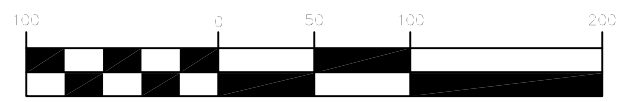


FINAL PLAT OF VINE CREEK, PHASE 2

TARTAN LIMITED PARTNERSHIP TRACT ONE CALLED 125.88 ACRES DOC. NO. 2003254152 O.P.R.T.C.T.

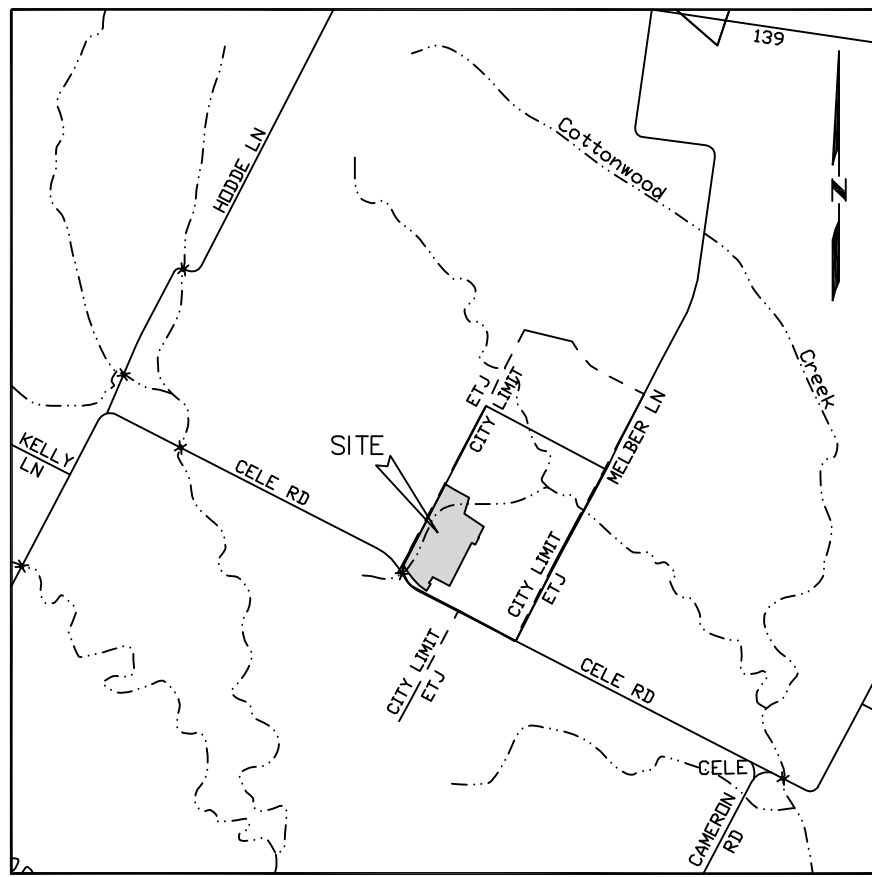
MIDTEX PARTNERS, LTD. REMNANT PORTION OF CALLED 147.16 ACRES DOC. NO. 2002240814 O.P.R.T.C.T.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

59 BLOCK "A"
PUBLIC PARK
VINE CREEK
PHASE 1
DOC. NO. 201900193
O.P.R.T.C.T.



VICINITY MAP (NOT TO SCALE)

OWNER/SUBDIVDER: MIDTEX PARTNERS, LTD
RICHARD JENKINS
1406 CAMP CRAFT RD. #100
AUSTIN, TX 78746
PHONE (512) 801-8832
rick.jenkins@bhhstxrealty.com

ENGINEER: MATTHEW MITCHELL, P.E.
ALM ENGINEERING, INC.
F-3565
925 S. CAPITAL OF TX HWY., STE. B220
WEST LAKE HILLS, TX 78746
(512) 431-9600
almeng@sbcglobal.net

