

### LOCATION MAP

NOT-TO-SCALE

OWNER: AHV GUARDIAN LEGACY, LLC.  
c/o AMERICAN HOUSING VENTURES, LLC  
18881 VON KARMAN AVENUE, SUITE 420  
IRVINE, CA 92612

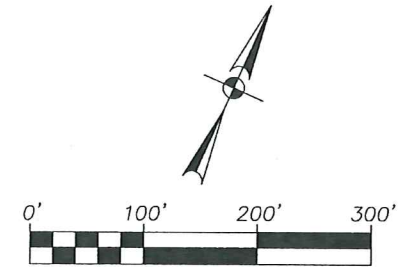
ACREAGE: 17.659 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
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## FINAL PLAT OF VILLAGE ON LEGACY SUBDIVISION

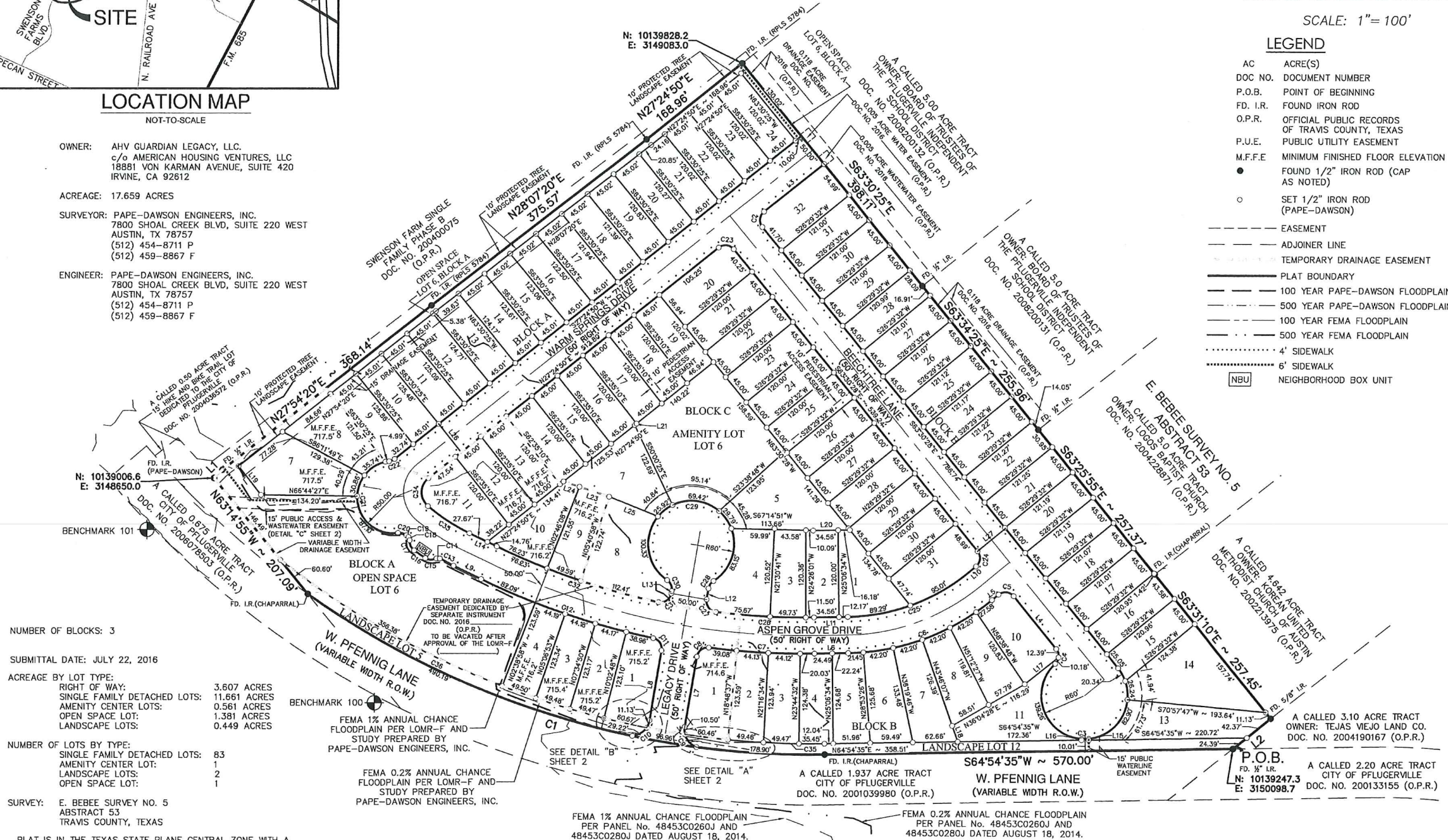
A 17.659 ACRE TRACT OF LAND BEING ALL OF A CALLED 17.659 ACRE TRACT CONVEYED TO AHV GUARDIAN LEGACY, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NO. 2016183772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SITUATED IN THE E. BEBEE SURVEY NO. 5, ABSTRACT 53 IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'

