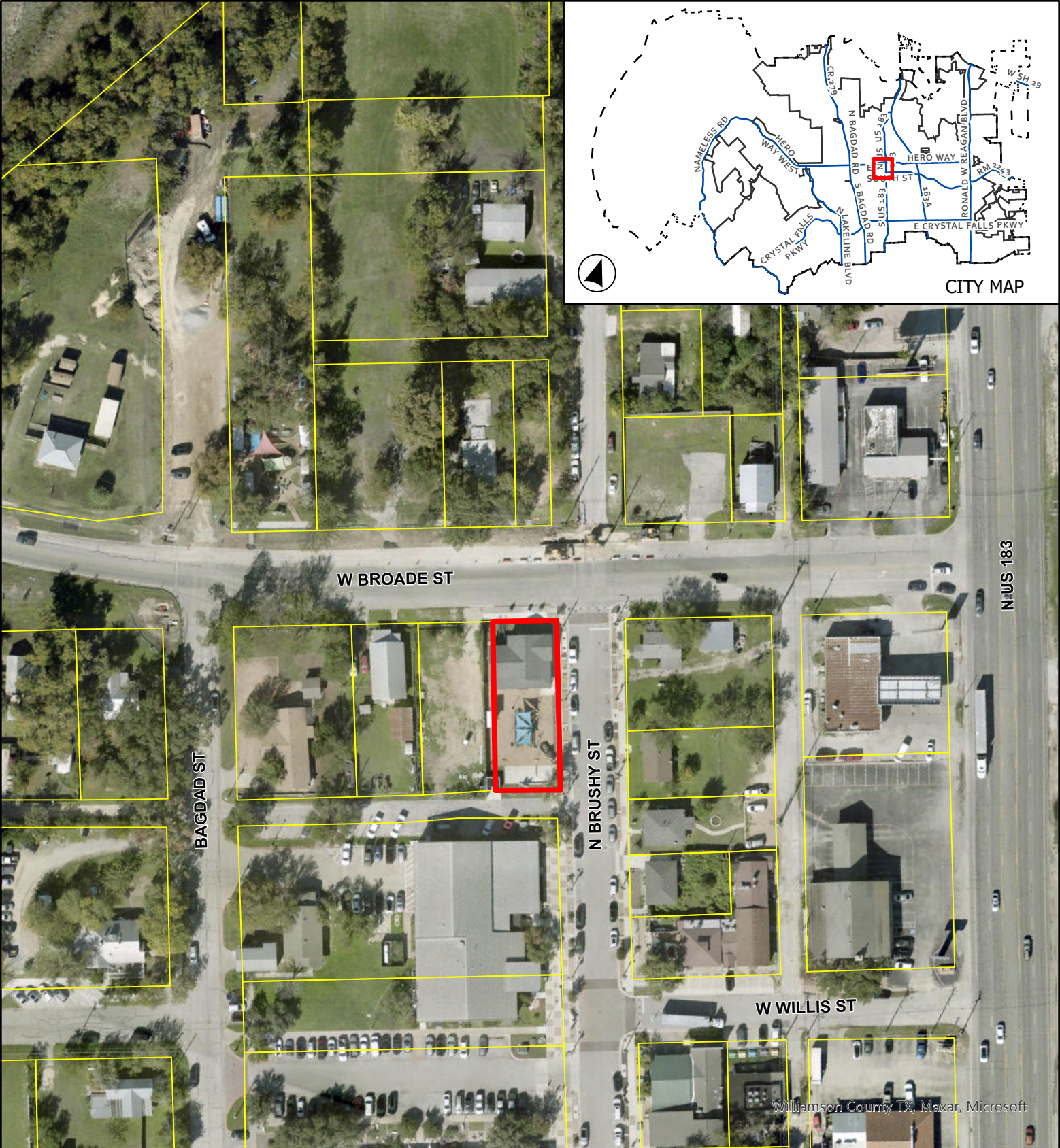
ATTACHMENT 4

NIGHT OWL
SUP

Public Notification

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CITY MAP

N US 183

W BROADE ST

BAGDAD ST

N BRUSHY ST

W WILLIS ST

Williamson County TX, Maxar, Microsoft

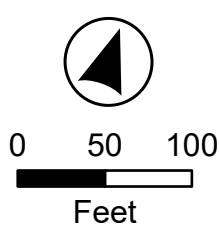
CASE: Z-24-0107

ATTACHMENT 5

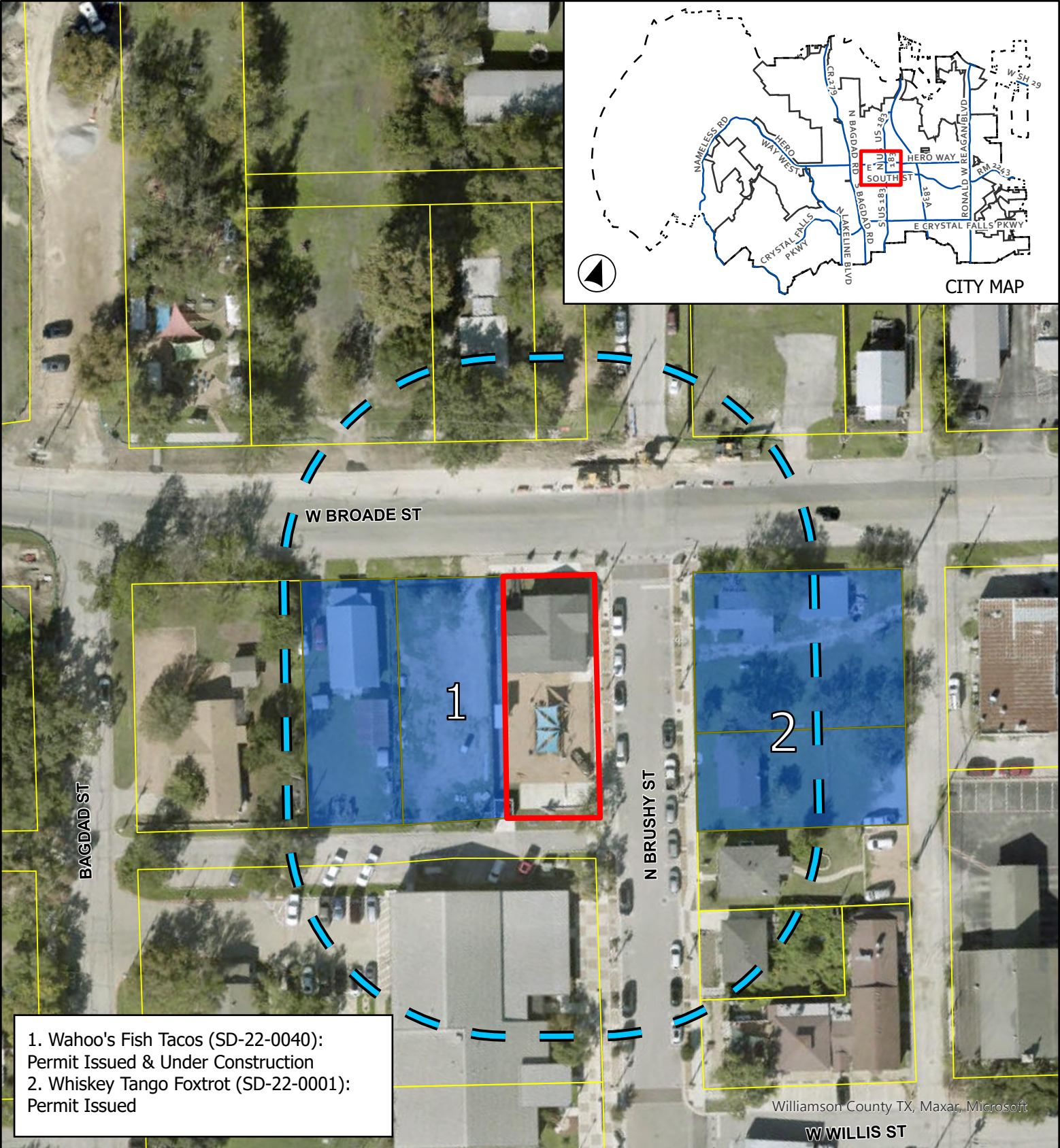
NIGHT OWL
SUP

Aerial Map

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- Leander City Limits
- Subject Boundary



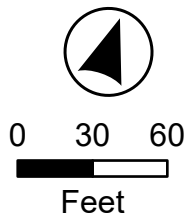
CASE: Z-24-0107

ATTACHMENT 6

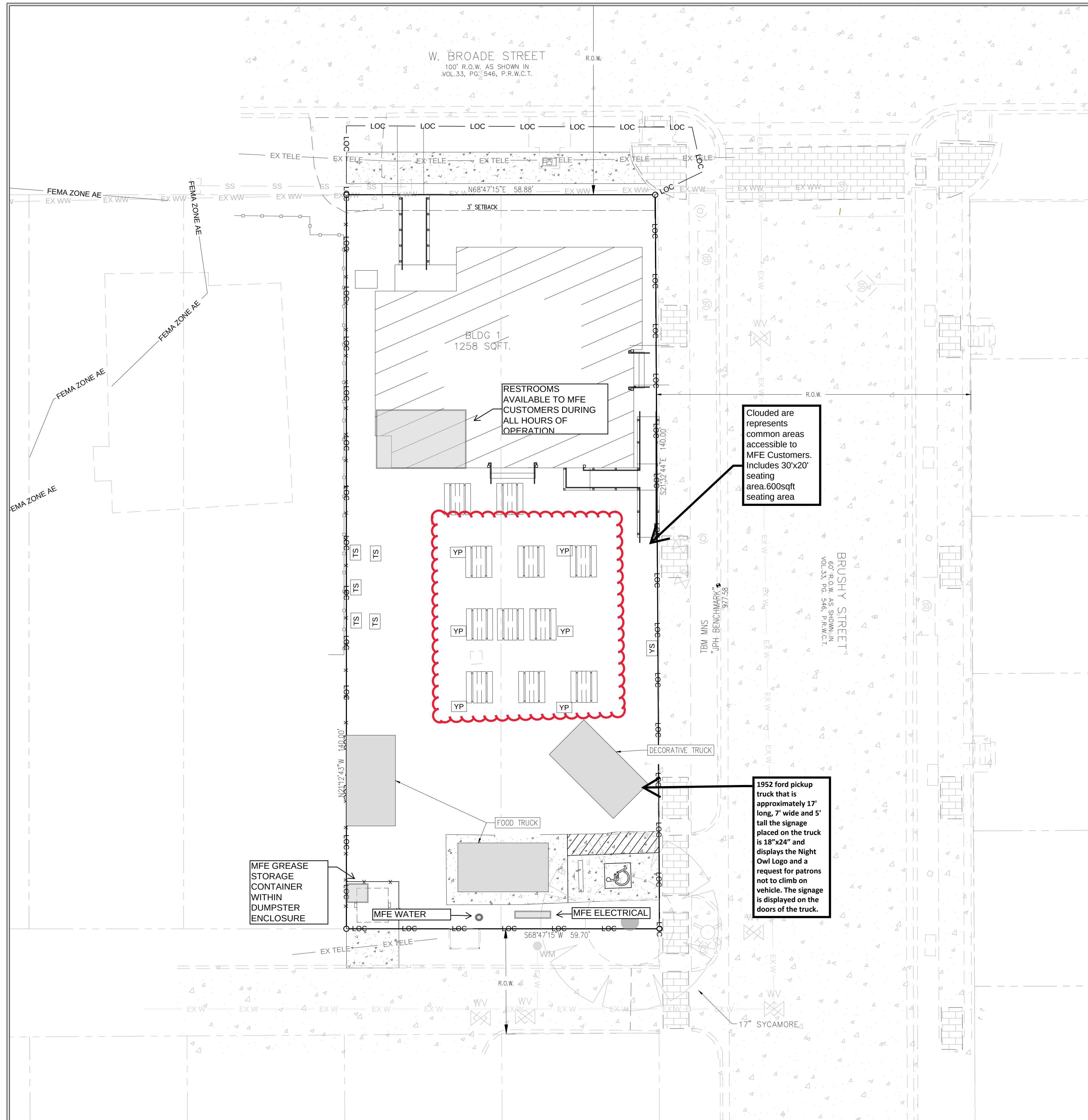
NIGHT OWL SUP

Residential Properties within 150'

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- Leander City Limits
 - Subject Boundary
 - 150' Buffer
 - Residential Properties
- Page 59 of 143



The truck is permitted on-site as 18" x 24" signage.

Exhibit B



March 7th, 2024,

Letter of Intent

THIS LETTER OF INTENT (the "Document") made as of this 7th day of March 2024

BETWEEN

Night Owl Bar of 203 N Brushy St Leander Tx, 78641 (Representative Blayne Thompson)

City of Leander of 105 N Brushy St Leander Tx 78641

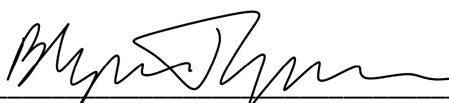
TRANSACTION DESCRIPTION

Night Owl Bar desires to obtain a Special Use Permit for the authorization of placement and operation of a total of 2 Mobile Food Establishments (MFE's) on the premises of 203 N Brushy St Leander Tx 78641. In addition to the MFE's, Night Owl Bar would like authorization for placement of 1 vintage truck as a permanent decorative fixture. The truck is a 1952 ford pickup truck that is approximately 17' long, 7' wide and 5' tall the signage placed on the truck is 18"x24" and displays the Night Owl Logo and a request for patrons not to climb on vehicle. The signage is displayed on the doors of the truck.

This request will require the waiver of 2 separate CPZ ordinances.

- 1) **The MFE's will be located within 150' of a residential dwelling.**
- 2) **We are requesting to place more than 1 MFE on a site less than 1 acre.**

This Letter of intent is respectfully submitted by Blayne Thompson the owners representative for Night Owl Bar.

Signature: 

Name: Blayne Thompson

Date Executed: 3/7/24

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.

Notifications were delivered through USPS and by hand delivery. Addresses, names and contact information and concerns have been provided as an additional document. The outreach letter has been uploaded as an additional document.

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 a separate sheet listing the contact information used including the names and addresses of the individuals.

Additional document attached.

3. What concerns were raised during these communications?

Additional document attached. No concerns have been expressed. This is indicated on the spreadsheet provided.

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

N/A

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

Signature:  Date 1/4/24



January 4, 2024

NEIGHBORHOOD OUTREACH LETTER CONCERNING NIGH OWL BAR SPECIAL USE PERMIT APPLICATION

TO WHOM IT MAY CONCERN:

This letter is to inform you that Night Owl Bar located at 203 N Brushy St Leander Tx 78641 will be applying for a special use permit for the placement of 2 Mobile Food Establishments within the yard area of the bar. Additionally, they will be requesting approval for the permanent placement of a Vintage Truck within the yard area. This process requires us to notify all neighbors within 500'.

If you have any concerns with this, feel free to reach out to me directly or you will have an opportunity to voice your opinions at a planning and zoning commission meeting and a subsequent city council meeting. I am happy to answer any questions you may have. We really do have the community's best interest in mind and do care what everyone has to say.

Regards,

Blayne Thompson

512-784-2014

b.thompson@archerbuildgroup.com



EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/21/2016 – Zoning Approved

05/05/2016 – Zoning Approved

APPLICANT/AGENT:

TDW Development, LLC. and JGHTDH #1, LLC. (James G. Herman).

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-24-0112 Att 1 Planning Analysis - Hero Ranch
2. Z-24-0112 Att 2 Current Zoning - Hero Ranch
3. Z-24-0112 Att 3 FLU Map - Hero Ranch
4. Z-24-0112 Att 4 Public Notification - Hero Ranch
5. Z-24-0112 Att 5 Proposed Zoning - Hero Ranch
6. Z-24-0112 Att 6 Aerial Map - Hero Ranch
7. Z-24-0112 Att 7 Letter of Intent - Hero Ranch
8. Z-24-0112 Att 8 Outreach Summary -Hero Ranch



PLANNING ANALYSIS

ZONING CASE Z-24-0112
HERO RANCH

GENERAL INFORMATION

Owner/Agent: TDW Development, LLC. and JGHTDH #1, LLC. (James G. Herman)..

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: GC-3-C (General Commercial)

Size and Location: The property is located west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, including approximately 14.5 acres.

Staff Contact: Karina Castillo, AICP
Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to allow for a commercial development with the neighboring commercial tract that will include retail, restaurants, offices, and personal service uses.

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 applicant also owns the neighboring property to the northwest, across Airport Drive, and intends develop it as residential to allow for a step-down zoning to buffer the proposed commercial uses from the existing residential uses. That site will require a zone change for future development to comply with the Future Land Use category.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD	Single-Family Residential (Palmera Ridge Subdivision)
EAST	GC-3-C	Fuel Station, Undeveloped
SOUTH	GC-2-B	Undeveloped
WEST	PUD, Interim SFR-1-B	Single-Family Residential

SURROUNDING AREA:

This property is located south of Palmera Ridge subdivision. To the east of the site is a gas station and convenience store. Single-family residences are currently located to the west. The property to the south is undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains a pond and trees that will be reviewed for compliance and mitigation during the development of the site.

PROPERTY HISTORY:

This property annexed into the City of Leander on 01/20/2016 and 5/4/2016.

PREVIOUS ZONING CASES:

No zone cases were previously submitted for this property.



Figure 1: Aerial

MAJOR CORRIDORS:

This property has access onto Hero Way and Airport Drive.

TRANSPORTATION PLAN REQUIREMENTS:

This proposal does not include the construction of new roads.

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	Access Controlled	Commercial	400' ROW Access Controlled 10' sidewalk

SUBDIVISIONS:

No subdivision cases were previously submitted for this property.

EXISTING UTILITIES:

This property has access to water and wastewater along Hero Way as shown in Figures 2 and 3.



Figure 2: Water System



Figure 3: Wastewater System

CURRENT LAND USES:

This property is currently being used as a single-family residence.

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

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

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

SITE COMPONENT**TYPE 3:**

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 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**

- Strategy 1.1: 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 not held with Staff, but the applicant did have several meetings with staff.

NOTIFICATION

04/04/2024 - Public Notice on Hill Country News
 04/10/2024 - Mail Notification to Property Owners within 200'
 04/10/2024 - Public Hearing Signage Posted on Property
 04/25/2024 - Planning and Zoning Commission Public Hearing
 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
 06/06/2024 - 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 at 5:00 pm on 12/19/2023 at Sienna House in the Ranch Sienna neighborhood. A total of six (6) residents/property owners attended the neighborhood meeting. Below is a list of comments/concerns that were discussed during the meeting:

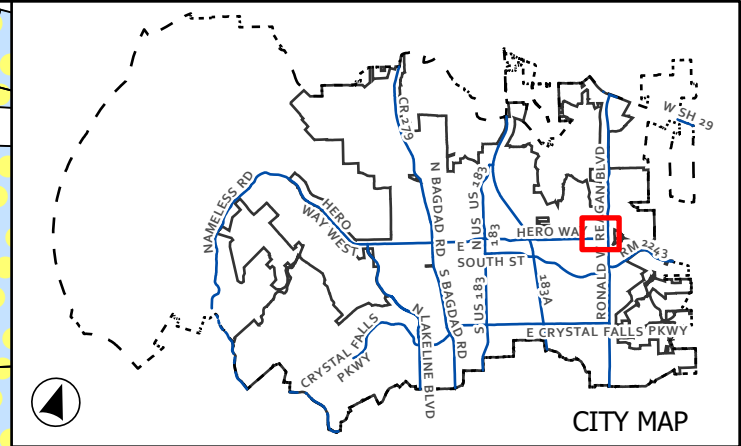
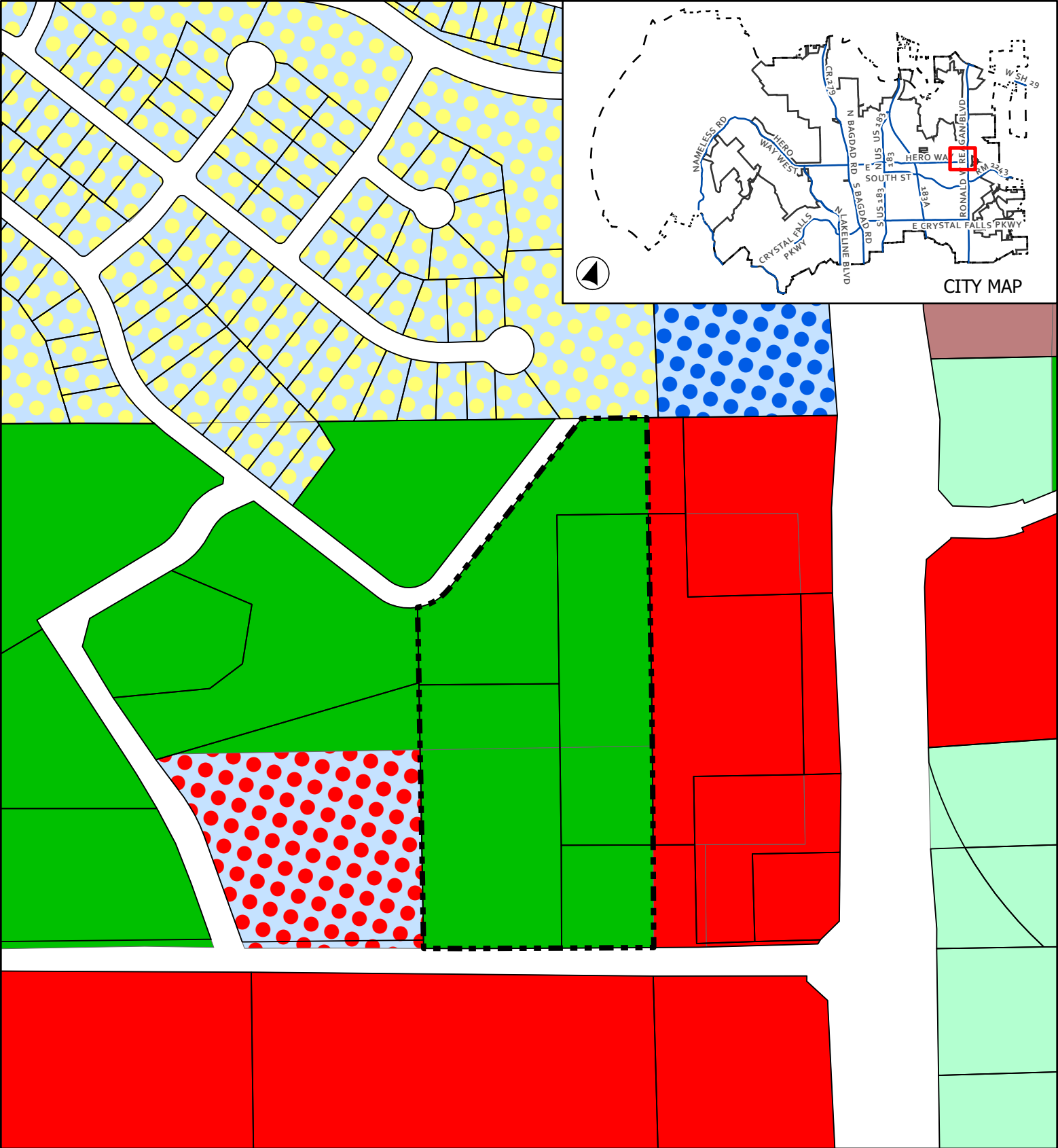
- Site lighting
- Building heights

No changes were made to address issues discussed.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This subject property is located within an Activity Center which is compatible with General Commercial uses. The site has access to Hero Way which is intended to be a controlled access roadway with commercial uses along both sides. The property to the east is zoned General Commercial and a portion of the abutting property to the west is currently zoned for general commercial uses as well. Staff supports this request.