SURVEYOR: SHANE SHAFFER, RPLS
DIAMOND SURVEYING, INC.
F-10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.onmicrosoft.com

LEGAL DESCRIPTION: 25.097 ACRES OF LAND, MORE OR LESS OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 147.16 ACRE TRACT OF LAND CONVEYED TO MIDTEX PARTNERS, LTD., RECORDED IN DOCUMENT NO. 2002240814 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NUMBER OF BLOCKS: 3
TOTAL NUMBER OF LOTS: 77
TOTAL ACREAGE: 25.097 ACRES
DATE: AUGUST 4, 2020

BENCHMARK # 1: PK NAIL SET IN TOP OF CURB WEST OF A STOP SIGN LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ZINFANDEL DRIVE AND COLGIN DRIVE.
ELEVATION = 601.62'
SURFACE NORTH = 10139977.82
SURFACE EAST = 3178145.40

BENCHMARK # 2: PK NAIL SET IN TOP OF CURB EAST OF A STOP SIGN LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FORMAN DRIVE AND SHAFFER DRIVE.
ELEVATION = 627.81'
SURFACE NORTH = 10139323.96
SURFACE EAST = 3177439.10

ELEVATIONS SHOWN HEREON ARE (NAVD-88)

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

NEW STREET TABLE:

STREET NAME	LENGTH	WIDTH	ACRE
SHAFFER DRIVE	216.2'	50'	0.283
FORMAN DRIVE	919.5'	50'	1.093
PENFOLDS DRIVE	283.4'	50'	0.335
HARTWELL DRIVE	625.8'	50'	0.786
ZINFANDEL DRIVE	294.4'	50'	0.376
TOTAL	2339.3		2.873

AREA SUMMARY

#	TYPE	ACRE
76	SINGLE FAMILY RESIDENTIAL	12.865
1	PUBLIC PARK & DRAINAGE EASEMENT	9.359
	RIGHT-OF-WAY - NEW STREETS	2.873
	TOTAL	25.097

LEGEND

- IRON ROD FOUND
- ⊙ IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
- ▲ PK NAIL FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ⊕ BENCHMARK
- △ CALCULATED POINT
- APPROXIMATE CITY LIMITS
- REQUIRED SIDEWALK
- 6' WIDE HIKE AND BIKE TRAIL
- CITY OF PFLUGERVILLE FLOOD PLAIN
- FEMA BASE FLOOD ELEVATION (BFE)
- LL LANDSCAPE LOT / PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
- SE SIGHT EASEMENT
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- MIN FFE MINIMUM FINISH FLOOR ELEVATION
- 20' WIDE -0.602 ACRE FORCE MAIN EASEMENT HEREBY DEDICATED

EASEMENT NOTE

THE CITY OF PFLUGERVILLE, TEXAS
TEMPORARY LIMITED PUBLIC UTILITY EASEMENT AGREEMENT
DOC. NO. 2018167543
O.P.R.T.C.T.

- A3 EXHIBIT 'A-3' - 0.009 AC.
- A8 EXHIBIT 'A-8' - 1.018 AC.

NOTE: THE PORTIONS OF EASEMENTS A-3 AND A-8 WITHIN THE BOUNDARIES OF THIS PLAT WILL BE VACATED UPON RECORDED OF THIS PLAT AS STATED IN SAID DOC. NO. 2018167543.