### LEGEND

- AC ACRE(S)
- DOC NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- FD. I.R. FOUND IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- FOUND 1/2" IRON ROD (CAP AS NOTED)
- SET 1/2" IRON ROD (PAPE-DAWSON)
- EASEMENT
- ADJOINER LINE
- TEMPORARY DRAINAGE EASEMENT
- PLAT BOUNDARY
- 100 YEAR PAPE-DAWSON FLOODPLAIN
- 500 YEAR PAPE-DAWSON FLOODPLAIN
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- 4' SIDEWALK
- 6' SIDEWALK
- NBU NEIGHBORHOOD BOX UNIT



NUMBER OF BLOCKS: 3

SUBMITTAL DATE: JULY 22, 2016

ACREAGE BY LOT TYPE:

RIGHT OF WAY:	3.607 ACRES
SINGLE FAMILY DETACHED LOTS:	11.661 ACRES
AMENITY CENTER LOTS:	0.561 ACRES
OPEN SPACE LOT:	1.381 ACRES
LANDSCAPE LOTS:	0.449 ACRES

NUMBER OF LOTS BY TYPE:

SINGLE FAMILY DETACHED LOTS:	83
AMENITY CENTER LOT:	1
LANDSCAPE LOTS:	2
OPEN SPACE LOT:	1

SURVEY: E. BEBEE SURVEY NO. 5  
ABSTRACT 53  
TRAVIS COUNTY, TEXAS

PLAT IS IN THE TEXAS STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR: 0.99988

#### BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK No. 100  
CUT SQUARE IN CONCRETE HEADWALL  
NAD 83 GRID COORDINATES  
N: 10138814.2  
E: 3148981.4  
ELEVATION 710.40'  
(NAVD88/GEOD 03)

BENCHMARK No. 101  
CUT SQUARE IN CONCRETE HEADWALL  
NAD 83 GRID COORDINATES  
GRID N: 10138903.5  
GRID E: 3148593.9  
ELEV: 713.39'  
(NAVD88/GEOD 03)

#### NEW STREETS

LEGACY DRIVE:	298 LINEAR FEET	0.567 ACRE
ASPEN GROVE DRIVE:	946 LINEAR FEET	0.871 ACRE
WARM SPRINGS DRIVE:	753 LINEAR FEET	1.023 ACRE
BEECHTREE LANE:	827 LINEAR FEET	1.146 ACRE
	2,822 TOTAL LINEAR FEET	3.607 TOTAL ACRES

