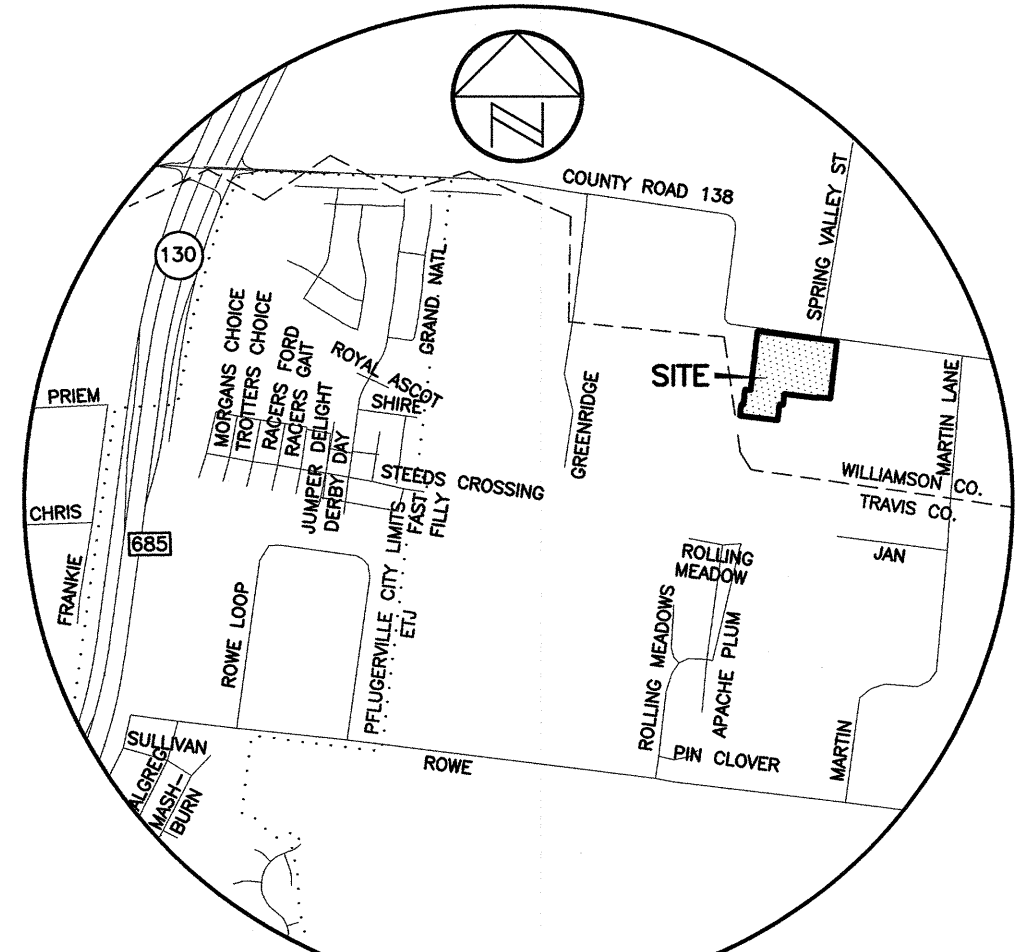


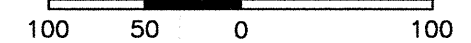
**FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VI B
WILLIAMSON COUNTY, TEXAS**



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'

GRAPHIC SCALE



FRANCIS BRADLEY
SURVEY NO. 3,
ABSTRACT NO. 75

ADDITIONAL CONTROL POINTS/BENCHMARKS:

BM B: CUT "SQUARE" IN TOP OF CURB
TCZ GRID COORDINATES
N: 10153352.72
E: 3168795.16
ELEV: 725.44 (NAVD 88, GEOID 99)

BM C: CUT "SQUARE" IN THE CONCRETE
BASE OF A GUARDRAIL
TCZ GRID COORDINATES
N: 10154701.20
E: 3170181.96
ELEVATION: 679.85' (NAVD 88, GEOID 99)
LOCATED AS SHOWN HEREON.

