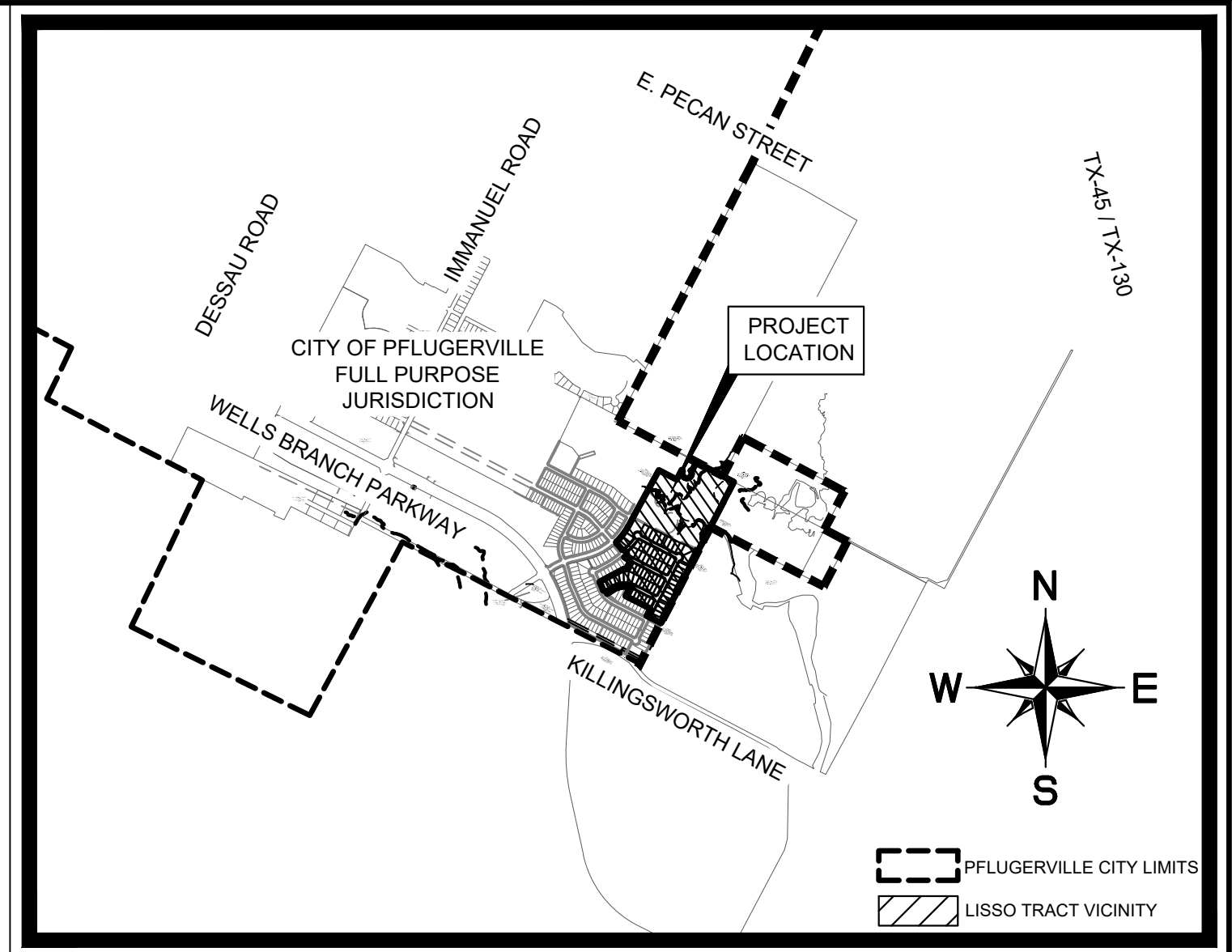
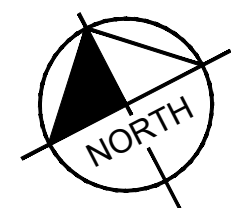


OWNER

OWNER: JAN SELMAN AND DWAIN SELMAN
1012 RAMBLE CREEK DRIVE
PFLUGERVILLE, TEXAS 78660

DEVELOPER

DEVELOPER: TAYLOR MORRISON
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681
CONTACT: WALTER DUKE
PH. (512) 688-9504



