

ENGINEER / SURVEYOR

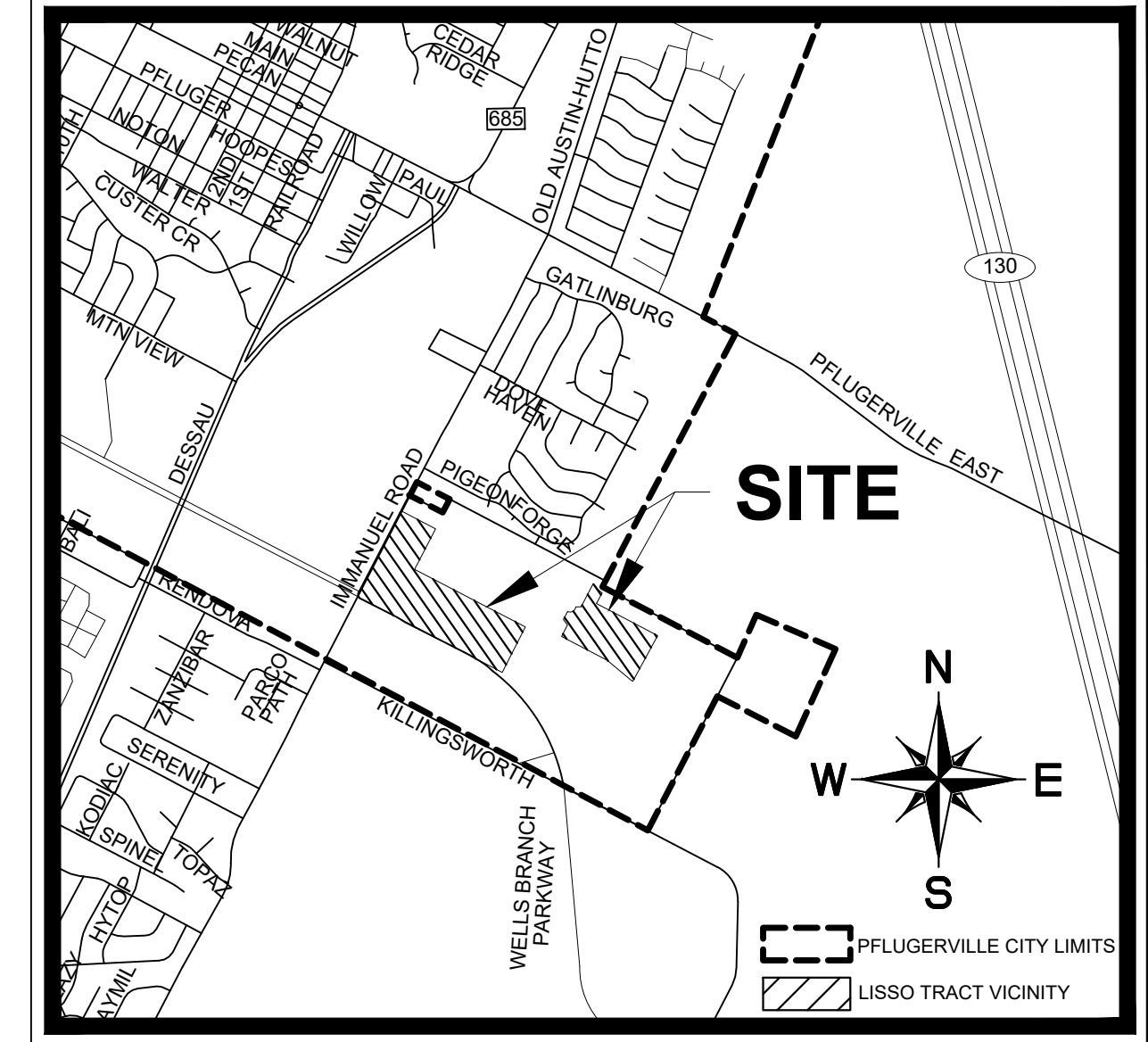
10814 JOLLYVILLE ROAD STATE OF TEXAS
 AVALLON IV, SUITE 200 REGISTRATION NO. F-928
 AUSTIN, TEXAS 78759
 PH. (512) 418-1771
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

601 NW LOOP 410 FIRM REGISTRATION
 SUITE 35 NO. 10193973
 SAN ANTONIO, 78216
 PH. (210) 541-9166
 CONTACT: JOHN G. MOSIER, R.P.L.S.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS
 REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN
 REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST
 RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN
 ENGINEER.

