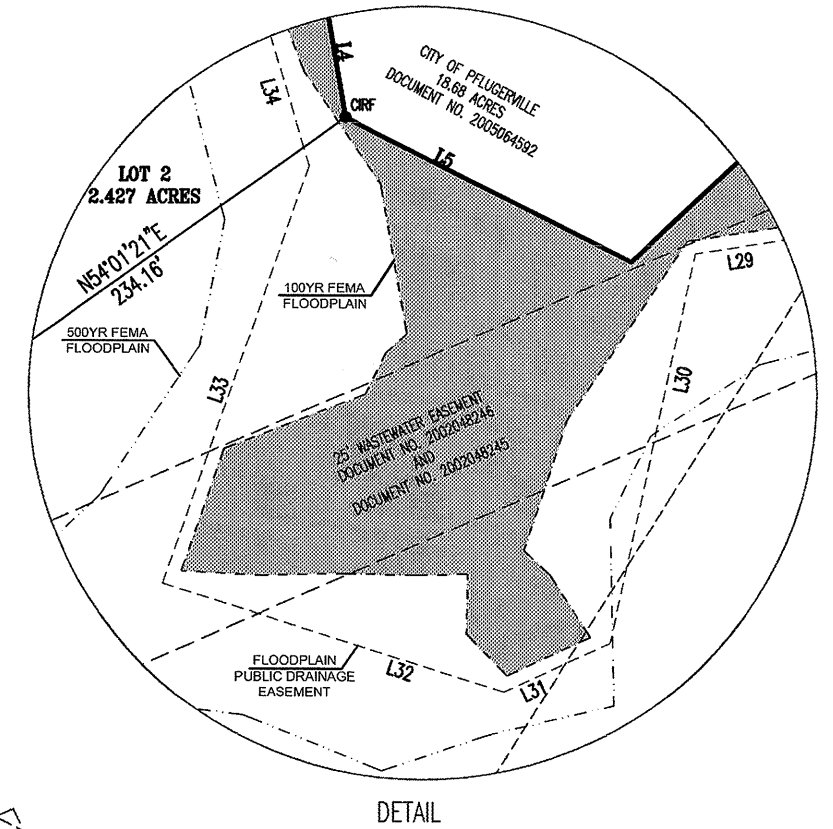
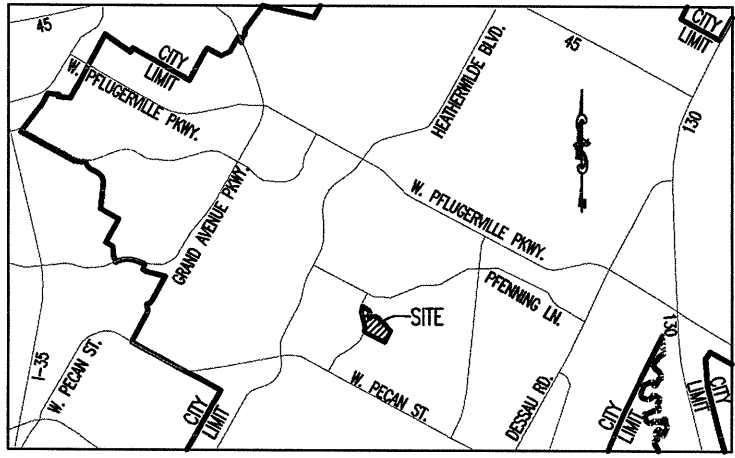


# FINAL PLAT REPLAT OF SWENSON FARMS PHASE II



SCALE: 1" = 100'

## LEGEND

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

DATE: JULY 1, 2015

OWNER/SUBDIVIDER: SWENSON ASSOCIATES L.P.  
3101 BEE CAVES ROAD, SUITE 270  
AUSTIN, TEXAS 78746  
PHONE: (512) 447-9900  
FAX: (512) 480-9424

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: 15.480  
TOTAL NO. BLOCKS: 1  
TOTAL NO. LOTS: 1

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C3)	15.00	835.00	N01°09'13"W	15.00	7.50	1°01'47"
(C4)	15.01	765.00	S00°58'34"E	15.00	7.50	1°07'26"
(C5)	187.65	765.00	S06°36'47"W	187.18	94.30	14°03'15"
(C6)	137.25	835.00	N04°04'12"E	137.10	68.78	9°25'04"
C1	391.96	835.00	N04°40'07"W	388.37	199.66	26°53'43"
C2	424.82	765.00	N02°16'08"W	419.39	218.04	31°49'04"

Line Table		
Line #	Length	Direction
L1	29.45	N87°24'20"E
L2	38.22	S48°19'42"E
L3	42.26	S15°08'12"W
L4	44.95	S09°13'20"E
L5	47.09	S62°52'45"E
L6	37.50	N45°59'07"E
L7	66.02	N88°26'47"E
L8	56.87	S69°51'04"E
L9	71.94	S71°44'56"W
L10	71.95	S71°48'06"W