PLAT PREPARED: JULY 19, 2016

SHEET 1 OF 4

**PAPE-DAWSON  
ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION #10202401

VILLAGE ON LEGACY SUBDIVISION  
Civil Job No. 50871-00; Survey Job No. 50871-00

FINAL PLAT  
OF  
VILLAGE ON LEGACY SUBDIVISION

A 17.659 ACRE TRACT OF LAND BEING ALL OF A CALLED 17.659 ACRE TRACT CONVEYED TO AHV GUARDIAN LEGACY, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NO. 2016183772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SITUATED IN THE E. BEBEE SURVEY NO. 5, ABSTRACT 53 IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1215.00'	036°07'30"	S82°58'05"W	753.43'	766.06'
C2	15.00'	090°55'18"	S18°02'49"E	21.38'	23.80'
C3	60.00'	266°11'22"	S69°34'30"W	87.63'	278.75'
C4	15.00'	086°10'39"	N20°25'09"W	20.49'	22.56'
C5	15.00'	090°00'00"	S71°29'32"W	21.21'	23.56'
C6	325.00'	038°23'54"	S45°41'29"W	213.75'	217.81'
C7	1025.00'	008°14'15"	S69°00'33"W	147.24'	147.37'
C8	15.00'	087°41'16"	S29°17'03"W	20.78'	22.96'
C9	25.00'	080°27'34"	S54°47'22"E	32.29'	35.11'
C10	25.00'	092°28'27"	N31°40'38"E	36.11'	40.35'
C11	15.00'	087°34'14"	S08°30'42"E	20.82'	23.01'
C12	1025.00'	014°10'28"	N84°37'26"E	252.93'	253.58'
C13	325.00'	003°47'14"	S68°23'43"E	21.48'	21.48'
C14	5.00'	058°29'05"	N66°15'22"E	4.89'	5.10'
C15	15.00'	061°32'20"	N67°46'59"E	15.35'	16.11'
C16	335.00'	003°13'27"	S79°50'07"E	18.85'	18.85'
C17	15.00'	061°32'20"	S47°27'14"E	15.35'	16.11'
C18	5.00'	058°29'05"	S45°55'36"E	4.89'	5.10'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	325.00'	000°39'07"	S74°50'35"E	3.70'	3.70'
C20	15.00'	047°42'39"	N81°37'39"E	12.13'	12.49'
C21	50.00'	181°50'46"	S31°18'17"E	99.99'	158.69'
C22	15.00'	032°12'16"	S43°30'58"W	8.32'	8.43'
C23	15.00'	089°04'42"	N71°57'11"E	21.04'	23.32'
C24	15.00'	090°00'00"	S18°30'28"E	21.21'	23.56'
C25	275.00'	038°23'54"	S45°41'29"W	180.87'	184.30'
C26	975.00'	006°02'41"	S68°54'46"W	136.78'	136.90'
C27	15.00'	092°30'18"	N60°48'44"W	21.67'	24.22'
C28	15.00'	048°41'31"	N09°47'11"E	12.37'	12.75'
C29	60.00'	29°44'21"	S66°46'51"W	64.74'	308.61'
C30	15.00'	066°00'40"	S47°33'55"E	16.34'	17.28'
C31	15.00'	092°16'16"	S31°34'33"W	21.63'	24.16'
C32	975.00'	013°59'59"	S84°42'40"W	237.64'	238.23'
C33	275.00'	014°21'09"	N81°06'46"W	68.71'	68.89'
C34	25.00'	101°21'01"	N23°15'41"W	35.68'	44.22'
C35	1200.00'	009°18'10"	N69°18'25"E	194.62'	194.84'
C36	1199.39'	027°00'53"	S89°41'02"E	560.28'	565.51'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C37	1200.00'	001°04'38"	N77°21'16"E	22.56'	22.56'
C38	25.00'	036°11'59"	N58°36'20"E	16.36'	16.67'
C39	1215.00'	001°26'05"	N78°37'39"E	30.42'	30.42'
C40	1200.00'	001°05'24"	S73°39'48"W	22.83'	22.83'
C41	25.00'	024°03'28"	N26°35'19"W	10.42'	10.50'
C42	1215.00'	005°23'36"	N70°38'43"E	114.33'	114.37'
C43	25.00'	037°18'45"	S76°21'47"E	15.99'	16.28'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N21°22'35"E	16.22'
L2	S28°57'50"W	66.77'
L3	S27°24'50"W	105.77'
L4	N63°30'28"W	93.97'
L5	S26°29'32"W	11.87'
L6	S64°53'26"W	46.73'
L7	S14°33'35"E	98.57'
L8	S14°33'35"E	97.78'
L9	S88°17'20"E	42.43'
L10	S26°29'32"W	11.87'
L11	S64°53'26"W	46.73'
L12	N14°33'35"W	15.36'
L13	N14°33'35"W	3.34'
L14	N88°17'20"W	42.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	S25°05'25"E	1.73'
L16	N25°05'25"W	1.73'
L17	S27°14'00"W	59.82'
L18	S43°46'07"E	23.30'
L19	S62°05'40"E	50.32'
L20	S64°53'26"W	50.74'
L21	N27°24'50"E	3.28'
L23	N84°11'56"E	43.39'
L24	N84°11'56"E	23.33'
L25	N87°37'14"E	73.55'
L26	S62°35'10"E	50.00'
L27	N26°29'32"E	50.00'