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT (SEE OVERALL PLAN FOR SHEET REFERENCE)
3	FINAL PLAT (SEE OVERALL PLAN FOR SHEET REFERENCE)
4	LOT AREAS AND DESCRIPTION
5	NOTES AND SIGNATURE PAGE SIGNATURE PAGE

SUBDIVISION SUMMARY

LOT SUMMARY	
RESIDENTIAL LOT ACREAGE	= 13.776 ACRES
RESIDENTIAL LOT TOTAL	= 76 LOTS
HOA LOT ACREAGE	= 0.95 ACRES
HOA LOT TOTAL	= 3 LOTS
PARKLAND LOT TOTAL	= 1 LOT
PARKLAND ACREAGE	= 19.825 ACRES
LOT ACREAGE TOTAL	= 34.551 ACRES
LOT TOTAL	= 80 LOTS
ROW SUMMARY	
50' ROW ACREAGE	= 3.587 ACRES
50' ROW LENGTH	= 3,051 FEET
TOTAL ROW ACREAGE	= 3.587 ACRES
TOTAL ROW LENGTH	= 3,051 FEET
TOTAL SUBDIVISION ACREAGE = 38.138 ACRES	

BENCH MARK LIST

BM #101 "X" CUT SET ON AT THE BACK OF A CURB INLET ON THE SOUTHWEST SIDE OF WELLS BRANCH PARKWAY 32± NORTHWEST OF THE INTERSECTION OF WELLS BRANCH PARKWAY AND KILLINGSWORTH LANE
ELEV = 681.21' (NAVD '88)

BM #102 "X" CUT SET ON SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF WELLS BRANCH PARKWAY 870± EAST OF THE INTERSECTION OF WELLS BRANCH PARKWAY AND IMMANUEL ROAD
ELEV = 677.55' (NAVD '88)

PARKLAND SUMMARY

PHASE 1	
PARKLAND EQUATION	= 6.6 x (RESIDENTIAL LOTS x 3 PERSONS PER RL)
PARKLAND CALCULATION	= 6.6 x (224 x 3) / 1,000
REQUIRED PHASE 1 PARKLAND ACREAGE	= 4.40 ACRES
DEDICATED PARKLAND BY PHASE 1 PLAT	= 0.00 ACRES
PHASE 2	
PARKLAND EQUATION	= 6.6 x (RESIDENTIAL LOTS x 3 PERSONS PER RL)
PARKLAND CALCULATION	= 6.6 x (76 x 3) / 1,000
REQUIRED PHASE 2 PARKLAND ACREAGE	= 1.50 ACRES
DEDICATED PARKLAND BY THIS PLAT	= 19.825 ACRES
TOTAL REQUIRED PARKLAND ACREAGE	= 5.9 ACRES
TOTAL PARKLAND DEDICATED IN PH1 & PH2	= 19.825 ACRES

ENGINEER / SURVEYOR

10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

601 NW LOOP 410
SUITE 35
SAN ANTONIO, TEXAS 78216
PH. (210) 541-9166
CONTACT: ABEL P. STENDAHL, R.P.L.S.

TBPLS FIRM
REGISTRATION NO. 10193973

OVERALL MAP

DATE OF PLAT PREPARATION JUNE 30, 2020
DATE OF PLAT SUBMITTAL : JULY 6, 2020

FINAL PLAT OF LISSO TRACT PHASE 2 38.138 ACRES

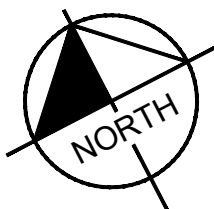
ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

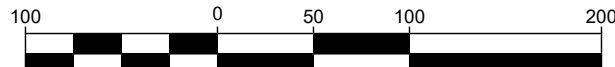
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	AGD	APS	10/16/2020	068705906	1 OF 5

DWG NAME: C:\USERS\ALEX.GRANADOS\DESKTOP\LISSO PHASE 2 PLAT.DWG PLOTTED BY: GRANADOS, ALEX 10/19/2020 1:07 PM LAST SAVED: 10/19/2020 10:22 AM

