



THE FINAL PL PHASE PLAT Ħ ROWE Ħ LANE

GRAY - J.	THE STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS: THE COUNTY OF HAYS \$ KNOW ALL MEN BY THESE PRESENTS: THAT I, GR. RENY ZAMORA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PROPERTY FOR THE ALIBONISTON CODE OF THE COTTAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LAND, AND THAT ALL CONNUMENTS SHOWN THEREON WERE PROPERTY PLACED UNDER MY PRESONAL SUPERNISON, IN ACCORDANCE WITH THE STATE OF TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PATA FEE SHOWN THEREON. G. RENE ZAMORA TEXAS, TORS OF TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE COUNTY OF PLUCERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE COUNTY OF PLUCERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE COUNTY OF PLUCERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE COUNTY OF THE COUNTY OF PLUCERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE COUNTY	ATTEST: RAWS COUNTY KAREN THOMPSON, CITY SECRETARY IN APPROVING 1 IN APPRO	THE STATE OF TEXAS FRINCE A PORTION OF THAT CERTAIN 10.5235 AGET PACT OF LAW CONVENIENT DAYS CONVENIENT OF THE CHANGE OF THE TEXAS CONVENIENT OF THE CHANGE OF THE CH
JANSING & ASSOC	BY: DEPUTY BY: DEPUTY THE STATE OF TEXAS THE COUNTY OF TRAVIS WITHING AND ITS CERTIFICATE OF WRITING AND ITS CERTIFICATE OF THE COUNTY OF THE COUNTY CLETTANS COUNTY CLETTANS COUNTY, TEXAS BY: DEPUTY BY: DEPUTY	IN APPROVING THIS PLAT, THE CONNECTION THEREWITH. THE BHIS PLAT, AND OTH CONNECTION THEREWITH. THE BHIS PLAT, AND ALL BRIDGES AND OTH CONNECTION THEREWITH. THE BHIS PLAT, AND ALL BRIDGES AND CONNECTION THE CONNECTION THE CONNECTION THE CONNECTION THE CONNETS OF THE MAPROVEMENTS. THE OF OBLIGATION, THE OWNER(S) MUSOF THE MAPROVEMENTS. THE OF OPOSIT THE FISCAL SECURITY COUNTY TO ANSTALL STREET NATIONAL BY TRAMS COUNTY TO ASSALL AND SEEL NATIONAL BY TRAMS COUNTY OF TRAMS COUNTY COUNTY OF TRAMS SHEET NATIONAL BY THE COUNTY OF TRAMS COUNTY OF THE MAPORE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE MITCHED IN THE MINUTES OF SUMTHERS AND DEBELLIVORS, COUNTY CLERK OF TEXAS, PASSED AN OFIDER AUTIENTS OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF SUMTHERS MY HAND AND SEAL OF DAYOR COUNTY OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF THE MANDERS MY HAND AND SEAL OF THE MINUTES OF SUMTHERS MY HAND AND SEAL OF THE MANDERS MY HAND AND SE	3. PROPERTY OWNER OR ASSIGNANTENANCE OF SAID EXECUTIVE OF SAID SAID OCCUPATION AND THE CITY OF SAID HAVE OF SAID SAID EXECUTIVE OF SAID SAID EXECUTIVE OF SAID SAID EXECUTIVE OF SAID SAID SAID SAID SAID SAID SAID SAID

TRAVIS COUNTY STANDARD NOTES

THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

AS MAY BE NECESSARY AND SHALL OF PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS A. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

5. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED FOR TO ANY SITE DEVELOPMENT.

6. 4° SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL LOCAL STREETS IN THIS SUBDIVISION.

5. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS UNLESS NOTED OTHERWISE.

LIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL WITH AND ADJACENT TO ALL FRANCE TO THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY PRIJOERVILLE, RESPECTIVELY. ANCY OF ANY LOT IN THIS SUBDIVISION UNTIL CONNECTION HAS BEEN MADE TO AN

COCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL WATER SATISFACTORY FOR HUMAN COCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL WATER SATISFACTORY FOR HUMAN E FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED MANDATORY FOR BUILDINGS IN FEATURE PROPOSED IN THE REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FATS OR FEMA FLOOD MAPS UPFACTURED (MOBILE) HONGE AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED EXTEND OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL OR EXTEND OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL OR EXTEND IN THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS.

SIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, INTO AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS.

SIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, INTO ASSEMBLY AS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY IN JOY HOLD THE OFFICIAL PUBLIC DECLOPMENT CODE SUBCHAPTER 13 AND BE PROVIDED IN ACCORDANCE WITH THE UNIFIED DEVLLOPMENT CODE SUBCHAPTER 13 AND COUNTY PROVIDED AS THE CITY OF PRUGERNILE. A STREET LIGHTING PLAN SHALL BE APPROVED BY UTILITY PROVIDER AS MELL AS THE CITY OF PRUGERNILE. BE EXPLOPMENT AND CONSISTING THE COMPRHENSIVE DEVELOPMENT AND CONSISTING THE COUNTY FROM THE COMPRHENSIVE DEVELOPMENT AND CONSISTING FRUENCES.

PRUGER, PATRICIA PRUGER HOFFMAN, AND THE CITY OF PRUGERNILE, TEXAS, EFFECTIVE PRUGER, PATRICIA PRUGER HOFFMAN, AND THE CITY OF PRUGERNILE, TEXAS, EFFECTIVE.

Y DISTRICT NO. 3 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWING DTS WILL BE DEDICATED TO AND OWNED BY LAKESIDE MUNICIPAL UTILITY DISTRICT NO F PFLUGERVILLE.

ASEMENT, OPEN SPACE, & PUE)
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AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREN PROVIDED.

HEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE UNDERGROUND, EXCEPT AS THE MEDITAL TIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.

UBLECT TO ALL CITY OF FALUGERVILLE OPONIMANCES RELATED TO TREE CONSERVATION IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.

TO THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPMENT CODE.

TO THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPMENT CODE.

THE RATE FOR THE CITY OF PHUGERVILLE WASTEWATER SERVICE SHALL BE \$1352.00 AS FREE RATE FOR THE CITY OF PHUGERVILLE WASTEWATER SERVICE SHALL BE \$1352.00 AS FREE AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY AND THE DISTRICT.

2.2, 2004, AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY AND THE DISTRICT.

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2.2, 2004, AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY OF THE CITY OF THE MEST AND 34' MIDE WASTEWATER EASEMENT AT THE NORTH SIGNO SECHELALLY IN LOT 11, BLOCK & E IS HEREBY DEDICATED TO THE CITY OF THE PART OF AND REPAIR TO AN EXISTING 12-INCH WASTEWATER LINE.

COMMISSIONERS COURT OF TRAMS COUNTY, TEXAS, ASSUMES NO OBJUGATION TO BUILD REF PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON OLLVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, RES OR IN CONNECTION THEREMITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS NEEDS COURT OF TRAMS COUNTY, TEXAS.

N SHALL CONSTRUCT THE SUBDINISION'S STREET AND DRAINAGE IMPROVEMENTS (THE NUBARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR ROATS OF SECURE THE SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SCOURE THIS POST HECONTY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST TER(S) OBJUGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND SECURE SUCH CONSTRUCTION IS A CONTINUING OBJUGATION ON THE AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO

BY THE COMMISSIONERS COURT FOR FILING OR SUBSEQUENT ACCEPTANCE FOR TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE COMMISSIONER'S COURT OF TRAVIS COUNTY, HORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY AID COURT.

- office of the county court of said county, the 2011, A.D. DAY OF

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TEXAS	
&	

F OFFICE OF THE COUNTY 2011, A.D.

DAY OF



8217 Shoal Creek Bivd., Suite 200 Austin, Texas 78757-7592 (512)452-0371 FAX(512)454-9933 TBPE FIRM # 2946

Zamora, L.L.C.
Professional Land Surveyors
485 South Loop 4, P.O. Box 1036, Buch. Texas 7860

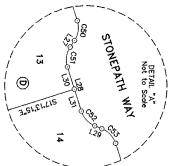
SHEET 2 of 3

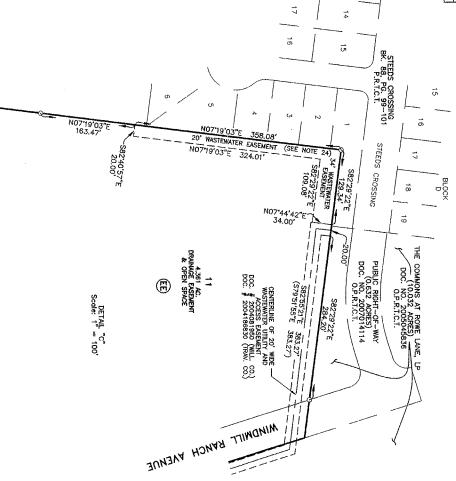
THE FINAL PLAT COMMONS AT ROPHASE II B AT ROWE LANE