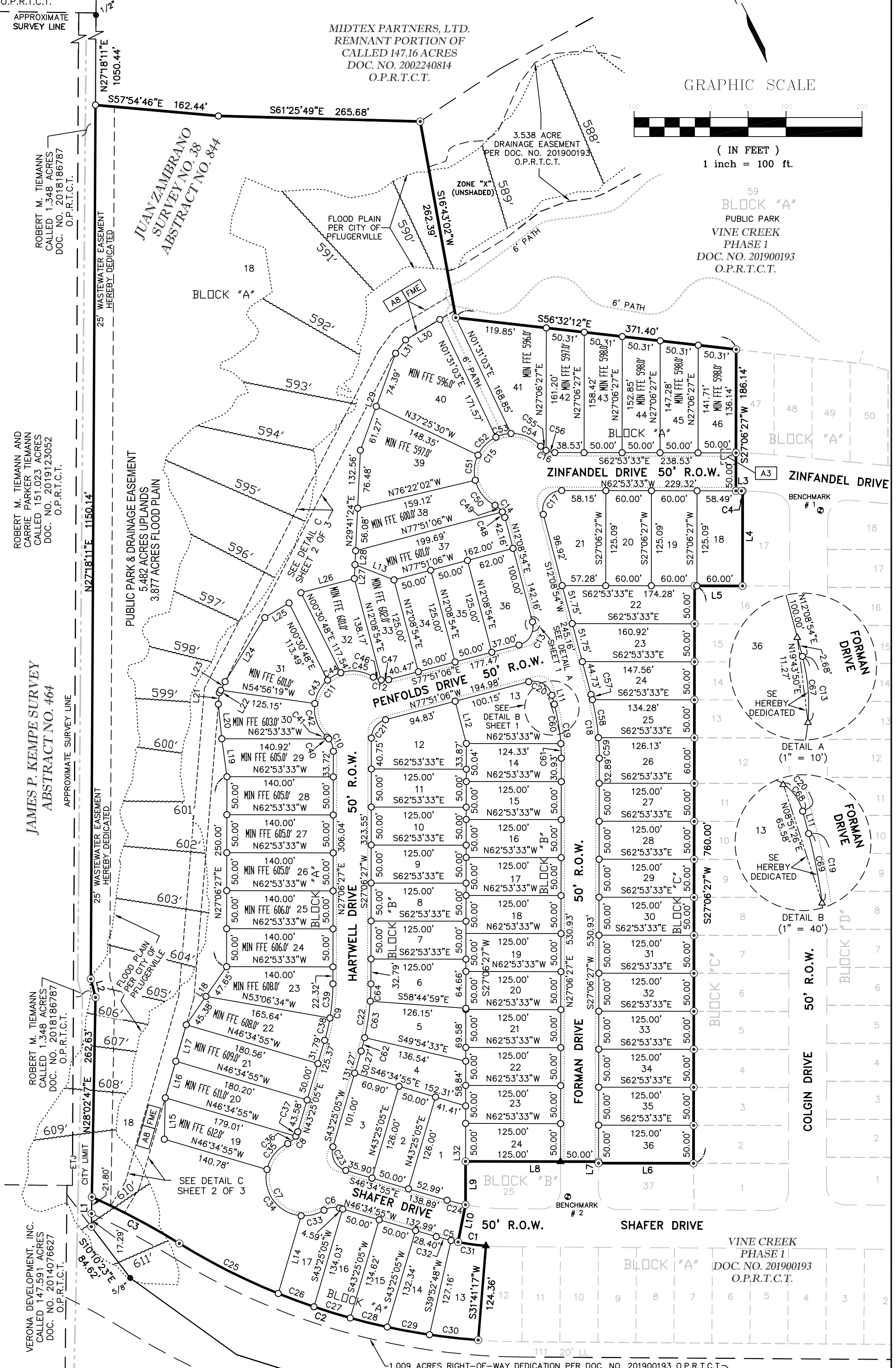
ARALIAS E. MARTIN
CALLED 108.25 ACRES
DOC. NO. 2014022161 O.P.R.T.C.T.