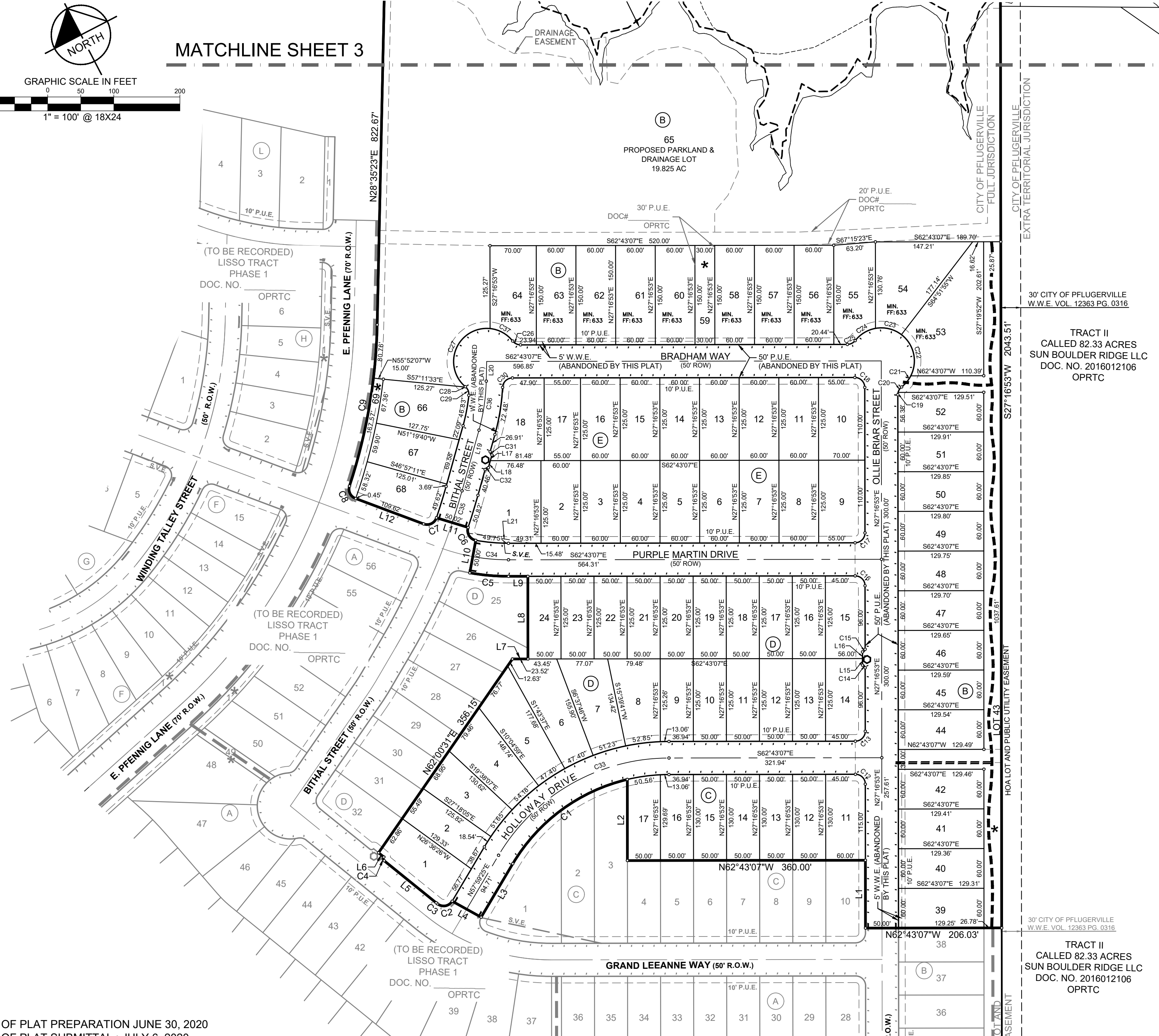


GRAPHIC SCALE IN FEET



1" = 100' @ 18X24

MATCHLINE SHEET 3



LEGEND

	1/2" IRON ROD W/ "KHA" CAP SET
	1/2" IRON ROD FOUND W/ CAP
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	POINT OF COMMENCING
	POINT OF BEGINNING
	RIGHT OF WAY
	DRAINAGE EASEMENT
	WASTEWATER EASEMENT
	STORM SEWER EASEMENT
	HOME OWNERS ASSOCIATION
	PUBLIC UTILITY EASEMENT
	SIGHT VISIBILITY EASEMENT
	4' SIDEWALK
	6' SIDEWALK
	10' HIKE AND BIKE TRAIL
	MATCH LINE
	BLOCK IDENTIFIER
	H.O.A. LOT AND P.U.E. IDENTIFIER
	MAIL BOX

**FINAL PLAT
OF
LISSO TRACT PHASE 2
38.138 ACRES**

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN CITY
OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

