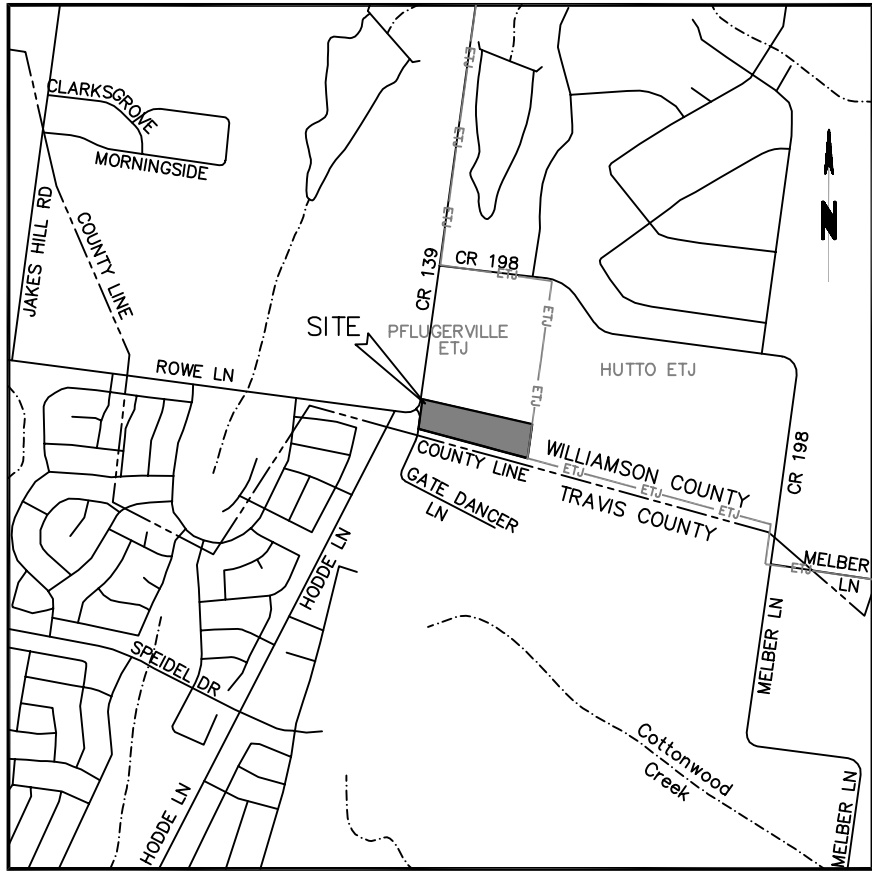


REPLAT OF LOT 7 ROWE LANE ESTATES 1

BEING 9.989 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 7, ROWE LANE ESTATES 1, A SUBDIVISION RECORDED IN CABINET K, SLIDES 75 AND 76 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMNANT PORTION OF SAID LOT 7 DESCRIBED IN A WARRANTY DEED TO LAMONT FERRERI AND WIFE DEBORAH E. FERRERI, RECORDED IN DOCUMENT NO. 2007005991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
(NOT TO SCALE)

OWNERS/SUBDIVIDERS:

LAMONT FERRERI AND WIFE, DEBORAH E. FERRERI
2061 CR 139
HUTTO, TX 78634

TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 9.989 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594, WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 439: COTTON GIN SPINDLE SET IN CENTER OF ASPHALT ROADWAY OF GATE DANCER LANE, APPROXIMATELY 280' SOUTH OF EXISTING ROWE LANE, AND APPROXIMATELY 20' EAST OF STONE MAILBOX, ADDRESS 21101 GATE DANCER LANE. (SHOWN HEREON)
GRID COORDINATES
NORTHING = 10148659.33
EASTING = 3176538.51
ELEVATION = 636.24'

BENCHMARK 15073: PK NAIL SET IN THE NORTHEAST CORNER OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD 198 WEST OF A CONCRETE DRIVE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTHING = 10150439.58
EASTING = 3177930.34
ELEVATION = 641.08'

BENCHMARK 15081: PK NAIL SET IN THE SOUTHEAST CORNER OF A CONCRETE HEADWALL ON THE EASTING SIDE OF COUNTY ROAD 139 ABOVE A 4' X 4' BOX CULVERT. (SHOWN HEREON)
GRID COORDINATES
NORTHING: 10149184.75
EASTING: 3176638.78
ELEVATION = 635.16'