ANDREWAUSTIN SURVEY ABSTRACT NO. 38

SHEET 1 OF 3

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

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
925 S. Capital of TX Hwy, Ste. B220
WEST LAKE HILLS, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net



FINAL PLAT OF VINE CREEK, PHASE 2

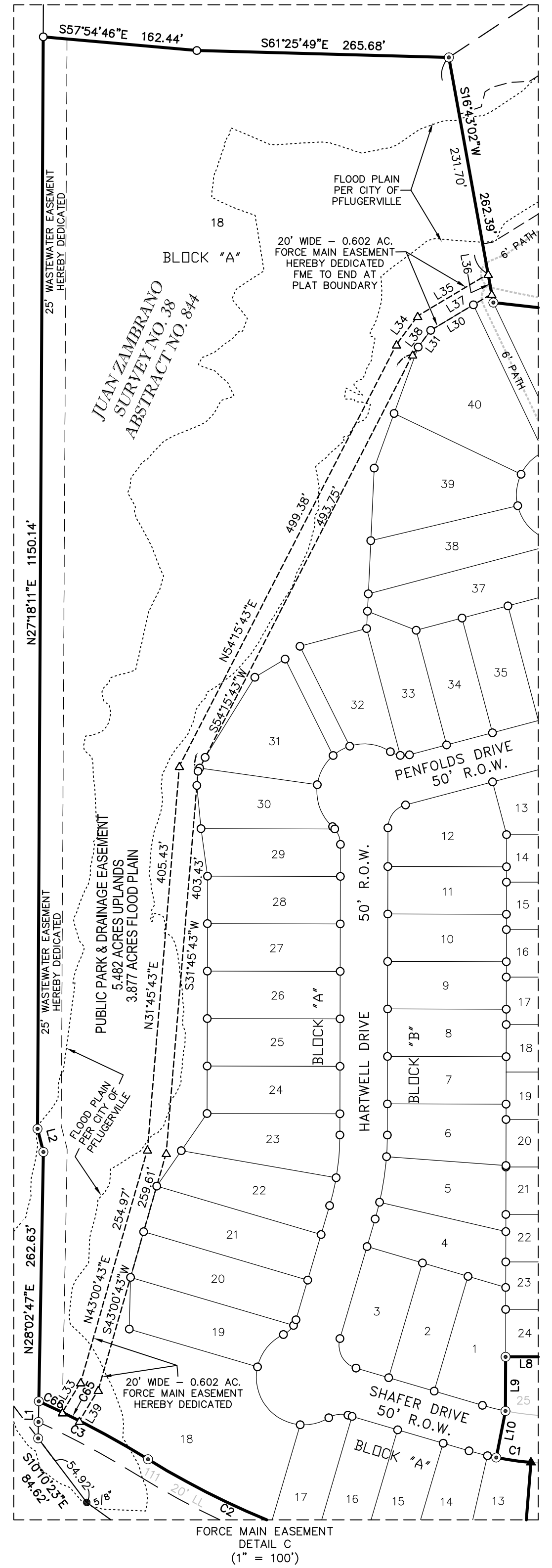
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	325.00'	37.00'	6°31'26"	S55°03'01"E	36.98'
C2	870.00'	417.39'	27°29'18"	N45°04'32"W	413.40'
C3	1010.00'	130.37'	7°23'45"	N35°01'46"W	130.28'
C4	275.00'	1.51'	0°18'53"	S62°44'07"E	1.51'
C5	325.00'	29.53'	5°12'23"	N49°11'06"W	29.52'
C6	25.00'	21.03'	48°11'23"	N70°40'36"W	20.41'
C7	50.00'	162.65'	186°22'46"	N01°34'55"W	99.85'
C8	25.00'	21.03'	48°11'23"	N67°30'46"E	20.41'
C9	265.00'	75.44'	16°18'38"	N35°15'46"E	75.18'
C10	25.00'	21.03'	48°11'23"	N03°00'45"E	20.41'
C11	50.00'	149.59'	171°25'13"	N64°37'40"E	99.72'
C12	25.00'	21.03'	48°11'23"	S53°45'25"E	20.41'
C13	25.00'	39.27'	90°00'00"	N57°08'54"E	35.36'
C14	25.00'	21.03'	48°11'23"	N11°56'48"W	20.41'
C15	50.00'	175.70'	201°20'19"	N64°37'40"E	98.27'
C16	25.00'	21.03'	48°11'23"	S38°47'52"E	20.41'
C17	25.00'	45.80'	104°57'26"	S64°37'36"W	39.66'
C18	325.00'	84.85'	14°57'33"	S19°37'40"W	84.61'
C19	275.00'	71.80'	14°57'33"	N19°37'40"E	71.60'
C20	25.00'	39.27'	90°00'00"	N32°51'06"W	35.36'
C21	25.00'	32.74'	75°02'27"	S64°37'40"W	30.45'
C22	315.00'	89.67'	16°18'38"	S35°15'46"W	89.37'
C23	25.00'	39.27'	90°00'00"	S01°34'55"E	35.36'
C24	275.00'	24.99'	5°12'23"	S49°11'06"E	24.98'
C25	870.00'	146.09'	9°37'16"	N36°08'32"W	145.92'
C26	870.00'	50.13'	3°18'05"	N42°36'12"W	50.12'
C27	870.00'	50.01'	3°17'37"	N45°54'03"W	50.00'
C28	870.00'	50.06'	3°17'48"	N49°11'45"W	50.05'
C29	870.00'	56.63'	3°43'47"	N52°42'33"W	56.62'
C30	870.00'	64.47'	4°14'45"	N56°41'49"W	64.45'
C31	325.00'	46.47'	8°11'32"	N54°12'58"W	46.43'
C32	325.00'	20.07'	3°32'17"	N48°21'06"W	20.07'
C33	50.00'	31.48'	36°04'20"	N76°44'08"W	30.96'
C34	50.00'	85.95'	98°29'45"	N09°27'06"W	75.75'
C35	50.00'	45.21'	51°48'41"	N65°42'07"E	43.69'
C36	25.00'	14.54'	33°18'51"	N74°57'02"E	14.33'
C37	25.00'	6.49'	14°52'32"	N50°51'21"E	6.47'
C38	265.00'	30.19'	6°31'39"	N40°09'16"E	30.17'