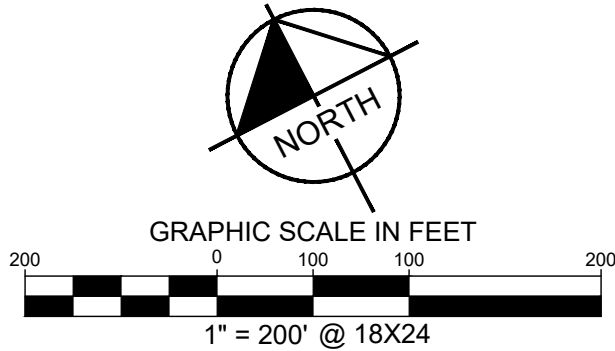
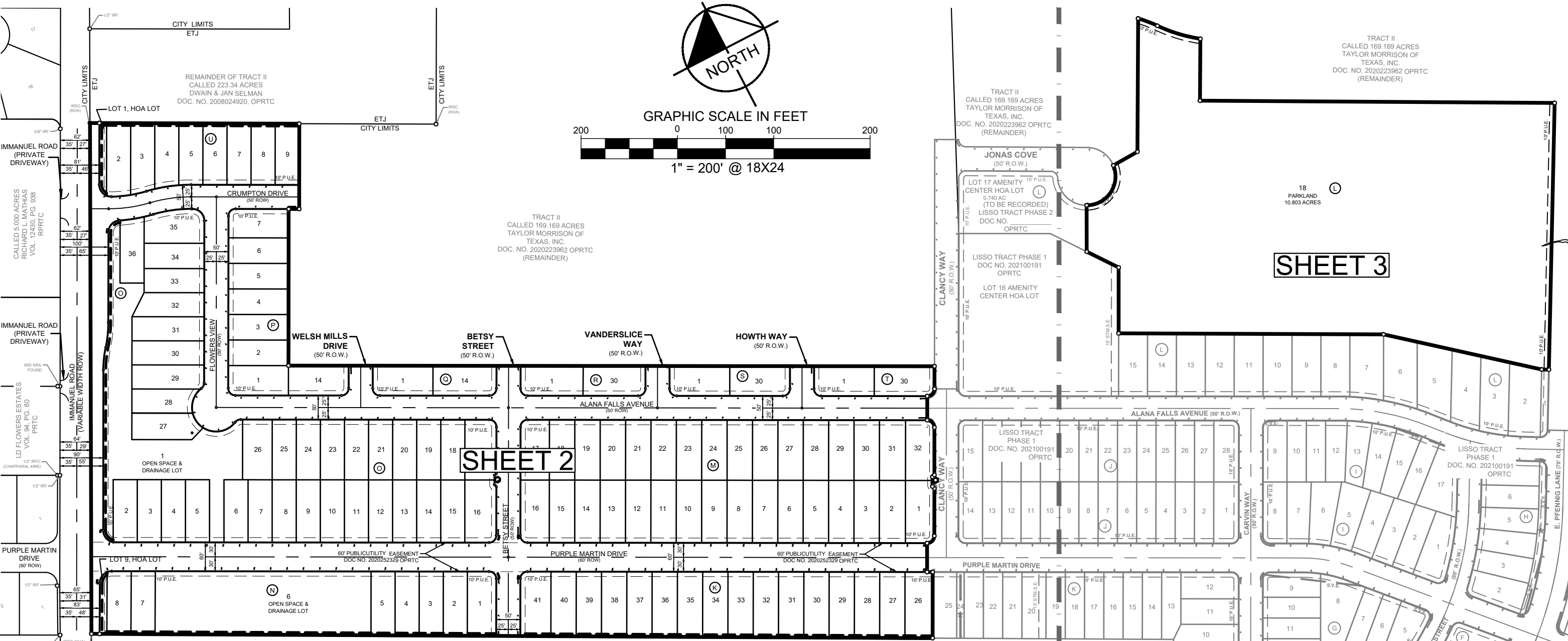
SUBDIVISION SUMMARY	
LOT SUMMARY	
RESIDENTIAL LOT ACREAGE	= 18.138 ACRES
RESIDENTIAL LOT TOTAL	= 115 LOTS
HOA LOT ACREAGE	= 0.092 ACRES
HOA LOT TOTAL	= 2 LOTS
OPEN SPACE/DRAINAGE	
LOT ACREAGE	= 2.643 ACRES
OPEN SPACE/DRAINAGE	
LOT TOTAL	= 2 LOTS
PARKLAND ACREAGE	= 10.803 ACRES
PARKLAND LOT TOTAL	= 1 LOT
LOT ACREAGE TOTAL	= 31.584 ACRES
LOT TOTAL	= 120 LOTS

ROW SUMMARY	
60' ROW ACREAGE	= 2.367 ACRES
60' ROW LENGTH	= 1,735 FEET
50' ROW ACREAGE	= 4.075 ACRES
50' ROW LENGTH	= 3,171 FEET
TOTAL ROW ACREAGE	= 6.441 ACRES
TOTAL ROW LENGTH	= 4,906 FEET
TOTAL SUBDIVISION ACREAGE	= 38.117 ACRES



VICINITY MAP

SCALE: 1" = 2,000'



