



## Legislation Text

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**File #:** 21-4110, **Version:** 1

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SD#20-053: Final Plat of Watson Branch Phase 1 being 34.039 acres generally located north of Mouser Way, east of House Road and approximately 1,500 feet west of US 287 by Realty Capital Management, owner/developer and Grantham & Associates, Inc., engineer/surveyor

The purpose of this plat is to create 116 single-family residential lots, 5 open space lots and 1 lot for a public park. This is the first phase of the single-family residential component of the Watson Branch development.

The owner is dedicating approximately 11 acres (Lot 1X, Block 9) along Watson Branch creek to accommodate a park trail connection from FM 157 to Mouser Way. The trail will tie into a future trail system on nearby property.

The subdivision will have two points of access from Mouser Way. Watson Branch Lane, the development's main spine road, will continue through the future Phase 2 and connect to the portion of Watson Branch Lane serving the Aura and Overture apartments on FM 157. No right-of-way dedication for Mouser Way is required.

A portion of House Road that is no longer in service will be abandoned. The abandoned right-of-way will be returned to Watson Branch Phase 1 and to Mouser Electronics, owner of the property to the west.

All lots meet the minimum lot area, lot width and lot depth required by the Watson Branch PD development standards.

There are blank spaces on the plat for the recording information for the abandonment of House Road and some utility easements. The plat cannot be filed at the County until the applicant provides the recording information for the easement on the plat.

Staff recommends approval.

### **Attachments**

Location Map

Final Plat