BLOCK A		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	7,119	SINGLE FAMILY
2	5,785	SINGLE FAMILY
3	5,772	SINGLE FAMILY
4	5,783	SINGLE FAMILY
5	7,974	LANDSCAPE
6	59,426	OPEN SPACE
7	9,722	SINGLE FAMILY
8	7,034	SINGLE FAMILY
9	5,651	SINGLE FAMILY
10	5,655	SINGLE FAMILY
11	5,638	SINGLE FAMILY
12	5,620	SINGLE FAMILY

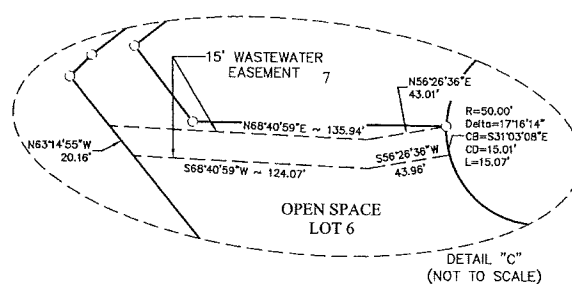
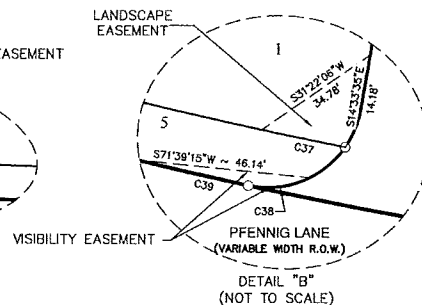
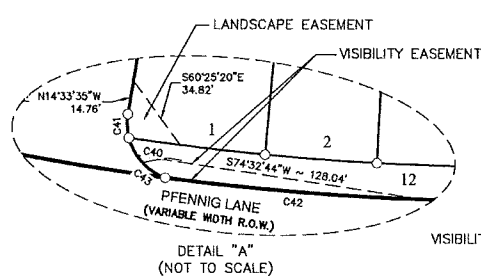
BLOCK A		
LOT #	AREA (SQ. FT.)	USAGE TYPE
13	5,600	SINGLE FAMILY
14	5,575	SINGLE FAMILY
15	5,550	SINGLE FAMILY
16	5,525	SINGLE FAMILY
17	5,500	SINGLE FAMILY
18	5,475	SINGLE FAMILY
19	5,450	SINGLE FAMILY
20	5,425	SINGLE FAMILY
21	5,403	SINGLE FAMILY
22	5,401	SINGLE FAMILY
23	5,401	SINGLE FAMILY
24	5,401	SINGLE FAMILY

BLOCK B		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	7,114	SINGLE FAMILY
2	5,791	SINGLE FAMILY
3	5,810	SINGLE FAMILY
4	5,731	SINGLE FAMILY
5	5,970	SINGLE FAMILY
6	6,519	SINGLE FAMILY
7	7,232	SINGLE FAMILY
8	6,141	SINGLE FAMILY
9	5,981	SINGLE FAMILY
10	7,076	SINGLE FAMILY
11	8,115	SINGLE FAMILY
12	11,560	LANDSCAPE
13	9,274	SINGLE FAMILY
14	12,245	SINGLE FAMILY
15	5,466	SINGLE FAMILY
16	5,443	SINGLE FAMILY