PARKLAND SUMMARY	
PHASE 1	
PARKLAND EQUATION = $6.6 \times (\text{RESIDENTIAL LOTS} \times 3 \text{ PERSONS PER RL})$	1,000
PARKLAND CALCULATION = $6.6 \times (224 \times 3)$	1,000
REQUIRED PHASE 1 PARKLAND ACREAGE	= 4.40 ACRES
DEDICATED PARKLAND BY PHASE 1 PLAT	= 0.00 ACRES
PHASE 2	
PARKLAND EQUATION = $6.6 \times (\text{RESIDENTIAL LOTS} \times 3 \text{ PERSONS PER RL})$	1,000
PARKLAND CALCULATION = $6.6 \times (76 \times 3)$	1,000
REQUIRED PHASE 2 PARKLAND ACREAGE	= 1.50 ACRES
DEDICATED PARKLAND BY PHASE 2 PLAT	= 19.825 ACRES
PHASE 3	
PARKLAND EQUATION = $6.6 \times (\text{RESIDENTIAL LOTS} \times 3 \text{ PERSONS PER RL})$	1,000
PARKLAND CALCULATION = $6.6 \times (115 \times 3)$	1,000
REQUIRED PHASE 3 PARKLAND ACREAGE	= 2.28 ACRES
DEDICATED PARKLAND BY THIS PLAT	= 10.803 ACRES
TOTAL REQUIRED PARKLAND ACREAGE	= 8.18 ACRES
TOTAL PARKLAND DEDICATED IN PH 1, PH 2, & PH 3	= 30.628 ACRES

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT (SEE OVERALL PLAN FOR SHEET REFERENCE)
3	FINAL PLAT (SEE OVERALL PLAN FOR SHEET REFERENCE)
4	NOTES AND SIGNATURE PAGE SIGNATURE PAGE

BENCH MARK LIST	
BM #101 "X" CUT SET ON AT THE BACK OF A CURB INLET ON THE SOUTHWEST SIDE OF WELLS BRANCH PARKWAY 32'± NORTHWEST OF THE INTERSECTION OF WELLS BRANCH PARKWAY AND KILLINGSWORTH LANE	ELEV.=681.21' (NAVD '88)
BM #102 "X" CUT SET ON SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF WELLS BRANCH PARKWAY 870'± EAST OF THE INTERSECTION OF WELLS BRANCH PARKWAY AND IMMANUEL ROAD	ELEV.=677.55' (NAVD '88)

OVERALL MAP

OWNER/DEVELOPER

OWNER: TAYLOR MORRISON OF TEXAS, INC.
 810 HESTERS CROSSING ROAD, SUITE 235
 ROUND ROCK, TEXAS 78681

	LINEAR FEET OF ROADWAY	R.O.W. WIDTH (FEET)
PURPLE MARTIN DRIVE	1735	60
BETSY STREET	561	50
ALANA FALLS	1476	50
FLOWERS VIEW	437	50
WELSH MILLS	87	50
VANDERSLICE WAY	87	50
HOWTH WAY	87	50
CRUMPTON DRIVE	419	50

