



THE COMMONS PHASE FINAL AT -III PLAT ROWE LANE

13. ALL SNGLE FAMILY RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBLECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF THEAVIS COUNTY, TEXAS, 14. PROPERTY OWNERS AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE RECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAMS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR MISCESTARY AND SHALL NOT PROHIBIT ACCESS BY TRAMS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR MISCESTARY AND SHALL NOT PROHIBIT ACCESS BY TRAMS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR MISCESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAMS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR
11. Intere strail be no occupanted for any toy in submission with their strain scient for the recognition to the country of the proposed decigorbent. Consumption is available from a source in adequate and definition side from the proposed decigorated flood hystrance is mandatory for bilidings in fema-neonified high-risk areas which are designated flood hazard areas (fha's). This requirement applies to bilidings located in fha's or fema flood maps indluding loans for manufactured (mobile) homes and commercial bilidings. Whenever federally backed lenders make, increase, extend or renew a mortosec, home equity, home improvement, commercial or farm credit loan in an each the finites must persuipe findin suitables.
LAN MILL BE COMININD MITHIN HE DRAWNAGE EXSEMENTS SY E TO THIS SUBDIVISION MILL BE FROVINGED BY MANVILLE WATER FECTIVELTY. FOR ANY LOT IN THIS SUBDIVISION UNTIL WATER SATISFACTOR
MAYALE PROPERTY SHALL BE MANNAMED BY THE PROPERTY OWN PERMIT IS REQUIRED PRIOR TO ANY SITE EDECLOPMENT. UCTED ALONG EACH SIDE OF ALL LOCAL STREETS IN THIS SUBDI, EE PROVIDED AT ALL STREET INTERSECTIONS UNLESS NOTED OF TILLITY EASEMENT IS HEREBY DEDICATED PARALLEL WITH AND AD TILLITY FOR CONTINUED WITHIN THE DEALNAME ASSESSMENT SELON
RWAPAW MUIES CHT (OF PELUGERVILLE CITY LIMITS, BUT WITHIN THE FTJ. CHT (OF PELUGERVILLE CITY LIMITS, BUT WITHIN THE FTJ. T LIMITED TO BUILDINGS, FENCES OR LIANDSCAPING, AND OTHER STRUCTURES YEACH TO AN APPROVED BY TRAVIS COUNTY AND THE CITY OF PELUGERVILLE SYCEPT AS APPROVED BY TRAVIS COUNTY AND THE CONTROL OF THE MAINTENANT HELD TACKESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF MAINTENANT BIET TACKESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF MAINTENANT TO RECORD TO THE COUNTY OF THE PROTECT OF THE COUNTY OF THE PROTECTION OF THE
1435 SQUIH LODP 4. 1435 SQUIH LODP 4. 1436 SQUIH LODP 14. 1407 STANDARD STANDARD NOTES 1407 LOTES AND TRANS COUNTY STANDARD NOTES
G. RENE ZAMORA REUSITERED PROFESSIONAL LAND SURVEYOR NO. 5682 ZIATE OF TEXAS ZAMORA. LL.C. (ZWA)
THE COUNTY OF TRAMS REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THAT I, G. REME ZAMORA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUML AND ACCURATE CHAPTHE-GROUND SURVEY OF THE LAND, MAD THAT ALL CORNER MONIMENTS SHOWN HEREBOOK WERE PROFESSIONAL PLACED UNDER MY PRESONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PRUGERVALLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.
DATE. THE STATE OF TEXAS &
JOHN D. HINES REGISTERED PROFESSIONAL ENGINEER NO. 96691
GRAY • JANSING & ASSOCIATES, INC. 8217 SHOAL CREEK BLVD., SUITE 200 AUSTIN TEXAS 78757 TBPE FIRM NO. 2946
HE LETTER OF MAP REVISION, CASE NO. 09-00-0009* HAS BEEN APPROVED AND REPLECTED ON FEMA FIRM FORMED NO. 48-45002806H. THE LETTER OF MAP ARRANGE TOO-YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON, LEON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS. WITHERS NY HAND THIS THE
. THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMBACENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0280H FOR TRANS COUBBER 25, 2008.
THE COUNTY OF TRAVIS § THE COUNTY OF TRAVIS § 1, JOHN D. HINES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
KAREN THOMPSON, CITY SECRETARY
CB: JEFF COLEMAN, MAYOR ATTEST:
APPROVED THIS DAY OF
KAREN THOMPSON, CITY SECRETARY
CA: TREY FLETCHER, PLANNING DIRECTOR ATTEST:
THIS PLAT IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, TEXAS, THIS THE DAY OF
APPROVED THIS
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS FRINTED NAME OF NOTARY MY COMMISSION EXPIRES ON
en en
8Y: LEE NICOL, PRESIDENT
BY: ROWE COMMONS CORPORATION A TEXAS CORPORATION ITS GENERAL PARTNER 2929 W. 5TH, SUITE A FORT WORTH, TEXAS 76107
WITNESS MY HAND THIS THE
PRESIDENT OF NOTE, COMMUNS COMPONATION, A TEAS COMPANION, 10 SENERAL PARTIES, DETAY THE OWNER, OF CASO ACRES OF LAND OUT OF THE JACOB COSMEY SIRVERY NO. 9, ABSTRACT NO. 2753, STUATED IN TRAVAS COUNTY, TEASS, BEING A PORTION OF THAT CERTIAN 108.259 ACRE TRACT OF LAND CONNEYTD BY SPECIAL WARRANTY DEED PROPOSED IN DOCUMENT OF LAND OUT OF THE JACOB CASHER SURVEY NO. 9, ABSTRACT NO. 2753, STUATED IN TRAVIS COUNTY, TEASS, BEING A PORTION OF THAT CERTIAN 17, 402 ACRE TRACT OF LAND CONNEYTE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007/205045 OF THE OFFICIAL RECORDS OF TRACT OF LAND CONNEYTE BY SPECIAL WARRANTY OF DEED RECORDED IN DOCUMENT TO, 2007/205045 OF THE OFFICIAL RECORDS OF TRACT OF LAND CONNEYTE BY SPECIAL WARRANTY OF DEED RECORDED IN THE MAP OR PASS LICAL OCKNERNMENT COOK, DO HEREBY SUBDIVIDE SAID 13.771 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS THE COMMONS AT ROWE LANG THE PHASE III—A, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETTS AND EXSENIENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANIED AND NOT RELEASED.
THE STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS: THE COUNTY OF TRAVIS \$ THAT THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTINERSHIP, ACTING HEREIN BY AND THROUGH LEE NICOL. THAT THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTINERSHIP, ACTING HEREIN BY AND THROUGH LEE NICOL.