BENCHMARK 15084: PK NAIL SET IN THE BACK OF LAY DOWN CURB ON THE SOUTH SIDE OF ROWE LANE AND ON THE EAST SIDE OF CARRIE'S RANCH ROAD NEIGHBORHOOD ENTRANCE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTHING: 10149111.64
EASTING: 3175273.85
ELEVATION = 650.58'

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 3

NEW STREETS: ROWE LANE 1251.3 LINEAR FEET

SUBMITTAL DATE: JANUARY 02, 2025

PLAT PREPARATION DATE: FEBRUARY 06, 2025

LOT TABLE

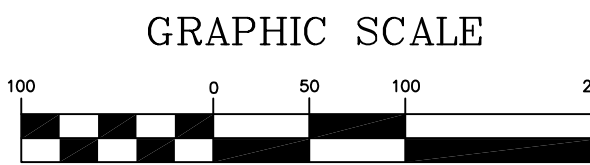
LOT 7A	5.077 AC.	SINGLE FAMILY RESIDENTIAL
LOT 7B	0.369 AC.	LANDSCAPE & DRAINAGE
LOT 7C	1.096 AC.	LANDSCAPE & DRAINAGE
ROW	3.447 AC.	ROWE LANE
TOTAL:	9.989 ACRES	

STREET TABLE:

STREET NAME	LENGTH	WIDTH	ACRE	DESIGN SPEED
ROWE LANE (PUBLIC)	1251.3'	120'	3.447	45 MPH

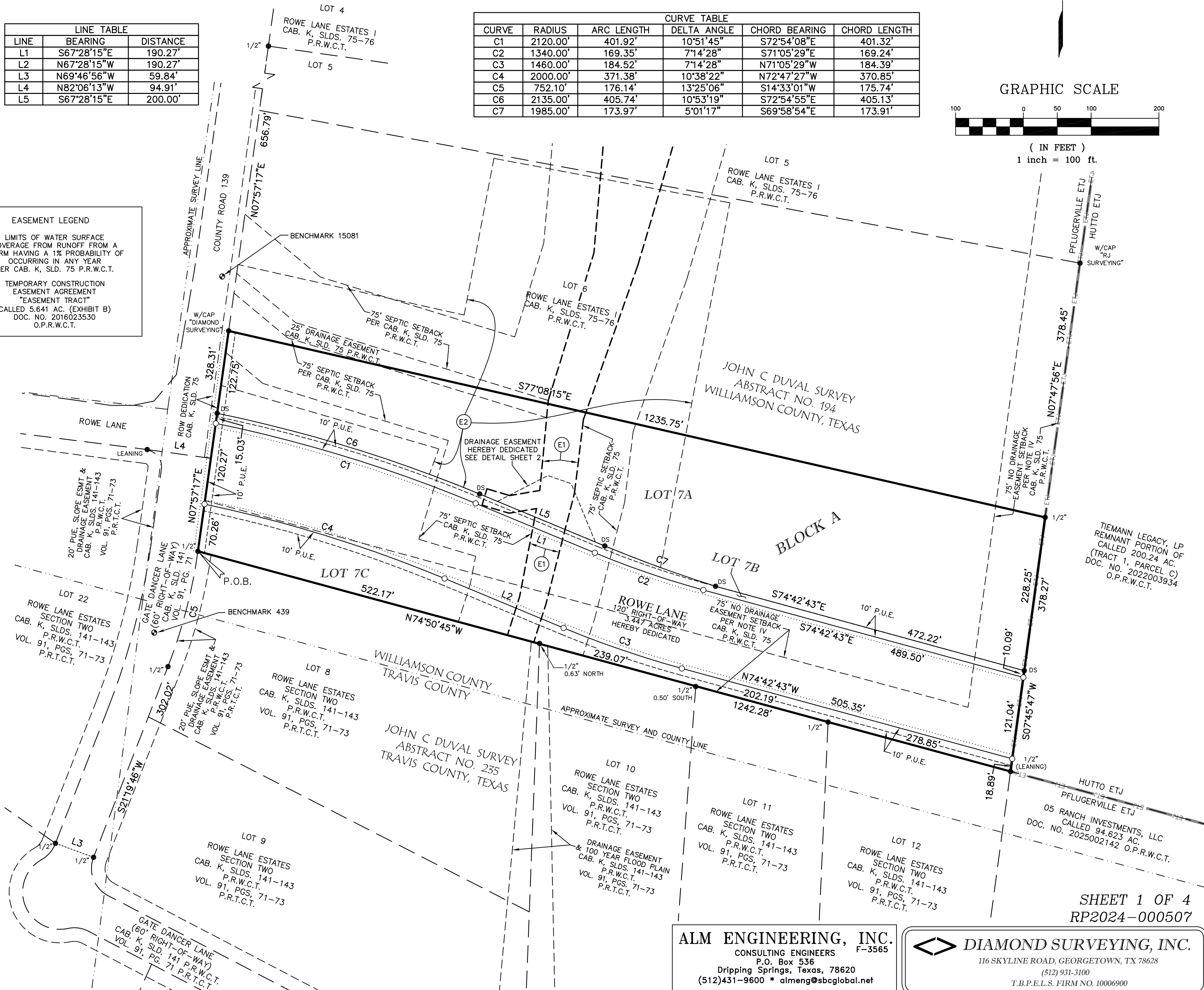
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°28'15"E	190.27'
L2	N67°28'15"W	190.27'
L3	N69°46'56"W	59.84'
L4	N82°06'13"W	94.91'
L5	S67°28'15"E	200.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2120.00'	401.92'	10°51'45"	S72°54'08"E	401.32'
C2	1340.00'	169.35'	7°14'28"	S71°05'29"E	169.24'
C3	1460.00'	184.52'	7°14'28"	N71°05'29"W	184.39'
C4	2000.00'	371.38'	10°38'22"	N72°47'27"W	370.85'
C5	752.10'	176.14'	13°25'06"	S14°33'01"W	175.74'
C6	2135.00'	405.74'	10°53'19"	S72°54'55"E	405.13'
C7	1985.00'	173.97'	5°01'17"	S69°58'54"E	173.91'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