BLOCK B		
LOT #	AREA (SQ. FT.)	USAGE TYPE
17	5,444	SINGLE FAMILY
18	5,447	SINGLE FAMILY
19	5,449	SINGLE FAMILY
20	5,452	SINGLE FAMILY
21	5,455	SINGLE FAMILY
22	5,457	SINGLE FAMILY
23	5,456	SINGLE FAMILY
24	5,454	SINGLE FAMILY
25	5,451	SINGLE FAMILY
26	5,449	SINGLE FAMILY
27	5,447	SINGLE FAMILY
28	5,445	SINGLE FAMILY
29	5,445	SINGLE FAMILY
30	5,445	SINGLE FAMILY
31	5,445	SINGLE FAMILY
32	6,722	SINGLE FAMILY

BLOCK C		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	7,150	SINGLE FAMILY
2	5,444	SINGLE FAMILY
3	5,627	SINGLE FAMILY
4	8,359	SINGLE FAMILY
5	10,788	SINGLE FAMILY
6	24,440	AMENITY LOT
7	8,881	SINGLE FAMILY
8	10,854	SINGLE FAMILY
9	5,686	SINGLE FAMILY
10	6,895	SINGLE FAMILY
11	7,220	SINGLE FAMILY
12	5,400	SINGLE FAMILY
13	5,400	SINGLE FAMILY
14	5,400	SINGLE FAMILY
15	5,400	SINGLE FAMILY
16	5,400	SINGLE FAMILY

BLOCK C		
LOT #	AREA (SQ. FT.)	USAGE TYPE
17	5,400	SINGLE FAMILY
18	5,400	SINGLE FAMILY
19	5,517	SINGLE FAMILY
20	6,670	SINGLE FAMILY
21	5,400	SINGLE FAMILY
22	5,400	SINGLE FAMILY
23	5,400	SINGLE FAMILY
24	5,400	SINGLE FAMILY
25	5,400	SINGLE FAMILY
26	5,400	SINGLE FAMILY
27	5,400	SINGLE FAMILY
28	5,400	SINGLE FAMILY
29	5,400	SINGLE FAMILY
30	5,400	SINGLE FAMILY
31	7,132	SINGLE FAMILY





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THENCE S 64°54'35" W, with the northwest right of way line of said Pfennig Lane, same being the southeast line of said 17.659 acre tract, a distance of 570.00 feet to an iron rod with cap marked "Chaparral" found in the northwest right of way line of said Pfennig Lane for a point of non-tangent curvature and an angle point in the south line hereof;

THENCE N 63°14'55" W, departing the north right of way line of said Pfennig Lane, with a north line of said 0.50 acre tract, same being the south line of said 17.659 acre tract, a distance of 207.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northeast ell corner of said 0.50 acre tract, same being the westernmost southwest corner of said 17.659 acre tract and westernmost southwest corner hereof,

1. N 21°22'35" E, a distance of 16.22 feet to a 1/2" iron rod found,
2. N 27°54'20" E, a distance of 368.14 feet to an iron rod with cap marked 'RPLS 5784' found,
3. N 28°07'20" E, a distance of 375.57 feet to an iron rod with cap marked 'RPLS 5784' found and,
4. N 27°24'50" E, a distance of 168.96 feet to an iron rod with cap marked 'RPLS 5784' found in the east line of said 0.50 acre tract, same being the westernmost corner of a called 5.00 acre tract conveyed to the Board of Trustees of the Pflugerville Independent School District recorded in Document No. 2008200132 of the Official Public Records of Travis County, Texas, also being the northwest corner of said 17.659 acre tract,