N4319'30'W	6.58	6.63	15.00	2519'32"	C103
N69'20'07"W	6.92	6.99	15.00	26*41'40"	C102
N60'41'52"W	50.05	52.42	50.00	60'04'15"	1013
S68'46'46")	35.00	35.76	50.00	40'58'29"	C100
S27'48'18"W	35.00	35.76	50.00	40'58'29"	660
S13"0'11"E	35.00	35.76	50.00	40'58'29"	682
S56'52'23"E	39.42	40.52	50.00	46"25"55"	C97
N72'36'15"E	45.88	47.66	50.00	54'36'49"	C96
S85'04'34"E	18.79	18.80	225.00	4.47,15,	C95
N86'37'41"E	46.27	46.36	225.00	11.48'16"	C94
N76"45"09"E	31.18	31.21	225.00	7'56'48"	C93
N85'59'39"Y	20.22	20.23	175.00	6'37'25"	C92
S81.44,12,1M	54.49	54.72	175.00	17.54.53"	C91
N13"34'46"W	34.93	34.95	275.00	716'57"	8
N07'45'49"W	20.87	20.88	275.00	4"20"58"	683
S79'52'34"Y	67.95	68.13	275.00	14'11'38"	S8
N87'51'17"W	49.58	49.65	275.00	10"20'40"	C87
S07"19'03"W	61.54	247.87	50.00	284'02'25"	C63
N56'40'20"Y	13.16	13.62	15.00	52'01'12"	C62
S85'02'54"Y	74.38	74.95	175.00	24'32'18"	C61
N85'02'54"E	95.63	96.36	225.00	24.32,18,"	060
S6213'15"E	21.21	23.56	15.00	,00,00.06	69
S27'46'45"N	21.21	23.56	15.00	90'00'00"	C58
S11.24.17 E	65.87	65.98	325.00	11'37'55"	057
N11'24'17"W	55.73	55.83	275.00	11'37'55"	650
S4712'38"E	19.93	21.79	15.00	83'14'37"	055
N36"01"59"E	19.93	21.79	15.00	83'14'37"	C54
N47'16'59"E	8.61	8.90	10.00	50'59'33"	053
N4716'59"E	8,61	8.90	10.00	50'59'33"	052
S81'43'28"E	8.61	8.90	10.00	50'59'33"	6
S81"43'28"E	8.61	8.90	10.00	50'59'33"	65
N75"13"01"E	27.65	27.66	325.00	4.52,32,	C49
S85'45'27"E	34.87	34.89	325.00	6,00,00,	24B
S85'02'54"W	116.88	117.78	275.00	24.32'18"	047
S62"3"15"E	21.21	23.56	15.00	90,00,00,	C46
S27'46'45"W	21.21	23.56	15.00	90'00'00"	245
S6213'15"E	21.21	23.56	15.00	90,00,00	ဌ
S27'46'45"W	21.21	23.56	15.00	90'00'00"	C38
S621315"E	21.21	23.56	15.00	.00,00.06	C37
S27'46'45"W	21.21	23.56	15.00	,00,00.06	C36
N37'40'57"W	21.21	23.56	15.00	90,00,00	C3
N52"19'03"E	21.21	23.56	15.00	,00,00.06	CGO
S52"19'03"W	21.21	23.56	15.00	,00,00.06	C29
S37'40'57"E	21.21	23.56	15.00	90'00'00"	C28
S27'46'45"W	35.35	39.27	25.00	90.00,00	ន
S62"3"15"E	35.35	39.27	25.00	-00,00,06	Ω
CH. BEARING	CHORD		RADIUS	DELTA	CURVE SVRUS
		VE TABLE	CURVE		

L68	165	164	L63	55	154	L53	L52	5	150	149	۲48	L47	L46	145	4	143	L42	۲41	L40	L39	L38	L37	L36	L35	L34	32	[3]	L3	129	L28	127	L26	L25	LINE
'46'45'	S89"29'18"W	N72"46'45"E	6,5	4057	14	13	1 %	46,45	18'46"	7	2'40'57	ដ	N07"19"03"E	46,45	40'57	ι×	40'57"	40'57	40'57	2*40'57"	2'46'45	13'15	35'20	S82'40'57"E		N72'46'45"E	6.45	8. 4.	N21'47'12"E	46'45	S5613'42"E	46,45	N05'35'20"W	BEARING
55.00	57.74	46.02	37.08	39.64	39.64	20.00	30.34	9.35	43.46	43.92	3.00	17.35	17.36	16.39	91.30	91.30	34.13	2.17	48.26	43.04	16.39	9.92	31.82	3.51	20.14	77.43	9.93	9.93	3.33	19.86	3.33	36,78	31.82	LENGTH