SPRING VALLEY ST.
(50' R.O.W. WIDTH)

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
12401 RESEARCH BOULEVARD
BUILDING 1, SUITE 300
AUSTIN, TEXAS 78259

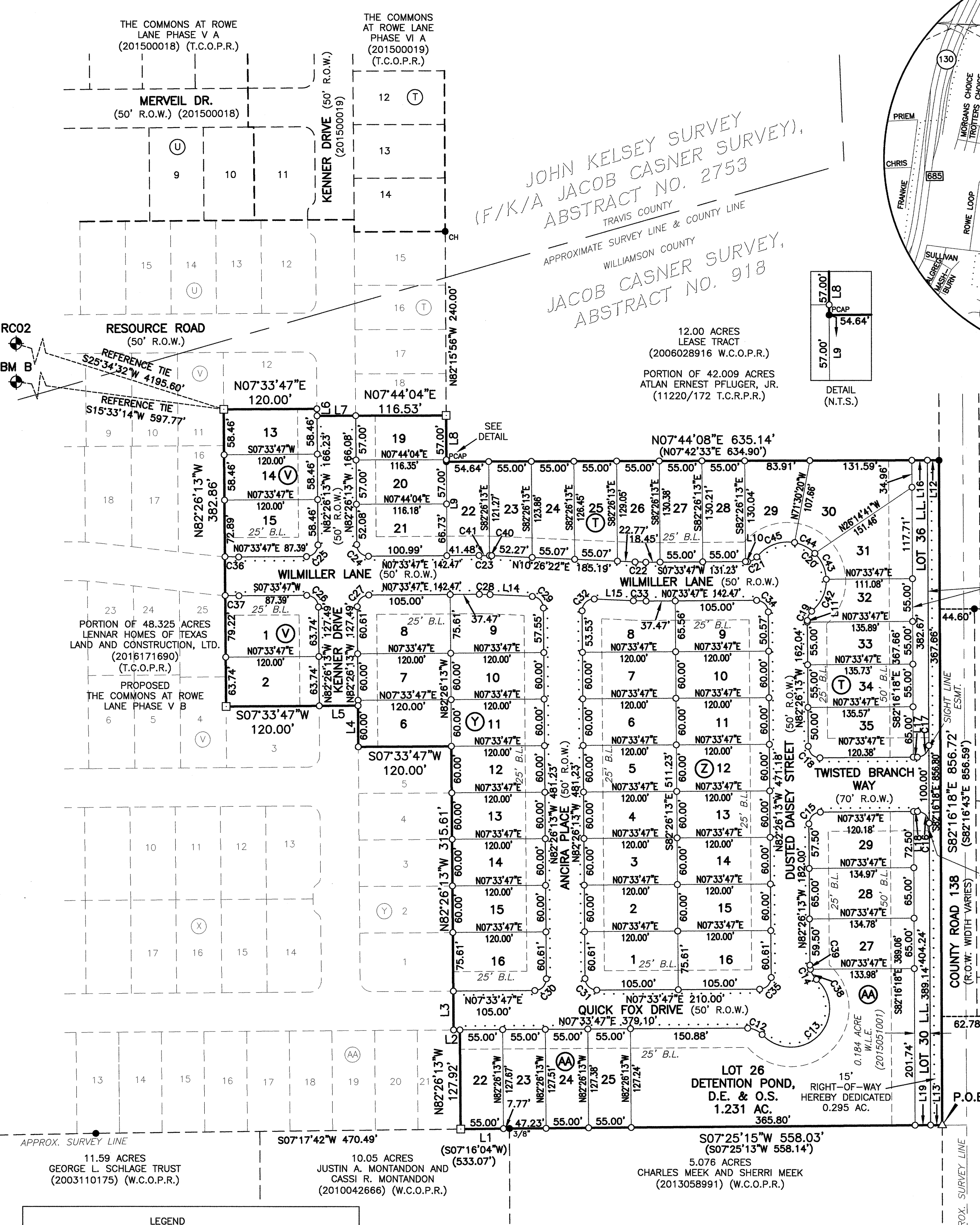
TOTAL ACREAGE: 15.050 ACRES
JACOB CASNER SURVEY, ABSTRACT NO. 918
TOTAL NUMBER OF LOTS: 59
SINGLE FAMILY LOTS: 56 (9.850 AC.)
DETENTION POND, DRAINAGE EASEMENT, AND
OPEN SPACE LOTS: 1 (1.231 AC.)
LANDSCAPE LOTS: 2 (0.359 AC.)