C39	265.00'	45.25'	9°46'59"	N31°59'56"E	45.19'
C40	25.00'	17.73'	40°37'53"	N06°47'30"E	17.36'
C41	25.00'	3.30'	7°33'29"	N17°18'11"W	3.30'
C42	50.00'	48.99'	56°08'37"	N06°59'22"E	47.06'
C43	50.00'	35.76'	40°58'29"	N55°32'55"E	35.00'
C44	50.00'	20.16'	23°06'16"	N87°35'17"E	20.03'
C45	50.00'	44.68'	51°11'51"	S55°15'39"E	43.21'
C46	25.00'	11.25'	25°47'35"	S42°33'31"E	11.16'
C47	25.00'	9.77'	22°23'48"	S66°39'12"E	9.71'
C48	25.00'	7.98'	18°17'15"	N03°00'16"E	7.95'
C49	25.00'	13.05'	29°54'08"	N21°05'25"W	12.90'
C50	50.00'	43.35'	49°40'27"	N11°12'16"W	42.00'
C51	50.00'	33.98'	38°56'33"	N33°06'14"E	33.33'
C52	50.00'	33.98'	38°56'33"	N72°02'47"E	33.33'
C53	50.00'	20.58'	23°34'41"	S76°41'36"E	20.43'
C54	50.00'	43.81'	50°12'05"	S39°48'13"E	42.42'
C55	25.00'	9.11'	20°52'37"	S25°08'29"E	9.06'
C56	25.00'	11.92'	27°18'46"	S49°14'10"E	11.80'
C57	325.00'	7.00'	1°14'04"	N12°45'56"E	7.00'
C58	325.00'	50.71'	8°56'24"	N17°51'10"E	50.66'
C59	325.00'	27.14'	4°47'05"	N24°42'54"E	27.13'
C60	275.00'	52.67'	10°58'23"	S17°38'05"W	52.59'
C61	275.00'	19.13'	3°59'10"	S25°06'52"W	19.13'
C62	315.00'	18.29'	3°19'38"	N41°45'16"E	18.29'
C63	315.00'	48.60'	8°50'26"	N35°40'14"E	48.55'
C64	315.00'	22.78'	4°08'34"	N29°10'44"E	22.77'
C66	1010.00'	27.46'	1°33'29"	S37°56'55"E	27.46'
C67	25.00'	8.67'	19°51'32"	S22°04'39"W	8.62'
C68	25.00'	18.04'	41°20'27"	S08°31'20"E	17.65'
C69	275.00'	36.85'	7°40'41"	S15°59'14"W	36.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°02'47"E	39.10'
L2	N12°44'16"E	25.11'
L3	S62°53'33"E	7.32'
L4	S27°06'27"W	125.09'
L5	N62°53'33"W	63.00'
L6	N62°53'33"W	125.00'
L7	N27°06'27"E	1.97'
L8	N62°53'33"W	175.00'
L9	S27°06'27"W	57.01'
L10	S38°12'42"W	50.00'
L11	N12°08'54"E	12.22'
L12	N12°08'54"E	57.51'
L13	N41°40'24"W	55.10'
L14	N43°25'05"E	106.67'
L15	N28°21'22"E	54.51'
L16	N43°00'43"E	50.00'
L17	N43°00'43"E	50.00'
L18	N61°44'55"E	93.03'
L19	N19°11'57"E	50.48'
L20	N21°30'09"E	45.73'
L21	N31°45'43"E	15.02'
L22	N54°15'43"E	3.79'
L23	N54°15'43"E	12.62'
L24	N58°49'29"E	99.32'
L25	N85°58'37"E	37.19'
L26	S77°51'06"E	72.70'
L27	N29°41'24"E	18.33'
L28	N29°41'24"E	18.33'
L29	N46°59'39"E	135.66'
L30	N86°10'35"E	52.43'
L31	N63°40'35"E	21.98'
L32	N27°06'27"E	130.10'