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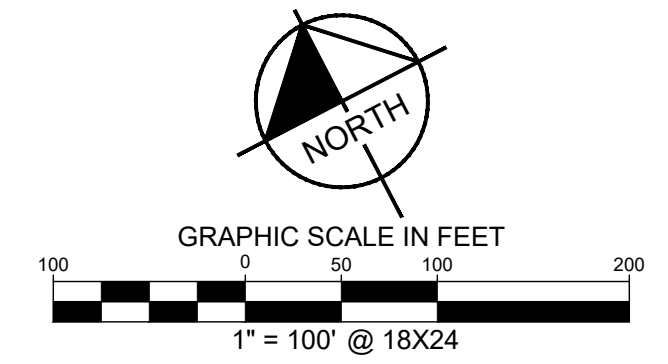
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AGD	APS	10/16/2020	068705906	2 OF 5

DATE OF PLAT PREPARATION JUNE 30, 2020
DATE OF PLAT SUBMITTAL : JULY 6, 2020

DRAWN BY: ISNAFP01\DATA\PROJECTS\NA_SURVEY\068705906-LISSO TRACT\DWG\PLAT\LISSO PHASE 2 PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 10/19/2020 10:18 AM LAST SAVED: 10/19/2020 10:18 AM

CALLED 130.81 ACRES
TIMMERMAN FARMS, LTD.
DOC. NO. 2004240372
OPRTC

EXHIBIT B
CALLED 19.00 ACRES
CITY OF PFLUGERVILLE
VOL. 9236, PG. 954
DRTC



TRACT II
CALLED 223.34 ACRES
DWAIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

CALLED 19.71 ACRES
CITY OF PFLUGERVILLE
VOL. 9482, PG. 895
DPRTC

LEGEND	
○	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
STM S.E.	STORM SEWER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
---	4' SIDEWALK
---	6' SIDEWALK
---	10' HIKE AND BIKE TRAIL
---	MATCH LINE
(F)	BLOCK IDENTIFIER
*	H.O.A. LOT AND P.U.E. IDENTIFIER
○	MAIL BOX

MATCHLINE SHEET 2

(B)
65
PROPOSED PARKLAND &
DRAINAGE LOT
19.825 AC

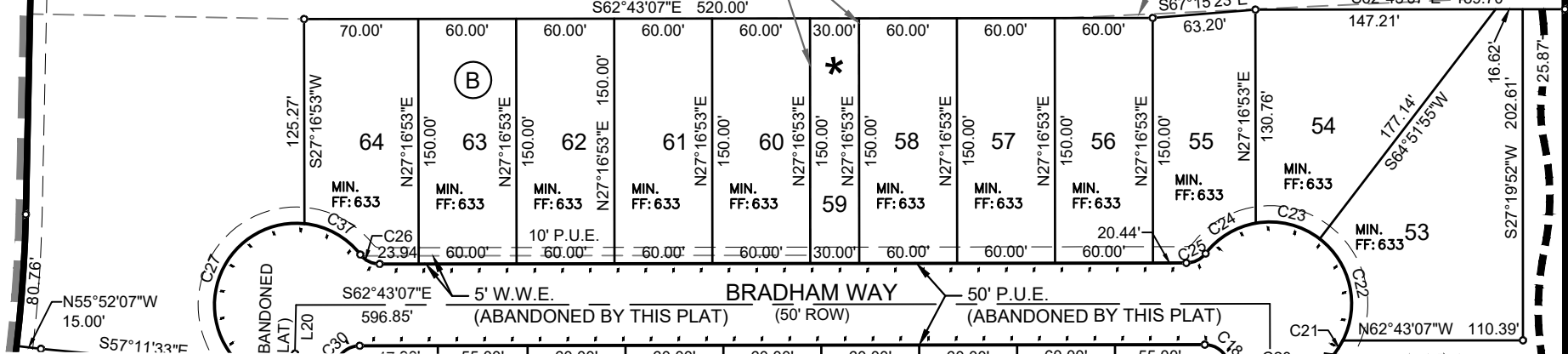
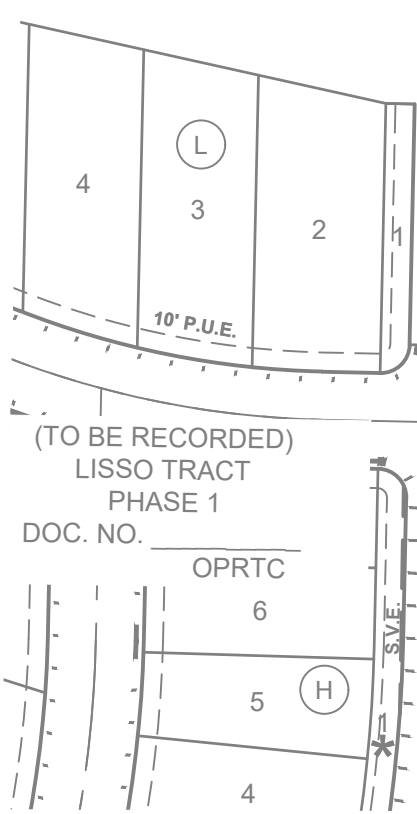
**FINAL PLAT
OF
LISSO TRACT PHASE 2
38.138 ACRES**
ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN CITY
OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AGD	APS	10/16/2020	068705906	3 OF 5