BLOCK T: 18 LOTS (3.139 AC.)
BLOCK V: 5 LOTS (0.914 AC.)
BLOCK Y: 11 LOTS (1.941 AC.)
BLOCK Z: 16 LOTS (2.760 AC.)
BLOCK AA: 9 LOTS (2.686 AC.)

R.O.W. AREA: 3.610 AC.

LINEAR FEET OF NEW ROADWAY: 3,393 L.F.
THE MINIMAL DESIGN SPEED FOR LOCAL ROADS
IS 25 MPH.

KENNER DRIVE: 374 L.F.
QUICK FOX DRIVE: 435 L.F.
ANCIRA PLACE: 556 L.F.
DUSTED DAISEY STREET: 551 L.F.
WILLMILLER LANE: 1,297 L.F.
TWISTED BRANCH WAY: 180 L.F.



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - PCAP 1/2" REBAR WITH PLASTIC CAP FOUND
 - CONC. MONUMENT SET
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
- T.C.O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
T.C.R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.S. OPEN SPACE
D.E. DRAINAGE EASEMENT
W.L.E. WATER LINE EASEMENT
L.L. LANDSCAPE LOT
W.C.O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
() RECORD INFORMATION
... 4' SIDEWALK TYPICAL (6' SIDEWALK ALONG CR 138)
Ⓐ BLOCK LETTER
P.O.B. POINT OF BEGINNING

JOHN CARUTHERS SURVEY, ABSTRACT NO. 127

CHAPARRAL CONTROL POINT "RC02"
4" ALUMINUM DISK SET IN ASPHALT, 4'
NORTH OF CURB AT THE END OF A
MEDIAN AT THE NORTH TERMINUS OF
CASA NAVARRO DRIVE.

SURFACE COORDINATES:
N 10151283.59
E 3167499.84

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10150144.45
E 3167144.39

ELEVATION = 682.44'
VERTICAL DATUM: NAVD 88 (GEOID 99)

COMBINED SCALE FACTOR = 0.999887783
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000112229
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1'25"25"

THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED ON
1983/93 HARN VALUES FROM THE LCRA
CONTROL NETWORK FOR CHAPARRAL
CONTROL POINT "RC02".

GRAY ENGINEERING

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.: 697-015
DRAWING NO.: 697-015-PL-VI B
PLOT DATE: 02/26/19
PLOT SCALE: 1"=100'
DRAWN BY: JPA
SHEET 01 OF 03

FINAL PLAT: THE COMMONS AT ROWE LANE PHASE VI B WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 15.050 ACRES IN THE JACOB CASNER SURVEY, ABSTRACT NO. 918, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 48.325 ACRE TRACT DESCRIBED IN A DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., DATED OCTOBER 12, 2016 AND RECORDED IN DOCUMENT NO. 2016171690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 15.050 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set in the south right-of-way line of County Road 138 (right-of-way width varies), same being the northeast corner of said 48.325 acre tract, also being the northwest corner of a 5.076 acre tract described in a deed to Charles Meek and Sherri Meek, recorded in Document No. 2013058991 of the Official Public Records of Williamson County, Texas;

THENCE South 07°25'15" West, with the east line of the 48.325 acre tract, same being the west line of said 5.076 acre tract, a distance of 558.03 feet to a 3/8" rebar found for the southwest corner of the 5.076 acre tract, same being the northwest corner of a 10.05 acre tract described in a deed to Justin A. Montandon and Cassi R. Montandon, recorded in Document No. 2010042666 of the Official Public Records of Williamson County, Texas;

