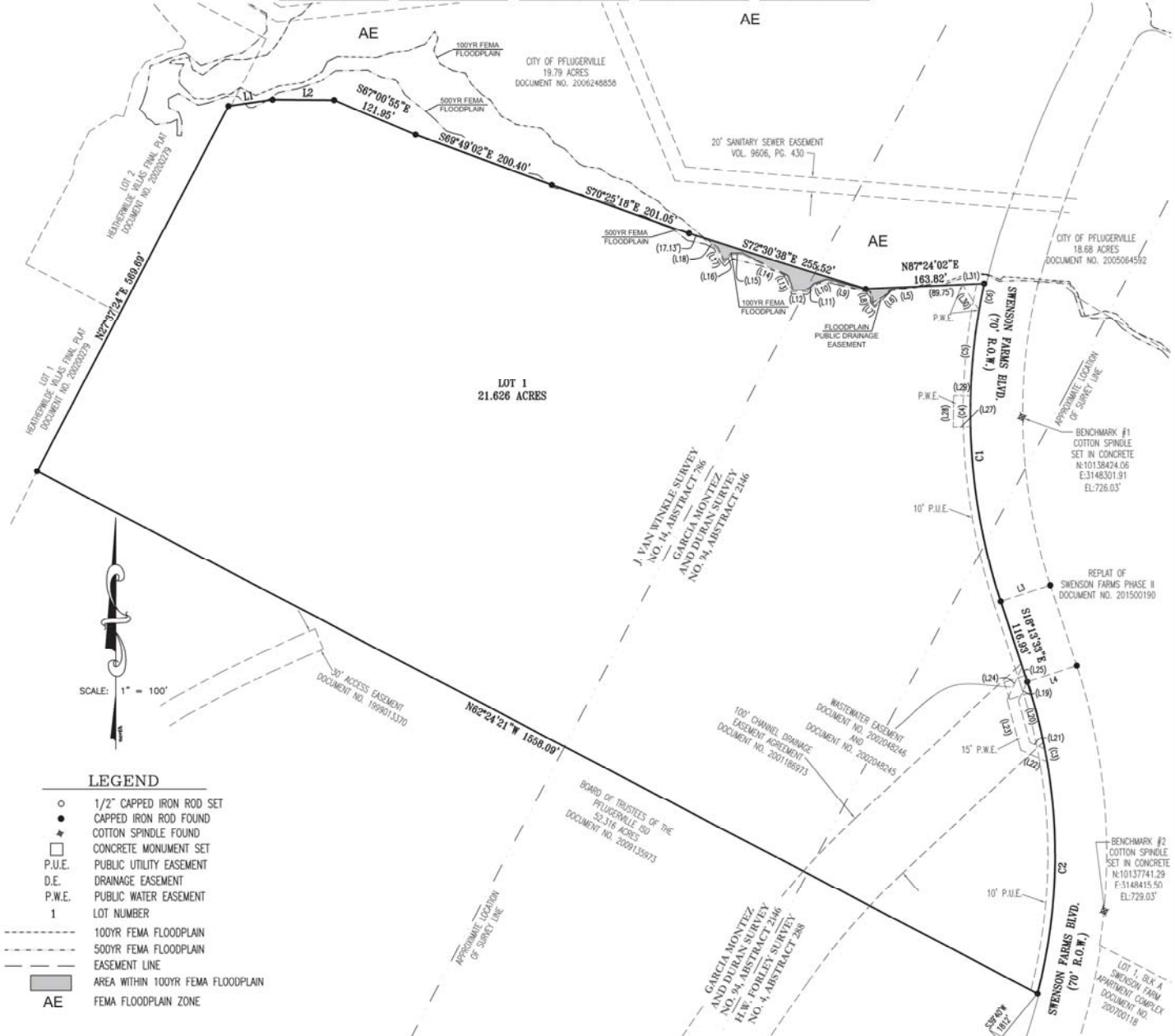


FINAL PLAT SWENSON FARMS PHASE I



Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
(L5)	39.29	N82°49'01"E	(L10)	17.06	N70°43'40"E	(L15)	14.21	N89°43'40"E	(L20)	58.96	S15°27'02"E	(L25)	22.22	S18°13'35"E	(L31)	30.16	N87°24'02"E
(L6)	30.56	N47°01'15"E	(L11)	14.14	N45°34'24"E	(L16)	16.19	N43°51'18"E	(L21)	22.53	N65°46'31"W	(L26)	23.87	S88°38'41"W			
(L7)	5.88	S46°15'34"E	(L12)	20.64	N89°48'33"E	(L17)	21.88	S25°52'46"E	(L22)	39.93	N65°46'31"W	(L27)	26.85	N01°03'59"E			
(L8)	13.68	S10°10'50"E	(L13)	22.82	S17°50'32"E	(L18)	27.01	S54°38'54"E	(L23)	71.42	S19°27'02"E	(L28)	23.14	S88°56'01"E			
(L9)	62.82	S7°17'49"E	(L14)	68.83	S84°20'21"E	(L19)	29.22	S24°13'29"W	(L24)	51.03	S24°13'29"W	(L29)	41.88	N33°23'12"W			