DATE OF PLAT PREPARATION JUNE 30, 2020
DATE OF PLAT SUBMITTAL : JULY 6, 2020



DRAWN BY: ISNAFP0101DATA\PROJECTS\NA_SURVEY\068705906-LISSO TRACT\DWG\PLAT\LISSO PHASE 2 PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 10/19/2020 10:18 AM LAST SAVED: 10/19/2020 10:18 AM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	46°02'06"	275.00'	220.95'	S81°00'28"W	215.06'
C2	97°48'31"	15.00'	25.61'	N73°06'19"W	22.61'
C3	0°33'26"	275.00'	2.67'	N23°55'20"W	2.67'
C4	90°00'00"	4.00'	6.28'	N21°21'22"E	5.66'
C5	10°21'54"	325.00'	58.79'	S57°32'10"E	58.71'
C6	98°09'51"	15.00'	25.70'	N03°16'18"W	22.67'
C7	91°58'38"	15.00'	24.08'	N88°07'32"W	21.58'
C8	87°46'00"	15.00'	22.98'	N01°44'47"E	20.80'
C9	17°02'24"	835.00'	248.33'	N37°06'35"E	247.42'
C10	102°19'26"	16.62'	29.68'	S29°32'24"E	25.89'
C11	243°19'42"	60.00'	254.81'	N82°14'15"E	102.14'
C12	90°00'00"	15.00'	23.56'	S17°43'07"W	21.21'
C13	90°00'00"	15.00'	23.56'	N72°16'53"E	21.21'
C14	90°00'00"	4.00'	6.28'	N17°43'07"W	5.66'
C15	90°00'00"	4.00'	6.28'	N72°16'53"E	5.66'
C16	90°00'00"	15.00'	23.56'	N17°43'07"W	21.21'
C17	90°00'00"	15.00'	23.56'	N72°16'53"E	21.21'
C18	90°00'00"	15.00'	23.56'	N17°43'07"W	21.21'
C19	13°58'19"	15.00'	3.66'	N34°16'03"E	3.65'
C20	38°02'53"	15.00'	9.96'	N60°16'39"E	9.78'
C21	25°07'53"	50.00'	21.93'	N66°44'09"E	21.76'
C22	79°18'18"	50.00'	69.21'	N14°31'04"E	63.81'
C23	47°34'15"	50.00'	41.51'	N48°58'12"W	40.33'
C24	42°02'00"	50.00'	36.68'	S86°16'41"W	35.86'
C25	52°01'12"	15.00'	13.62'	N88°43'43"W	13.16'
C26	52°01'12"	15.00'	13.62'	N36°42'31"W	13.16'
C27	145°41'06"	50.00'	127.13'	S50°23'03"W	95.55'
C28	3°07'37"	15.00'	0.82'	S20°53'41"E	0.82'
C29	52°32'41"	15.00'	13.76'	S06°56'28"W	13.28'
C30	87°05'19"	15.00'	22.80'	S73°44'13"W	20.67'
C31	90°00'00"	4.00'	6.28'	S02°01'48"E	5.66'
C32	90°00'00"	4.00'	6.28'	S87°58'12"W	5.66'
C33	59°17'28"	300.00'	310.45'	N87°38'09"E	296.78'
C34	10°21'54"	300.00'	54.27'	S57°32'10"E	54.20'
C35	2°52'38"	1000.00'	50.22'	N44°24'31"E	50.21'
C36	14°20'49"	300.00'	75.12'	N35°47'48"E	74.92'
C37	46°04'29"	50.00'	40.21'	N33°44'09"W	39.13'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°16'53"E	102.61'
L2	N27°16'53"E	122.67'
L3	S57°59'25"W	93.99'
L4	N33°40'39"W	50.02'
L5	N23°38'38"W	100.98'
L6	N23°38'38"W	10.31'
L7	S62°43'07"E	23.52'
L8	N27°16'53"E	125.00'
L9	N62°43'07"W	29.31'
L10	N37°38'47"E	50.00'
L11	N45°39'13"W	50.02'
L12	N42°08'13"W	110.07'
L13	N68°40'47"E	22.97'
L14	N27°43'27"E	112.36'
L15	N27°16'53"E	10.00'
L16	N27°16'53"E	10.00'
L17	S42°58'12"W	8.88'
L18	S42°58'12"W	11.12'
L19	N42°58'12"E	95.37'
L20	N28°37'23"E	29.76'
L21	N53°24'21"W	96.43'