THENCE South 07°17'42" West, continuing with the east line of the 48.325 acre tract, same being the west line of said 10.05 acre tract, distance of 62.77 feet to a concrete monument set, from which a 1/2" rebar found for an angle point in the east line of the 48.325 acre tract bears South 07°17'42" West, a distance of 470.49 feet;

THENCE crossing the 48.325 acre tract, the following thirteen (13) courses and distances:

1. North 82°26'13" West, a distance of 127.92 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 07°33'47" West, a distance of 8.21 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 82°26'13" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 82°26'13" West, a distance of 315.61 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 07°33'47" West, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 82°26'13" West, a distance of 53.13 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 07°33'47" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 07°33'47" West, a distance of 120.00 feet to a concrete monument set;
9. North 82°26'13" West, a distance of 382.86 feet to a concrete monument set;
10. North 07°33'47" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
11. South 82°26'13" East, a distance of 9.15 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 07°33'47" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
13. North 07°44'04" East, a distance of 116.53 feet to a concrete monument set in a north line of the 48.325 acre tract, same being the south line of a 12.00 acre lease tract described in Document No. 2006028916 of the Official Public Records of Williamson County, Texas, said 12.00 acre lease tract being a portion of a 42.009 acre tract described in a deed to Atian Ernest Pfluger, Jr., recorded in Volume 11220, Page 172 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar with "Chaparral" cap found in the north line of the 12.00 acre tract, for the northwest corner of the 48.325 acre tract, same being the northeast corner of Lot 14, Block T, The Commons at Rowe Lane Phase VI A, a subdivision recorded in Document No. 201500019 of the Official Public Records of Travis County, Texas, bears North 82°15'56" West, a distance of 240.00 feet;

THENCE with the common line of the 48.325 acre tract and the 12.00 acre tract, the following two (2) courses and distances:

1. South 82°15'56" East, a distance of 59.57 feet to a 1/2" rebar with plastic cap found;
2. North 07°44'08" East, a distance of 635.14 feet to a 1/2" rebar found in the south right-of-way line of County Road 138, for the common north corner the 48.325 acre tract and said 12.00 acre tract;

THENCE South 82°16'18" East, with the south right-of-way line of County Road 138, same being the north line of the 48.325 acre tract, a distance of 856.72 feet to the POINT OF BEGINNING, containing 15.050 acres of land, more or less.