CITY MAP

CASE: Z-24-0112

ATTACHMENT 2

HERO RANCH

Current Zoning

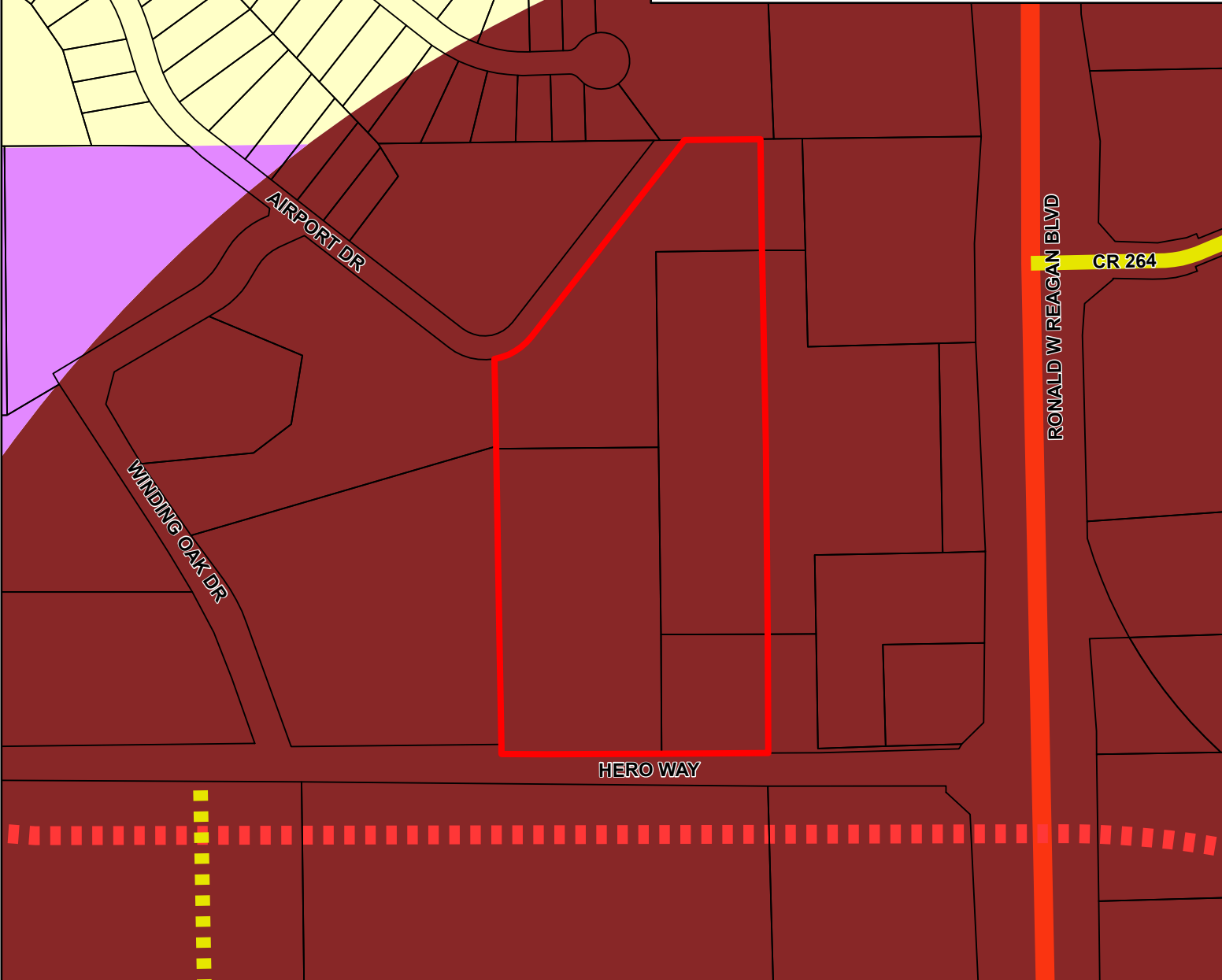
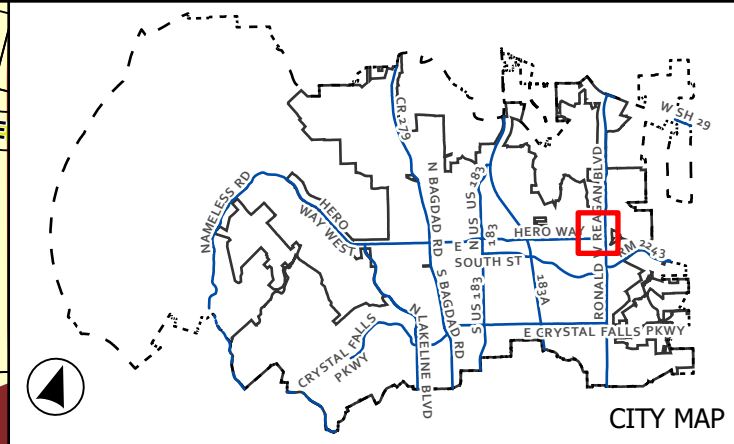
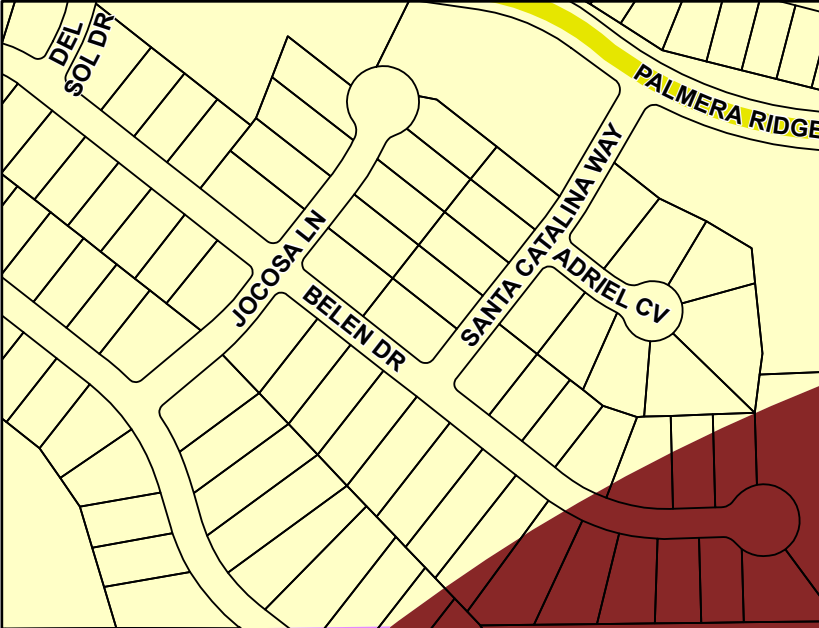
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	Leander City Limits		GC - General Commercial
	Extra-Territorial Jurisdiction		PUD - Single-Family
	Subject Boundary		PUD - Multi-Family
	SFR - Single-Family Rural		PUD - General Commercial
	SFS - Single-Family Suburban		
	LC - Local Commercial		



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Page 70 of 143
Feet



CASE: Z-24-0112 ATTACHMENT 3 HERO RANCH

Future Land Use Map



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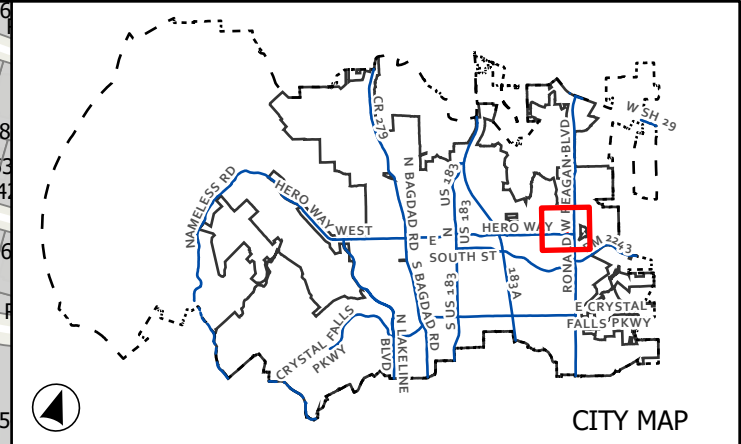
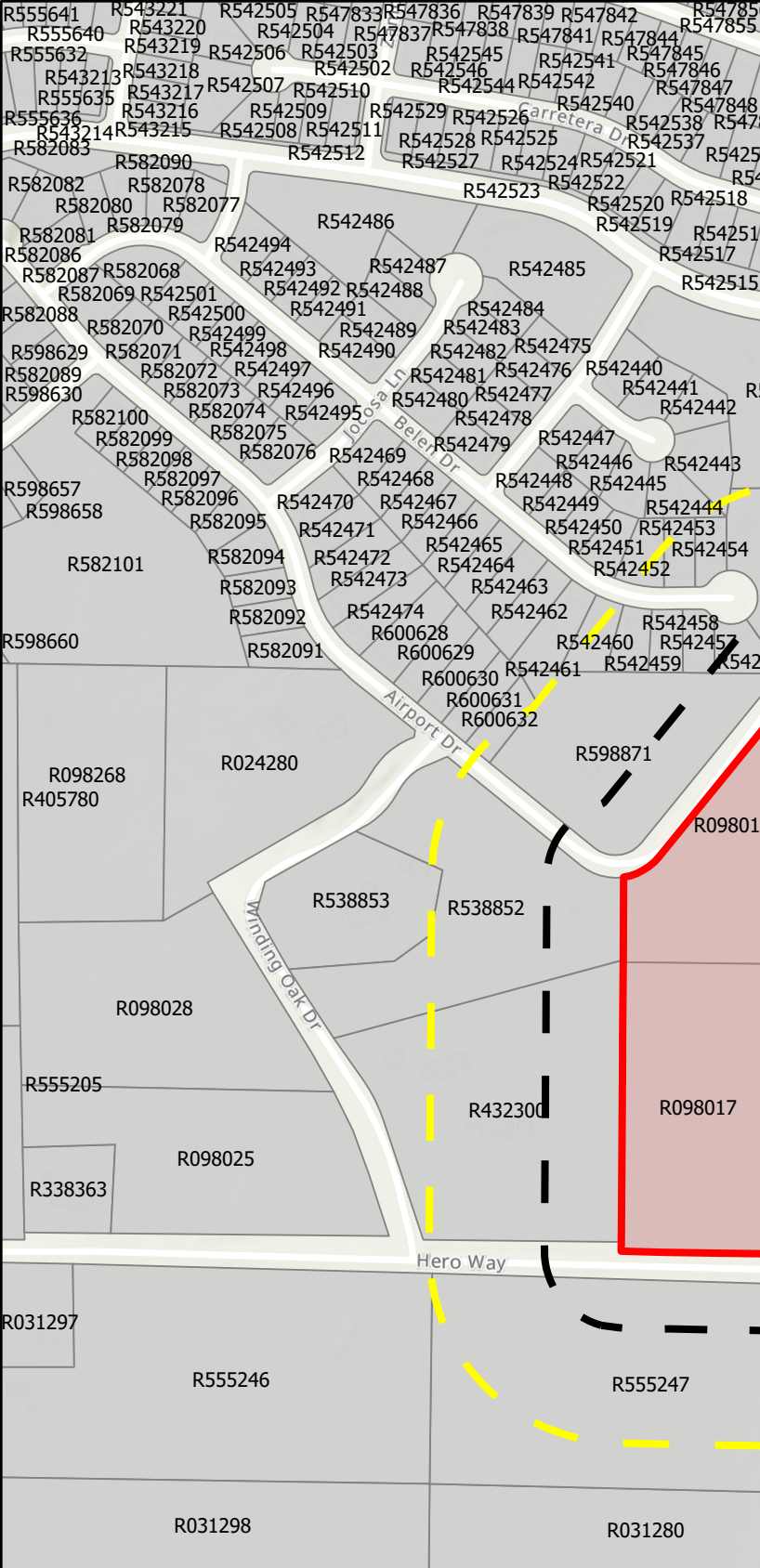
Feet

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

- Multi-Use Corridor - Priority Corridor
- Activity Center
- Employment Center
- Thoroughfare Plan
- Access Controlled, Existing

- Collector, Existing
- Rural, Existing
- Access Controlled, Proposed
- Collector, Proposed

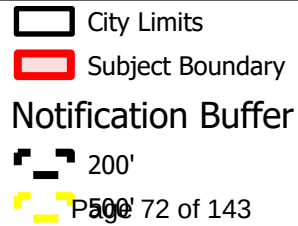
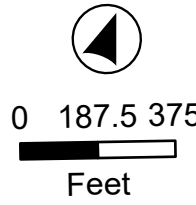
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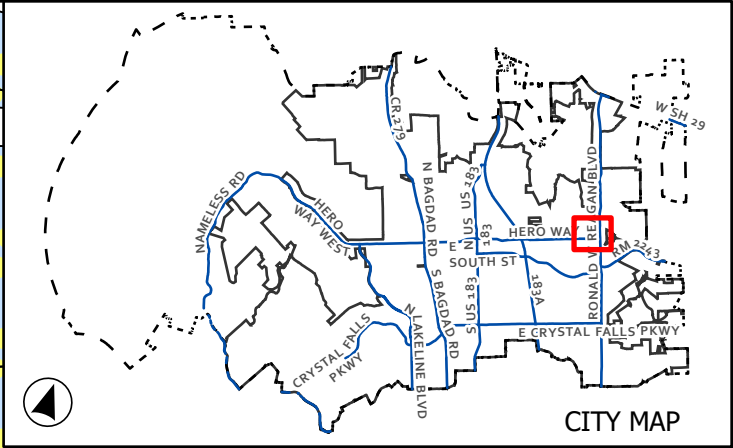
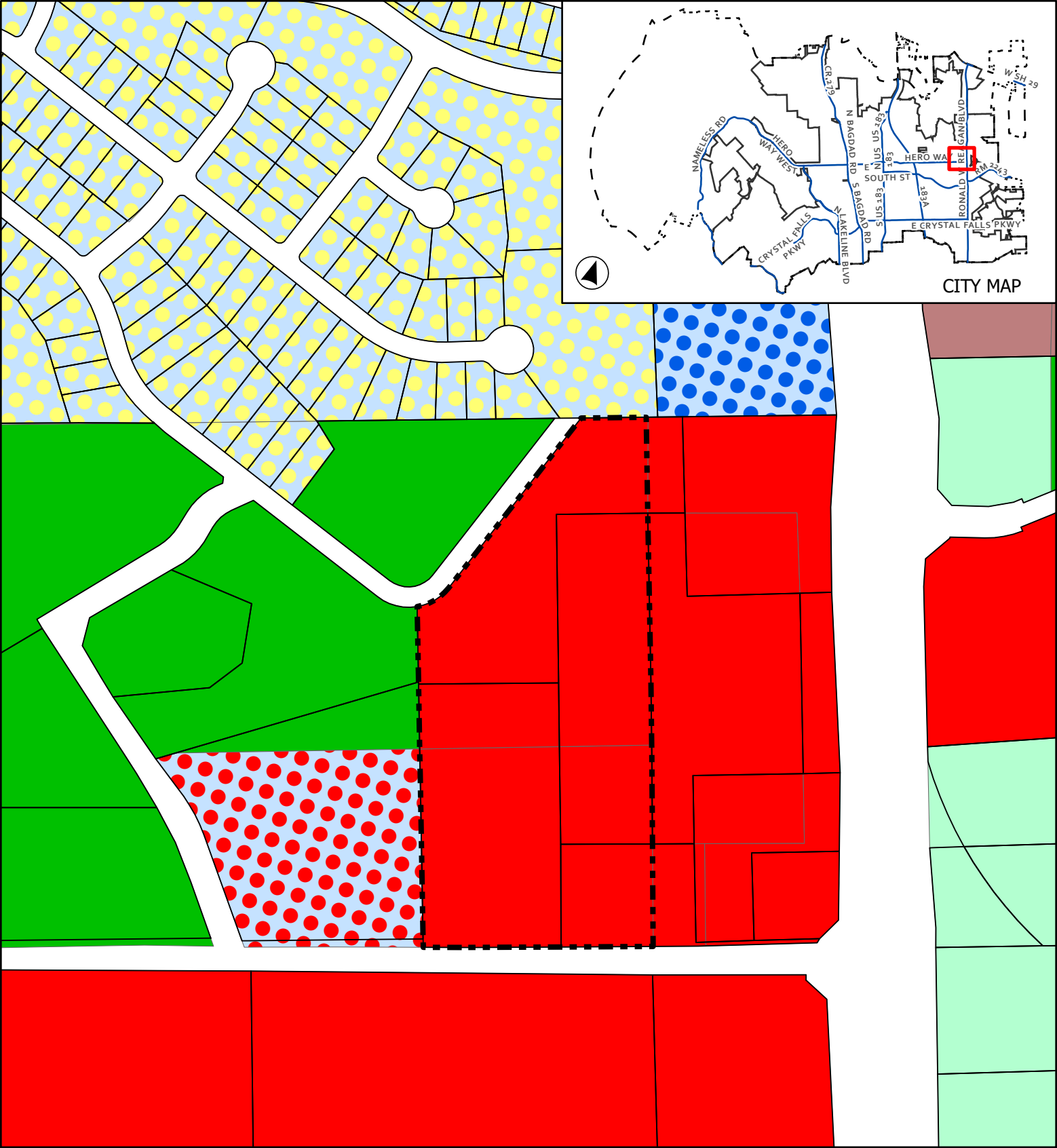


CASE: Z-24-0112 ATTACHMENT 4 HERO RANCH

Public Notification

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CASE: Z-24-0112

ATTACHMENT 5

HERO RANCH

Proposed Zoning

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- | | |
|--------------------------------|--------------------------|
| Leander City Limits | GC - General Commercial |
| Extra-Territorial Jurisdiction | PUD - Single-Family |
| Subject Boundary | PUD - Multi-Family |
| SFR - Single-Family Rural | PUD - Mixed Use |
| SFS - Single-Family Suburban | PUD - General Commercial |
| LC - Local Commercial | |


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Page 72 of 143
Feet



February 14th, 2024

City of Leander Planning Department
201 N. Brushy Street
Leander, TX 78646

RE: General Commercial Zoning Request (GC-3-C) – Letter of Intent
17601 Ronald Reagan Blvd, Leander, TX 78641

To Whom It May Concern:

Please find the attached application to rezone a portion of land located at 17601 Ronald Reagan Blvd. This tract is approximately 14.5 acres in size and is located along the north side of Hero Way, approximately 465 ft to the west from the intersection of Ronald Reagan Blvd. and Hero Way. The proposed commercial zoning for this tract would be GC-3-C and is intended to be a contiguous extension of the existing GC-3-C zoning along the Ronald Reagan frontage of this overall property.

The tract is currently zoned Single Family Rural and there are several existing structures on the property related to a single-family residence/ranch. The property is gently sloped and generally drains from the north to the south. There are numerous trees throughout the site.

This project falls within an Activity Center as identified in the City of Leander Comprehensive Plan. We believe the proposed zoning and uses are compatible with the intent described by the City of Leander. We are striving to develop a community destination featuring several sit-down restaurants, a variety of personal services, retail, medical services, and professional offices. We also intend to incorporate several outdoor patio areas, a decorative and well-maintained retention pond, as well as a playground.

Combining the existing commercial zoned tract and this new commercial tract, the development is planned for approximately 100,000 SF of retail/restaurant along Ronald Reagan and Hero, and approximately 60,000 SF of office and personal services located in the areas without street frontage/visibility.

We also own parcel R598871, but it will remain with the current zoning for now. Our intention in the future is to utilize step-down zoning of some kind in this area to buffer the commercial zoning from the residents at Palmera Ridge.

If you have any questions or concerns, please do not hesitate to call me at (512) 799-8978 or email me at bgh@stonecrestinvestments.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Blake Herman", with a long horizontal flourish extending to the right.

Blake Herman
Asset & Construction Manager
StoneCrest Investments

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 11/20/23 to each owner of property within 500' describing the proposed zoning change and intended uses. Letter and contact information are attached as exhibits to this application. The letter offered contact information through phone, email, and we hosted an open house on 12/19/23 to give property owners a chance to voice their questions and/or concerns. We received 3-4 phone calls from owners to ask questions and 6 residents from Palmera Ridge attended our open house.

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 a separate sheet listing the contact information used including the names and addresses of the individuals.

All property owners, including the HOA for Palmera Ridge, within the 500' area surrounding the subject property were sent the informational letter and highlighted/labeled tax map with the invite to our open house.

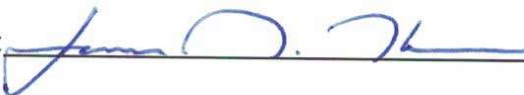
3. What concerns were raised during these communications?