PLAT NOTES AND TRANS COUNTY STANDARD NOTES CONT'D

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17. A 15 FOOT SIGHT DISTANCE EASEMENT (S.D.E.) IS HEREBY DEDICATED ON LOT 13, BLOCK J. NO OBJECT, LANDSCAPING, OR OTHER SIGHT DISTRACTION GREATER THAN 3 FEET IN HEIGHT IS ALLOWED. THE PROPERTY OWNER IS RESPONSIBLE FOR AMNITEANANCE OF THE EASEMENT.

18. ALL (NEW) TELEPHONE AND CABLE TREASON UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WRES SHALL BE PLACED UNDERGROUND, SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LUSHING SHALL BE PLACED UNDERGROUND.

20. ALL ELECTRICAL, CABLE TREASON, AND TREPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DIFFOCES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PLAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT FATHER THAN A RIGHT-OF-WAY.

21. THE SUBDIVISION IS SUBJECT TO ALL CITY OF PELIGERINAL BOODMANCES BELATED TO TREE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNFIED DEPLICABILITY DATED IN THROUGH THE CONSTRUCTION FOR THE ORY OF PELIGERIAL IN EURIED DEPLICABILITY DATED IN THROUGH THE CONSTRUCTION FOR THIS SUBDIVISION IS SATISFED BY ELIGIBLE PARKLAND PLATED IN PHASE I (18.260 ACRES).

AND PHASE II—A (1.862 ACRES).

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRANS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BROGES OR CULVERTS IN CONNECTION THEREMITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BROGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREMITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR THE EXELIZER OF THE TRACT OF LAND CONTRED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRANS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE RISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS DELICATION, THE OWNER(S) MUST POST FISCAL SECURITY MITHE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) DELICATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE RISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BIKING ON THE OWNERS AND THEN SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC MARPOVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONITIOL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
OFFREAUVOIR, CLERK (THE _____ DAY OF ORDER AUTHORIZING THE

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORESOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF AT O'CLOCK THE STATE OF TEXAS ALNABO

A.D. 2010,

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS ALDe30

DESCRIPTION OF A 13.771 ACRE TRACT OF LAND, SITUATED IN THE JACOB CASNER SURVEY, ABSTRACT NO. 2753, BEING A PORTION OF THAT CERTAIN 108.529 ACRE TRACT OF LAND CONNEYT TO THE COMMONS AT ROWE LANE, LCP., OF RECORD IN DOCUMENT NO. 2005022370 OF THE OFFICIAL PUBLIC RECORDS OF TRAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 71.402 CARE TRACT OF LAND CONNEYED TO THE COMMONS AT ROWE LANE, LP., OF RECORD IN DOCUMENT NO. 2007205045 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, SAID 13.771 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iran rod found for the southwest corner of the herein described tract, being the northeast corner of Lot 2. Black II, The Commons at Rowe Lane, Phase II—A, a subdivision of record in Document No. 200500219 of the Official Public Records of Travis County, Taxas, being also an the west line of Meridian Boulevard, a 50 foot dedicated right-or-way in said The Commons at Rowe Lane, Phase II—A, and being on the north line of said 108.529 acre tract and the south line of said 71.402 acre tract;