DATE OF PLAT PREPARATION JUNE 4, 2021
 DATE OF PLAT SUBMITTAL : AUGUST 30, 2021

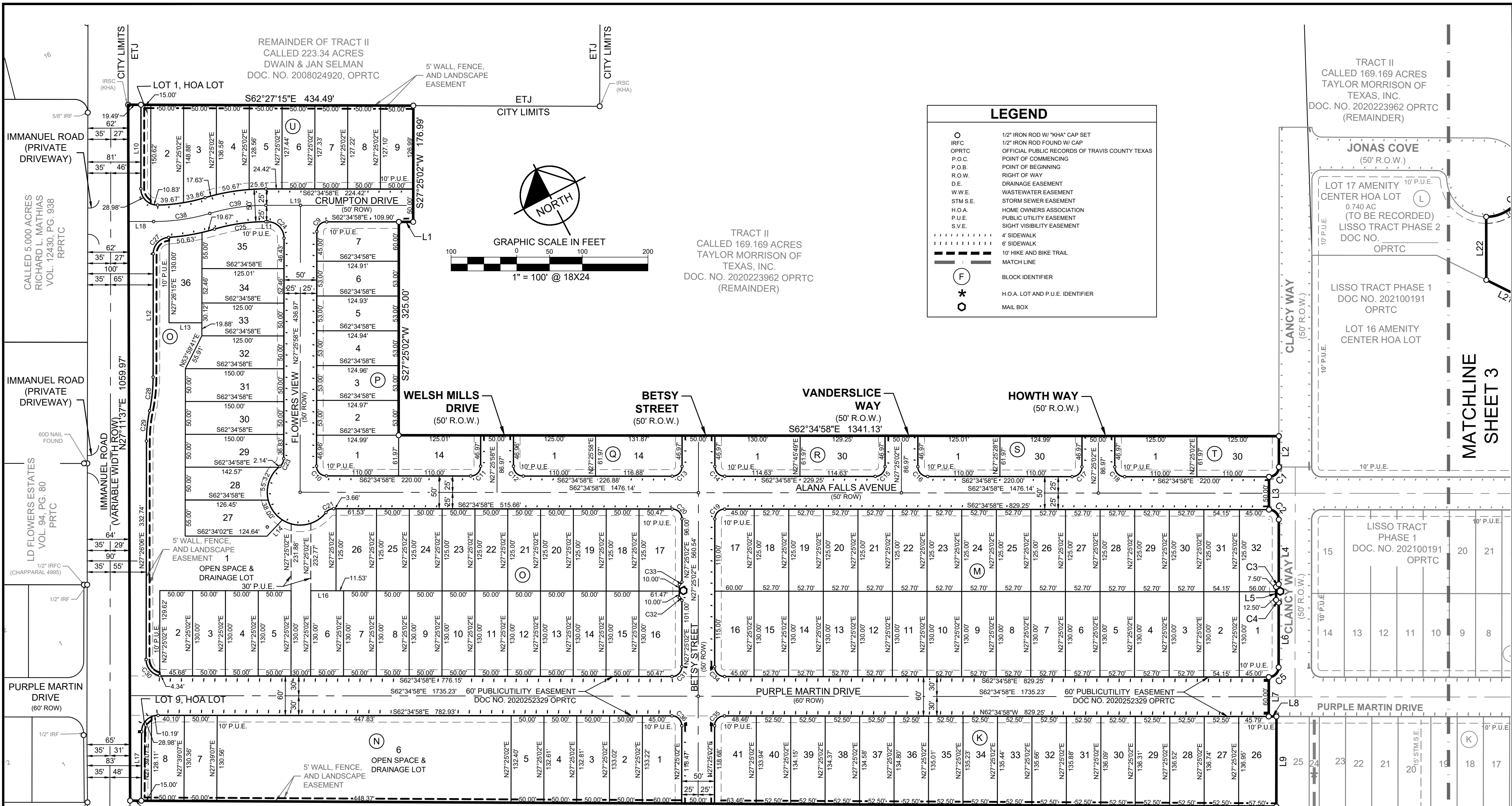
FINAL PLAT OF LISSO TRACT PHASE 3 38.117 ACRES

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

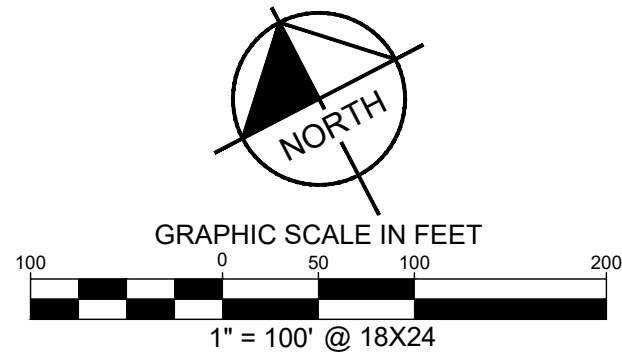
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JAB	JGM	4/18/2022	068705906	1 OF 4



LEGEND

- O 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC 1/2" IRON ROD FOUND W/ CAP
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- STM S.E. STORM SEWER EASEMENT
- H.O.A. HOME OWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.V.E. SIGHT VISIBILITY EASEMENT
- 4' SIDEWALK
- 6' SIDEWALK
- 10' HIKE AND BIKE TRAIL
- MATCH LINE
- (F) BLOCK IDENTIFIER
- (*) H.O.A. LOT AND P.U.E. IDENTIFIER
- (O) MAIL BOX



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'
C2	90°00'00"	15.00'	23.56'	S17°34'58"E	21.21'
C3	90°00'00"	4.00'	6.28'	S72°25'02"E	5.66'
C4	90°00'00"	4.00'	6.28'	S17°34'58"E	5.66'
C5	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'
C9	92°06'57"	14.73'	23.68'	N72°25'30"E	21.21'
C10	90°00'56"	15.00'	23.57'	S17°34'30"E	21.22'
C11	89°59'04"	15.00'	23.56'	S72°25'30"W	21.21'
C12	90°00'56"	15.00'	23.57'	S17°34'30"E	21.22'
C13	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'
C14	90°00'00"	15.00'	23.56'	S17°34'58"E	21.21'
C15	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'
C16	90°00'00"	15.00'	23.56'	S17°34'58"E	21.21'
C17	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C18	90°00'00"	15.00'	23.56'	S17°34'58"E	21.21'
C19	90°00'00"	15.00'	23.56'	N72°25'02"E	21.21'
C20	90°00'00"	15.00'	23.56'	N17°34'58"W	21.21'
C21	52°01'12"	15.00'	13.62'	N88°35'34"W	13.16'
C23	52°01'12"	15.00'	13.62'	N53°26'35"E	13.16'
C24	90°00'56"	25.00'	39.28'	N17°34'30"W	35.36'
C25	16°33'24"	275.00'	79.47'	N70°51'40"W	79.19'
C27	85°58'39"	25.00'	37.51'	S70°25'26"W	34.09'
C28	11°43'19"	252.50'	51.66'	N33°17'47"E	51.57'
C29	11°43'19"	227.00'	46.44'	N33°17'47"E	46.36'
C30	80°04'21"	25.00'	34.94'	N12°36'03"W	32.16'
C31	90°00'00"	15.00'	23.56'	N72°25'02"E	21.21'
C32	90°00'00"	4.00'	6.28'	N17°34'58"W	5.66'
C33	90°00'00"	4.00'	6.28'	N72°25'02"E	5.66'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C34	90°00'00"	15.00'	23.56'	S17°34'58"E	21.21'
C35	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'
C36	90°00'00"	15.00'	23.56'	N17°34'58"W	21.21'
C38	16°34'29"	300.00'	86.79'	S70°51'07"E	86.48'
C39	16°33'24"	300.00'	86.69'	S70°51'40"E	86.39'
C40	112°13'58"	60.00'	117.53'	N61°09'31"E	99.62'
C41	8°54'52"	275.00'	42.79'	S42°01'40"E	42.74'
C42	16°28'12"	325.00'	93.42'	S45°48'20"E	93.10'