The main questions/concerns that came up were regarding bright lighting that would be visible from their houses. The gas station on the corner at Hero and Ronald Reagan has very bright site lighting and they were concerned our project would be similar to that. Lighting requirements for retail and office are not nearly as intense as a gas station. We believe the residents were comfortable after talking through our plans for the property. There were also questions about building height, but ours are all planned to be single story.

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

No other concerns or correspondence has been received by the applicant from adjacent owners as of 2/14/24.

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

Signature:  Date 2/14/24



November 20th, 2023

RE: Rezoning of 17601 Ronald Reagan Blvd, Leander, TX 78641

Dear Neighbor:

This letter is to notify you of an upcoming commercial development near the intersection of Ronald Reagan Blvd. and Hero Way. We are currently working to rezone a portion of our property to extend our existing General Commercial zoning that runs along Ronald Reagan Blvd. and Hero Way farther to the west. Please see the included tax map showing the subject property and surrounding area.

This project falls within an *Activity Center* as identified in the City of Leander Comprehensive Plan. We believe the proposed zoning and uses are compatible with the intent described by the City of Leander. We are striving to develop a community destination featuring several sit-down restaurants, a variety of personal services, retail, medical services, and professional offices. We also intend to incorporate several outdoor patio areas, a decorative and well-maintained retention pond, as well as a playground. We are a local company that prides ourselves on developing high quality projects. Please look at our website for examples of our other developments – www.stonecrestinvestments.com.

This tract being rezoned is approximately 14.5 acres in size and is located along the north side of Hero Way, approximately 465 ft to the west from the intersection of Ronald Reagan Blvd. and Hero Way. The proposed commercial zoning for this tract would be GC-3-C and is intended to be a contiguous extension of the existing GC-3-C zoning along the Ronald Reagan frontage of this overall property. The tract is currently zoned Single-Family Rural, which is the default zoning when land is annexed by the City of Leander.

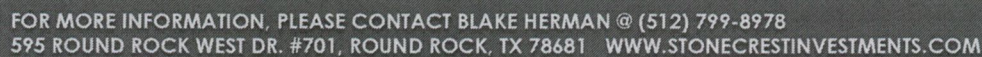
We also own parcel R598871, but it will remain with its Single-Family Rural zoning for now. Our intention in the future is to utilize step-down zoning of some kind in this area to buffer the commercial zoning from the residents at Palmera Ridge.

We have reserved the *Sienna House* in the Rancho Sienna neighborhood for an open house style meeting to discuss any questions or concerns you may have regarding this project. **This meeting will be held Tuesday, December 19th, from 5-7pm at 404 Via De Sienna Blvd, Georgetown, TX 78628.**

If you are unable to attend the meeting and would like to reach out with questions, please do not hesitate to contact me at (512) 799-8978 or bgh@stonecrestinvestments.com.

Sincerely,

Blake Herman
Asset & Construction Manager
StoneCrest Investments





EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD (Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1) parcel of land approximately 56.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding CPA-23-0007 as described above.
- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

BACKGROUND:

This request is the first step in the comprehensive plan amendment process and zoning process.

HISTORY/TIMELINE:

09/22/2005 – Approval of the TOD Zoning

APPLICANT/AGENT:

Drenner Group, PC. (Amanda Swor) on behalf of Euphoria Development, LLC. (Amirali K. Maknojia).

RECOMMENDATION:

Staff recommends denial of the changes to the Comprehensive Plan and denial of the residential portion of the PUD Zoning request.

PRESENTER:

Justin Hunt, Planner

Attachments:

1. CPA-23-0007 & Z-22-0023 Att 1 Planning Analysis - Pioneer Farmstead
2. CPA-23-0007 & Z-22-0023 Att 2 Current Zoning - Pioneer Farmstead
3. CPA-23-0007 & Z-22-0023 Att 3 Current FLU Map - Pioneer Farmstead
4. CPA-23-0007 & Z-22-0023 Att 4 Public Notification - Pioneer Farmstead
5. CPA-23-0007 & Z-22-0023 Att 5 Proposed Zoning - Pioneer Farmstead

6. CPA-23-0007 & Z-22-0023 Att 6 Aerial Map - Pioneer Farmstead
7. CPA-23-0007 & Z-22-0023 Att 7 PUD Notes - Pioneer Farmstead
8. CPA-23-0007 & Z-22-0023 Att 8 Letter of intent - Pioneer Farmstead
9. CPA-23-0007 & Z-22-0023 Att 9 Neighborhood Outreach Summary - Pioneer Farmstead PUD



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE CPA-23-0007 ZONING CASE Z-22-0023 PIONEER FARMSTEAD

GENERAL INFORMATION

Owner/Agent:	Drenner Group, PC. (Amanda Swor) on behalf of Euphoria Development, LLC. (Amirali K. Maknojia).
Current Zoning:	TOD-CD (Transit Oriented Development - Conventional Development)
Proposed Zoning:	Pioneer Farmstead PUD (Planned Unit Development) with the base zoning districts of: SFL-2-A (Single-Family Limited) SFT-2-A (Single-Family Townhouse) CH-2-A (Cottage Housing) GC-3-A (General Commercial)
Size and Location:	The property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas, including approximately 56.65 acres.
Staff Contact:	Justin Hunt Planner

APPLICANT REQUEST

The 2020 Leander Comprehensive Plan, adopted April 1, 2021, has designated the subject property with the Activity Center future land use category. Generally, the desired land use mix of Activity Centers is listed as 70-100% Non-Residential and 0-30% Residential (page 92 of the Comprehensive Plan). The applicant has requested to amend the Comprehensive Plan to allow for the land use percentages of 60% Residential, and 0-40% Non-Residential/Open Space/City-Owned Land within the Activity Center.

In addition to the Comprehensive Plan Amendment, the applicant has submitted a request to change the designated zoning district of their property in order to develop a mixed-use project with commercial uses, residential uses, and open space. The applicant is proposing approximately 18.7 acres of commercial uses, 27.2 acres of residential uses, and 3.6 acres of open space. The PUD proposes GC-3-A, SFL-2-A, SFT-2-A, AND CH-2-A. The PUD includes a maximum of 325 residential units, and includes code modifications in Exhibit A.

STAFF CONCLUSIONS

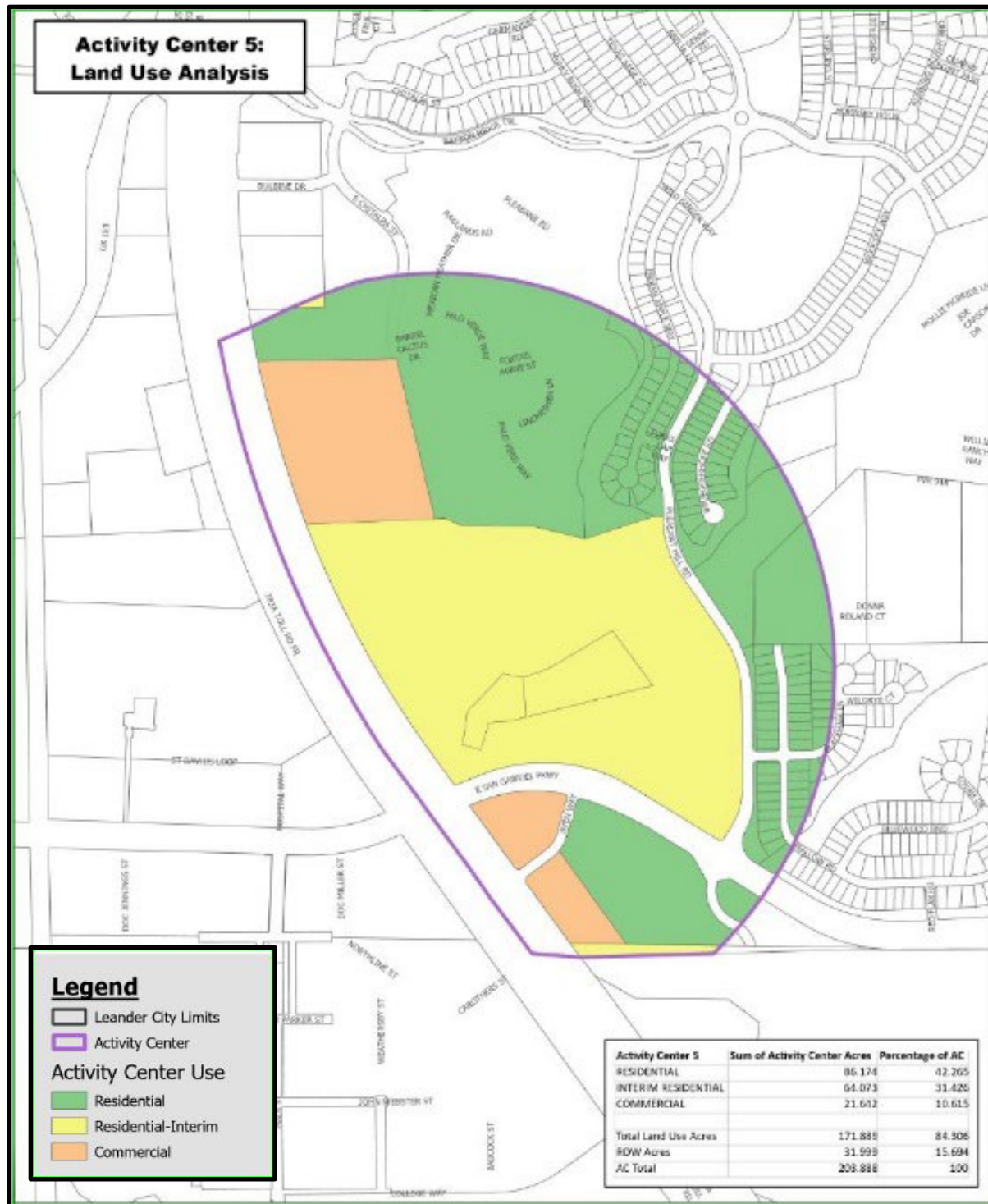
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- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special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

SPECIAL CONSIDERATIONS

This item will require two actions to be taken by the Commission and Council. If the Commission and Council wish to approve the zoning request, they will first need to approve the Comprehensive Plan amendment. The Activity

Center is currently developed as 89.4% residential and 10.6% non-residential uses. The proposed change will increase the permitted percentage of developed residential uses.



The request also does not adhere to the water resolution approved by the City Council, Ordinance 22-031-00 Water Resolution, which prioritizes low density uses components SFR, SFE, and SFS.

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

	ZONING	LAND USE
NORTH	PUD (Planned Unit Development)	Single-Family Residential (Bryson Subdivision) Jean Baptiste PUD – Undeveloped commercially zoned property
EAST	PUD(Planned Unit Development)	Single-Family Residential (Bryson Subdivision)
SOUTH	PUD (Planned Unit Development)	Multi-family (Aven Ridge Apartments) and undeveloped commercially zoned property.
WEST	PUD(Planned Unit Development), T5-Urban Center	St David's Medical Center

SURROUNDING AREA:

This property is located southwest of the Bryson subdivision. It is located north of the Aven Ridge apartments, and east of the Saint David's Medical Center and Northline Development. This property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway.

PHYSICAL AND NATURAL FEATURES:

This property mostly contains open space with a pond and tree coverage at the rear of the property.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 08/08/2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 Adoption of the TOD (Transit Oriented Development) establishing this area as Conventional Development Sector and was approved on 09/22/2005.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road, San Gabriel Parkway, and Pleasant Hill Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes no new roadway extensions per the Transportation Master Plan.

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

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Major Arterial (Access Controlled)	Commercial	Controlled Access 400' ROW Six (6) lanes 10' sidewalk
San Gabriel Parkway	Major Arterial	Mixed Use	100' ROW. Four (4) lanes 10' sidewalk
Pleasant Hill Road	Collector	Residential	74' ROW 5' sidewalk

SUBDIVISIONS:

There were no subdivision cases previously submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater along 183A Toll Road and East San Gabriel Parkway.

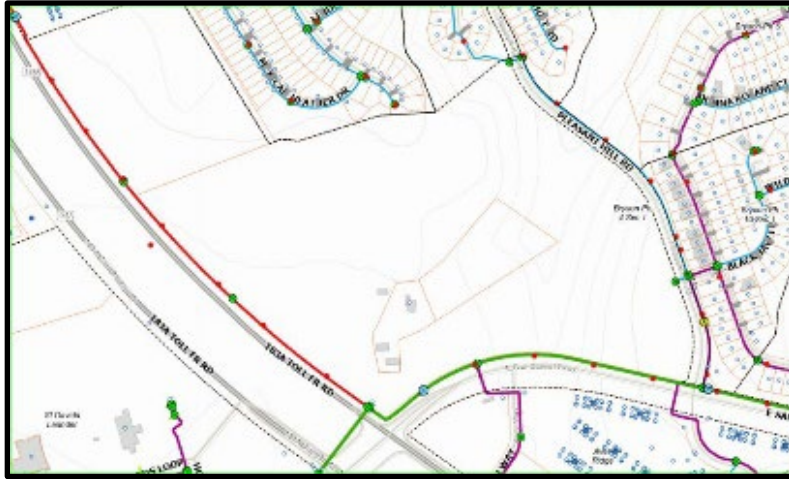


Figure 1 Water

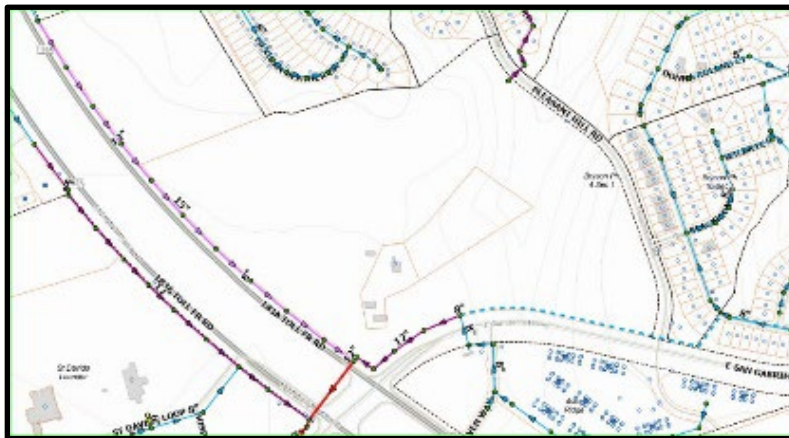


Figure 2 Wastewater

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:
USE COMPONENT**PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The contents of this PUD further explain and illustrate the overall function desired for this development. 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. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

SFL – SINGLE FAMILY LIMITED:

Features: 3,500 sq. ft. lot min.; 900 sq. ft. living area min.

Intent: Development of single-family detached dwellings on small lots, including zero lot line development, and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have small lot sizes and reduced setbacks. 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 should be located closer major intersection. This component is generally intended as follows:

- (1) To provide an orderly transition to and create 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 in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City.
- (4) To include or be located within six hundred feet of parkland or other recreational open space and/or transit opportunities.
- (5) Lots may provide access from a rear alley.
- (6) Proposals for lots less than forty-one (41') feet wide require PUD zoning as stated in Article II, Section 2 (e) (5) (iii).

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.

CH – COTTAGE HOUSING

Features: Three or more detached single-family dwellings per lot

Intent: The Cottage Housing use component provides for the development of multiple single-family detached dwellings on one lot and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have cottage style development. This use component provides for greater flexibility in designing and placing structures while preserving open space, trees, and shared common areas. 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 to and create 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 in the fabric of neighborhoods.

- (3) To include or be located within six hundred (600') feet of shared amenity space. Shared amenity space may include parkland, recreational improvements, amenity centers, or other similar uses.

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.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 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.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

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 City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 05/03/2024. No changes have been made to the project since the development meeting was held.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

04/04/2024 - Public Notice on Hill Country News
 04/10/2024 - Mail Notification to Property Owners within 200'
 04/10/2024 - Public Hearing Signage Posted on Property
 04/25/2024 - Planning and Zoning Commission Public Hearing
 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
 06/06/2024 - 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.

The applicant reached out to the surrounding neighborhood and residential property owners on 3/25/2024, which included going door to door and hand delivering notification letters and discussing the project with any residents available to speak. No immediate concerns or questions were raised during this outreach. Following the initial outreach, they have corresponded with some of the neighborhood community members regarding the project. Some concerns brought up included traffic, noise, and crime. In addition, they virtually attended a meeting with the Bryson Community Association held on April 16th, 2024, and presented the PUD documents, answered questions, and noted concerns. These concerns included traffic, screening walls, and access to the dog park.

An additional in-person meeting will be held with the Bryson Community after the agenda for this meeting is posted on 4/23/2024. The applicant will provide an update from that meeting during the Planning & Zoning meeting.

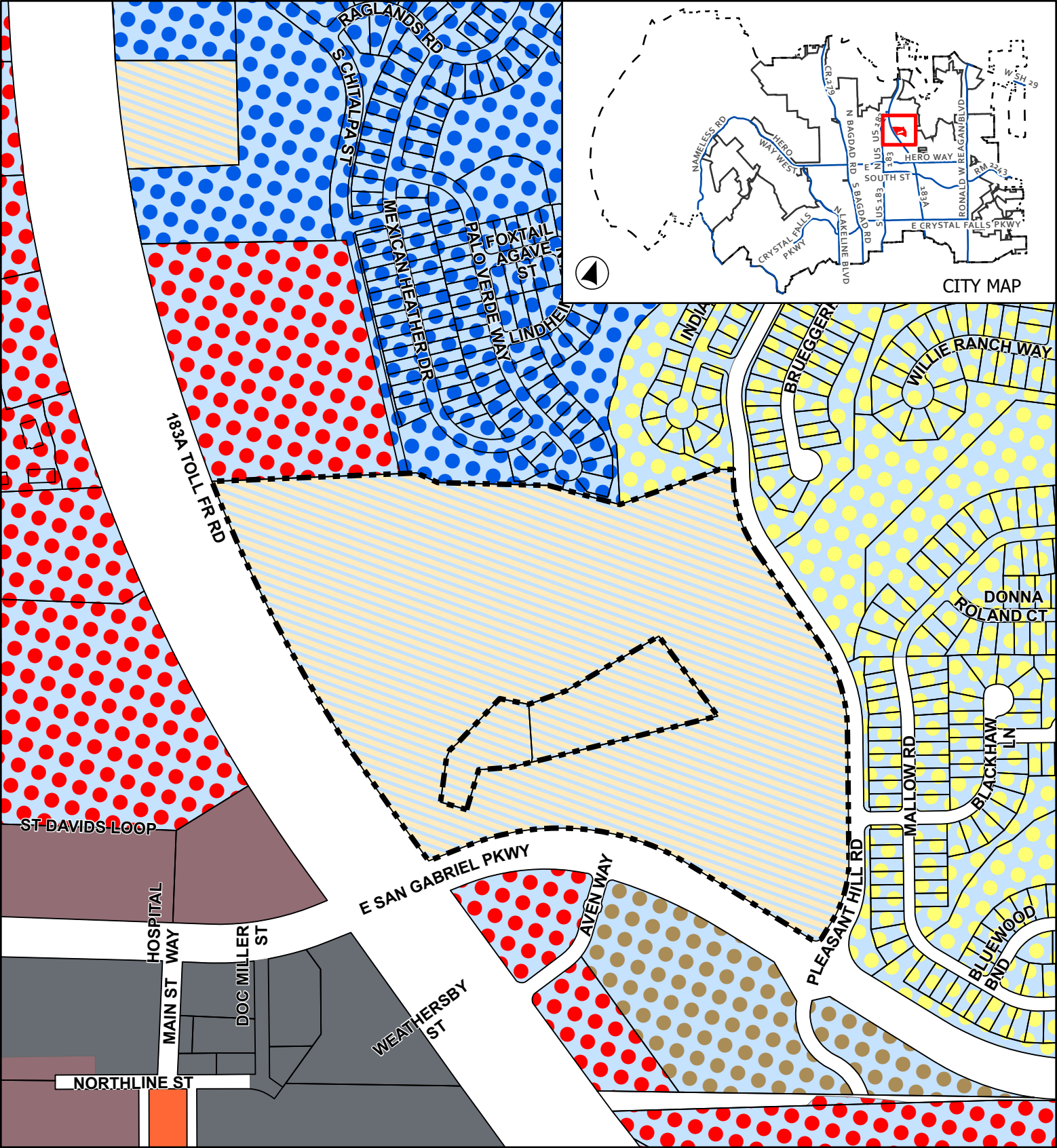
Please see the full report from the applicant attached.

APPROVAL CRITERIA:

Staff does not support the amendment to the Comprehensive Plan to alter the language in order to increase the amount of allowable residential. The zoning request requires that the Activity Center be altered to allow up to 60% residential uses instead of the currently allowed 0-30%. In addition to the zoning request being inconsistent with the current requirements of the Activity Center, it is not consistent with Ordinance 22-031-00 Water Resolution, which prioritizes low density uses components SFR, SFE, and SFS. Staff recommends denial of the Comprehensive Plan Amendment and the residential portion of this zoning request.