E 223	4	4	-	-		_	1	E 17	1	E 15	E 14	_				D 18	_	D 16	D 15	Đ 14	D 13	D 12	D 11	0 10		8		A 42	A 41	A 40	BLOCK LOT
-	_	-	2 6600	Η.				6600		6600	6600	6600	6601	6600	6600	6600	6600	6600	6600	7264	6815	6574		6600		Ш	6600	7452	6600	6601	SQ. FEET
	8	8	90	aa	DD	B	F	F	71	71	'n	7	77	ידי	٦,	71	T	m	3	3	E	E	m	п	E	F	m	E	m	m	BLOCK
	6	cn	4	3	2	1	38	10	9	В	7	6	Оħ	4	u	2	-	38	37	36	35	34	33	32	31	30	29	28	27	26	ΕĢ
	6600	6600	6600	6600	6600	7452	6900	7452	6600	7368	6600	6600	7580	8506	7923	7150	8652	8346	9522	8244	7701	7261	13873	11656	11656	12681	7206	7697	7765	8815	





BEGINNING at a 1/2 Inch fron rod with cap set (ZWA) for the northwest comer of said 108.529 acre tract being diso an interior ell corner of Steeds Crossing, a subdivision of record in Book 88, Pages 99 thru 101 of the Plat Records of Travis County, Texas and being the northwest corner of the herein described tract;

HENCE S 8228'22" E with the north line of said 108.529 acre tract, the south line of said Steeds Crossing and the south line of a 10.032 acre tract of land as described in a deed to the Commons of Rowe Lane, LP of record in Document turnber 2005045836 of the Official Public Records of Travial County, Iranson and the north file of the harein described tract for a distance of 489.59 feet to 1/2 inch iran rad with cap set (ZWA) for the northeast corner of the herein described tract.

EXCE. departing the south line of said 10.032 acre tract with the proposed east line of said Windmill Ranch Aw id across said 105.529 acre tract and 71.402 acre tract the following five (5) courses and distances: I. S 1713*15.* E for a distance of 360.73 feet to a 1/2 inch Iran rad with cap set (ZWA) for the beginning of c

ning of a curve

along said curve to the left, an arc distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 50°00′00° and a chord bearing of 5.62°13′15″ E for a chord distance of 35.35 feet to a 1/2 inch Iron rod with cap (ZWA) set at the end of said curve,

nce 60.00 feet to a 1/2 inch iron rod with cap set (ZWA) for the beginning of a curve to the

olong sold curve to the right, an arc distance of 38.27 feet, sold curve having a radius of 25.00 feet, a central angle of 90°00°00° and a chord bearing of S 27°46′45° W for a chord distance of 35.35 feet to a 1/2 inch Iran rad with cap (ZWA) set at the end of sold curve, and

17/315" E for a distance 1037.35 feet to a 1/2 inch iron rad with cap set (ZWA) on the south line of said 108.529 cae tract, the north line of The Commons at Rove Lane Phase I, a subdivision of record in document Number conditions of the Official Public Records of Travis County, Toxas and being the southeast carner of the herein

ice of 50.00 feet to a 1/2 Inch Iron rod with cap set (ZWA) at the begi

1. S 7246'45" W for a distance of 350.00 feet to a 1/2 inch iron rod with cap set (ZWA),
2. S 17'13'15" E for a distance of 23.60 feet to a 1/2 inch iron rod with cap set (ZWA),
3. S 7247'56" W for a distance of 62.50 feet to a 1/2 inch iron rod with cap set (ZWA),
4. S 8128'43" W for a distance 93.76 feet to a 1/2 inch iron rod with cap set (ZWA),
5. N 8240'44" W for a distance 463.11 feet to a 1/2 inch iron rod with cap set (ZWA),
6. N 0719'16" E for a distance 18.28 feet to a 1/2 inch iron rod with cap set (ZWA), and

CE, with the north line of said The Commons at Rowe Lane Phase I and the south line of the herein cllowing seven (7) courses and distances

HENCE N 0719'03" E with the east line of said 5.043 acre tract, the east line of that certain 5.21 acre tract of land as leaselbed in a deed to Mark A. Donnell et ux of record in Document Number 1999002082 of the Reaf Property Records of Trayls County, Texas, the east line of that certain 7.85 acre tract to fland as described in a deed to Reagan Curits 15tephens of record in Document Number 2001088318 of the Reaf Property Records of Trayls County, Texas, the east line of said 108.529 and beginn the west line of said 108.529 and beginn the west line of the herein described tract for a control of 1579.05 feet to the POINT OF BEGINNING and containing 30.180 acre of land.