N62°20'51"W 1746.33'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N62°34'58"W	21.88'	L17	S27°39'07"W	105.19'
L2	S27°25'02"W	46.97'	L18	S62°33'53"E	38.30'
L3	S27°25'02"W	50.00'	L19	S62°34'58"E	224.42'
L4	S27°25'02"W	98.50'	L20	N27°24'57"E	136.62'
L5	S27°25'02"W	20.00'	L21	N36°17'17"W	74.03'
L6	S27°25'02"W	98.50'	L22	N27°16'23"E	96.17'
L7	S27°25'02"W	60.00'	L23	N87°49'09"E	57.49'
L8	S62°34'58"E	11.71'	L24	S27°43'27"W	128.35'
L9	S27°25'02"W	137.19'	L25	N61°24'37"W	15.00'
L10	N27°25'02"E	127.74'	L26	S87°49'09"W	67.32'
L11	N62°34'58"W	2.63'	L27	N62°34'58"W	7.22'
L12	N27°26'10"E	187.79'	L28	S27°35'17"W	46.27'
L13	S62°34'58"E	50.03'	L29	N62°24'43"W	20.00'
L14	S70°40'37"W	34.14'	L30	N27°35'17"E	54.53'
L16	S62°34'58"E	38.47'			

TRACT II
CALLED 223.34 ACRES
DWIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

**FINAL PLAT
OF
LISSO TRACT PHASE 3
38.117 ACRES**

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN THE
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

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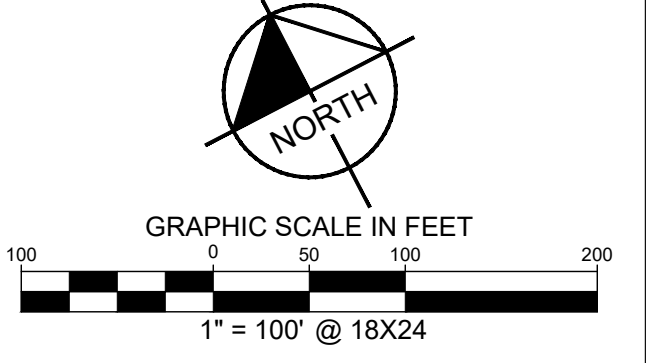
DATE OF PLAT PREPARATION JUNE 4, 2021
DATE OF PLAT SUBMITTAL : AUGUST 30, 2021

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	4/18/2022	068705906	2 OF 4

DWG NAME: K:\SVA_SURVEY\068705906-LISSO TRACT\DWG\PLAT\LISSO PHASE 3 PLAT.DWG PLOTTED BY: CURTIS_SARAH_4/18/2022 7:48 AM LAST SAVED: 4/18/2022 7:48 AM

CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C5	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'	C23	52°01'12"	15.00'	13.62'	N53°26'35"E	13.16'	C39	16°33'24"	300.00'	86.69'	S70°51'40"E	86.39'
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C10	90°00'56"	15.00'	23.57'	S17°34'30"E	21.22'	C25	16°33'24"	275.00'	79.47'	N70°51'40"W	79.19'	C41	8°54'52"	275.00'	42.79'	S42°01'40"E	42.74'
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LINE TABLE			LINE TABLE		
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L4	S27°25'02"W	98.50'	L20	N27°24'57"E	136.62'
L5	S27°25'02"W	20.00'	L21	N36°17'17"W	74.03'
L6	S27°25'02"W	98.50'	L22	N27°16'23"E	96.17'
L7	S27°25'02"W	60.00'	L23	N87°49'09"E	57.49'
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L12	N27°26'10"E	187.79'	L28	S27°35'17"W	46.27'
L13	S62°34'58"E	50.03'	L29	N62°24'43"W	20.00'
L14	S70°40'37"W	34.14'	L30	N27°35'17"E	54.53'
L16	S62°34'58"E	38.47'			