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

HIGHER STANDARDS	WAIVERS
Prohibited uses normally allowed with the GC Use component	Condominium regime allowed on SFT
Residential units must front onto the historic farmstead property	Height increase to 60' by right
Master Sign Plan	3.6 acres of open space
Pedestrian connections to surrounding developments	
Limitation on the location of a gas station and car wash	



CASE: CPA-23-0007
& Z-22-0023

ATTACHMENT 2

PIONEER FARMSTEAD

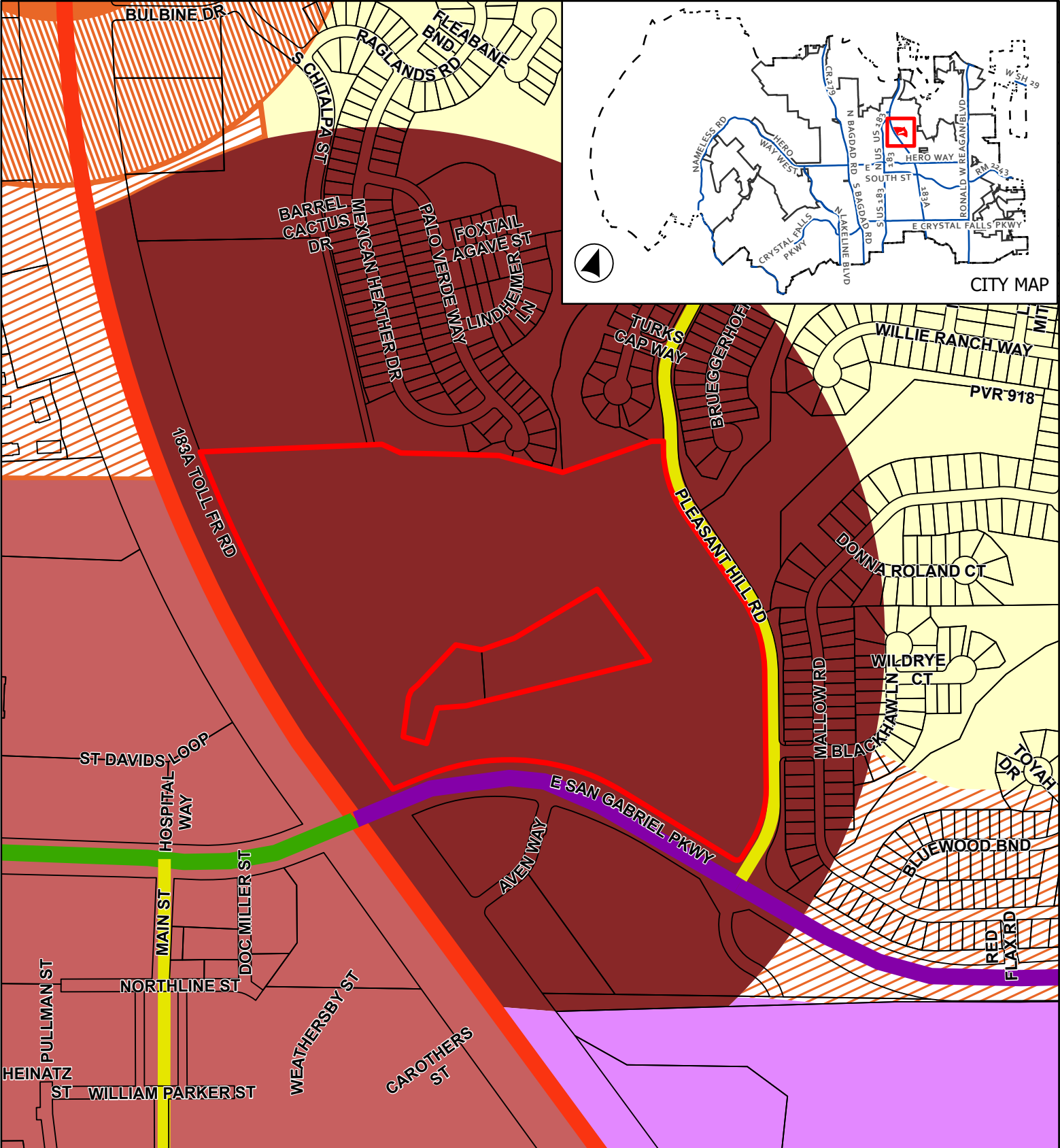
Current Zoning

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
- Extra-Territorial Jurisdiction
- Subject Boundary
- PUD - Single-Family
- PUD - Multi-Family
- PUD - Mixed Use
- PUD - General Commercial
- CD - Conventional Sector
- Civic Building
- T5 - Urban Center
- T6 - Urban Core

0 175 350 Feet

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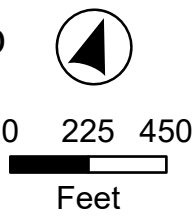
CASE: CPA-23-0007
& Z-22-0023

ATTACHMENT 3

PIONEER FARMSTEAD

Future Land Use Map

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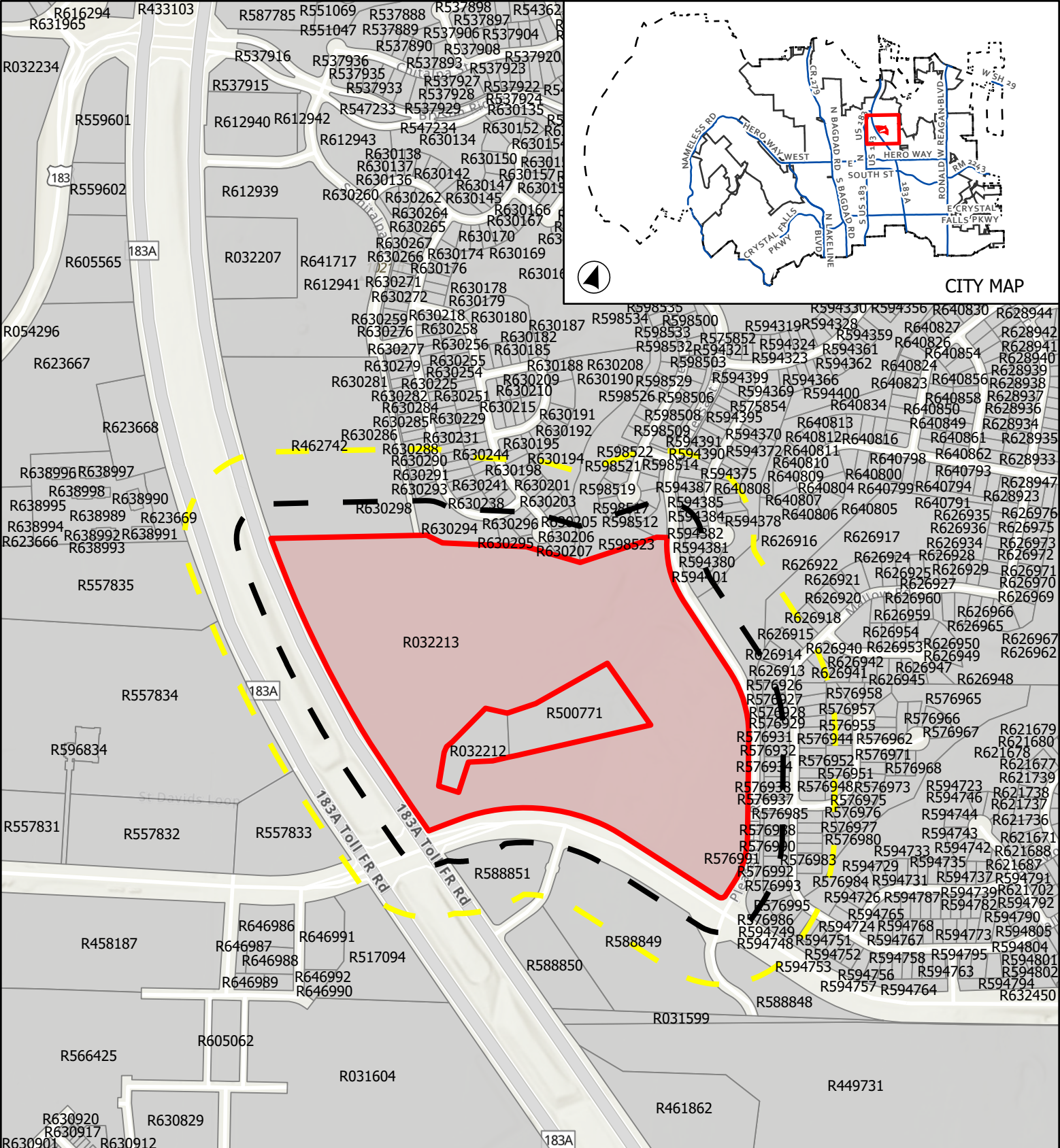
Future Land Use

- Neighborhood Residential
- Neighborhood Center - Solid

- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Activity Center
- Employment Center
- Leander Central

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 6 Lane, Existing
- Arterial 4 Lane, Existing
- Collector, Existing



CASE: CPA-23-0007 & Z-22-0023 ATTACHMENT 4 PIONEER FARMSTEAD

Public Notification

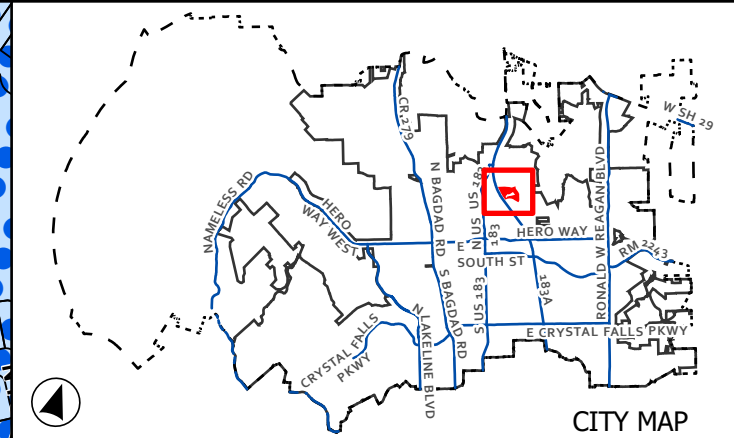
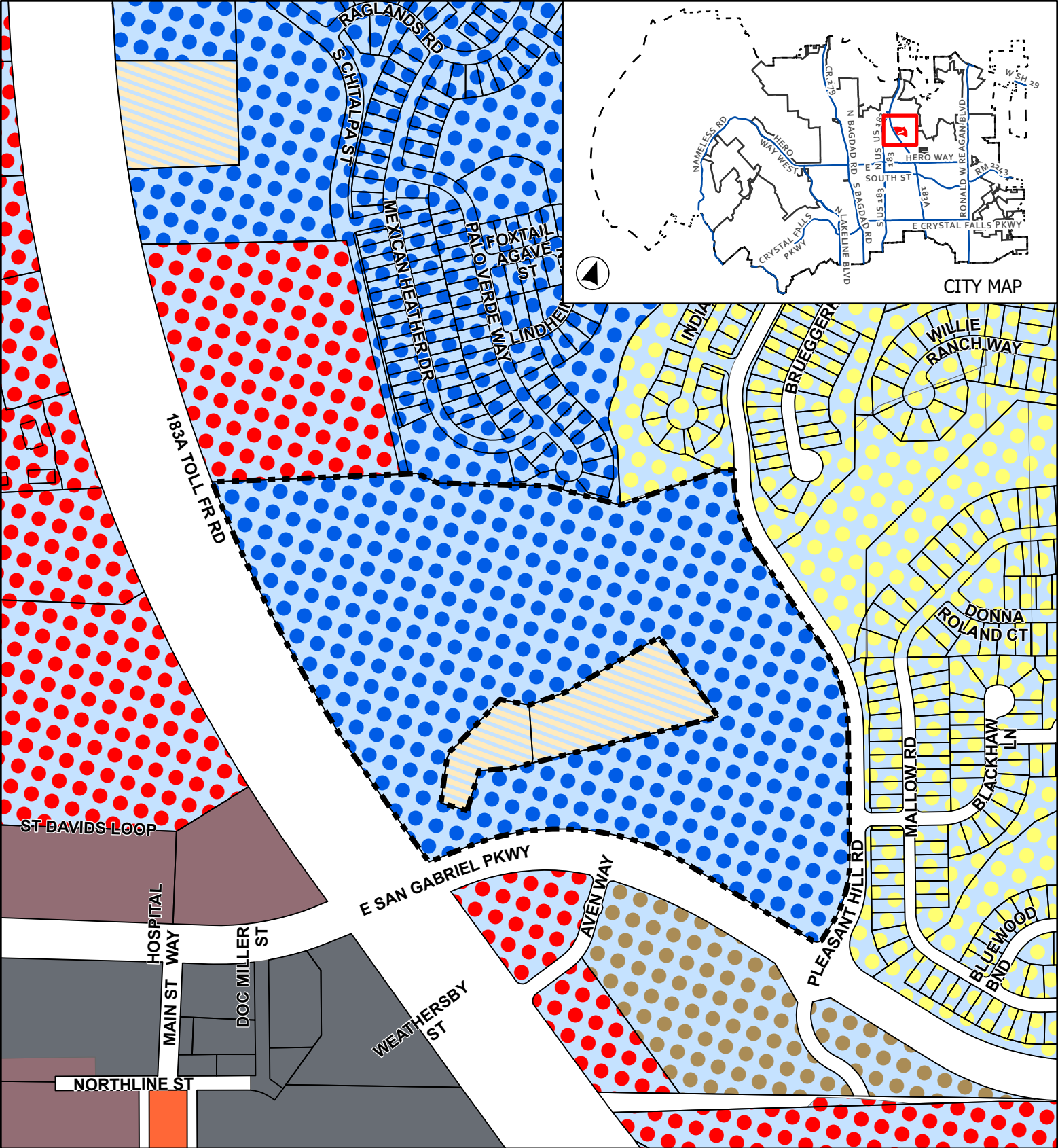
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0 305 610

Feet

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

91 of 143



CASE: CPA-23-0007
& Z-22-0023

ATTACHMENT 5

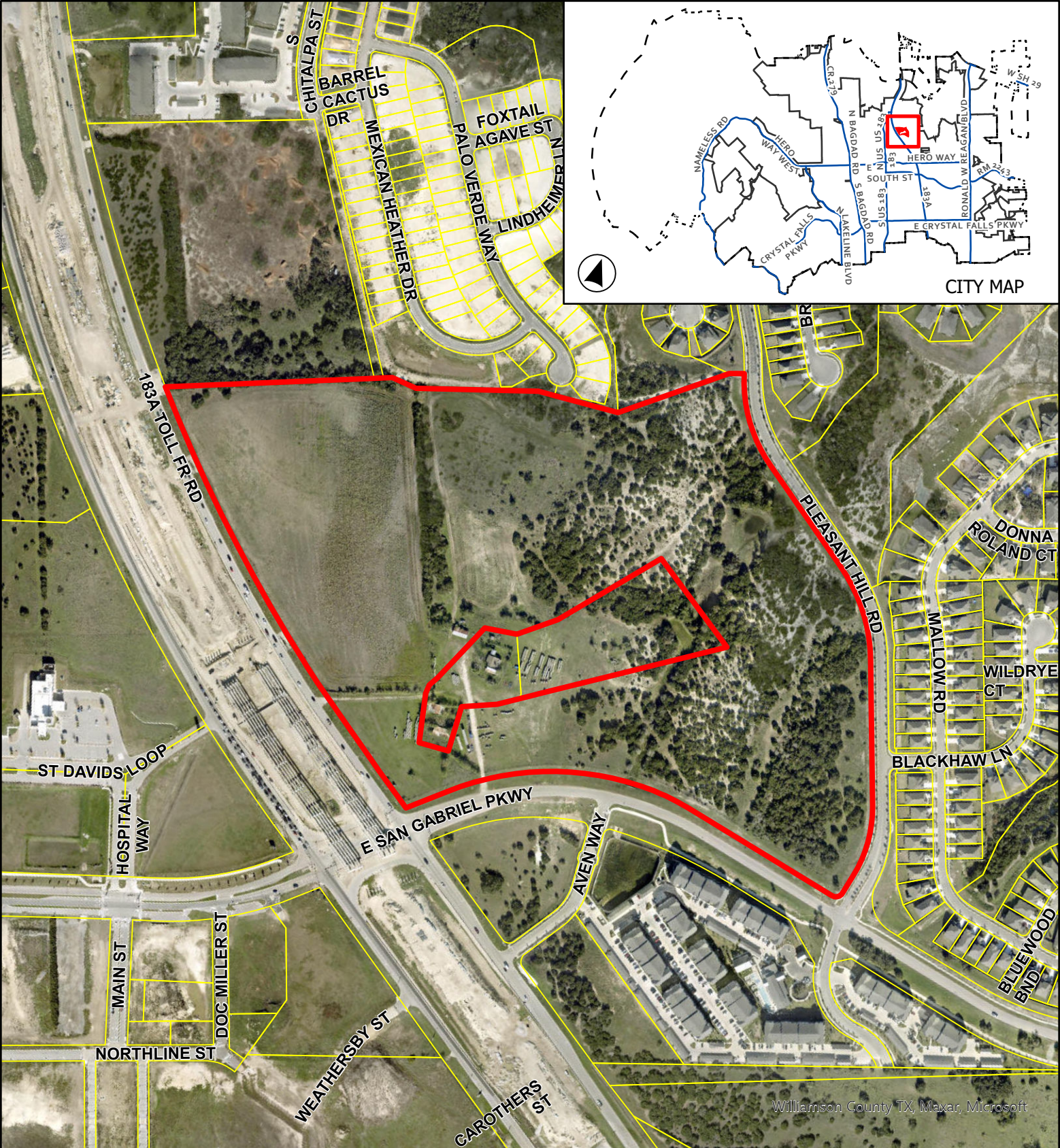
PIONEER FARMSTEAD

Proposed Zoning

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- | | |
|--------------------------------|--------------------------|
| Leander City Limits | PUD - General Commercial |
| Extra-Territorial Jurisdiction | CD - Conventional Sector |
| Subject Boundary | Civic Building |
| PUD - Single-Family | T5 - Urban Center |
| PUD - Multi-Family | T6 - Urban Core |
| PUD - Mixed Use | |





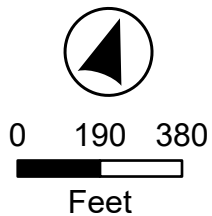
CASE: CPA-23-0007
& Z-22-0023

ATTACHMENT 6

PIONEER FARMSTEAD

Aerial Map

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- Leander City Limits
- Subject Boundary

Exhibit A

Pioneer Farmstead Planned Unit Development

A. Purpose and Intent

1. The Pioneer Farmstead Planned Unit Development (“PUD”) is comprised of approximately 56.65 acres, as shown in **Exhibit B** (the “Property”), located in the City of Leander (the “City”), Williamson County, Texas. The PUD is located in a designated Activity Center, as well as along a Multi-Use Corridor – Priority Corridor (183A Toll) as identified in the City of Leander 2020 Comprehensive Plan. The PUD parcel surrounds the historic Pioneer Farmstead tract (the “Farmstead Tract”), which is currently owned by the City of Leander. The intent of this PUD is the developed a walkable and connected mixed-use project that not only complements but enhances the Farmstead Tract. The PUD is striving to provide opportunities to engage the users of the PUD and residents of the whole of the City of Leander with both the project and the historic property.
2. The PUD has frontage on three roadways, 183A Toll, San Gabriel Parkway, and Pleasant Hill Road. The development of this property includes approximately 18.7 acres of commercial uses and approximately 27.2 acres of residential uses. An additional approximately 3.6 acres of the PUD along Pleasant Hill Road is proposed as publicly-accessible open space which will also provide a direct connection to the Farmstead Tract (the “Open Space Tract”). The Open Space Tract also includes water quality and detention facilities for the PUD. Additional pedestrian connection points to Dogwood Park to the northeast are also proposed.
3. An internal street network is proposed in the PUD to break up the project into a minimum of five (5) walkable blocks. The streets proposed in the PUD will include dedicated public streets as well as private streets.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with 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.
 - i. GC-3-A (General Commercial)
 - ii. SFL-2-A (Single-Family Limited)
 - iii. SFT-2-A (Single-Family Townhouse)
 - iv. CH-2-A (Cottage Housing)
3. In the case that this **Exhibit A** does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. Should there be a conflict between the PUD Notes and the Composite Zoning Ordinance, the PUD Notes shall control.

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 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 in the PUD shall comply with the Composite Zoning Ordinance, except as established in Section D.2. below.
2. The prohibited uses shall include the following:
 - i. Animal hospital, including a crematory associated with such use on site, or a crematory associated with a cemetery.
 - ii. Animal boarding.
 - iii. Equipment or other similar goods sales, repair and service.
 - iv. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
 - v. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - vi. Manufactured housing sales and accessory building sales.
 - vii. Office/warehouse including painting, plumbing, or other similar commercial service.
 - viii. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.
 - ix. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop, wholesale activities with less than 3,500 square feet of gross area of the business.
3. PUD shall be allowed to include a maximum of one (1) gas station use and a maximum of one (1) car wash use. Such gas station and car wash uses shall not be located adjacent to the Farmstead Tract.
4. The maximum residential unit count shall be 325 units.
 - i. Residential uses utilizing the SFT base district standards shall be limited to up to 70% of the total residential uses.

E. Development Standards

1. The following additional standards or modifications shall apply:
 - i. SFT District:
 - a. Units shall have a common wall or be separated by at least ten (10) feet from an adjacent unit.
 - b. A residential condominium regime may be implemented.
 - c. Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.
 - ii. CH District:
 - a. Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.
 - iii. Maximum Height:

- a. The maximum height for commercial uses is limited to 60 feet except when fronting 183A Toll roadway and adjacent to the Farmstead Tract, as depicted by the hatched portion of the commercial land use area of Exhibit C.
- b. The maximum height for commercial uses fronting 183A Toll and abutting the Farmstead Tract is 30 feet, as depicted by the hatched portion of the commercial land use area of Exhibit C.
- c. The maximum height for residential uses is limited to 40 feet.

F. Parkland and Trails

1. The PUD shall provide approximately 3.6 acres as public open space on the Open Space Tract. The water quality and detention pond for the PUD shall be built within this Open Space Tract.
2. The PUD also proposes pedestrian connections to Dogwood Park located northeast of the PUD and a direct connection from the Open Space Tract in the form of trails, sidewalks and/or other pedestrian connections as approved by the Director shall also be required.
3. Provision of this Open Space Tract shall satisfy all parkland dedication, fee-in-lieu and park improvement fee requirements for the development of the PUD.

G. Signage and Branding

1. A Master Sign Plan shall be provided for review with the site development permit plans.
2. All signs and branding elements must conform to standards outlined in the signage and branding master plan.
3. Before a sign may be permitted or constructed within this PUD, the signage and branding master plan must be submitted, reviewed, and approved by the City.



EXHIBIT B

Advance Surveying, Inc.