FORCE MAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L33	N58°15'43"E	37.11'
L34	N63°40'35"E	37.37'
L35	N86°10'35"E	86.45'
L36	S16°43'02"W	21.36'
L37	S86°10'35"W	74.97'
L38	S63°40'35"W	31.74'
L39	S58°15'43"W	38.09'

FORCE MAIN EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C65	1010.00'	20.07'	1°08'19"	N36°36'01"W	20.07'

LOT USE AND AREA TABLE			
LOT SQ. FT.	USE	LOT SQ. FT.	USE
BLOCK A			
13	6,951	SINGLE FAMILY RESIDENTIAL	
14	6,809	SINGLE FAMILY RESIDENTIAL	
15	6,686	SINGLE FAMILY RESIDENTIAL	
16	6,728	SINGLE FAMILY RESIDENTIAL	
17	6,097	SINGLE FAMILY RESIDENTIAL	
18	407,673	PUBLIC PARK & DRAINAGE EASEMENT	
19	8,229	SINGLE FAMILY RESIDENTIAL	
20	8,999	SINGLE FAMILY RESIDENTIAL	
21	9,019	SINGLE FAMILY RESIDENTIAL	
22	9,018	SINGLE FAMILY RESIDENTIAL	
23	8,367	SINGLE FAMILY RESIDENTIAL	
24	7,000	SINGLE FAMILY RESIDENTIAL	
25	7,000	SINGLE FAMILY RESIDENTIAL	
26	7,000	SINGLE FAMILY RESIDENTIAL	
27	7,000	SINGLE FAMILY RESIDENTIAL	
28	7,000	SINGLE FAMILY RESIDENTIAL	
29	7,143	SINGLE FAMILY RESIDENTIAL	
30	7,124	SINGLE FAMILY RESIDENTIAL	
31	10,470	SINGLE FAMILY RESIDENTIAL	
32	7,379	SINGLE FAMILY RESIDENTIAL	
33	7,099	SINGLE FAMILY RESIDENTIAL	
34	6,250	SINGLE FAMILY RESIDENTIAL	
35	6,250	SINGLE FAMILY RESIDENTIAL	
36	7,616	SINGLE FAMILY RESIDENTIAL	
37	9,550	SINGLE FAMILY RESIDENTIAL	
38	9,045	SINGLE FAMILY RESIDENTIAL	
39	12,883	SINGLE FAMILY RESIDENTIAL	
40	14,650	SINGLE FAMILY RESIDENTIAL	
41	12,127	SINGLE FAMILY RESIDENTIAL	
42	8,050	SINGLE FAMILY RESIDENTIAL	
43	7,782	SINGLE FAMILY RESIDENTIAL	
44	7,503	SINGLE FAMILY RESIDENTIAL	
45	7,225	SINGLE FAMILY RESIDENTIAL	
46	6,946	SINGLE FAMILY RESIDENTIAL	
BLOCK B			
1	7,531	SINGLE FAMILY RESIDENTIAL	
2	6,300	SINGLE FAMILY RESIDENTIAL	
3	7,529	SINGLE FAMILY RESIDENTIAL	
4	7,602	SINGLE FAMILY RESIDENTIAL	