LEGEND	
○	1/2" IRON ROD W/ "KHA" CAP SET
○	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
STM S.E.	STORM SEWER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
----	4' SIDEWALK
-----	6' SIDEWALK
-----	10' HIKE AND BIKE TRAIL
-----	MATCHLINE
(F)	BLOCK IDENTIFIER
*	H.O.A. LOT AND P.U.E. IDENTIFIER
○	MAIL BOX

**FINAL PLAT
OF
LISSO TRACT PHASE 3
38.117 ACRES**

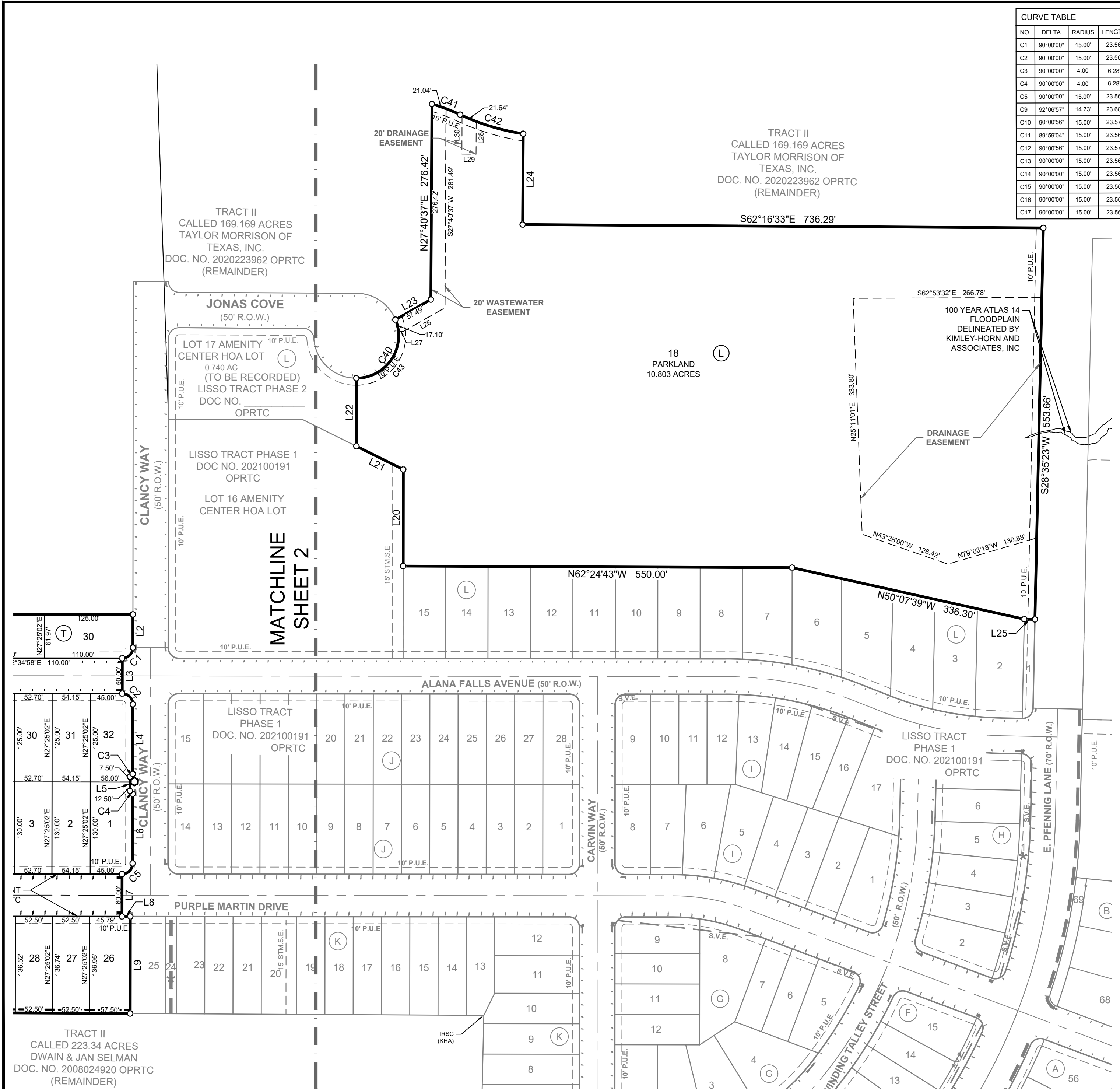
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	4/18/2022	068705906	3 OF 4

DATE OF PLAT PREPARATION JUNE 4, 2021
DATE OF PLAT SUBMITTAL : AUGUST 30, 2021



TRACT II
CALLED 223.34 ACRES
DWAIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

TRACT II
CALLED 169.169 ACRES
TAYLOR MORRISON OF
TEXAS, INC.
DOC. NO. 2020223962 OPRTC
(REMAINDER)

TRACT II
CALLED 169.169 ACRES
TAYLOR MORRISON OF
TEXAS, INC.
DOC. NO. 2020223962 OPRTC
(REMAINDER)

JONAS COVE
(50' R.O.W.)