N 8240'44" W for a distance 209.64 feet to a 1/2 Inch iron rad with cap set (ZWA) on the east line of that certain 5.043 acre tract of land as described in a deed to R. L. Montgomery of record in Volume 12253, Page 336, of the Real Property Records of Travis County, Texas;

ammencing at a 1/2 Inch fron rod with cap set (ZWA) for the northwest corner of sold 108.529 acre tract being also an Iterior ell corner of Steeds Crossing, a subdivision of record in Book 88, Pages 99 thru 101 of the Plat Records of Travis Jounty, Texas and being the northwest corner of the herein described tract

ICE S 8229'22" E with the north line of sold 108.529 are tract, the south line of sold Steeds Crossing and the south of a 10.032 acre tract of land as described in a deed to The Commons at Rowe Lane, LP of record in Document behaviors, and the Official Public Records of Travis County, Texas for a distance of 433.53 feet to 1/2 inch Iron who post (ZWA) for the northeast corner of proposed Lot 11, Black EE, of Proposed Final Plat The Commons at Lane Phase IIB;

INCE S 17.13'15" E over and across said 108.529 acre tract for a distance of 297.12 feet to 1/2 Inch Iron rod with cap (ZWA) for the POINT OF BEGINNING and being the northeast corner of the herein described tract:

NCE, continuing over and across sold 108.529 acre tract the following twenty (20) courses and distances:

S 1713'15" E for a distance of 106.25 feet to a 1/2 inch Iron rod with cap set (ZWA) at the beginning of a curve to the right.

diang said curve to the right, an are distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 90°00'00" and a chord bearing of S 27'45'45" W for a chord distance of 21.21 feet to a 1/2 inch fron rod with cap (ZWA) set at the end of said curve.

feet to a 1/2 inch Iron rod with cap set (ZWA) at the begi

ng of a curve to

- along sold curve to the right, an arc distance of 23.56 feet, sold curve hoving a radius of 15.00 feet, a central angle of 90°0°00° and a chord bearing of \$ 6273°15° E for a chord distance of 21.21 feet to a 1/2 inch fron rod with cap (ZWA) set at the end of sold curve,
- 11. S 8929'18" W for a distance of 57.74 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 12. N 8249'57" W for a distance of 193.17 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 13. N 352'01" W for a distance of 38.81 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 14. S 5244'09" W for a distance of 38.79 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 15. N 8240'57" W for a distance of 117.50 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 16. S 0719'03" W for a distance of 170.00 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 17.N 8240'57" W for a distance of 170.00 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 19. S 8240'57" E for a distance of 288.32 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 19. S 8240'57" E for a distance of 288.32 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 19. S 8240'57" E for a distance of 288.32 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 19. S 8240'57" E for a distance of 288.74 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 19. S 8240'57" E for a distance of 288.74 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 19. S 8240'57" E for a distance of 288.74 feet to a 1/2 Inch Iron rod with cap set (ZWA),
 19. S 8240'57" E for a distance of 288.74 feet to the POINT OF BEGINNING and containing 9.735 acres

 10. N 7245'15" E for a distance of 284.74 feet to the POINT OF BEGINNING and containing 9.735 acres stance of 115.00 feet to a 1/2 Inch Iron rod with cop set (ZWA), distance of 221.02 feet to a 1/2 Inch Iron rod with cop set (ZWA)

- CONTINUED

 7. S 1713'15" E for a the right.

Zamora, L.L.C. Professional Land Surveyors 145 South Loop 4, P.O. Box 1038, Buch, Texas 7850 1st (512) 295-8201 • Fax (512) 295-8001

Consulting Engineers 8217 Shoal Creek Bivd., Suite 200 Austin, Texas 78757-7592 (512)452-0371 FAX(512)454-9933 THPE FIRM # 2948



s. S 1713'15" E for a dist

. S 1713'15" E for a d the right,

along said curve to the right, an arc distance of 23.56 feet, said curve hoving a radius of 15.00 feet, a central angle of 9000'00" and a chord bearing of \$ 627.5"1.5" E for a chord distance of 21.21 feet to a 1/2 inch iron rad with cap (ZWA) set at the end of said curve,

ance of 284.85 feet to a 1/2 inch iron rod with cap set (ZWA) at the beginn

ing of a curve to

along said curve to the right, an arc distance of 23.56 feet, sold curve having a radius of 15.00 feet, a central angle of 90°00° and a chord bearing of S 27°46′45″ W for a chord distance of 21.21 feet to a 1/2 inch iron rod with cap (ZWA) set at the end of said curve.

GRAY · JANSING & ASSOCIATES, INC.