5	7,652	SINGLE FAMILY RESIDENTIAL	
6	7,523	SINGLE FAMILY RESIDENTIAL	
7	6,250	SINGLE FAMILY RESIDENTIAL	
8	6,250	SINGLE FAMILY RESIDENTIAL	
9	6,250	SINGLE FAMILY RESIDENTIAL	
10	6,250	SINGLE FAMILY RESIDENTIAL	
11	6,250	SINGLE FAMILY RESIDENTIAL	
12	9,072	SINGLE FAMILY RESIDENTIAL	
13	9,062	SINGLE FAMILY RESIDENTIAL	
14	6,251	SINGLE FAMILY RESIDENTIAL	
15	6,250	SINGLE FAMILY RESIDENTIAL	
16	6,250	SINGLE FAMILY RESIDENTIAL	
17	6,250	SINGLE FAMILY RESIDENTIAL	
18	6,250	SINGLE FAMILY RESIDENTIAL	
19	6,250	SINGLE FAMILY RESIDENTIAL	
20	6,250	SINGLE FAMILY RESIDENTIAL	
21	6,250	SINGLE FAMILY RESIDENTIAL	
22	6,250	SINGLE FAMILY RESIDENTIAL	
23	6,250	SINGLE FAMILY RESIDENTIAL	
24	6,250	SINGLE FAMILY RESIDENTIAL	
25	6,477	SINGLE FAMILY RESIDENTIAL	
26	7,510	SINGLE FAMILY RESIDENTIAL	
27	6,250	SINGLE FAMILY RESIDENTIAL	
28	6,250	SINGLE FAMILY RESIDENTIAL	
29	6,250	SINGLE FAMILY RESIDENTIAL	
30	6,250	SINGLE FAMILY RESIDENTIAL	
31	6,250	SINGLE FAMILY RESIDENTIAL	
33	6,250	SINGLE FAMILY RESIDENTIAL	
34	6,250	SINGLE FAMILY RESIDENTIAL	
35	6,250	SINGLE FAMILY RESIDENTIAL	
36	6,250	SINGLE FAMILY RESIDENTIAL	
BLOCK C			
18	7,506	SINGLE FAMILY RESIDENTIAL	
19	7,505	SINGLE FAMILY RESIDENTIAL	
20	7,505	SINGLE FAMILY RESIDENTIAL	
21	9,014	SINGLE FAMILY RESIDENTIAL	
22	8,380	SINGLE FAMILY RESIDENTIAL	
23	7,712	SINGLE FAMILY RESIDENTIAL	
24	7,044	SINGLE FAMILY RESIDENTIAL	
25	6,477	SINGLE FAMILY RESIDENTIAL	
26	7,510	SINGLE FAMILY RESIDENTIAL	
27	6,250	SINGLE FAMILY RESIDENTIAL	
28	6,250	SINGLE FAMILY RESIDENTIAL	
29	6,250	SINGLE FAMILY RESIDENTIAL	
30	6,250	SINGLE FAMILY RESIDENTIAL	
31	6,250	SINGLE FAMILY RESIDENTIAL	
33	6,250	SINGLE FAMILY RESIDENTIAL	
34	6,250	SINGLE FAMILY RESIDENTIAL	
35	6,250	SINGLE FAMILY RESIDENTIAL	
36	6,250	SINGLE FAMILY RESIDENTIAL	