SINGLE FAMILY LOT TABLE

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 39	0.178	7,757
BLOCK B LOT 40	0.178	7,760
BLOCK B LOT 41	0.178	7,763
BLOCK B LOT 42	0.178	7,766
BLOCK B LOT 44	0.178	7,771
BLOCK B LOT 45	0.178	7,774
BLOCK B LOT 46	0.179	7,777
BLOCK B LOT 47	0.179	7,780
BLOCK B LOT 48	0.179	7,783
BLOCK B LOT 49	0.179	7,787
BLOCK B LOT 50	0.179	7,790
BLOCK B LOT 51	0.179	7,793
BLOCK B LOT 52	0.179	7,795
BLOCK B LOT 53	0.384	16,716
BLOCK B LOT 54	0.293	12,778
BLOCK B LOT 55	0.208	9,046
BLOCK B LOT 56	0.207	9,000
BLOCK B LOT 57	0.207	9,000
BLOCK B LOT 58	0.207	9,000
BLOCK B LOT 60	0.207	9,000
BLOCK B LOT 61	0.207	9,000
BLOCK B LOT 62	0.207	9,000
BLOCK B LOT 63	0.207	9,000
BLOCK B LOT 64	0.226	9,852
BLOCK B LOT 66	0.221	9,632
BLOCK B LOT 67	0.187	8,151
BLOCK B LOT 68	0.181	7,896
BLOCK C LOT 11	0.178	7,752
BLOCK C LOT 12	0.149	6,500
BLOCK C LOT 13	0.149	6,500
BLOCK C LOT 14	0.149	6,500
BLOCK C LOT 15	0.149	6,500
BLOCK C LOT 16	0.149	6,499
BLOCK C LOT 17	0.146	6,348
BLOCK D LOT 1	0.210	9,159
BLOCK D LOT 2	0.164	7,164
BLOCK D LOT 3	0.176	7,662
BLOCK D LOT 4	0.209	9,105
BLOCK D LOT 5	0.220	9,602
BLOCK D LOT 6	0.234	10,211

HOA LOT TABLE

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 43	0.785	34,198
BLOCK B LOT 59	0.103	4,500
BLOCK B LOT 69	0.062	2,712

PARKLAND LOT TABLE

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 7	0.207	9,016
BLOCK D LOT 8	0.195	8,476
BLOCK D LOT 9	0.144	6,251
BLOCK D LOT 10	0.143	6,250
BLOCK D LOT 11	0.143	6,250
BLOCK D LOT 12	0.143	6,250
BLOCK D LOT 13	0.143	6,250
BLOCK D LOT 14	0.170	7,408
BLOCK D LOT 15	0.170	7,408
BLOCK D LOT 16	0.143	6,250
BLOCK D LOT 17	0.143	6,250
BLOCK D LOT 18	0.143	6,250
BLOCK D LOT 19	0.143	6,250
BLOCK D LOT 20	0.143	6,250
BLOCK D LOT 21	0.143	6,250
BLOCK D LOT 22	0.143	6,250
BLOCK D LOT 23	0.143	6,250
BLOCK D LOT 24	0.143	6,250
BLOCK E LOT 1	0.276	12,043
BLOCK E LOT 2	0.172	7,500
BLOCK E LOT 3	0.172	7,500
BLOCK E LOT 4	0.172	7,500
BLOCK E LOT 5	0.172	7,500
BLOCK E LOT 6	0.172	7,500
BLOCK E LOT 7	0.172	7,500
BLOCK E LOT 8	0.172	7,500
BLOCK E LOT 9	0.200	8,702
BLOCK E LOT 10	0.200	8,702
BLOCK E LOT 11	0.172	7,500
BLOCK E LOT 12	0.172	7,500
BLOCK E LOT 13	0.172	7,500
BLOCK E LOT 14	0.172	7,500
BLOCK E LOT 15	0.172	7,500
BLOCK E LOT 16	0.172	7,500
BLOCK E LOT 17	0.158	6,875
BLOCK E LOT 18	0.201	8,769