10518 Kipp Way Suite A-2

Houston, Texas 77099

Phone (281) 530-2939 Fax (281) 556-5464

Email: advance_survey@yahoo.com

TBPLS FIRM NO. 10099200

LEGAL DESCRIPTION 62.650 ACRES (2,729,021 SQUARE FEET)

BEING A 62.650 ACRE (2,729,021 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM MANCIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 247.055 ACRE TRACT OF LAND DESCRIBED BY DEED DATED SEPTEMBER 25, 2012 AND FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2012079162; SAVE AND EXCEPT A 4.000 ACRE TRACT OF LAND AND A 2.000 ACRE TRACT OF LAND DESCRIBED BY DEEDS FILED FOR RECORD UNDER W.C.C.F. NOS. 2019114917 AND 2009004964; SAID 62.650 ACRES (2,729,021 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED GPS TEXAS CENTRAL ZONE NO. 4204):

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (60' RIGHT-OF-WAY) MARKING THE SOUTHEASTERLY CORNER OF LOT 1, A 0.54 ACRE HOA LANDSCAPE AND DRAINAGE EASEMENT RESERVE "V" ACCORDING TO THE MAP AND/OR PLAT OF BRYSON PHASE 4, SECTION 4, FINAL PLAT AS RECORDED IN PLAT NO. 2020091901; SAME BEING THE MOST NORTHERLY, NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 21 DEGREES 18 MINUTES 55 SECONDS EAST, 31.40 FEET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THE TRACT HEREIN DESCRIBED TO A 1/2 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 20 SECONDS, A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 294.43 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 38 DEGREES 01 MINUTES 05 SECONDS EAST, 290.28 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 54 DEGREES 43 MINUTES 14 SECONDS EAST, 420.77 FEET CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33 DEGREES 59 MINUTES 14 SECONDS, A RADIUS OF 565.00 FEET, AN ARC LENGTH OF 335.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 43 MINUTES 37 SECONDS EAST, 330.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 20 DEGREES 43 MINUTES 59 SECONDS EAST, 498.57 FEET, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF CURVATURE IN THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32 DEGREES 29 MINUTES 54 SECONDS, A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 246.73 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 29 MINUTES 02 SECONDS EAST, 243.44 FEET TO A PKNAIL FOUND MARKING A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;



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THENCE, SOUTH 11 DEGREES 45 MINUTES 55 SECONDS WEST, 71.53 FEET CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, TO A PKNAIL FOUND AT A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AT THE NORTHERLY END OF A CURVE TO THE RIGHT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD;

THENCE, FOLLOWING THE AFOREMENTIONED CURVE TO THE RIGHT AT SAID INTERSECTION, HAVING A CENTRAL ANGLE OF 89 DEGREES 41 MINUTES 29 SECONDS, A RADIUS OF 25.00 FEET, A CURVE LENGTH OF 39.14 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 34 MINUTES WEST, 35.26 FEET, TO A 1/2 INCH FOUND AT THE END OF SAID CURVE TO THE RIGHT AND MARKING A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THEN CE, NORTH 78 DEGREES 32 MINUTES 48 SECONDS WEST, 566.50 FEET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 00 MINUTES 27 SECONDS, A RADIUS OF 799.23 FEET, AN ARC LENGTH OF 223.49 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 33 MINUTES 02 SECONDS WEST, 222.76 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 85 DEGREES 26 MINUTES 46 SECONDS WEST, 11.44 FEET, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37 DEGREES 12 MINUTES 01 SECONDS, A RADIUS OF 949.91 FEET AN ARC LENGTH OF 616.75 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 50 MINUTES 44 SECONDS WEST, 605.97 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 48 DEGREES 14 MINUTES 44 SECONDS WST, 152.27 FEET, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND, MARKING THE SOUTHERLY CORNER OF THIS TRACT, AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TOLL ROAD 183A (RIGHT-OF-WAY WIDTH VARIES) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY;

THENCE, NORTH 56 DEGREES 03 MINUTES 40 SECONDS WEST, 233.04 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TOLL ROAD 183A, COMMON WITH THE SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG HE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TOLL ROAD 183A, COMMON WITH THE SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, WITH SAID CURVE OT THE RIGHT, HAVING A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 21 SECONDS, A RADIUS OF 5,529.58 FEET, AN ARC LENGTH OF 1,420.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 42 MINUTES 00 SECONDS WEST, 1,416.96 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHERLY CORNER OF A CALLED 15.40 ACRE TRACT OF LAND CONVEYED TO JEAN BAPTISTE, LTD., A TEXAS LIMITED LIABILITY



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TBPLS FIRM NO. 10099200

COMPANY, BY DEED FILED FOR RECORD UNDER W.C.C.F. NO. 2010069763 AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 67 DEGREES 25 MINUTES 02 SECONDS EAST, 764.79 FEET, WITH THE SOUTHERLY LINE OF SAID CALLED 15.40 ACRES, COMMON WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE SOUTH LINE OF THE RESIDUE OF CALLED 84.069 ACRE TRACT, CONVEYED TO BRYSON MPC HOLDINGS, LLC., BY DEED FILED FOR RECORD UNDER W.C.C.F. NO. 2019008206, MARKING AN ANGLE POINT IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 85 DEGREES 38 MINUTES 42 SECONDS EAST, 88.58 FEET, ALONG THE SOUTHERLY LINE OF SAID RESIDUE OF CALLED 84.069 ACRES, COMMON WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 71 DEGREES 26 MINUTES 21 SECONDS EAST, 416.89 FEET, CONTINUING ALONG NORTHERLY LINE OF THIS TRACT, COMMON WITH A SOUTHERLY LINE OF SAID BRYSON MPC HOLDINGS, LLC., TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR AN ANGLE POINT IN THE TRACT HEREIN DESCRIBED

THENCE, NORTH 84 DEGREES 58 MINUTES 14 SECONDS EAST, 278.95 FEET, CONTINUING ALONG THE SOUTHERLY LINE OF SAID RESIDUE OF CALLED 84.069 ACRES AND THE NORTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHERLY CORNER OF LOT 12, A 3.70 ACRE TRACT RESERVED FOR HOA LANDSCAPE AND DRAINAGE EASEMENT OF THE AFOREMENTIONED PLAT OF BRYSON PHASE 4, SECTION 4 FINAL PLAT, SAME BEING THE SOUTHEAST CORNER OF SAID RESIDUE OF CALLED 84.069 ACRES AND AN INTERIOR ANGLE POINT IN THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 51 DEGREES 43 MINUTES 53 SECONDS EAST, 400.61 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 12 OF SAID PLAT OF BRYSON PHASE 4, SECTION 4 FINAL PLAT, TO A 1/2 INCH IRON ROD FOUND FOR THE MOST SOUTHERLY, SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 1, CALLED 0.54 ACRE HOA, LANDSCAPED AND DRAINAGE EASEMENT

THENCE, NORTH 69 DEGREES 48 MINUTES 16 SECONDS EAST, 51.37 FEET, WITH THE SOUTHERLY LINE OF SAID LOT 1, AND THE MOST NORTHERLY, NORTHEAST LINE OF THE TRACT HEREIN DESCRIBED, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS A NET AREA OF 56.650 ACRES OF LAND AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY DATED FEBRUARY 22, 2021 AND FILED IN THE OFFICES OF ADVANCE SURVEYING, INC., UNDER PROJECT NUMBER 0910870-20-01.



Henry M. Santos

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS

02-22-2021
DATE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 21°18'55" E	31.40'
L2	S 11°45'55" W	71.53'
L3	N 69°48'16" E	51.37'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.13'	25.00'	68°41'17"	S 56°36'33" W	35.26'

LEGEND:

BC - BACK OF CURB
CB - CATCH BASIN
CLR - CENTER LINE OF ROAD
CO - CLEAN OUT
CONC. - CONCRETE
COVD. - COVERED
EC - EDGE OF CONCRETE
ELEV - ELEVATION
FC - FILM CODE
FH - FIRE HYDRANT
G - GUTTER
GM - GAS METER
GT - GREASE TRAP
W.C.C.F. - WILLIAMSON COUNTY CLERKS FILE
W.C.D.R. - WILLIAMSON COUNTY DEED RECORDS
W.C.M.R. - WILLIAMSON COUNTY MAP RECORDS
LP - LIGHT POST
LS - LIGHT STANDARD
NG - NATURAL GROUND
PP - POWER POLE
PS - PARKING SPACES
SAN - SANITARY LINE <18"
SSMH - SANITARY SEWER MANHOLE
STM - STORM LINE <18"
STMH - STORM MANHOLE
SP - SERVICE POLE
SW - SIDEWALK
TP - TOP OF PAVEMENT
WM - WATER METER
WV - WATER VALVE
S - SIGN POST

JEAN BAPTISE, LTD., A TEXAS LIMITED PARTNERSHIP
W.C.C.F. NO. 2010069763
O.P.R.W.C.T.

RESIDUE OF 84.069 ACRES
BRYSON MPC HOLDINGS, LLC,
W.C.C.F. NO. 2019080206
O.P.R.W.C.T.

GROSS AREA: 62.650 ACRES
2,729,021 SQUARE FEET
SAVE AND EXCEPT A
2.000 ACRE AND 4.000 ACRE
NET AREA 56.650 ACRES

NGS MONUMENT MARKER:

FLOODPLAIN REFERENCE MARK NUMBER BM0695 IS A BRASS DISK STAMPED "S 200 1933" SET IN A CONCRETE RETAINING WALL. 2.5 MILES FROM LEANDER ALONG TEXAS AND NEW ORLEANS RAILROAD 1,315 FEET SOUTHEAST OF MILEPOST NO. 34, 15 FEET NORTHEAST OF THE CENTER OF THE RAILROAD TRACK IN A CONCRETE HEADWALL OF PIPE CULVERT NO. 33-E.

ELEVATION=957.98 FEET NAVD 1988, 2001 ADJUSTED.

BOUNDARY AND TOPOGRAPHIC SURVEY OF

62.650 ACRE (2,729,021 SQUARE FEET) TRACT OF LAND SITUATED IN THE MANCIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 247.055 ACRE TRACT OF LAND DESCRIBED BY DEED DATED FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2014002094 AND BEING THAT SAME CALLED 56.728 ACRE TRACT OF LAND CONVEYED TO LEILA W. MISHER, TRUSTEE OF THE LEILA W. MISHER EXEMPT LIFETIME TRUST BY DEED DATED APRIL 16, 2020 AND FILED FOR RECORD UNDER W.C.C.F. NO. 2020054349 SAVE AND EXCEPT 6.0182 ACRES OF LAND BEING A PORTION OF THAT CERTAIN CALLED 2.000 ACRE TRACT DESCRIBED BY DEED DATED JANUARY 27, 2009, FILED FOR RECORD UNDER W.C.C.F. NO. 2009004964; SAID 62.650 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

NOTES:

- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. NO. 2017934-COM EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
- SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

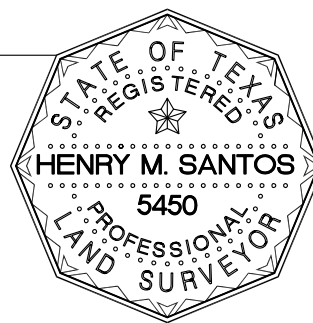
SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "AL" & FLOODWAY. MAP # 48491C, PANEL 0455E, DATED 12-20-19. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: AMIRALI MAKNOJIA AND MOIZ MERCHANT; STEWART TITLE GUARANTY COMPANY;

I, hereby certify that this survey was made on the ground and completed on this 29th day of March, 2021 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition I Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 2017934-COM of STEWART TITLE GUARANTY COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450



- ABSTRACTING BY TITLE COMPANY.
- COPYRIGHT 2021, Advance Surveying, Inc. (Email: advance_survey@asi23.com)

	PURCHASER: AMIRALI MAKNOJIA AND MOIZ MERCHANT	SCALE: 1" = 100'
	ADDRESS: 10500 TOLL ROAD NORTH LEANDER, TEXAS 78641	FIELD WORK: 02-22-21/VR
	LENDER: -	DRAFTING: 03-29-21/JG
	TITLE CO.: STEWART TITLE GUARANTY COMPANY	FINAL CHECK: 03-29-21/HIS
	JOB NO.: 0910870-20-01B	REVISIONS:
PHONE: 281 530-2939 FAX: 281 530-5464	G.F. NO.: 2017934-COM	
	KEY MAP: 4-2838	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200

SCHEDULE "B" ITEMS:

- 10c EASEMENT: RECORDED: VOLUME 518, PAGE 348, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: PEDERNALES ELECTRIC COOPERATIVE, INC./PURPOSE: ELECTRIC TRANSMISSION LINE (DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.)
- 10g EASEMENT: RECORDED: DOCUMENT NO. 2006066935, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: WILLIAMSON COUNTY, TEXAS, ITS AGENTS AND ASSIGNS/PURPOSE: DRAINAGE (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10h EASEMENT: RECORDED: DOCUMENT NO. 2007004722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: WATERSTONE JEAN BAPTISTE, L.P., A TEXAS LIMITED PARTNERSHIP PURPOSE: WASTEWATER LINE (DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.)
- 10i EASEMENT: RECORDED: DOCUMENT NO. 2009004964, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY PURPOSE: ACCESS (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10j EASEMENT: RECORDED: DOCUMENT NO. 2015051146, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: PUBLIC UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10k EASEMENT: RECORDED: DOCUMENT NO. 201805957, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: PUBLIC UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10l RECORDED: DOCUMENT NO. 201805958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: SIDEWALK (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10m EASEMENT: RECORDED: DOCUMENT NO. 201805959, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: TEMPORARY CONSTRUCTION (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10n EASEMENT: RECORDED: DOCUMENT NO. 201805960, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: WASTEWATER UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10o EASEMENT: RECORDED: DOCUMENT NO. 2018057364, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: PUBLIC UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10p TERMS, CONDITIONS AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENTS: RECORDED: DOCUMENT NOS. 2005050819 AND 2007004724, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)
- 10q TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT: RECORDED: DOCUMENT NO. 2009004963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TYPE: RESERVATION OF PRESERVATION EASEMENT (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)
- 10r TERMS, CONDITIONS AND STIPULATIONS IN THE RECONFIGURATION AGREEMENT: RECORDED: DOCUMENT NO. 2009004965, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)
- 10s TERMS, CONDITIONS AND STIPULATIONS IN THE AGRICULTURAL AGREEMENT: RECORDED: DOCUMENT NO. 2009004966, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)

*This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

Note: Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.

LEGEND		
	Residential	(27.6 acres)
	Commercial	(18.6 acres)
	Open Space	(3.6 acres)
	Right-of-Way	(6.3 acres)
Total		56.1 acres

- Property Line
- City-Owned Property (6 acres)
- Building Height & Setback limitations Boundary

1. Farmstead Tract
2. Park Space
3. Detention Pond
4. Vehicular Entry



Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

November 20, 2023

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Comprehensive Plan Amendment Request – Comprehensive Plan Amendment Request related to the Pioneer Farmstead Planned Unit Development (“PUD”) for the 56.65-acre piece of property located at the northeast corner of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit the enclosed Comprehensive Plan Amendment package. This request is related to the project that is titled Pioneer Farmstead PUD and is located at the northeast corner of 183A Toll Road and East San Gabriel Parkway. The Property also has frontage on Pleasant Hill Road. The requested rezoning of the Property is from CD, Conventional District, district to PUD, Planned Unit Development, district. The Property is currently undeveloped and surrounds the historic Pioneer/Bryson Farmstead parcel. The owner intends to develop the Property with a mixed-use project with commercial uses, residential uses, and open space.

The proposed project will contain approximately 18.7 acres of commercial uses, approximately 27.2 acres of residential uses, and approximately 3.6 acres of publicly-accessible open space. The PUD will include a maximum of 325 residential units. The owner intends to work with City staff on the site design of the PUD such that it complements and enhances proposed improvements to the historic farmstead parcel.

The 2020 Leander Comprehensive Plan, adopted April 1, 2021, has designated the Property with the Activity Center future land use, and specifically within Activity Center 5. Generally, the desired land use mix of Activity Centers is listed as 70-100% Non-Residential and 0-30% Residential (page 92). We are requesting to amend the comprehensive plan to allow for the entitlements and future development associated with the Pioneer Farmstead PUD within

Activity Center 5, with the understanding that the proposed land use mix of the proposed project does not currently align with the comprehensive plan desired mix for Activity Centers. As noted in the accompanying application form, the desired land use mix for Activity Center 5, measured based on acreage and not density, is requested to be 60% Residential, and 0-40% Non-Residential/Open Space/City-Owned Land. This request will accommodate up to 325 residential units.

A market analysis was completed prior to the submittal of this PUD update to guide the mix of uses breakdown and site layout process. Additionally, the PUD was thoughtfully and intentionally designed to highlight the historic farmstead tract as an important amenity for the PUD and for the City of Leander.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Claire Hempel, Design Workshop (*via electronic delivery*)

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

July 25, 2023

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Pioneer Farmstead PUD – Planned Unit Development (“PUD”) update for the zoning application for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD update package. The project is titled Pioneer Farmstead PUD and is located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway. The Property also has frontage on Pleasant Hill Road. The requested rezoning of the Property is from CD, Conventional District, district to PUD, Planned Unit Development, district. The Property is currently undeveloped and surrounds the historic Pioneer/Bryson Farmstead parcel. The owner intends to develop the Property with a mixed use project with commercial uses, residential uses, and open space.

The proposed project will contain approximately 18.7 acres of commercial uses, approximately 27.2 acres of residential uses, and approximately 3.6 acres of publicly-accessible open space. The PUD will include a maximum of 325 residential units. The owner intends to work with City staff on the site design of the PUD such that it complements and enhances proposed improvements to the historic farmstead parcel.

The PUD proposes GC-3-A, General Commercial, base zoning for the commercial uses and SFL-2-A, Single-Family Limited, SFT-2-A, Single-Family Townhouse, and CH-2-A, Cottage Housing, districts for the residential uses. Code modifications are requested with the PUD as outlined in the attached Exhibit A. An internal street network is proposed which will break up the parcel into a minimum of five (5) district, walkable blocks. The Conceptual Site Layout is included in this PUD application package as Exhibit B.

A market analysis was completed prior to the submittal of this PUD update to guide the mix of uses breakdown and site layout process. Additionally, the PUD was thoughtfully and intentionally designed to highlight the historic farmstead tract as an important amenity for the PUD and for the City of Leander.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being larger and more prominent than the last name "Swor".

Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Claire Hempel, Design Workshop (*via electronic delivery*)

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

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.

The applicant prepared a notification flyer regarding the project which included contact information for Amanda Swor and Kate Kniejski (both of Drenner Group), as well as general PUD details and the Land Use Plan. These flyers were hand-delivered on March 22, 2024 to all the residential properties within 500 feet of the proposed PUD property. Additionally, a letter was mailed to the neighborhood's HOA Board by certified mail on March 21, 2024. The addresses of all the included properties are included as an attachment to this summary, as well as the notification flyer. Kate Kniejski completed the hand-delivery of all letters.

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 a separate sheet listing the contact information used including the names and addresses of the individuals.

Property owners within 500 feet of the Property and the Homeowners Association were notified. A comprehensive list of all the entities who were notified is attached. We have also contacted the HOA by email and will attend the next Board meeting on April 16, 2024, where we will present the PUD to the neighbors and answer any questions that may come up.

3. What concerns were raised during these communications?

No immediate concerns were raised during hand delivery of the notification letters. We received one response from a neighbor by email, who was interested in the businesses that may move into the proposed commercial tracts of the PUD. Most folks we spoke with in person were happy to have received the notification and to be kept informed.

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

No conditions were added or modified to the PUD following the hand delivery of the letters to the neighborhood, or following the mailing of the notification to the HOA. This may change following our meeting with the neighborhood on April 16, 2024.

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

Signature: Amanda Swor

Date March 22, 2024

March 21, 2024

Re: Pioneer Farmstead PUD – a rezoning application for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll and San Gabriel Parkway in the City of Leander, Williamson County, Texas (the “Property”).

Greetings, Neighbors!

We are reaching out as representatives of the Property owner of the parcel located at the northeast corner of Highway 183A Toll and San Gabriel Parkway to inform you that we have filed a PUD rezoning application for the Property, see image on reverse side. The current zoning is CD, Conventional District, and the rezoning request is from CD to PUD, Planned Unit Development, district, which will allow for a mixed use development on the Property.

The proposed development allows for a variety of uses, including retail, office and restaurant uses along the Highway 183A Toll Frontage Road and San Gabriel Parkway, and lower density residential uses closer to Pleasant Hill Road and the interior of the Property. Additionally, approximately 3.6 acres of public open space is proposed along Pleasant Hill Road.

Property owners within 200 feet of the project will receive notice of the public hearing schedule for the PUD from the City of Leander. This notification will provide information on the date(s), time(s) and location(s) of the hearings. We anticipate public hearings to begin in late April.

We would love the opportunity to discuss the rezoning case, proposed project, and any questions you may have. Please do not hesitate to reach out to Amanda Swor or Kate Kniejski (contact information provided below) if you have any questions or concerns about the rezoning application, the City of Leander rezoning process, or the proposed project itself. We are working to schedule a virtual meeting to introduce the PUD to the community within the next few weeks – please reach out to Amanda or Kate as well if you would like to be included in correspondence related to the scheduling of the meeting.