FINAL PLAT OF VINE CREEK, PHASE 2

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY MANVILLE W.S.C. 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.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-12-24. 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. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ZINFANDEL DRIVE, PENSFOLDS DRIVE, FORMAN DRIVE, HARTWELL DRIVE AND SHAFER DRIVE.
8. 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.
9. 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 .
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24. THE PARK AND RECREATION COMMISSION APPROVED THE PLAN ON JUNE 18, 2016.
11. THE COMMUNITY IMPACT FEE RATE FOR WASTEWATER ARE HEREBY ASSESSED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14.
12. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. 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.
15. 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.
16. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE ZONE "A" UNDEFINED 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0285H, DATED SEPTEMBER 26, 2008. PRIOR TO PLATTING PHASES 6 OR 7 A DETAILED FLOOD STUDY ALONG WITH THE BFE'S AND THE FLOODWAY WILL BE SUBMITTED TO FEMA. FFES WILL BE SHOWN ON THE PLATS FOR LOTS IN OR IMMEDIATELY ADJACENT TO THE SFHA. ALL PORTIONS OF THE FLOOD PLAIN WILL BE CONTAINED IN THE PUBLIC PARKLAND AND DRAINAGE EASEMENTS SHOWN ON THE FOLLOWING LOTS WHICH WILL BE OWNED BY THE CITY OF PFLUGERVILLE AND MAINTAINED BY THE H.O.A. THE FOLLOWING ARE THE PROPOSED DRAINAGE EASEMENT LOTS: LOT 18, BLOCK "A"
17. 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 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 REPLATTING 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 FINAL PLAT SHALL INCLUDE PROOF OF RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT REQUIRE THE CREATION OF A HOMEOWNERS ASSOCIATION WITH EACH OWNER OF A LOT BEING A MANDATORY MEMBER THEREOF. THE HOMEOWNERS ASSOCIATION MUST BE FUNDED BY A MINIMUM MANDATORY ASSESSMENT ADEQUATE TO PROVIDE FOR THE MAINTENANCE OF ANY PRIVATE FACILITY OR COMMON AREA LOCATED WITHIN THE PROPERTY INCLUDED IN THE PLAT.
20. THE OFFSITE FORCE MAIN EASEMENTS MUST BE RECORDED PRIOR TO RECORDATION OF THE FINAL PLAT.
WASTEWATER PIPELINE EASEMENT AGREEMENT DOC. NO. 2017079204, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
PFLUGERVILLE I.S.D. FORCE MAIN EASEMENT DOC. NO. 2019001366, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 WASTEWATER PIPELINE EASEMENT AGREEMENT DOCUMENT NO. 2019063706, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
21. APPROVAL LETTER OR SIMILAR CERTIFICATION FROM LCRA WAS PROVIDED WITH THE FIRST CONSTRUCTION PLAN APPLICATION.

STATE OF TEXAS: OWNER'S DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT RICHARD JENKINS, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 147.16 ACRE TRACT OF LAND OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2002240814 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 25.097 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF VINE CREEK PHASE 2, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

RICHARD JENKINS
900 CONGRESS AVENUE
AUSTIN, TX 78701

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD JENKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF 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 SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC'S SIGNATURE

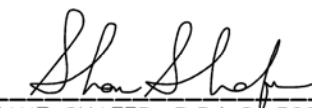
SURVEYOR'S CERTIFICATION:

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, R.P.L.S. 5281
AUGUST 11, 2020
DATE:



ENGINEER'S FLOOD PLAIN 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. 48453C0285H, DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS


MATTHEW MITCHELL, P.E. 83335
8-11-2020



CITY CERTIFICATION:

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

PAT EPSTEIN, CHAIRMAN

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

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY, CLERK, THIS THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET 3 OF 3