PLAT NOTES WILLIAMSON COUNTY STANDARD NOTES

1. THIS PLAT LIES OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, BUT WITHIN THE ETJ.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE, RESPECTIVELY. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES. THE STREET AND UTILITY IMPROVEMENTS LIE WITHIN THE LAKESIDE WCID NO. 3.
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 OF PFLUGERVILLE AND WILLIAMSON COUNTY.
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 STREET(S) ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
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 PER THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCID NO. 3. A MINIMUM OF 10% OF THE TOTAL ACREAGE OF THE DEVELOPMENT IS TO BE DEDICATED TOWARD PARKLAND.
11. THE ASSESSED 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.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS. THE 25 AND 100 YEAR FLOOD WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.
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.
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 WILLIAMSON COUNTY, AND THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
16. 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.
17. 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
19. ALL SINGLE FAMILY RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
20. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCID NO. 3, BETWEEN ROWE LANE DEVELOPMENT, LTD., H2N CORPORATION, ATLAN ERNEST PFLUGER, JR., RUBY MAE PFLUGER, PATRICIA PFLUGER HOFFMAN, AND THE CITY OF PFLUGERVILLE, TEXAS, EFFECTIVE DATE NOVEMBER 22, 2004. SETBACKS BEING 5-FT SIDE, 25-FT FRONT, 20-FT REAR, AND 15-FT SIDE STREET (CORNER LOT)
21. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC.
22. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS IN THIS SUBDIVISION LOCATED PARTIALLY OR WHOLLY WITHIN WILLIAMSON COUNTY. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
23. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE TWO FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
24. IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S 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 PROTECTING THE ROAD SYSTEM.
25. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
26. BLOCK AA LOT 30 AND BLOCK T LOT 36 WILL CONTAIN THE PERIMETER SUBDIVISION FENCE AND STREET LANDSCAPING. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
27. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR 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.
28. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
29. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
30. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
31. DRIVEWAY SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 138.
32. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C12	25.00'	48°11'23"	21.03'	S31°39'28"W	20.41'
C13	50.00'	186°22'46"	162.65'	S37°26'13"E	99.85'
C14	25.00'	48°11'23"	21.03'	N73°28'05"E	20.41'
C15	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C16	15.00'	90°09'56"	23.61'	S52°38'45"W	21.24'
C17	15.00'	89°50'04"	23.52'	S37°21'15"E	21.18'
C18	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'
C19	15.00'	52°01'33"	13.62'	N56°25'35"W	13.16'
C20	50.00'	194°01'13"	169.31'	S52°33'47"W	99.25'
C21	15.00'	52°01'34"	13.62'	S18°26'51"E	13.16'
C22	275.00'	2°52'35"	13.81'	S09°00'04"W	13.80'
C23	325.00'	2°52'35"	16.32'	S09°00'04"W	16.31'
C24	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'
C25	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C26	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'
C27	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'
C28	275.00'	2°52'35"	13.81'	N09°00'04"E	13.80'
C29	15.00'	87°07'25"	22.81'	N54°00'04"E	20.67'
C30	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C31	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'
C32	15.00'	92°52'35"	24.32'	N35°59'56"W	21.74'
C33	325.00'	2°52'35"	16.32'	N09°00'04"E	16.31'
C34	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'
C35	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C36	275.00'	3°40'18"	17.62'	S09°23'56"W	17.62'
C37	325.00'	3°06'23"	17.62'	N09°06'58"E	17.62'
C38	25.00'	35°28'50"	15.48'	N67°06'49"E	15.24'
C39	25.00'	12°42'33"	5.55'	S88°47'30"E	5.53'
C40	325.00'	0°29'34"	2.79'	S10°11'35"W	2.79'
C41	325.00'	2°23'02"	13.52'	S08°45'17"W	13.52'
C42	50.00'	53°59'32"	47.12'	N57°25'23"W	45.39'
C43	50.00'	42°42'45"	37.27'	S74°13'29"W	36.42'
C44	50.00'	34°22'07"	29.99'	S35°41'03"W	29.54'
C45	50.00'	62°56'50"	54.93'	S12°58'25"E	52.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°17'42"W	62.77'
L2	S07°33'47"W	8.21'
L3	N82°26'13"W	50.00'
L4	N82°26'13"W	53.13'
L5	S07°33'47"W	50.00'
L6	S82°26'13"E	9.15'
L7	N07°33'47"E	50.00'
L8	S82°15'56"E	59.57'
L9	N82°15'56"W	121.15'
L10	N07°33'47"E	2.78'
L11	S82°26'13"E	2.04'
L12	N07°44'08"E	15.00'
L13	S07°25'15"W	15.00'
L14	N10°26'22"E	54.55'
L15	N10°26'22"E	50.53'
L16	N07°44'08"E	20.00'
L17	N07°44'08"E	5.04'
L18	N07°44'08"E	4.96'
L19	S07°25'15"W	20.00'



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
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(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.:	697-015
DRAWING NO.:	697-015-PL-VI B
PLOT DATE:	9/7/18
PLOT SCALE:	1"=100'
DRAWN BY:	JPA
SHEET	02 OF 03

**FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VI B
WILLIAMSON COUNTY, TEXAS**

I, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016096693 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND 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 MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS THE COMMONS AT ROWE LANE PHASE VI B

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7th DAY OF February, 2019.