- LEGEND**
- 1/2" CAPPED IRON ROD SET
 - CAPPED IRON ROD FOUND
 - COTTON SPINDLE FOUND
 - CONCRETE MONUMENT SET
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.W.E. PUBLIC WATER EASEMENT
 - 1 LOT NUMBER
 - 100YR FEMA FLOODPLAIN
 - 500YR FEMA FLOODPLAIN
 - EASEMENT LINE
 - AE AREA WITHIN 100YR FEMA FLOODPLAIN
 - FEMA FLOODPLAIN ZONE

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C3)	18.23	785.00	N10°23'24"W	18.23	9.11	1°21'54"
(C4)	42.79	835.00	S00°06'47"W	42.79	21.40	2°56'11"
(C5)	156.18	835.00	S08°56'22"W	156.95	78.32	10°43'01"
(C6)	37.03	835.00	S11°01'40"W	37.02	18.52	2°32'26"
C1	445.03	835.00	S02°58'14"E	439.78	227.94	30°32'13"
C2	436.89	785.00	S01°53'41"E	430.98	224.58	32°43'17"

Line Table

Line #	Length	Direction
L1	61.50	N81°58'17"E
L2	85.07	S88°36'34"E
L3	71.95	N71°48'06"E
L4	71.94	N71°44'56"E

DATE: NOVEMBER 2, 2015
 OWNER/SUBDIVIDER: KB HOME LONE STAR, INC.
 10800 PECAN PARK BLVD., SUITE 200
 AUSTIN, TEXAS 78750
 PHONE: (512) 651-8100
 FAX: (512) 795-6181

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

LAND USE:
 TOTAL ACREAGE: 21.626
 TOTAL NO. BLOCKS: 1
 TOTAL NO. LOTS: 1

LEGAL DESCRIPTION:
 21.626 ACRES OF LAND OUT OF THE H.W. FARLEY SURVEY No. 4, ABSTRACT No. 288, THE GARCIA MONTEZ & DURAN SURVEY No. 94, ABSTRACT 2146, AND THE JOHN VAN WINKLE SURVEY No. 14, ABSTRACT 786, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED GRANTED TO KB HOME LONE STAR, INC. DATED SEPTEMBER 11, 2015 AND RECORDED AS DOCUMENT NUMBER 2015146544, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SOUTHWESTERN CORNER OF H.W. FORLEY SURVEY NO. 4, ABSTRACT 288
 AN ANGLE POINT IN A NORTHERN LINE OF GARCIA MONTEZ AND DURAN SURVEY NO. 94, ABSTRACT 2146
 S39°40'W 1812'+/-

SHEET NO. 1 OF 2 (RH)

Carlson, Brigance & Doering, Inc.
 FIRM ID #13791 REG. # 10024900

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

FINAL PLAT SWENSON FARMS PHASE I


STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN ZINSMEYER, ACTING HEREIN BY AND THROUGH KB HOME LONE LONE STAR, INC., AUTHORIZED AGENT, BEING THE OWNER OF 21.626 ACRES OF LAND OUT OF THE H.W. FARLEY SURVEY No. 4, ABSTRACT No. 288, THE GARCIA MONTEZ & DURAN SURVEY No. 94, ABSTRACT 2146, AND THE JOHN VAN WINKLE SURVEY No. 14, ABSTRACT 786, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED GRANTED TO KB HOME LONE LONE STAR, INC., DATED SEPTEMBER 11, 2015 AND RECORDED AS DOCUMENT NUMBER 2015148544, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.626 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

'SWENSON FARMS PHASE I'

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 16 DAY OF November, 2015, A.D.

 11/16/15
JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF November 2015 A.D.


NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. 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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. 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.
8. A PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE HAVE BEEN PAID FOR 82 UNITS FOR A TOTAL FEE AMOUNT OF \$130,786. IF MORE THAN 82 UNITS ARE BUILT ON SITE, ADDITIONAL PAYMENT OF PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE SHALL BE PAID TO THE CITY OF PFLUGERVILLE AND CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
9. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AT THE ASSESSED RATES ESTABLISHED IN ORDINANCE NO. 1179-14-06-10."
10. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
11. 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.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES AND WALLS 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.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HIS/HER ASSIGNS.
18. A SIX (6) FOOT SIDEWALK IS CURRENTLY LOCATED ALONG SWENSON FARMS BOULEVARD, AND SATISFIES THE SIDEWALK REQUIREMENT.

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

RODNEY BLACKBURN, CHAIRPERSON
PLANNING AND ZONING COMMISSION

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEALNOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20___ A.D. AT ___ O'CLOCK ___ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ___ DAY OF _____, 20___ A.D.
DANA DEBEALNOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT ___ O'CLOCK ___ M. THIS THE ___ DAY OF _____, 20___ A.D.
DANA DEBEALNOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

THAT I, AARON V. THOMASON, 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.

SURVEYED BY:  03/16/2015
DATE:
AARON V. THOMASON, RPLS # 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
AARON@CBDENG.COM



ENGINEER'S FLOOD PLAIN CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 484530260A, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY:  11/2/15
DATE:
JOANN A. EAGLE, P.E. NO. 97589
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

SHEET NO. 2 OF 2



Carlson, Brigance & Doering, Inc.

FIRM ID #137791 ♦ REG. # 10024900

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

PATH-J:\4764\SURVEY\PLAT-PHS I