1. S 63°30'25" E, a distance of 398.11 feet to a ½" iron rod found,
2. S 63°34'25" E, a distance of 255.96 feet to a ½" iron rod found,
3. S 63°25'55" E, a distance of 257.37 feet to an iron rod with cap marked "Chaparral" found and ,
4. S 63°31'10" E, a distance of 257.45 feet to a ¾" iron rod found for the south corner of said 4.642 acre tract, same being a point in the west line of the aforementioned 3.10 acre tract for the northeast corner hereof;

GENERAL NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR, D&B REALTY HOLDINGS LLC, 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 FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF LEGACY DRIVE, ASPEN GROVE DRIVE, WARM SPRINGS DRIVE, AND BEECHTREE LANE. SIX (6) FOOT WIDE SIDEWALKS WITHIN LOT 6, BLOCK A AND LOT 12, BLOCK B SHALL BE CONSTRUCTED WITH THE PUBLIC INFRASTRUCTURE PLANS.
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. EXISTING TREES ALONG WESTERN BOUNDARY ARE PROTECTED AND NO REMOVAL WILL BE ALLOWED.
10. TREES ALONG WESTERN BOUNDARY SHALL BE CONSIDERED PROTECTED AND NO REMOVAL WILL BE ALLOWED.
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. LOTS 5-6, BLOCK A, LOT 12, BLOCK B, AND LOT 6, BLOCK C ARE PRIVATE LANDSCAPE/OPEN SPACE/AMENITY CENTER LOTS THAT INCLUDE COMMUNITY FACILITIES WHICH SHALL BE OWNED AND MAINTAINED BY THE VILLAGE ON LEGACY HOME OWNERS' ASSOCIATION (HOA) AS DESCRIBED AND DICTATED IN DOC. NO. 2016203990 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
13. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE # 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
14. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
15. 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.
16. 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.
17. 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.
18. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IN ACCORDANCE WITH AASHTO GUIDELINES IS PROHIBITED AND MAY BE REMOVED BY THE CITY AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
19. ALL PROPOSED FENCES AND WALLS ADJACENT TO THE 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.
20. 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 IF AT 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.
21. PUBLIC INFRASTRUCTURE ACCEPTANCE AND BUILDING PERMITS FOR LOTS 1-8, BLOCK A, LOT 1, BLOCK B, AND LOTS 10-14, BLOCK C WILL NOT BE ISSUED UNTIL THE FEMA FLOODPLAIN HAS BEEN REMOVED BY FEMA APPROVAL OF THE LOWR-F AND THE TEMPORARY DRAINAGE EASEMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS HAS BEEN VACATED.
22. A SUBDIVISION BOUNDARY WALL WILL BE PROVIDED WITHIN LOT 12, BLOCK B AND LOT 6, BLOCK A AND SERVE AS THE BOUNDARY FENCE FOR ALL LOTS IN BLOCK A AND B CONTAINING COMMON LOT LINE TO THESE LOTS. THE BOUNDARY FENCE WILL BE THE OWNERSHIP/MAINTENANCE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
23. LOT WIDTH FOR LOTS 7 AND 8, BLOCK A, LOTS 13 AND 14, BLOCK B, AND LOTS 5-7, BLOCK C IS MEASURED AT THE 20-FOOT FRONT BUILDING SETBACK. THE MINIMUM WIDTH OF 40 FEET, MEASURED AT THIS LOCATION IS IN ACCORDANCE WITH SUBCHAPTER 4.2, TABLE 4.2.4 A OF THE CITY OF PFLUGERVILLE UNIFIED DEVELOPMENT CODE.
24. 10 FOOT WIDE PEDESTRIAN ACCESS EASEMENTS ON LOTS 18 AND 25, BLOCK C, CONTAIN A 4 FOOT SIDEWALK AND SHALL BE MAINTAINED BY THE HOA. NO FENCES SHALL BE BUILT IN THESE PEDESTRIAN ACCESS EASEMENTS.

7800 SHOAL CREEK BLVD  
SUITE 220 WEST

AUSTIN TEXAS 78757

PHONE: 512.454.8711  
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
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