	LINEAR FEET OF ROADWAY	R.O.W. WIDTH (FEET)
PURPLE MARTIN DRIVE	619	50
BITHAL STREET	250	50
HOLLOWAY DRIVE	727	50
BRADHAM WAY	597	50
OLLIE BRIAR STREET	858	50

FINAL PLAT
OF
LISSO TRACT PHASE 2
38.138 ACRES

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AGD	APS	10/16/2020	068705906	4 OF 5

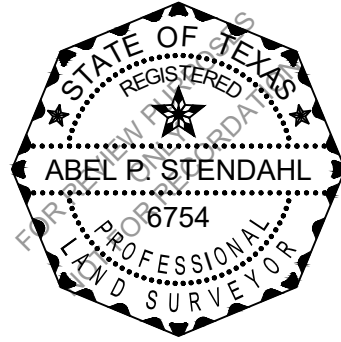
SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN G. MOSIER, 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.

ABEL P. STENDAHL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6754
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
abel.stendahl@kimley-horn.com



ENGINEER'S CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, EFFECTIVE 08/18/2014.

ALEJANDRO E. GRANADOS RICO, P.E.

ENGINEERING BY:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 300
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771



STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT JAN SELMAN AND DWAIN SELMAN BEING OWNER OF 223.34 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN TRAVIS COUNTY, TEXAS. SAME BEING A PORTION OF A TRACT OF LAND, CALLED 223.34 ACRES, DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2008024920, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 38.138 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LISSO TRACT PHASE 2, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ___ DAY OF ____, 2020 A.D.

BY: JAN SELMAN

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR 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 SEALED IN MY OFFICE, THIS THE ___ DAY OF ____, 2020 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

APPROVED THIS ___ DAY OF ____, 2020 A.D. 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

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, 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 ____, 2020 A.D., AT ___ O'CLOCK __ M., PLAT RECORDS OF SAID COUNTY AND STATE AND DOCUMENT NUMBER ____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF ____, 2020 A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY DEPUTY

SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES UNLESS OTHERWISE NOTED.

WITNESS MY HAND, THIS THE ___ DAY OF ____, 2020 A.D.

BY: DWAIN SELMAN

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR 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 SEALED IN MY OFFICE, THIS THE ___ DAY OF ____, 2020 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
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 DWAIN & JAN SELMAN, AND JACK MASSEY JR., 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 ALL LOCAL STREETS.
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. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE #1440-20-04-14. 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.
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. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC 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.
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 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.
18. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 43, 59, AND 69 OF BLOCK B.
19. NO MORE THAN 298 RESIDENTIAL LOTS (THE NUMBER OF LOTS PROPOSED FOR PHASE 1 AND 2) ARE PERMITTED BEFORE THE EXTENSION OF PURPLE MARTIN DRIVE IN ACCORDANCE TO THE CONDITIONS ASSOCIATED WITH THE SUBDIVISION WAIVER FOR SUBCHAPTER 15.16.3R APPROVED ON MAY 4, 2020.

FINAL PLAT
OF
LISSO TRACT PHASE 2
38.138 ACRES

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley Horn logo and contact information: 601 NW Loop 410, Suite 350, San Antonio, Texas 78216, Tel. No. (210) 541-9166, www.kimley-horn.com

Table with 6 columns: Scale (1" = 100'), Drawn by (AGD), Checked by (APS), Date (10/16/2020), Project No. (068705906), Sheet No. (5 OF 5)

Vertical text on the right edge: DWG NAME: \\SNA\FP01\DATA\PROJECTS\NA_SURVEY\068705906-LISSO TRACT\DWG\PLAT\LISSO PHASE 2 PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 10/19/2020 10:18 AM LAST SAVED: 10/19/2020 10:15 AM