Amanda Swor – aswor@drennergroupp.com - (512) 807-2904

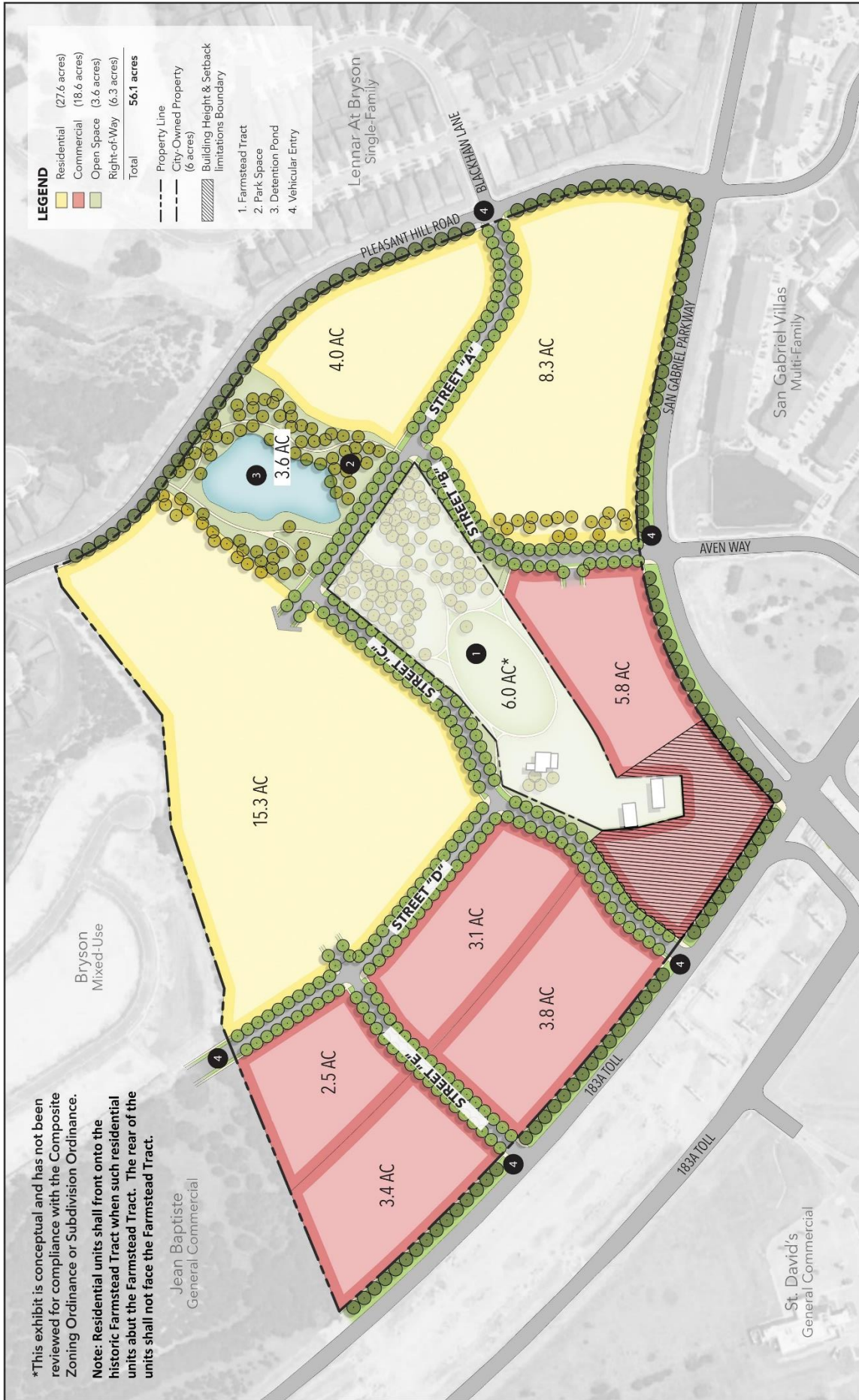
Kate Kniejski – kkniejski@drennergroupp.com - (512) 807-2905

Thank you, and we look forward to speaking with you!

Sincerely,



Amanda Swor
Drenner Group, PC



DESIGNWORKSHOP

PIONEER FARMSTEAD EXHIBIT C: CONCEPTUAL SITE LAYOUT & LAND USE PLAN



Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

April 18, 2024

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Pioneer Farmstead PUD – Planned Unit Development (“PUD”) neighborhood outreach summary update for the zoning application (case number Z-22-0023) for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit this letter with an update to our neighborhood outreach efforts (“Update Letter”) for the Pioneer Farmstead PUD application (the “Project”). We initially submitted the required Neighborhood Outreach Summary (“Initial Summary”) for your review on March 25, 2024.

The Initial Summary detailed the first neighborhood outreach effort, which included block-walking to hand-deliver notification letters to all residents within 500 feet of the Property, and discussing the Project with any resident who was available to speak with us. Feedback we received during this effort was largely gratitude for the notification with no immediate questions or concerns regarding the Project.

Following initial outreach, we have electronically corresponded with one member of the Bryson Neighborhood community, Mr. Dustin Rhodes, and responded to each of his questions regarding the Project. These concerns focused mainly on traffic, noise, and crime concerns.

Additionally, we virtually attended the Bryson Community Association’s monthly meeting on April 16, 2024, during which we presented the PUD to the neighborhood, answered questions, and noted concerns. We listened to the concerns of the neighborhood group regarding the Project, and the majority of the issues that were discussed include traffic concerns, screening walls, and access to Dogwood Park.

Lastly, we are working now with the Bryson neighbors to schedule a follow-up and in-person meeting, currently anticipated to occur on April 23, 2024 at the Bryson Back Yard.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being larger and more prominent than the last name "Swor".

Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)



EXECUTIVE SUMMARY
4/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0113 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on two (2) parcels of land approximately six (6) acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032212 and R500771; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

09/22/2005 – Approval of the TOD Zoning

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Justin Hunt, Planner

Attachments:

1. Z-24-0113 Att 1 Planning Analysis - Historic Bryson Farmstead PUD
2. Z-24-0113 Att 2 Current Zoning - Historic Bryson Farmstead PUD
3. Z-24-0113 Att 3 FLU Map - Historic Bryson Farmstead PUD
4. Z-24-0113 Att 4 Public Notification - Historic Bryson Farmstead PUD
5. Z-24-0113 Att 5 Proposed Zoning - Historic Bryson Farmstead PUD
6. Z-24-0113 Att 6 Aerial Map - Historic Bryson Farmstead PUD
7. Z-24-0113 Att 7 PUD Notes & Conceptual Site Plan - Historic Bryson Farmstead
8. Z-24-0113 Att 8 Letter of Intent - Historic Bryson Farmstead PUD
9. Z-24-0113 Att 9 Neighborhood Outreach - Historic Bryson Farmstead PUD



PLANNING ANALYSIS

ZONING CASE Z-24-0113
HISTORIC BRYSON FARMSTEAD
10500 183A TOLL FR RD

GENERAL INFORMATION

Owner/Agent: City of Leander

Current Zoning: TOD-CD (Transit Oriented Development - Conventional Development)

Proposed Zoning: Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial)

Size and Location: The property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas, including approximately 6 acres.

Staff Contact: Justin Hunt, Planner

APPLICANT REQUEST

The city has initiated a zoning request to change the designated zoning district in order to create the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial). The proposed development of this property will include the preservation of existing buildings that will be reused for historic interpretation and the addition of a public event space, visitor center, and Chamber of Commerce offices. The city has completed a preservation plan to provide for the preservation of the historic buildings as well as development of the site in a way that respects the history of the property.

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 3*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This property was dedicated to the City of Leander by easement during the acquisition of right-of-way for 183A Toll Road. As part of the land dedication, the City has agreed to maintain the historic nature of the property through adopting a Preservation Plan. Part of this plan includes the adaptive reuse of the site to use the facilities as office space for the Chamber of Commerce. This project is currently labeled as CIP Project P.47.

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

	ZONING	LAND USE
NORTH	CD (Conventional Development)	Undeveloped
EAST	CD (Conventional Development)	Undeveloped
SOUTH	CD (Conventional Development)	Undeveloped
WEST	CD (Conventional Development)	Undeveloped

SURROUNDING AREA:

This property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway. The subject property is surrounded by the proposed Pioneer Farmstead PUD.

PHYSICAL AND NATURAL FEATURES:

This property mostly contains open space with a pond and tree coverage at the rear of the property.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 08/08/2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 Adoption of the TOD (Transit Oriented Development) establishing this area as Conventional Development Sector and was approved on 09/22/2005.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes no future transportation improvements per the Transportation Master Plan.

SUBDIVISIONS:

There were no subdivision cases previously submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater along 183A Toll Road and East San Gabriel Parkway.

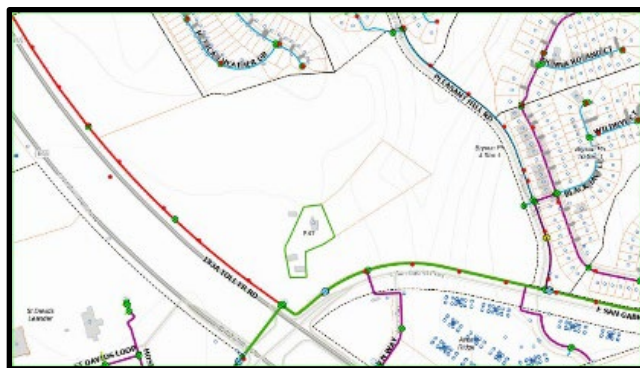


Figure 1: Water

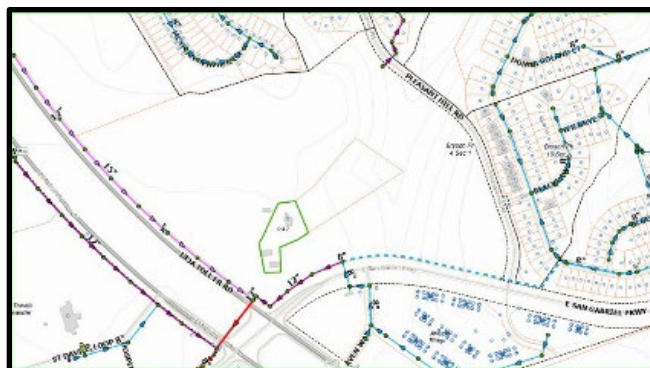


Figure 2 Wastewater

CURRENT LAND USES:

This property currently has three historic buildings on the property that are under undergoing rehabilitation by the City of Leander.

PROPOSED ZONING DISTRICT:**USE COMPONENT****PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The contents of this PUD further explain and illustrate the overall function desired for this development. 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. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

LC – LOCAL COMMERCIAL:

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. 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

- Pursue signature regional attractions, destinations, and events.

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 City Staff.

SCHEDULE:

NOTIFICATION

- 04/04/2024 - Public Notice on Hill Country News
- 04/10/2024 - Mail Notification to Property Owners within 200'
- 04/10/2024 - Public Hearing Signage Posted on Property
- 04/25/2024 - Planning and Zoning Commission Public Hearing
- 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
- 06/06/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed on behalf of the City to all property owners within 200'. A neighborhood meeting was not required for this project since there are no neighborhoods or residential zoned properties within 500' of the property. Staff did conduct a courtesy meeting with the neighboring Bryson Community on March 19, 2024. This meeting was scheduled as an in person meeting, but was changed to a virtual meeting per the request of the neighborhood. Staff also participated in the meeting scheduled by the developer on April 16, 2024.

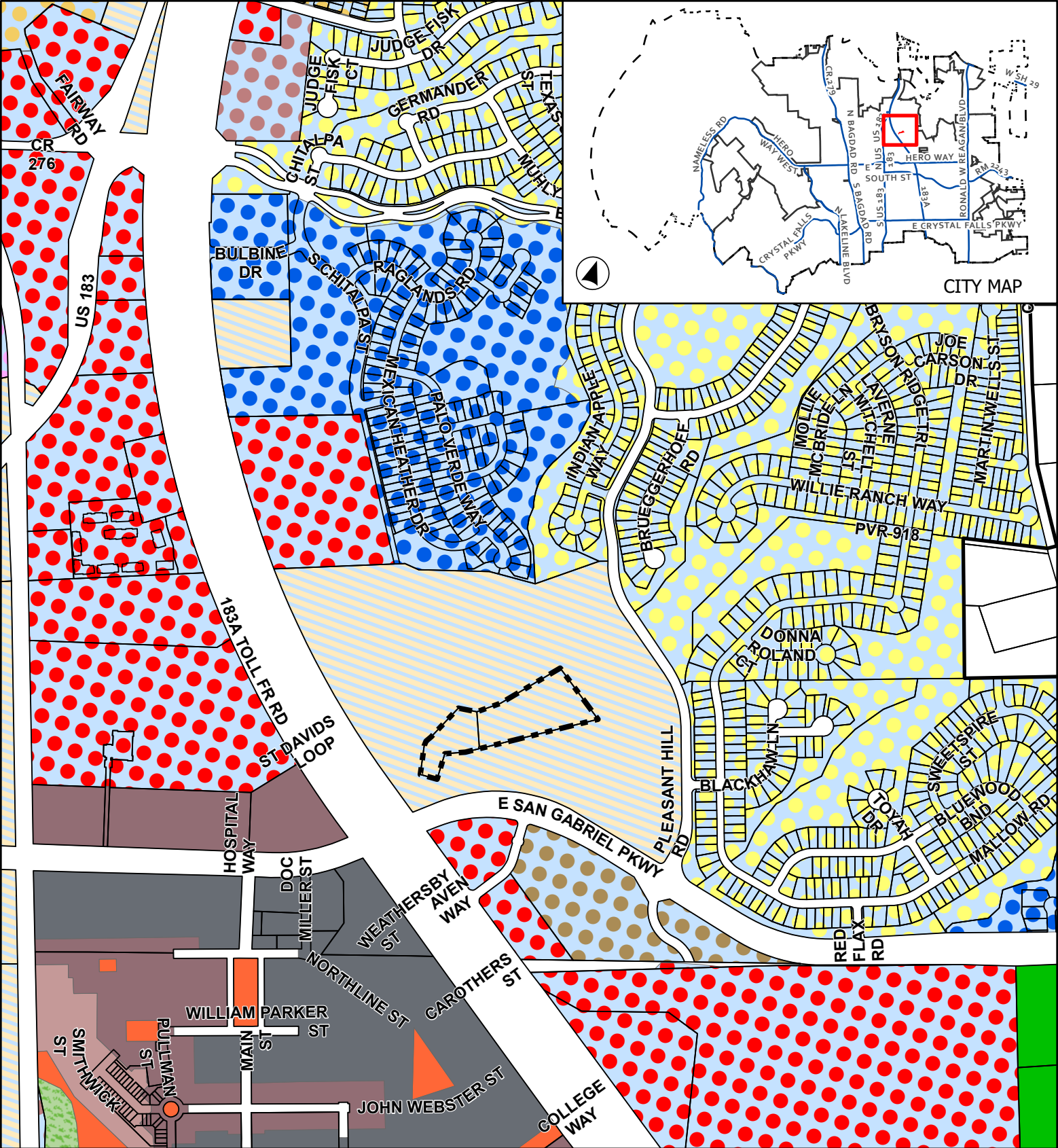
Please see the full report attached with City of Leander responses.

APPROVAL CRITERIA:

The proposed PUD calls for the preservation of the historic farmstead while allowing the property to be reused for historic interpretation, public event space, visitor center, and the Chamber of Commerce offices. Staff recommends approval of this zoning request.

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

HIGHER STANDARDS	WAIVERS
Master Sign Plan	Additional uses allowed in the LC Use component
Prohibited outdoor amplified sound	Masonry Screening Walls are not required when adjacent to residential.
Limited hours of operation for outdoor activities	Historic style farm fence/split rail
Trail connectivity	Crushed granite overflow parking
	Interior trails not located along public ROW or required by the Transportation Master Plan may be crushed granite.



CITY MAP

CASE: Z-24-0113

ATTACHMENT 2

HISTORIC BRYSON
FARMSTEAD PUD

Current Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- PUD - Single-Family
- PUD-CH

- PUD - Multi-Family
- PUD - Mixed Use
- PUD - Local Commercial
- PUD - General Commercial
- PUD - Heavy Commercial
- OS - Open Space

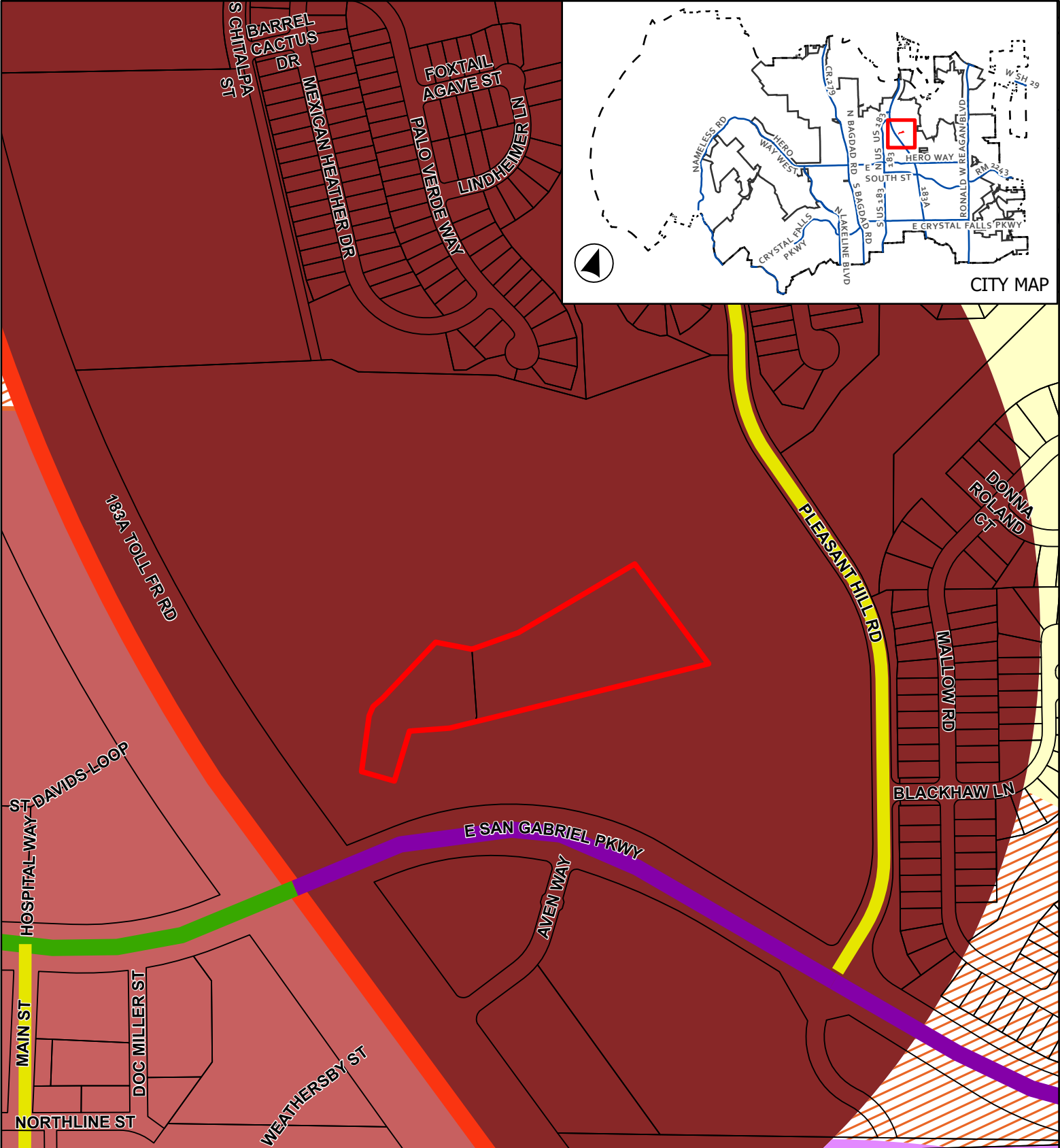
- CD - Conventional Sector
- Civic Building
- T4 - Genral Urban
- T5 - Urban Center
- T6 - Urban Core



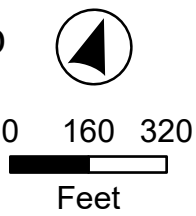
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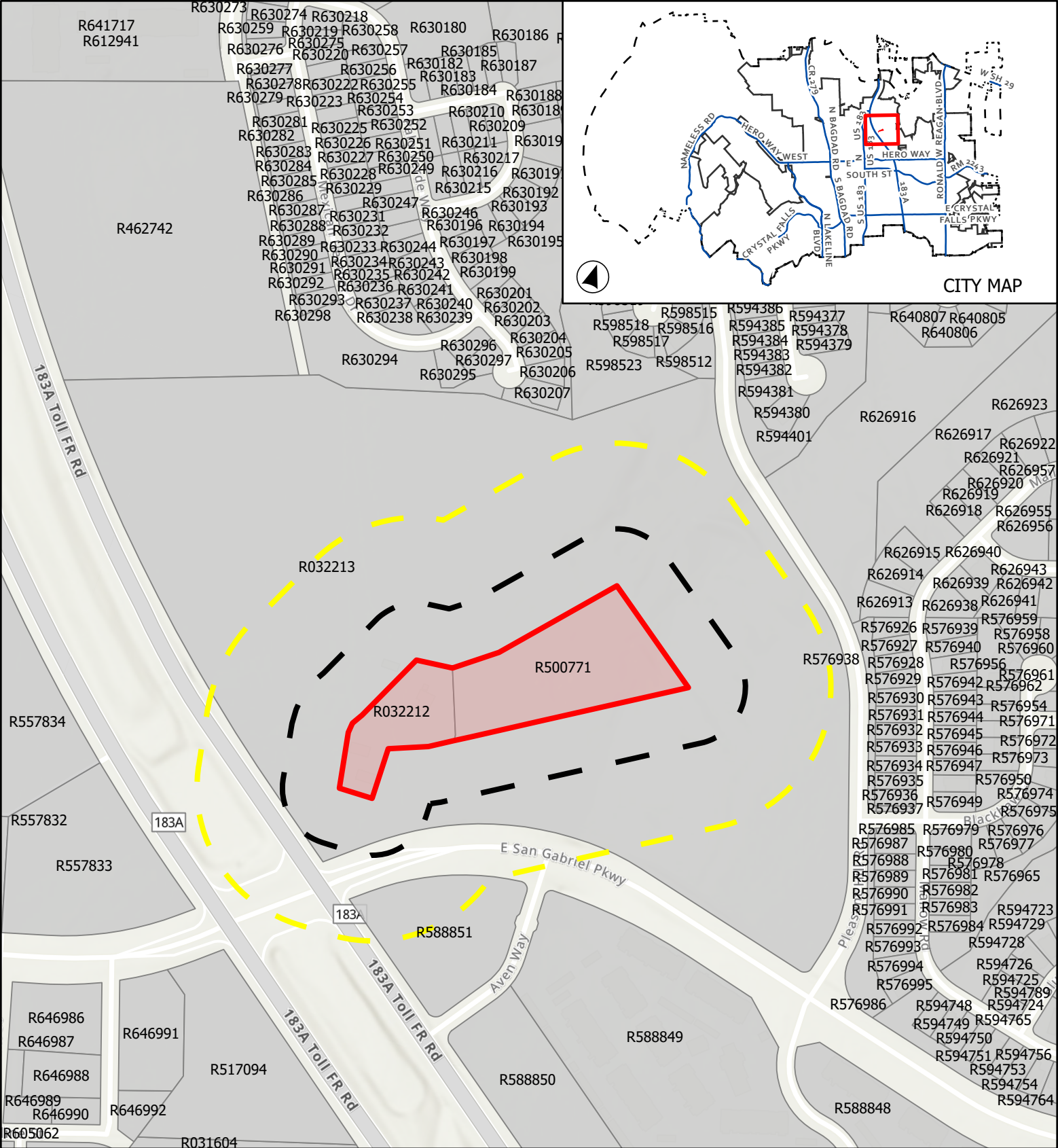
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- Leander City Limits
 - ETJ Boundary
 - Subject Boundary
- Future Land Use**
- Neighborhood Residential

- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Activity Center
- Employment Center
- Leander Central

- Thoroughfare Plan**
- Access Controlled, Existing
 - Arterial 6 Lane, Existing
 - Arterial 4 Lane, Existing
 - Collector, Existing



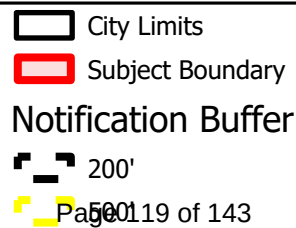
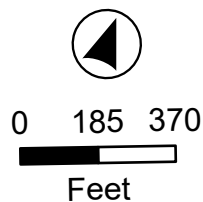
CASE: Z-24-0113

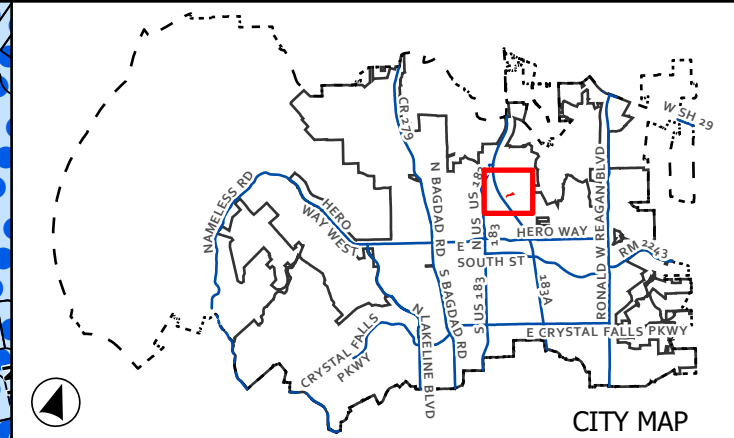
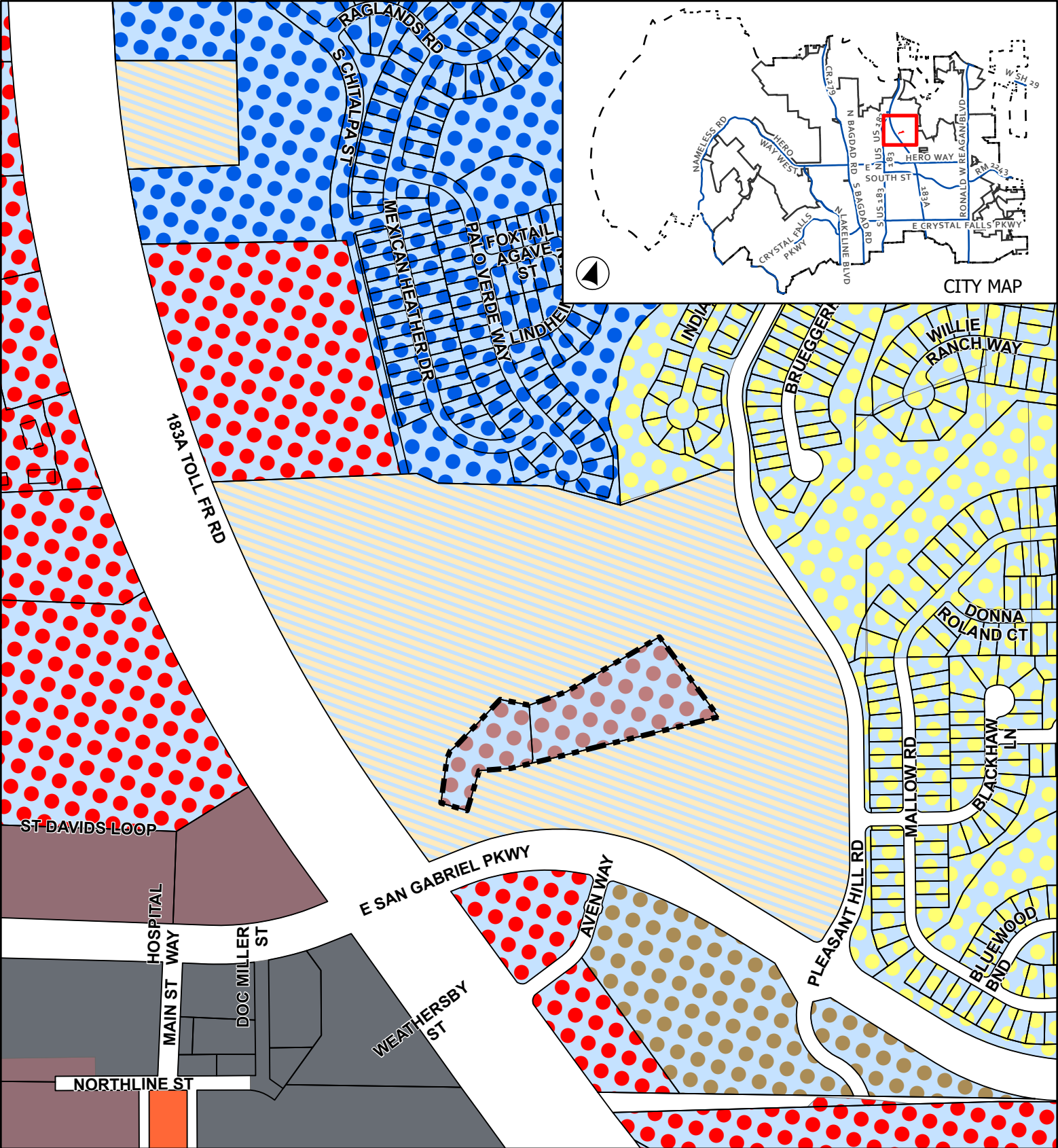
ATTACHMENT 4

HISTORIC BRYSON
FARMSTEAD PUD

Public Notification

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CITY MAP

CASE: Z-24-0113

ATTACHMENT 5

HISTORIC BRYSON
FARMSTEAD PUD

Proposed Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- PUD - Single-Family

- PUD - Multi-Family
- PUD - Mixed Use
- PUD - Local Commercial
- PUD - General Commercial

- CD - Conventional Sector
- Civic Building
- T5 - Urban Center
- T6 - Urban Core

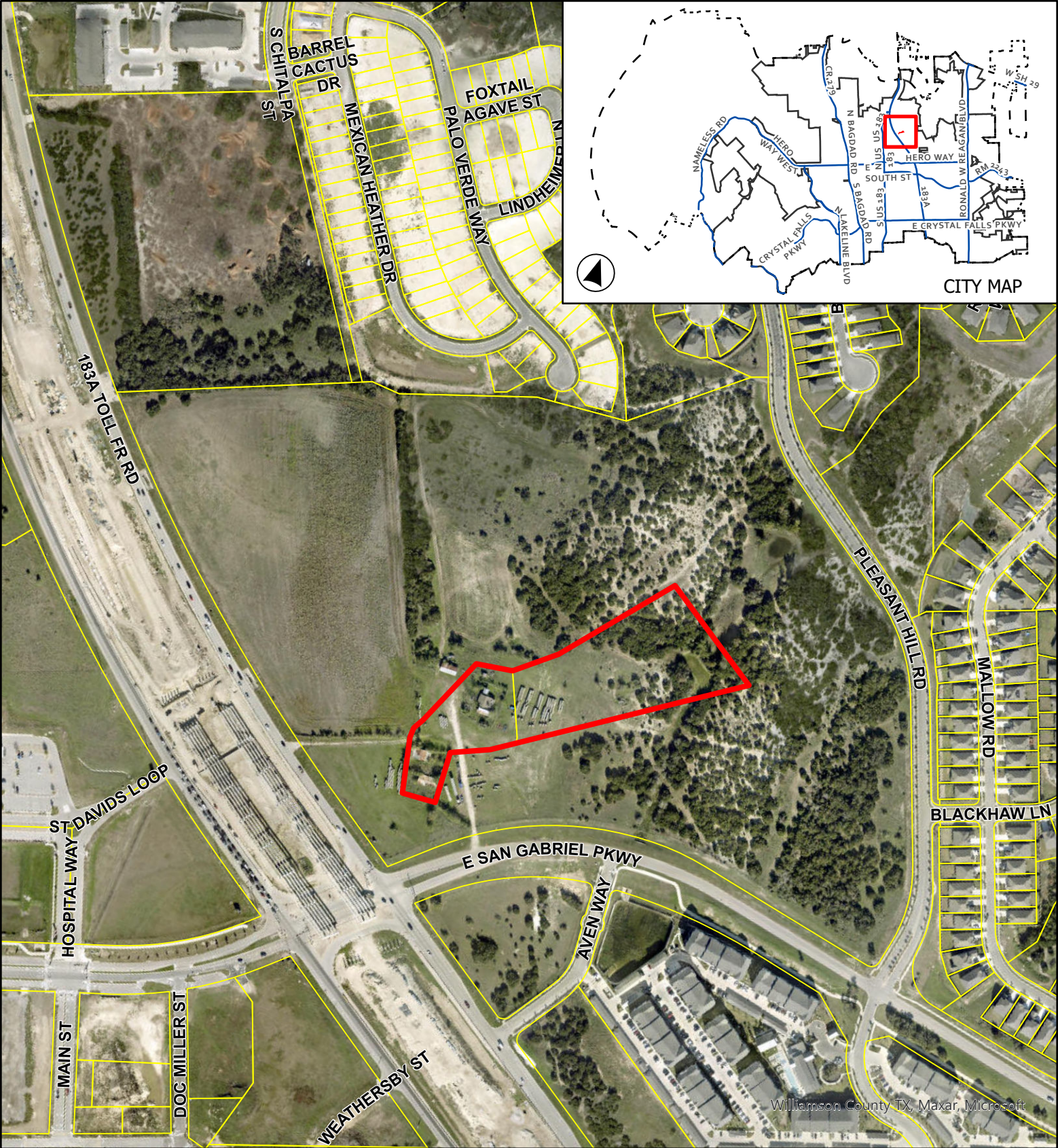


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Feet

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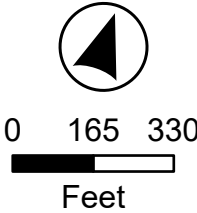
CASE: Z-24-0113

ATTACHMENT 6

HISTORIC BRYSON
FARMSTEAD 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.



- Leander City Limits
- Subject Boundary

EXHIBIT A

Historic Bryson Farmstead Planned Unit Development

A. Purpose and Intent

1. The Historic Bryson Farmstead PUD is comprised of approximately six (6) acres, as shown in Exhibit B. The development of this property includes the preservation of existing buildings that will be reused for historic interpretation and the addition of a public event space, visitor center, and chamber offices.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with 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.

LC-2-A (Local Commercial)

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 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. Two concepts are provided as part of this exhibit as example developments.

CI. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC-2-A (Local Commercial) District with the addition of the following uses:
 - a. Special event space including but not limited to trade shows
 - b. Outdoor events such as farmer's markets, market days, festivals, or outdoor concerts
 - c. Outdoor historic interpretive events

CII. Development Standards

1. Masonry Screening Walls not required when adjacent to residential.
2. Hours of operation for outdoor activities shall be limited to 9:00 a.m. to 10:00 p.m. Friday and Saturday, and 8:00 a.m. to 9:00 p.m. Sunday through Thursday.
3. Outdoor concerts shall be oriented towards 183A away from residential uses. Outdoor amplified sound shall be prohibited.
4. Historic style farm fence/split rail may be used on the property.
5. A Master Sign Plan is required and may include historic farm signs.

F. Transportation

1. Trail connectivity similar to wagon trails shall be provided.
2. Crushed granite overflow parking may be provided. Required parking for everyday occupancy shall be paved.
3. Interior trails not located along public ROW or required by the Transportation Master Plan may be crushed granite.



STATE OF TEXAS

COUNTY OF WILLIAMSON

RESERVATION OF PRESERVATION EASEMENT

This Reservation of Preservation Easement (this "Easement") is executed effective as of the 27th day of January, 2009 by **J. Sam Winters and Roy A. Butler** (collectively, the "Grantor"), individuals each residing in Travis County, Texas, for the purposes of reserving a Preservation Easement upon certain real property being conveyed by the Grantor to the Central Texas Regional Mobility Authority, a legal subdivision of the State of Texas ("CTRMA").

Simultaneous with the execution and recording of this Easement, Grantor has conveyed two tracts of real property to the CTRMA, each being portions of the J.C. Bryson Farmstead owned by the Grantor, the entire J.C. Bryson Farmstead being approximately 224.38 acres in size, and located in Leander, Williamson County, Texas (the "J.C. Bryson Farmstead"). The J.C. Bryson Farmstead is more particularly described in that certain Deed of record in Volume 511, Page 54 of the Real Property Records of Williamson County, Texas.

The properties being conveyed and being made subject to this Easement are a two (2) acre tract, more or less, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "2 Acre Tract") and a four (4) acre tract, more or less, being more particularly described in Exhibit "B" attached hereto and incorporated herein for all purposes (the "4 Acre Tract"). The 2 Acre Tract and the 4 Acre Tract shall from time to time collectively hereinafter be referred to as the "6 Acre Tract".

Grantor has legal and equitable fee simple title to the 6 Acre Tract as of the execution and recording of this Easement, and has the right and power to reserve this Easement for the benefit of the Grantor, as well as any other beneficiaries specifically provided herein. The conveyance of the 6 Acre Tract to the CTRMA is made subject to this Easement for all purposes and the CTRMA hereinafter has executed this Easement in consideration of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. The CTRMA acknowledges and agrees that this Easement is and shall be a proper and enforceable easement that shall run with the land for all purposes and shall be enforceable against the CTRMA, its successors and assigns.

As the owner of the remainder of the J.C. Bryson Farmstead, Grantor reserves this Easement for its benefit, and the benefit of its heirs, successors and assigns. Grantor considers portions of the 6 Acre Tract and the improvements thereon to represent a significant example of an historic, architectural, or cultural resource important to the State of Texas.

Further, in consideration of certain benefits and resources provided by the Texas Historical Commission in relation to the 6 Acre Tract, as well as other good and valuable consideration, the receipt of which is acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey to the Texas Historical Commission, an agency of the State of Texas, and its

successors and assigns ("THC"), the non-exclusive benefits of this Easement, including the power and authority to enforce the terms and conditions hereof.

TERMS AND CONDITIONS

1. RESERVATION AND GRANT

In consideration of the benefits and resources provided to the Grantor by THC, Grantor hereby grants and conveys to THC an interest and easement in the 6 Acre Tract and reserves the same unto itself, for the preservation of historic, architectural, scenic and open space values, of the nature and character and to the extent set forth in this Easement, to constitute a servitude upon the 6 Acre Tract running with the land, for the benefit of and enforceable by the Grantor and/or THC, to have and to hold the said interest and easement subject to and limited by the provisions of this Easement, to and for perpetuity.

2. SCOPE OF EASEMENT

The easement herein reserved unto the Grantor and herein granted to THC retains and conveys an interest in the 6 Acre Tract consisting of the benefits of the following covenants and undertakings by the CTRMA, its successors and assigns, as owners of the 6 Acre Tract.

- (a) upon and after the final subdivision of the 6 Acre Tract, maintenance of any domestic animals shall be prohibited on any portion of the 6 Acre Tract;
- (b) the house, cistern and barns located on the 2 Acre Tract, as well as the remainder of the 6 Acre Tract shall be restored and maintained in accordance with applicable United States Secretary of the Interior Standards for Rehabilitation as codified in Section 36 CFR 67 ("SOI Standards") and such SOI Standards shall be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility; and
- (c) adequate security and other safeguards shall be instituted and maintained to ensure the 6 Acre Tract remains in its proper condition.

3. RECONFIGURATION

It is anticipated by and among the Grantor, THC, the CTRMA and their respective heirs, successors and assigns, that the boundaries of the 4 Acre Tract may be reconfigured by the Grantor on a date subsequent to the date hereof. It is the intent, and is hereby expressly acknowledged and agreed by all of the parties hereto, that upon any reconfiguration of the 4 Acre Tract, the metes and bounds or lot and block description of the reconfigured 4 Acre Tract shall be substituted for the description included in Exhibit "B" for all purposes and this Easement shall thereafter apply to such reconfigured description as though originally set forth herein. Any reconfiguration shall be in conformity with the following:

- (a) the boundaries of the 4 Acre Tract may be revised as necessary to address the requirements associated with developing the surrounding property consistent with the City of Leander Transit Oriented Development ordinances, address the location and layout of roads and similar infrastructure related to the development of a portion of the remainder of the J.C. Bryson Farmstead, or address any requirements associated with the development and completion of the 183-A or proposed CR 274 roadways;
- (b) any reconfiguration shall be made in a manner sensitive to preservation of the historic nature of the 6 Acre Tract;
- (c) any reconfiguration of the 4 Acre Tract shall be completed in a manner that the reconfigured 4 Acre Tract continues to encompass at least 4 acres including any property necessary to provide permanent access to a publicly dedicated road, at which time any temporary access easements associated with the 6 Acre Tract shall terminate;
- (d) any reconfiguration of the 4 Acre Tract may include dividing the 4 acres into two or more tracts, so long as each reconfigured tract is contiguous to either the 2 Acre Tract or the remainder of the reconfigured 4 acres, and that permanent access to a publicly dedicated road is made available to the 6 Acre Tract, as reconfigured;
- (e) any reconfiguration of the 4 Acre Tract or associated access easements shall be subject to the approval of a final subdivision plat by the City of Leander; and
- (f) all necessary documentation, conveyances and agreements will be executed by the proper parties and filed, as appropriate, to finalize any reconfiguration completed as provided herein.

4. REMEDIES

Grantor and THC shall have all remedies available to each of them at law or equity. The then current owner of the 6 Acre Tract shall reimburse Grantor and/or THC, as appropriate, for any costs or expenses incurred in connection with enforcing this Easement. The exercise by Grantor and/or THC of one remedy and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

5. ASSIGNMENT, SUCCESSORS AND ASSIGNS

- (a) This Easement shall extend to and be binding upon all persons hereafter claiming by, under or through Grantor, CTRMA or THC, as appropriate, and shall include all such entities or persons whether or not such entities or persons have signed this instrument or had any interest in the 6 Acre Tract at the time it was signed. A person or entity shall have no obligation pursuant to this Easement, if and when such person shall cease to have any (present, partial, contingent, collateral, or future) interest in the 6 Acre Tract or any interest by reason of a bona fide transfer for value.

(b) THC agrees that it will hold this Easement exclusively for preservation purposes and it will not transfer this Easement for money, other property or services.

6. ACCEPTANCE

THC hereby accepts the right and interest granted to it in this Easement.

7. REVIEWS, APPROVAL AND ENFORCEMENT CLAUSE

The CTRMA and any and all successors in interest further agree to deliver to THC for review and approval the information (including plans, specifications, and designs where appropriate) identifying any proposed permanent changes to the improvements located on the 2 Acre Tract along with 4" x 6" color photographs of the areas to be affected. In connection therewith, a timetable shall be submitted for the proposed activity sufficient to permit THC to monitor such activity. No change or any action subject to the approval of THC shall be taken unless and until receipt of written approval is received from an authorized representative of THC. Whenever such consent or written approval of THC is required, it shall not be unreasonably withheld or delayed. In any event, THC shall respond to any request for consent within thirty (30) days (except under extraordinary circumstances) or such consent shall be deemed to have been given. Proposed changes will conform to the SOI Standards, as administered by the Texas Historical Commission.

8. NO THIRD PARTY BENEFICIARY

Anything to the contrary notwithstanding in this Agreement, all rights, privileges and benefits is for the exclusive use of the parties hereto, and there shall be no third party beneficiary hereof.

9. TERM OF AGREEMENT

This Easement shall become valid on the effective date first above written and remain in effect in perpetuity, unless terminated earlier by agreement of the parties.

10. SEVERABILITY CLAUSE

It is understood and agreed by the parties hereto that if any part, term or provision of this Easement is held to be illegal by the courts, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Easement did not contain the particular part, term, or provision held to be invalid.

11. INSPECTION CLAUSE

It is agreed Grantor, THC, and their agents and designees shall have the right to inspect the 6 Acre Tract at all reasonable times, with reasonable notice to the owner, in order to ascertain whether or not the conditions of this Easement are being observed.

In witness, this Easement is executed on the 21st day of January, 2009, to be effective as of the date first above written.

Grantor:

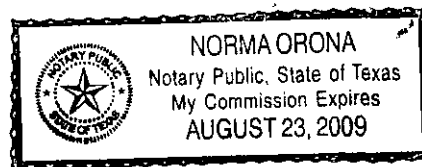
J. Sam Winters
J. Sam Winters
Roy A. Butler
Roy A. Butler

STATE OF TEXAS:

On this the 21st day of January, 2009, before me, a Notary Public in and for the State of Texas, ~~J. Sam Winters and~~ Roy A. Butler known to me (or satisfactorily proven) to be the persons whose names are subscribed to this Reservation of Preservation Easement acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Norma Orona
Notary Public



11. INSPECTION CLAUSE

It is agreed Grantor, THC, and their agents and designees shall have the right to inspect the 6 Acre Tract at all reasonable times, with reasonable notice to the owner, in order to ascertain whether or not the conditions of this Easement are being observed.

In witness, this Easement is executed on the _____ day of January, 2009, to be effective as of the date first above written.