LOT 17 AMENITY
CENTER HOA LOT
0.740 AC
(TO BE RECORDED)
LISSO TRACT PHASE 2
DOC NO.
OPRTC

LISSO TRACT PHASE 1
DOC NO. 202100191
OPRTC

LOT 16 AMENITY
CENTER HOA LOT

LISSO TRACT
PHASE 1
DOC. NO. 202100191
OPRTC

LISSO TRACT
PHASE 1
DOC. NO. 202100191
OPRTC

PURPLE MARTIN DRIVE

CLANCY WAY (50' R.O.W.)

CARVIN WAY (50' R.O.W.)

ALANA FALLS AVENUE (50' R.O.W.)

E. PFENNIG LANE (70' R.O.W.)

WINDING TALLEY STREET

18 PARKLAND
10.803 ACRES

100 YEAR ATLAS 14
FLOODPLAIN
DELINEATED BY
KIMLEY-HORN AND
ASSOCIATES, INC

DRWG NAME: K:\SVA_SURVEY\068705906-LISSO TRACT\DWG\PLAT\LISSO PHASE 3 PLAT.DWG PLOTTED BY: CURTIS, SARAH 4/18/2022 7:48 AM LAST SAVED 4/18/2022 7:48 AM

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN G. MOSIER, 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.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

ENGINEER'S CERTIFICATION:

NO PORTION THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, EFFECTIVE 08/18/2014.

ALEJANDRO E. GRANADOS RICO, P.E.

ENGINEERING BY:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON OF TEXAS, INC. BEING OWNER OF 169.169 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A TRACT OF LAND, CALLED 169.169 ACRES, DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2020223962, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 38.117 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LISSO TRACT PHASE 3, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ___ DAY OF _____, 202_ A.D.

BY: MICHAEL SLACK
VICE PRESIDENT, LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ___ DAY OF _____, 202_ A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

APPROVED THIS ___ DAY OF ___, 202_ A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

ROBERT ROMIG, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, 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 _____, 202_ A.D., AT ___ O'CLOCK ___ M., DULY RECORDED ON THE ___ DAY OF _____, 202_ A.D., AT ___ O'CLOCK ___ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 202_ A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

SURVEYOR'S NOTES

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

NOTES

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY 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.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
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 TAYLOR MORRISON OF TEXAS, INC., 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. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL LOCAL STREETS.
8. A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF PURPLE MARTIN DRIVE.
9. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
10. 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.
11. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
12. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE #1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
13. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
14. 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.
15. 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.
16. 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.
17. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
18. 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.
19. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1 - BLOCK U, AND LOT 6 - BLOCK N, LOT 9 - BLOCK N, AND LOT 1 - BLOCK O.
20. THE CITY OF PFLUGERVILLE TO BE DEDICATED THE FOLLOWING LOT: LOT 18, BLOCK L.
21. NO MORE THAN 298 RESIDENTIAL LOTS (THE NUMBER OF LOTS PROPOSED FOR PHASE 1 AND 2) ARE PERMITTED BEFORE THE EXTENSION OF PURPLE MARTIN DRIVE IN ACCORDANCE TO THE CONDITIONS ASSOCIATED WITH THE SUBDIVISION WAIVER FOR SUBCHAPTER 15.16.3R APPROVED ON MAY 4, 2020.