RICHARD MAIER, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
12401 RESEARCH BOULEVARD
BUILDING 1, SUITE 300
AUSTIN, TEXAS 78259

SURVEYOR'S CERTIFICATION

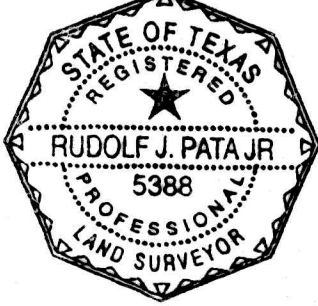
STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RUDOLF J. PATA, JR., 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND PURSUANT TO CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.
DATE OF SURVEY: MARCH 5, 2015 THROUGH DECEMBER 15, 2017.

RUDOLF J. PATA JR., R.P.L.S. 5388

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724



ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, WILL WHEELER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, PURSUANT TO CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0280J, DATED AUGUST 18, 2014.

WILL WHEELER, P.E. 112029

ENGINEERING BY:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
512-452-0371
TBPE # 2946

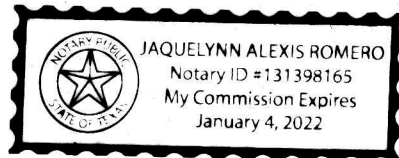


STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF February, 2019, BY RICHARD MAIER, IN THE CAPACITY OF AUTHORIZED AGENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 7 DAY OF February, 2019, AD.

Jaquelyn Alexis Romero
NOTARY PUBLIC, STATE OF TEXAS
Jaquelyn Alexis Romero Jan. 4, 2022
PRINTED NAME MY COMMISSION EXPIRES



STATE OF TEXAS
CITY OF PFLUGERVILLE

APPROVED THIS ___ DAY OF _____, 2019, AD., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
CHAIRPERSON

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

THIS PLAT IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, TEXAS, THIS THE ___ DAY OF _____, 2019, AD.

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ___ DAY OF _____, 2019 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

LOT SUMMARY TABLES									
BLOCK T		BLOCK V		BLOCK Y		BLOCK Z		BLOCK AA	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
19	6,637	1	9,404	6	7,200	1	9,025	22	7,029
20	6,627	2	7,649	7	7,200	2	7,200	23	7,017
21	7,544	13	7,015	8	9,025	3	7,200	24	7,009
22	6,637	14	7,015	9	8,886	4	7,200	25	7,002
23	6,740	15	8,763	10	7,200	5	7,200	26	53,628
24	6,884			11	7,200	6	7,200	27	8,753
25	7,026			12	7,200	7	7,200	28	8,767
26	7,152			13	7,200	8	7,953	29	9,745
27	7,166			14	7,200	9	7,820	30	8,036
28	7,157			15	7,200	10	7,200		
29	8,320			16	9,025	11	7,200		
30	11,541					12	7,200		
31	9,166					13	7,200		
32	6,659					14	7,200		
33	7,470					15	7,200		
34	7,461					16	9,025		
35	8,758								
36	7,604								

COMMONS AT ROWE LANE (LAKESIDE MUD NO. 3) PARKLAND ACREAGE TABLE	
TOTAL SUBDIVISIONS =	283.262 AC.
PARKLAND REQUIRED (1090) =	28.326 AC.
PARKLAND PROVIDED	
PHASE	ACRES
I	18.260
IIA	1.862
IIB	5.287
IIC	0.067
IIIB	13.069
VII	3.901
PARKLAND PROVIDED:	42.446 ACRES

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

§ KNOW ALL MEN BY THESE PRESENTS:
I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS §
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE ___ DAY OF _____ 2019, A.D., AT ___ O'CLOCK ___ M., AND DULY RECORDED THIS THE ___ DAY OF _____ 2019, A.D., AT ___ O'CLOCK ___ M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.:
697-015
DRAWING NO.:
697-015-PL-VI B
PLOT DATE:
01/29/19
PLOT SCALE:
1"=100'
DRAWN BY:
JPA
SHEET
03 OF 03