of said Lot 2, over ring twelve (12) courses

- 1) N 1134'45" W, for a to the left, nce of 268.36 feet to a 1/2 inch iron rod with cap (ZWA) set at the beginning of a curve
- 2) along said curve to the left, an arc distance of \$1.81 feet, said curve hoving a radius of \$75.00 feet, a central angle of \$575.04 feet to a 1/2 inch iron rad with cap (ZWA) set of the end of said curve,

 3) N 1644'31" W, for a distance of 258.10 feet to a 1/2 inch iron rad with cap (ZWA) set,
 4) N 7315'29" E, for a distance of 170.00 feet to a 1/2 inch iron rad with cap (ZWA) set,
 5) N 1644'31" W, for a distance of 132.41 feet to a 1/2 inch iron rad with cap (ZWA) set,
 6) S 8229'22" E, for a distance of 520.69 feet to a 1/2 inch iron rad with cap (ZWA) set,
 7) S 8601'24" E, for a distance of 75.15 feet to a 1/2 inch iron rad with cap (ZWA) set,
 8) N 7935'23" E, for a distance of 188.87 feet to a 1/2 inch iron rad with cap (ZWA) set,
 9) S 2525'30" E, for a distance of 165.76 feet to a 1/2 inch iron rad with cap (ZWA) set,
 10) S 0650'46" E, for a distance of 144.63 feet to a 1/2 inch iron rad with cap (ZWA) set,
 11) S 0111'05" E, for a distance of 59.26 feet to a 1/2 inch iron rad with cap (ZWA) set,
 12) S 0734'56" W, at 62.46 feet pass a 1/2 inch iron rad found for the most northerly northwest corner of said The Commons at Rowe Lane, Phase II-A, at 382.55 feet pass the north line of said 108.529 are tract, for a total distance of 35.7.7 feet to a 1/2 inch iron rad found;
 12 inch iron rad found;
 13 inch iron rad found;
 14 inch iron rad found;
 15 inch iron rad found;
 16 inch iron rad found;
 17 inch iron rad found;
 18 inch iron rad found;
 19 inch iron rad found;
 10 inch iron rad found;
 10 inch iron rad found;
 10 inch iron rad found;
 11 inch iron rad found;
 12 inch iron rad found;
 13 inch iron rad found;
 14 inch iron rad found;
 15 inch iron rad found;
 16 inch iron rad found;
 17 inch iron rad found;
 18 inch iron rad found;
 19 inch iron rad found;
 10 inch iron rad found;
 10 inch iron rad found;
 10 inch iron rad found;
 11 inch iron rad found;
 12 inch iron rad with cap (ZWA) set,
 13 inch iron rad found;
 14 inch iron rad with cap (ZWA) set,
 14 inch iron rad with cap (ZWA) set,
 15 inch iron rad with cap (ZWA) set,
 16

- 108.529 acre tract the

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- THENCE, with the north line of said The Commons at Rowe Lane, Phase II-A, over and courses and distances:

 1) N 8225'04" W, for a distance 133.00 feet to a 1/2 inch iron rod found,
 2) N 0734'56" E, for a distance of 188.68 feet to a 1/2 inch iron rod found,
 3) N 8225'04" W, for a distance of 188.68 feet to a 1/2 inch iron rod found,
 4) N 0650'19" W, for a distance 21.48 feet to a 1/2 inch iron rod found,
 5) S 7547'00" W, for a distance 129.57 feet to a 1/2 inch iron rod found,
 6) N 1413'00" W, for a distance 28.33 feet to a 1/2 inch iron rod found,
 7) S 7547'00" W, for a distance 185.28 feet to a 1/2 inch iron rod found,
 8) N 1134'45" W, for a distance 31.60 feet to a 1/2 inch iron rod found,
 9) S 7825'15" W, for a distance of 170.00 feet to the PONT OF BEGINNING and co



Consulting Engineers 8217 Shoal Creek Bivd., Suite 200 Austin, Texas 78757-7592 (512)452-0371 FAX(512)454-9933 TBPE FIRM # 2946 GRAY · JANSING & ASSOCIATES,

INC.

ZWZ

Zamora, L.L.C. Professional Land Surveyors

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Strav. CB7	Tel: (512) 295-6201 • Fax (512) 295-6091	1435 South Loop 4, P.O. Box 1036, Buda, Texas 78610
777	-6091	Buda, Texas 78610

	DMMONS @ ROWE LANE	10-1001-13 PHASE 3A.DWG	, 2010 SCALE: 1" = 100'	SURV: GRZ	
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