Line Table		
Line #	Length	Direction
(L11)	28.68	S79°40'27"W
(L12)	30.00	N17°58'46"W
(L13)	48.31	N08°18'51"W
(L14)	43.29	N18°53'37"W
(L15)	39.85	N46°08'48"W
(L16)	23.30	N30°41'42"W
(L17)	40.60	N48°30'00"W
(L18)	5.69	S48°53'34"W
(L19)	63.84	N38°17'34"W
(L20)	96.14	N46°08'46"W
(L21)	49.90	N56°45'00"W
(L22)	59.50	N59°33'21"W
(L23)	23.84	N31°00'38"W
(L24)	58.51	N43°03'06"W
(L25)	94.01	N53°26'56"W
(L26)	17.83	N61°05'46"W
(L27)	97.98	S88°49'51"W
(L28)	48.47	S66°08'02"W
(L29)	70.14	S80°45'14"W

Line Table		
Line #	Length	Direction
(L30)	59.47	N12°04'52"E
(L31)	17.18	S64°45'25"W
(L32)	52.56	N72°18'16"W
(L33)	66.10	N18°53'51"E
(L34)	30.89	N16°27'19"W
(L35)	22.95	N17°18'47"E
(L36)	24.59	S47°42'38"W
(L37)	18.38	S75°46'30"W
(L38)	24.60	N08°56'01"W
(L39)	29.22	N18°53'44"E
(L40)	53.41	N65°22'08"W
(L41)	46.12	N20°09'01"W
(L42)	40.57	N87°25'05"E
(L43)	15.00	S02°25'36"E
(L44)	40.90	S87°25'05"W
(L45)	27.70	N87°33'50"E
(L46)	15.00	S02°06'31"E
(L47)	28.00	S87°33'50"W

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 R.F.G. # 10024900

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

PATH-J:\4763\SURVEY\PLAT-PHS II-REPLAT

LEGAL DESCRIPTION:  
15.480 ACRES OF LAND OUT OF THE H.W. FARLEY SURVEY NO. 4, ABSTRACT NO. 288, AND OUT OF THE GARCIA MONTEZ & DURAN SURVY NO. 94, ABSTRACT 2146, TRAVIS COUNTY, TEXAS, BEING ALL OF SWENSON FARMS PHASE II, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200700340, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

# FINAL PLAT REPLAT OF SWENSON FARMS PHASE II

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT ROBERT BUZBEE, ACTING HEREIN BY AND THROUGH SWENSON ASSOCIATES, L.P., AUTHORIZED AGENT, BEING THE OWNER OF 15.480 ACRES OF LAND OUT OF THE H.W. FARLEY SURVEY No. 4, ABSTRACT No. 288, AND OUT OF THE GARCIA MONTEZ & DURAN SURVY No. 94, ABSTRACT 2146, TRAVIS COUNTY, TEXAS, BEING ALL OF SWENSON FARMS PHASE II, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200700340, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 15.480 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

## "REPLAT OF SWENSON FARMS PHASE II"

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

WITNESS MY HAND, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ROBERT BUZBEE, PRESIDENT  
SWENSON ASSOCIATES, L.P.  
3101 BEE CAVES ROAD, SUITE 270  
AUSTIN, TEXAS 78746

BY: TCR SWENSON FARMS, L.P., IT'S GENERAL PARTNER  
BY: TCR SOUTH CENTRAL 1999, INC., IT'S GENERAL PARTNER

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT BUZBEE, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 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.) WAS DEDICATED ALONG SWENSON FARMS BOULEVARD PER SWENSON FARMS PHASE II FINAL PLAT, RECORDED IN DOCUMENT NUMBER 200700340 AND SHALL REMAIN IN FULL FORCE AND EFFECT.
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 54 UNITS FOR A TOTAL FEE AMOUNT OF \$88,146. IF MORE THAN 54 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. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. PLAT NOTE #7 RECORDED IN DOCUMENT NUMBER 200700340, READING "SWENSON FARMS PHASE I WILL BE USING TWO 4" COMPOUND METERS WHICH HAVE AN INDIVIDUAL SERVICE UNIT OF 25 WITH A WATER IMPACT FEE OF \$60,075.00 AND A WASTEWATER IMPACT FEE OF \$60,350.00. THEREFORE THE IMPACT FEES FOR THE SITE ARE \$120,150.00 FOR WATER AND \$120,700.00 FOR WASTEWATER." IS HEREBY RELEASED.
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. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
18. THE PROPOSED SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE STANDARDS RELATED TO TREE CONSERVATION.
19. 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.
20. THE LANDSCAPE EASEMENT DEDICATED BY SEPARATE INSTRUMENT IN DOCUMENT # \_\_\_\_\_ ALONG SWENSON FARMS BOULEVARD SHALL BE OWNED AND MAINTAINED BY THE HOA.

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 DEBEAUVOIR, 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 DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
DANA DEBEAUVOIR, 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:

*Aaron V. Thomason* 14 JUL 2015  
AARON V. THOMASON, RPLS # 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
AARON@CBDENG.COM

DATE:



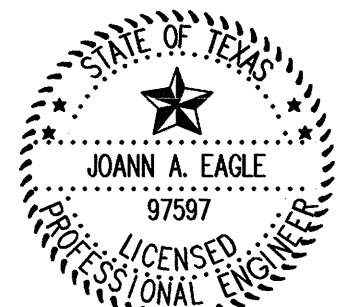
### ENGINEER'S FLOOD PLAIN CERTIFICATION

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. 48453C0260J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY:

*Joann A. Eagle* 7/14/15  
JOANN A. EAGLE, P.E. NO. 97597  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

DATE



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

SHEET NO. 2 OF 2

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

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