SHEET 1 OF 4
RP2024-000507

REPLAT OF LOT 7 ROWE LANE ESTATES 1

BEING 9.989 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 7, ROWE LANE ESTATES 1, A SUBDIVISION RECORDED IN CABINET K, SLIDES 75 AND 76 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMNANT PORTION OF SAID LOT 7 DESCRIBED IN A WARRANTY DEED TO LAMONT FERRERI AND WIFE DEBORAH E. FERRERI, RECORDED IN DOCUMENT NO. 2007005991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 9.989 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 7, ROWE LANE ESTATES 1, A SUBDIVISION RECORDED IN CABINET K, SLIDES 75 AND 76 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMNANT PORTION OF SAID LOT 7 DESCRIBED IN A WARRANTY DEED TO LAMONT FERRERI AND WIFE DEBORAH E. FERRERI, RECORDED IN DOCUMENT NO. 2007005991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 9.989 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found monumenting the southwest corner of said Lot 7 and the northwest corner of Lot 8, Rowe Lane Estates Section Two, a subdivision recorded in Cabinet K, Slides 141 to 143 of the Plat Records of Williamson County, Texas and Volume 91, Pages 71 to 73 of the Plat Records of Travis County, Texas, same being on the east right-of-way line Gate Dancer Lane (60' wide right-of-way) as dedicated in said Cabinet K, Slides 141-143 and Volume 91, Pages 71 to 73, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, N 07°57'17"E with the west boundary line of said Lot 7, in part with said east right-of-way line of said Gate Dancer Lane, in part with the east boundary line of the right-of-way dedication as shown in said Cabinet K, Slide 75, in part with the east right-of-way line of County Road 139, passing at a distance of 205.56 feet, a 1/2" iron rod found with cap marked "DIAMOND SURVEYING" on the northwest corner of said Tiemann Legacy, LP tract, continuing for a total distance of 328.31 feet to an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the northwest corner of said Lot 7 and the southwest corner of Lot 6 of said Rowe Lane Estates I, for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of Lot 5 and the southwest corner of Lot 4 of said Rowe Lane Estates I, bears N 07°57'17"E for a distance of 656.79 feet;

THENCE, S 77°08'15"E with the north boundary line of said Lot 7 and the south boundary line of said Lot 6 for a distance of 1235.75 feet to a 1/2" iron rod found monumenting the northeast corner of said Lot 7 and the southeast corner of said Lot 6, same being on the west boundary line of the remnant portion of the called 200.24 acre tract of land (Tract 1, Parcel C) conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003934 of the Official Public Records of Williamson County, Texas, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the northeast corner of said Lot 6 and the southeast corner of said Lot 5, bears N 07°47'56"E for a distance of 378.45 feet;