Grantor:

J. Sam Winters

Roy A. Butler

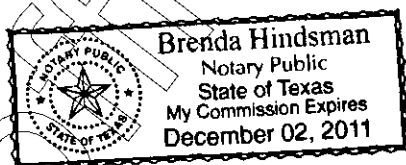
STATE OF TEXAS:

On this the 28 day of January, 2009, before me, a Notary Public in and for the State of Texas, J. Sam Winters ~~and Roy A. Butler~~ known to me (or satisfactorily proven) to be the persons whose names are subscribed to this Reservation of Preservation Easement acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Notary Public



Texas Historical Commission

By: _____

F. Lawrence Oaks
F. Lawrence Oaks
Executive Director

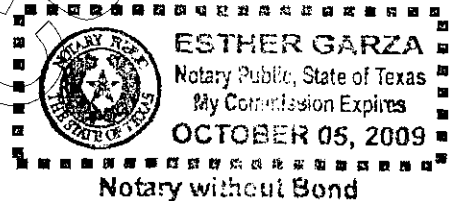
STATE OF TEXAS:

On this the 27 day of January, 2009, before me, a Notary Public in and for the State of Texas, the undersigned officer, personally appeared F. Lawrence Oaks, who acknowledged himself to be Executive Director of the Texas Historical Commission, a state agency organized under the laws of the State of Texas, and that as such Executive Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Texas Historical Commission by himself as Executive Director.

In witness whereof, I hereunto set my hand and official seal.

Esther Garza

Notary Public



Central Texas Regional Mobility Authority

By: _____

Mike Heiligenstein
Executive Director

STATE OF TEXAS:

On this the ____ day of January, 2009, before me, a Notary Public in and for the State of Texas, the undersigned officer, personally appeared Mike Heiligenstein, who acknowledged himself to be Executive Director of the Central Texas Regional Mobility Authority, a subdivision of the State of Texas, and that as such Executive Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Central Texas Regional Mobility Authority by himself as Executive Director.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Texas Historical Commission

By: _____
F. Lawrence Oaks
Executive Director

STATE OF TEXAS:

On this the ____ day of _____, 2009, before me, a Notary Public in and for the State of Texas, the undersigned officer, personally appeared F. Lawrence Oaks, who acknowledged himself to be Executive Director of the Texas Historical Commission, a state agency organized under the laws of the State of Texas, and that as such Executive Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Texas Historical Commission by himself as Executive Director.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Central Texas Regional Mobility Authority

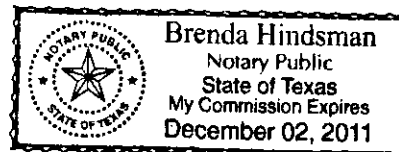
By: Mike Heiligenstein
Mike Heiligenstein
Executive Director

STATE OF TEXAS:

On this the 20 day of January, 2009, before me, a Notary Public in and for the State of Texas, the undersigned officer, personally appeared Mike Heiligenstein, who acknowledged himself to be Executive Director of the Central Texas Regional Mobility Authority, a subdivision of the State of Texas, and that as such Executive Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Central Texas Regional Mobility Authority by himself as Executive Director.

In witness whereof, I hereunto set my hand and official seal.

Brenda Hindsman
Notary Public



METES AND BOUNDS DESCRIPTION

FOR A 2.000-ACRE TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMNANT OF A CALLED 320.38-ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THAT DEED TO J. SAM WINTERS AND ROY A. BUTLER RECORDED IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF SAID COUNTY, SAID 2.000-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a iron rod found with a cap stamped SAM laying in the northeasterly line of a called 24.697 acre tract of land described in that deed to Williamson County, Texas and recorded in Document No. 2004068741 of the Official Public Records of said County, said 24.697-acre tract being a portion of U.S. 183-A, a 400-foot wide public right-of-way, said point being a point of curvature of in the right-of way line, from which the calculated intersection of the northeasterly right-of-way line of said State Highway 183-A with a southerly line of the remnant of the said 320.38-acre tract, bears S 56° 03' 40" E at a distance of 1296.50 feet;

THENCE departing the northeasterly right-of-way line of said State Highway 183-A, over and through a remnant portion of the said 320.38-acre tract, N 53° 45' 33" E for a distance of 152.89 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southwesterly corner and **POINT OF BEGINNING** hereof;

THENCE continuing over and through the interior of the remnant portion of the said 320.38-acre tract, the following seven (7) courses:

- 1) N 13° 25' 00" W for a distance of 175.47 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most westerly northwest corner hereof,
- 2) N 31° 35' 00" E for a distance of 307.83 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northerly northwest corner hereof,
- 3) N 81° 35' 00" E for a distance of 132.00 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northeasterly corner hereof,

EXHIBIT "A"

- 4) S 08° 25' 00" E for a distance of 218.50 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most easterly southeast corner hereof,
- 5) S 57° 35' 00" W for a distance of 165.83 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for an angle point in the easterly line hereof,
- 6) S 03° 25' 00" E for a distance of 138.40 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southern southeasterly corner hereof, from which a capped iron rod stamped ZWA was found at a point of curvature in the apparent northerly right-of-way line of Williamson County Road 276, a variable width public right-of-way described in Document No. 2006066934 of the Official Public Records of said County;
- 7) S 86° 35' 00" W for a distance of 151.60 feet to the POINT OF BEGINNING and containing 2.000-acres of land.

Bearings described herein are based on the NAD-83, HARN 93, Texas State Plane Coordinate System, Central Zone No. 4203.

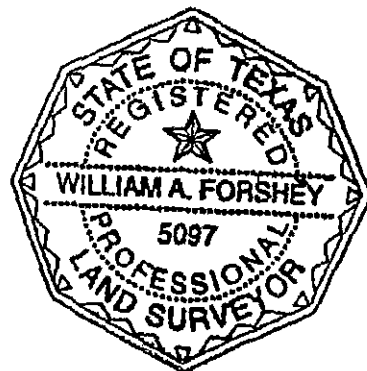
Surveyed under the direct supervision of the undersigned during June, 2008.

William A. Forshey 6/4/08

William A. Forshey
Registered Professional Land Surveyor No. 5097
Baker-Aicklen & Associates, Inc.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700

Job No.: 1801-3-001-20

Filename: W:\PROJECTS\BRYSON FARMSTEAD\CONTRACT 1 - 2 ACRES.DOC



METES AND BOUNDS DESCRIPTION

FOR A 4.000-ACRE TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMNANT OF A CALLED 320.38-ACRE TRACT OF LAND AS DESCRIBED AS TRACT 1 IN THAT DEED TO J. SAM WINTERS AND ROY A. BUTLER RECORDED IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF SAID COUNTY, SAID 4.000-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a iron rod found with a cap stamped ZWA laying in the northerly line of Williamson County Road 276, a variable width public right-of-way recorded in Document No. 2006066934 of the Official Public Records of said County, said point being a point of curvature in the right-of way, from which the calculated intersection of the northerly line of County Road 276 with the northeasterly right-of-way line of said State Highway 183-A, a 400-foot wide public right-of-way described in Document No. 2004068741 of the Official Public Records of said County, and also laying on a southwesterly line of a remnant of the said 320.38-acre tract, bears S 48° 13' 49" W at a distance of 152.34 feet;

THENCE departing the northerly right-of-way line of said County Road 276, over and through a remnant portion of the said 320.38-acre tract, N 15° 37' 15" E for a distance of 368.80 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southwesterly corner and **POINT OF BEGINNING** hereof, said point also being the most easterly southeast corner of Tract 1, a 2.000-acre tract;

THENCE continuing over and through the interior of the remnant portion of the said 320.38-acre tract, the following four (4) courses:

- 1) N 08° 25' 00" W for a distance of 218.50 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northwesterly corner hereof said point also being the most northeasterly corner of said Tract 1;
- 2) N 41° 35' 00" E for a distance of 522.90 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northeasterly corner hereof;
- 3) S 58° 25' 00" E for a distance of 382.45 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southeasterly corner hereof, from which a iron rod found with a cap stamped

EXHIBIT "B"

ZWA, laying at a point of curvature in the northerly line of Williamson County Road 276, bears S 19° 14' 28" W at a distance of 554.57 feet;

- 4) S 57° 35' 00" W for a distance of 759.17 feet to the **POINT OF BEGINNING** and containing 4.000-acre of land.

Bearings described herein are based on the NAD-83, HARN 93, Texas State Plane Coordinate System, Central Zone No. 4203.

Surveyed under the direct supervision of the undersigned during June, 2008.

William A. Forshey 6/04/08

William A. Forshey
Registered Professional Land Surveyor No. 5097
Baker-Aicklen & Associates, Inc.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700

Job No.: 1801-3-001-20
Filename: W:\PROJECTS\BRYSON FARMSTEAD\DOC\TRACT 3 - 4 ACRES.DOC



LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND
- ▲ NAIL WITH "BAKER-AUGER" WASHER SET
- 1/2" IRON ROD WITH "BAKER-AUGER" CAP SET
- # UTILITY POLE
- ≡ LIGHT POLE
- ⊥ FAUCET
- ANTENNA ON MAST
- OVERHEAD UTILITY LINE
- GUY WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- IRON FENCE

WILLIAM MARSH, BUYER
INSTRUCT NO 457
WILLIAMSBURG COUNTY, TEXAS

N 85°55'E
9.32
D1 45°05'40"

COUNTY ROAD 278
WALLACE COUNTY, TEXAS
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
DOC. NO. 200806604
O.P.A.W.C.T.

SEE OFFICIAL. ALSO SEE TRACT SOUTHERLY OF THE WILLIAM MORGAN TRACT, RETRACT 86.437 AND OTHER A PORTION OF A SMALLER RETRACTED TRACT OF LAND AS DESCRIBED AS TRACT 1 IN TRACT 100 TO / (SEE TRACTS AND SET A SIMILAR RECORD IN WILLIAM 071, PAGE 36 OF THE RECORDS OF WILLIAM IN COUNTY, TEXAS.

DATE OF QUARTER ENDING: JUNE 1, 1966

4) INVESTIGATORS MUST FIRST HAVE BEEN LOCATED BY THE SUSPECT. THE SUSPECT SHOULD BE ADVISED THAT INVESTIGATING AGENCY OFFICERS ARE NOT PRESENT AT THE SCENE OF THE CRIME OR IN THE VICINITY OF THE SCENE OF THE CRIME. THE SUSPECT SHOULD BE ADVISED THAT THE INVESTIGATING AGENCY OFFICERS ARE NOT PRESENT AT THE SCENE OF THE CRIME OR IN THE VICINITY OF THE SCENE OF THE CRIME. THE SUSPECT SHOULD BE ADVISED THAT THE INVESTIGATING AGENCY OFFICERS ARE NOT PRESENT AT THE SCENE OF THE CRIME OR IN THE VICINITY OF THE SCENE OF THE CRIME.

2. SURFACE AND SUBSURFACE CONDITIONS HAVE NOT BEEN OR CAN BE TAKEN AS A PART OF THE PROJECT.

2. THE "MORO-CRISTIAN" CONFLICT, ON CERTAIN DAYS ON SOME OF THE NEIGHBORHOODS OF EXPANSION OF PROTESTANT, BEING
 EXAMINING THE FACTS OF THE SURVEY AND PRICE NOT CONSTITUTE A VIOLATION OF QUALITY, EXPLORED ON PAPER.

3. BASED ON THE FACTS OF THE SURVEY, SUPPLEMENTAL DATA, SEPTEMBER 25, 1991, THE "MORO-CRISTIAN" CONFLICT, BEING
 EXAMINING THE FACTS OF THE SURVEY AND PRICE NOT CONSTITUTE A VIOLATION OF QUALITY, EXPLORED ON PAPER.

[illegible]

Abstract

[illegible]

ROBERT L. FINGERET
UNIVERSITY OF CALIFORNIA, SAN DIEGO, CA 92092, USA

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**BANGER MOTORCYCLE
C. ASSOCIATES, INC.**
P.O. Box 1000 • St. Louis, MO 63103

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Page 137 of 143

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Nancy E. Rister

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NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

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HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TX 78701

SITE ACCESS & PARKING PROS AND CONS

PROS

1. OPTION UTILIZES THE EXISTING ACCESS EASEMENT FROM 183A TO ACCESS THE SITE. THIS WILL NOT REQUIRE ANY ADDITIONAL COORDINATION WITH THE DEVELOPER TO GAIN ACCESS TO THE SITE.

CONS

1. THIS OPTION WILL ALLOW FOR ONLY ONE INGRESS AND EGRESS TO THE SITE WHICH COULD CAUSE SITE TRAFFIC FOR LARGER EVENTS ON THE SITE.
2. THE CIRCULAR TURNAROUND PROVIDES THE MINIMUM FOR FIRE LANE REQUIREMENTS BUT DOES START TO DIVIDE THE PROPERTY IN HALF.

ADDITIONAL COMMENTS

1. TOTAL OF 67 PARKING SPACES
2. IN ORDER TO GAIN MORE PARKING SPACE SOME OF THE TRUCK/BUS PARKING CAN BE CONVERTED TO PARKING SPACES. BUSES WOULD BE ABLE TO PARK IN THE STANDARD PARKING SPACES.



SITE ACCESS & PARKING PROS AND CONS

PROS

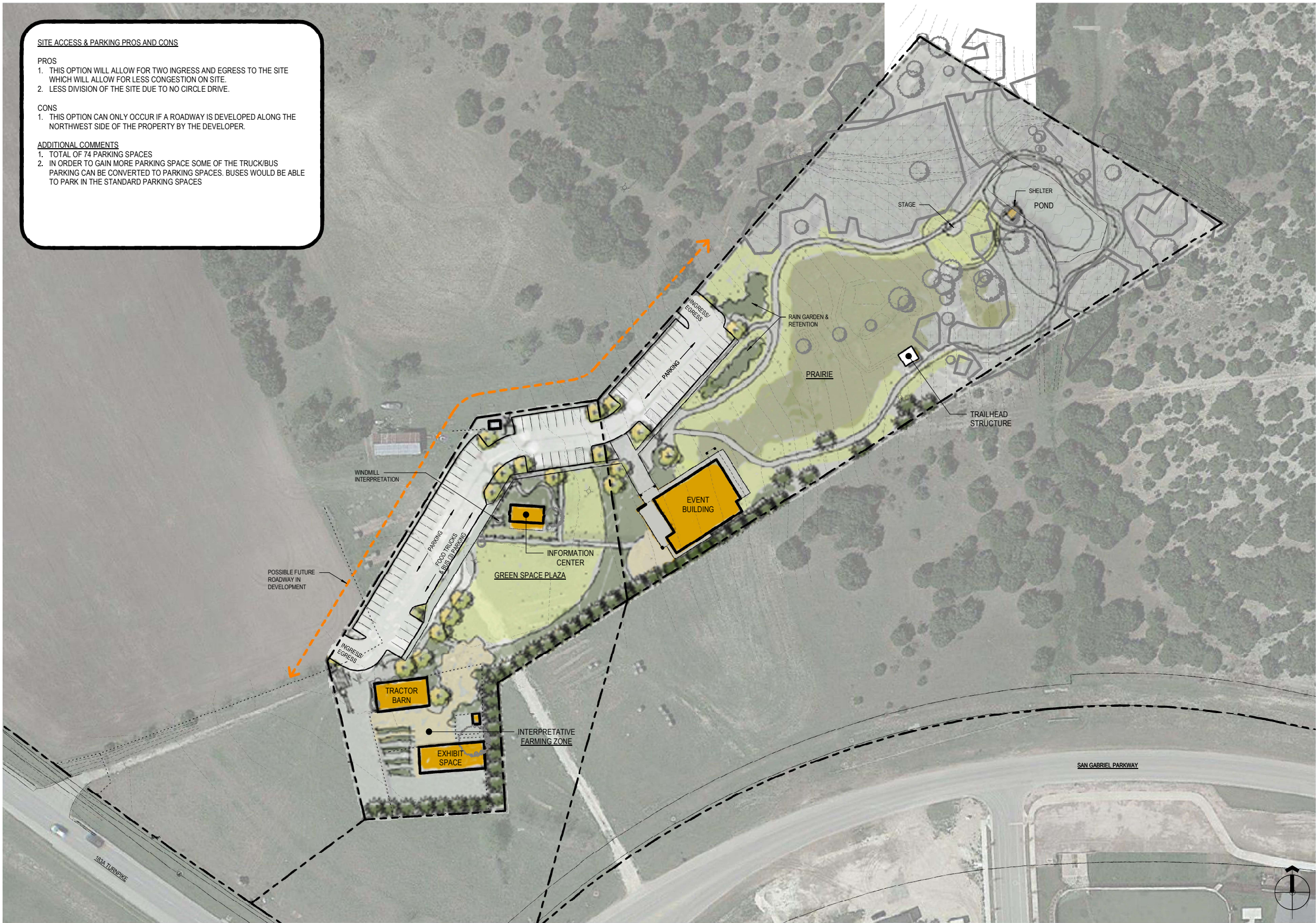
1. THIS OPTION WILL ALLOW FOR TWO INGRESS AND EGRESS TO THE SITE WHICH WILL ALLOW FOR LESS CONGESTION ON SITE.
2. LESS DIVISION OF THE SITE DUE TO NO CIRCLE DRIVE.

CONS

1. THIS OPTION CAN ONLY OCCUR IF A ROADWAY IS DEVELOPED ALONG THE NORTHWEST SIDE OF THE PROPERTY BY THE DEVELOPER.

ADDITIONAL COMMENTS

1. TOTAL OF 74 PARKING SPACES
2. IN ORDER TO GAIN MORE PARKING SPACE SOME OF THE TRUCK/BUS PARKING CAN BE CONVERTED TO PARKING SPACES. BUSES WOULD BE ABLE TO PARK IN THE STANDARD PARKING SPACES





March 4, 2024

City of Leander
Planning & Zoning Commission
P.O. Box 319
Leander, Texas 78646-0319

Re: Z-24-0113 History Bryson Farmstead PUD Letter of Intent

The purpose in this correspondence is to request a zoning change for two (2) parcels of land totaling six (6) acres and owned by the City of Leander. This property is located at 10500 183A Toll Road and is mostly open land to the front with heavy tree coverage in the rear. There are multiple registered historic buildings on the property and other historic features including trails located on the property.

The request includes changing the current zoning of CD (Conventional Development- Smart Code) to create the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial). The proposed development of this property will include the preservation of existing buildings that will be reused for historic interpretation and the addition of a public event space, visitor center, and Chamber of Commerce offices.

The city has completed a preservation plan to provide for the preservation of the historic buildings as well as development of the site in a way that respects the history of the property.

If you have any questions, please let me know.

Justin Hunt

Planner

City of Leander
PO Box 319
Leander, Texas 78646
512-528-2751
planning@leandertx.gov



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

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.

City staff did conduct a courtesy meeting with the neighboring Bryson Community on March 19, 2024. This meeting was scheduled as an in person meeting, but was changed to a virtual meeting per the request of the neighborhood. In this meeting the project specifics were discussed. Specifics to the meeting, including questions, and COL responses are attached in a separate sheet. Staff also participated in the meeting scheduled by the developer on April 16, 2024.

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 a separate sheet listing the contact information used including the names and addresses of the individuals.

Bryson Community HOA was notified. Board members of the HOA and residents of the community.

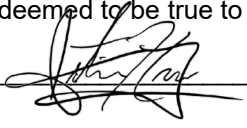
3. What concerns were raised during these communications?

Neighborhood meeting questions and answers have been attached in a separate document included under attachment #9.

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

There would be no amplified sound.

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

Signature:  Date 04/19/2024

Neighborhood Meeting Questions and Answers

Below, please find a list of the questions that were presented during the meeting as well as emailed to the city. After the meeting, the city updated the zoning request to clarify that amplified sound is not permitted as an outdoor use.

MEETING QUESTIONS

1. **What are the proposed uses?**
 - a. COL Response: This project includes preservation of the Historic Bryson Farmstead, added interpretive uses, trails, adding the Chamber of Commerce facilities, and outdoor events including festivals, farmers' markets, and outdoor music.
2. **How will the property be accessed?**
 - a. COL Response: Currently, the city has an easement to allow access to 183A Toll Rd. When the adjacent property develops, the city will have access to any surrounding roads.
3. **How will overflow parking be handled?**
 - a. COL Response: This site will contain parking to support the day to day uses as well as provide onsite overflow parking during special events. Parking will not be provided for this property within the Bryson Neighborhood.
4. **What is the timing of the completion of San Gabriel Pkwy connecting to Ronald W Reagan Blvd?**
 - a. COL Response: The city anticipates that the complete San Gabriel Pkwy extension will occur in the Summer of 2027. This estimate may change depending on project cost and coordination with the County with regards to other planned improvements to Ronald W. Reagan Blvd.
5. **The timing of the traffic light at San Gabriel Pkwy and 183A has changed recently and the timing is causing traffic issues.**
 - a. COL Response: Public Works will reach out to CTRMA to confirm any changes and if there are any issues.
6. **Why is the city allowing more residential with all of the water concerns?**
 - a. COL Response: The city has adopted a water resolution to discourage new residential zoning requests with lots less than 70 feet wide. Here is a link with more information: <https://www.leandertx.gov/790/BCRUA-pipeline-repair-shutdown-expected-> The water resolution can be found at the bottom of the page. The city cannot stop the developer from applying for a zoning change. We have notified the developer that staff is not supportive of additional residential zoning at this density.
7. **What is the timing of the project?**
 - a. COL Response: The city is currently working on maintaining and restoring the historic structures. Our next step is to start the platting process and site development.
8. **Will the residents of Bryson have prioritized access to the facilities?**
 - a. COL Response: No, they will not have prioritized access.

EMAILED QUESTIONS

1. **Can you please specify whether amplified music will be allowed outdoors on the property including the event center? If so, what will be the frequency and times of day that this will be allowed?**
 - a. COL Response: We have added clarification to the PUD Notes to prohibit amplified music outdoors.
2. **Will the event property be held to the residential or the commercial city noise limits?**
 - a. COL Response: It will be required to comply with the commercial standards.
3. **Also, I see that the noise ordinance for the city allows for exceptions for special events. Will there potentially be special events that would be allowed an exemption from the noise limits currently approved?**
 - a. COL Response: It is possible that a special event permit could be considered in the future. This permit would not override the zoning that prohibits amplified sound.
4. **Finally, what type of screening will be included in the development to mitigate the impact of noise on residents surrounding the development?**
 - a. COL Response: The developer agreed to a screening wall in the Zoom Meeting on 04/15.