SINGLE FAMILY LOT TABLE

LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK K LOT26	0.181	7,882	BLOCK O LOT 4	0.149	6,500
BLOCK K LOT27	0.165	7,184	BLOCK O LOT 5	0.149	6,500
BLOCK K LOT28	0.165	7,173	BLOCK O LOT 6	0.149	6,500
BLOCK K LOT29	0.164	7,162	BLOCK O LOT 7	0.149	6,500
BLOCK K LOT30	0.164	7,150	BLOCK O LOT 8	0.149	6,500
BLOCK K LOT31	0.164	7,139	BLOCK O LOT 9	0.149	6,500
BLOCK K LOT32	0.164	7,128	BLOCK O LOT 10	0.149	6,500
BLOCK K LOT33	0.163	7,117	BLOCK O LOT 11	0.149	6,500
BLOCK K LOT34	0.163	7,105	BLOCK O LOT 12	0.149	6,500
BLOCK K LOT35	0.163	7,094	BLOCK O LOT 13	0.149	6,500
BLOCK K LOT36	0.163	7,083	BLOCK O LOT 14	0.149	6,500
BLOCK K LOT37	0.162	7,071	BLOCK O LOT 15	0.149	6,500
BLOCK K LOT38	0.162	7,060	BLOCK O LOT 16	0.193	8,419
BLOCK K LOT39	0.162	7,049	BLOCK O LOT 17	0.186	8,092
BLOCK K LOT40	0.162	7,037	BLOCK O LOT 18	0.143	6,250
BLOCK K LOT41	0.194	8,443	BLOCK O LOT 19	0.143	6,250
BLOCK M LOT1	0.177	7,698	BLOCK O LOT 20	0.143	6,250
BLOCK M LOT2	0.162	7,040	BLOCK O LOT 21	0.143	6,250
BLOCK M LOT3	0.157	6,851	BLOCK O LOT 22	0.143	6,250
BLOCK M LOT4	0.157	6,851	BLOCK O LOT 23	0.143	6,250
BLOCK M LOT5	0.157	6,851	BLOCK O LOT 24	0.143	6,250
BLOCK M LOT6	0.157	6,851	BLOCK O LOT 25	0.143	6,250
BLOCK M LOT7	0.157	6,851	BLOCK O LOT 26	0.177	7,691
BLOCK M LOT8	0.157	6,851	BLOCK O LOT 27	0.171	7,439
BLOCK M LOT9	0.157	6,851	BLOCK O LOT 28	0.148	6,460
BLOCK M LOT10	0.157	6,851	BLOCK O LOT 29	0.171	7,470
BLOCK M LOT11	0.157	6,851	BLOCK O LOT 30	0.172	7,500
BLOCK M LOT12	0.157	6,851	BLOCK O LOT 31	0.172	7,500
BLOCK M LOT13	0.157	6,851	BLOCK O LOT 32	0.158	6,875
BLOCK M LOT14	0.157	6,851	BLOCK O LOT 33	0.143	6,250
BLOCK M LOT15	0.157	6,851	BLOCK O LOT 34	0.151	6,558
BLOCK M LOT16	0.178	7,752	BLOCK O LOT 35	0.189	8,234
BLOCK M LOT17	0.171	7,452	BLOCK O LOT 36	0.153	6,659
BLOCK M LOT18	0.151	6,588	BLOCK P LOT 1	0.177	7,697
BLOCK M LOT19	0.151	6,588	BLOCK P LOT 2	0.152	6,624
BLOCK M LOT20	0.151	6,588	BLOCK P LOT 3	0.152	6,623
BLOCK M LOT21	0.151	6,588	BLOCK P LOT 4	0.152	6,622
BLOCK M LOT22	0.151	6,588	BLOCK P LOT 5	0.152	6,622
BLOCK M LOT23	0.151	6,588	BLOCK P LOT 6	0.152	6,621
BLOCK M LOT24	0.151	6,588	BLOCK P LOT 7	0.171	7,448
BLOCK M LOT25	0.151	6,588	BLOCK P LOT 14	0.177	7,698
BLOCK M LOT26	0.151	6,588	BLOCK Q LOT 1	0.177	7,698
BLOCK M LOT27	0.151	6,588	BLOCK Q LOT 14	0.186	8,124
BLOCK M LOT28	0.151	6,588	BLOCK R LOT 1	0.184	7,996
BLOCK M LOT29	0.151	6,588	BLOCK R LOT 30	0.183	7,973
BLOCK M LOT30	0.151	6,588	BLOCK S LOT 1	0.177	7,698
BLOCK M LOT31	0.155	6,769	BLOCK S LOT 30	0.177	7,697
BLOCK M LOT32	0.170	7,418	BLOCK T LOT 1	0.177	7,698
BLOCK N LOT 1	0.183	7,953	BLOCK T LOT 30	0.177	7,698
BLOCK N LOT 2	0.153	6,656	BLOCK U LOT 2	0.174	7,571
BLOCK N LOT 3	0.153	6,646	BLOCK U LOT 3	0.164	7,157
BLOCK N LOT 4	0.152	6,636	BLOCK U LOT 4	0.151	6,595
BLOCK N LOT 5	0.152	6,625	BLOCK U LOT 5	0.147	6,383
BLOCK N LOT 7	0.150	6,523	BLOCK U LOT 6	0.146	6,369
BLOCK N LOT 8	0.149	6,506	BLOCK U LOT 7	0.146	6,364
BLOCK O LOT 2	0.149	6,499	BLOCK U LOT 8	0.146	6,358
BLOCK O LOT 3	0.149	6,500	BLOCK U LOT 9	0.146	6,352

HOA LOT TABLE

LOT TABLE	ACRES	SQ. FT.
BLOCK N LOT 9 - HOA LOT	0.042	1,826
BLOCK U LOT 1 - HOA LOT	0.050	2,164

OPEN SPACE & DRAINAGE LOT

LOT TABLE	ACRES	SQ. FT.
BLOCK N LOT 6 - OPEN SPACE/DRAINAGE LOT	1.353	58,917

PARKLAND LOT TABLE

LOT TABLE	ACRES	SQ. FT.
BLOCK L LOT 18 - PARKLAND LOT	10.803	470,570

**FINAL PLAT
OF
LISSO TRACT PHASE 3
38.117 ACRES**

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	4/18/2022	068705906	4 OF 4