THENCE, S 07°45'47"W with the east boundary line of said Lot 7 and the west boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, passing at a distance of 228.25 feet, a 1/2" iron rod found with cap marked "DIAMOND SURVEYING" on the northeast corner of said Tiemann Legacy, LP tract recorded in Document No. 2022003933, continuing for a total distance of 378.27 feet to a leaning 1/2" iron rod found monumenting the southeast corner of said Lot 7, the southwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the northeast corner of Lot 12 of said Rowe Lane Estates Section Two and the northwest corner of the called 94.623 acre tract of land conveyed to 05 Ranch Investments, LLC, recorded in Document No. 2025002142 of the Official Public Records of Williamson County, Texas, for the southeast corner hereof;

THENCE, N 74°50'45"W with the south boundary line of said Lot 7 and the north boundary line of said Rowe Lane Estates Section Two for a distance of 1242.28 feet to the POINT OF BEGINNING hereof and containing 9.989 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00010.

WILLIAMSON COUNTY PLAT NOTES:

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTION THE ROAD SYSTEM AND STREETS.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, 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.

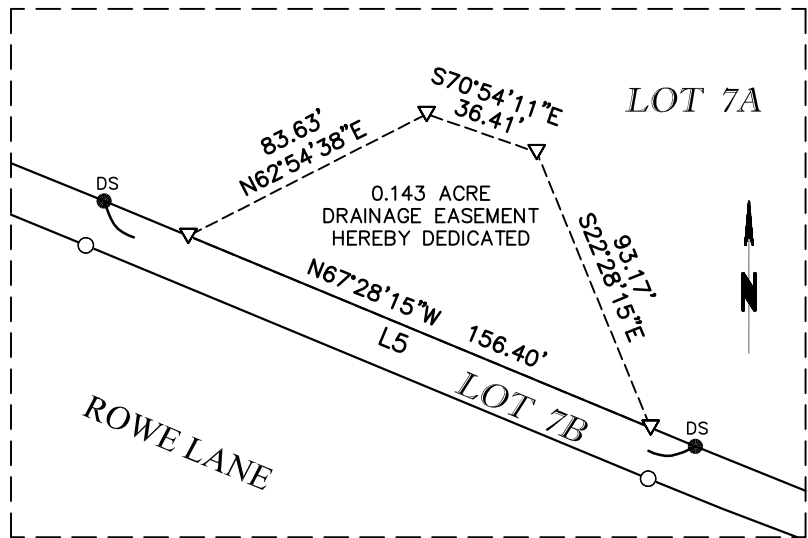
THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ON FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE BFE, WHICHEVER IS HIGHER.

PLAT NOTES:

- This plat lies within the City of Pflugerville ETJ.
- Water shall be provided by: Manville Water Supply
Wastewater shall be provided by: On-Site Sewage Facility and permitted by Williamson County.
No lot in this subdivision shall be occupied until connected to wastewater facilities.
The Community Impact Fee rate for wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1577-23-01-10. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
- A 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage.
- Easement(s) dedicated to the public by this plat shall also be subject to the terms and conditions of the Engineering Design Manual per Ordinance No. 1206-15-02-24. The Grantor [property owner(s)], heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris and trash.
- No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
- A six (6) foot wide sidewalk shall be provided on both sides of Rowe Lane.
- This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1224-09-08-25 8A.
- The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by City Ordinance # 1203-15-02-24.
- The Community impact fee rate for water and wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1577-23-01-10. Community impact fees for individual lots shall be paid prior to the issuance of any building permit.
- This subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
- All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual, as amended.
- The owner of this subdivision, and his or her successors and assigns, assume responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
- Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
- All proposed fences, walls and landscaping adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the site distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
- Wastewater and water systems shall conform to TCEQ (Texas Commission of Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or re-platting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.
- The assessed roadway impact fee is hereby assessed and established according to the City of Pflugerville Ordinance No. 1470-20-11-24. Roadway impact fees will be paid prior to the issuance of any building permit.
- Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.
- The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.
- All Landscape and Drainage Lots shall be owned and maintained by the Homeowner's Association.
- Maintenance of all storm sewer lines and structures located outside of the County Right-of-Way will not be the responsibility of Williamson County. Maintenance for these lines and structures will be the responsibility of the Home Owner's Association or their assigns.



DRAINAGE EASEMENT DETAIL
(1" = 60')
(SEE SHEET 1)

LEGEND

●	IRON ROD FOUND
● DS	IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
⊙	BENCHMARK
▽	CALCULATED POINT
— ETJ — ETJ —	EXTRA-TERRITORIAL JURISDICTION BOUNDARY
.....	PROPOSED SIDEWALK
----	EXISTING EASEMENT
-----	EASEMENT HEREBY DEDICATED
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING

SHEET 2 OF 4
RP2024-000507

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

REPLAT OF LOT 7
ROWE LANE ESTATES 1

BEING 9.989 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 7, ROWE LANE ESTATES 1, A SUBDIVISION RECORDED IN CABINET K, SLIDES 75 AND 76 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMNANT PORTION OF SAID LOT 7 DESCRIBED IN A WARRANTY DEED TO LAMONT FERRERI AND WIFE DEBORAH E. FERRERI, RECORDED IN DOCUMENT NO. 2007005991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

WE, LAMONT FERRERI AND WIFE, DEBORAH E. FERRERI, OWNERS OF THE REMNANT PORTION OF LOT 7, ROWE LANE ESTATES SECTION 1, DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2007005991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY AND CITY OF PFLUGERVILLE MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS, AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION TO BE KNOWN AS "REPLAT OF LOT 7, ROWE LANE ESTATES SECTION 1"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF , 20

LAMONT FERRERI
15508 DELAHUNTY
PFLUGERVILLE, TX 78660

DEBORAH E. FERRERI
15508 DELAHUNTY
PFLUGERVILLE, TX 78660

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAMONT FERRERI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH E. FERRERI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

OWNER'S CERTIFICATION:

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

THAT, MATTHEW R. TIEMANN, GENERAL PARTNER OF TIEMANN LEGACY, LP, OWNER OF THE THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO.2022003933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY AND CITY OF PFLUGERVILLE MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "REPLAT OF LOT 7, ROWE LANE ESTATES SECTION 1"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF , 20

MATTHEW R. TIEMANN
TIEMANN LEGACY, LP, A TEXAS LIMITED PARTNERSHIP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW R. TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

LIEN HOLDERS CERTIFICATION:

STATE OF {
COUNTY OF {
KNOWN ALL MEN BY THESE PRESENTS

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST IN DOCUMENT NO. 2022003965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED BY CORRECTION DEED OF TRUST IN DOCUMENT NO. 2024008324 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY AND CITY OF PFLUGERVILLE MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "REPLAT OF LOT 7, ROWE LANE ESTATES SECTION 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF , 20

NICK FUHRMAN, EXECUTIVE VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
500 WEST 5TH STREET, SUITE 100
AUSTIN, TX 78701

STATE OF {
COUNTY OF {
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:



REPLAT OF LOT 7
ROWE LANE ESTATES 1

BEING 9.989 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 7, ROWE LANE ESTATES 1, A SUBDIVISION RECORDED IN CABINET K, SLIDES 75 AND 76 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMNANT PORTION OF SAID LOT 7 DESCRIBED IN A WARRANTY DEED TO LAMONT FERRERI AND WIFE DEBORAH E. FERRERI, RECORDED IN DOCUMENT NO. 2007005991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

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

THAT I, SHANE SHAFER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Shane Shafer
SHANE SHAFER, R.P.L.S. 5281

AUGUST 15, 2025
DATE

NOT FOR RECORDATION
FOR REVIEW ONLY



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0675F, DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

Matthew Mitchell
MATTHEW MITCHELL, P.E. 83335

9/19/2025
DATE

ROAD NAME AND 911 ADDRESSING APPROVAL:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20____ A.D,

WILLIAMSON COUNTY ADDRESSING COORDINATOR

FLOODPLAIN ADMINISTRATOR APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY 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 AND 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 WITH IT.

ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

ON-SITE SEWAGE FACILITY APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY 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 AND 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.
WILLIAMSON COUNTY ENGINEER

PLANNING AND ZONING:

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

JONATHON COFFMAN, CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

_____, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

COUNTY JUDGE'S APPROVAL

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

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT HIS MAP OR PLAT, WITH THE FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

COUNTY CLERK CERTIFICATION:

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED THIS ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. ____ T

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

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

BY: _____, DEPUTY