

PREPARED
MAR 21 2011

FINAL PLAT THE COMMONS AT ROWE LANE PHASE II B

LAND USE
SINGLE FAMILY LOTS= 61
DRAINAGE EASEMENT & OPEN SPACE LOTS= 3 (5.232 AC.)
HIKE & BIKE LOT= 1 (0.055 AC.)

CUMULATIVE DENSITY CALCULATIONS
TOTAL NUMBER OF RESIDENTIAL LOTS AND LOCAL AND COLLECTOR STREETS: 15,158 AC.
TOTAL ACREAGE 20,445 AC.

BLOCK	ACREAGE
12	0.631 AC.
13	2.141 AC.
14	1.643 AC.
15	4.363 AC.
16	1.922 AC.
17	4.764 AC.
18	
19	
20	
21	
TOTAL ACREAGE	20,445 AC.

LINEAR FEET OF NEW STREETS

STREET	60' ROW	152' L.F.
WINDMILL RANCH AVENUE	15	1522
WINDMILL RANCH AVENUE WEST	15	1522
CHOICE PLACE	50	798
STONEPATH WAY	50	798
MEAD BEND	50	798
LYNX COURT	50	798
HUCKABEE BEND	50	798
HUCKABEE TRAIL	50	798
TOTAL		3732

HIGHWAY
100-YEAR FLOODPLAIN
POST DEVELOPMENT
LOT 9
ROLLING HILLS
BK. 76, PG. 277
P.R.T.C.T.
3732 L.F.

BEARING BASIS
THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN, U.S. SURVEY FEET. THE BEARINGS ARE GRID. THE DISTANCES SHOWN ARE SURFACE DISTANCES. TO OBTAIN GRID USE A COMBINED SCALE FACTOR OF 0.99990001.

BENCHMARK LIST
BM#1: COTTON SPINDLE SET IN THE SOUTHWEST BASE OF A 13' LIVE OAK, APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. & COMMONS PARKWAY. ELEV.= 687.87 SURFACE COORDINATES N=10152756.1302 E=3167197.8117
BM#2: ARROW MARK IN CONCRETE ON NORTH EDGE OF WASTERWATER MANHOLE U.P. ELEV.= 695.10 SURFACE COORDINATES N=10154129.0914 E=3166557.0991

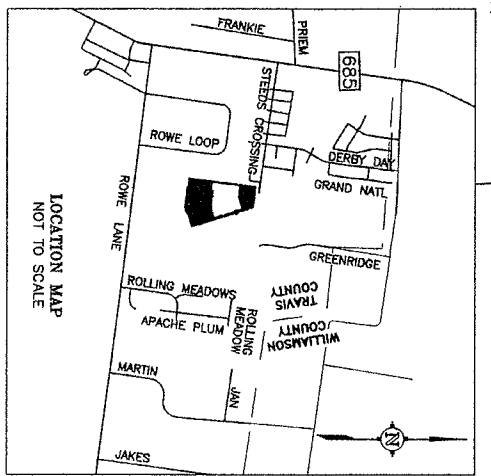
REAGAN CURTIS STEPHENS
DOC. NO. 20010983318
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, L.P.
(10,032 ACRES)
DOC. NO. 2005048836
O.P.R.T.C.T.

PUBLIC RIGHT-OF-WAY
(0.632 ACRES)
DOC. NO. 2007014114
O.P.R.T.C.T.

WATERLINE UTILITY AND WASTERWATER UTILITY AND CENTERLINE OF 20' WIDE
DOC. # 2004081930 (WILL CO.)
DOC. # 2004188830 (TRAV. CO.)
O.P.R.T.C.T.

4.81 AC. DRAINAGE EASEMENT & OPEN SPACE
FMMA FIRM NO. 484350280H
SER. 26, 2008



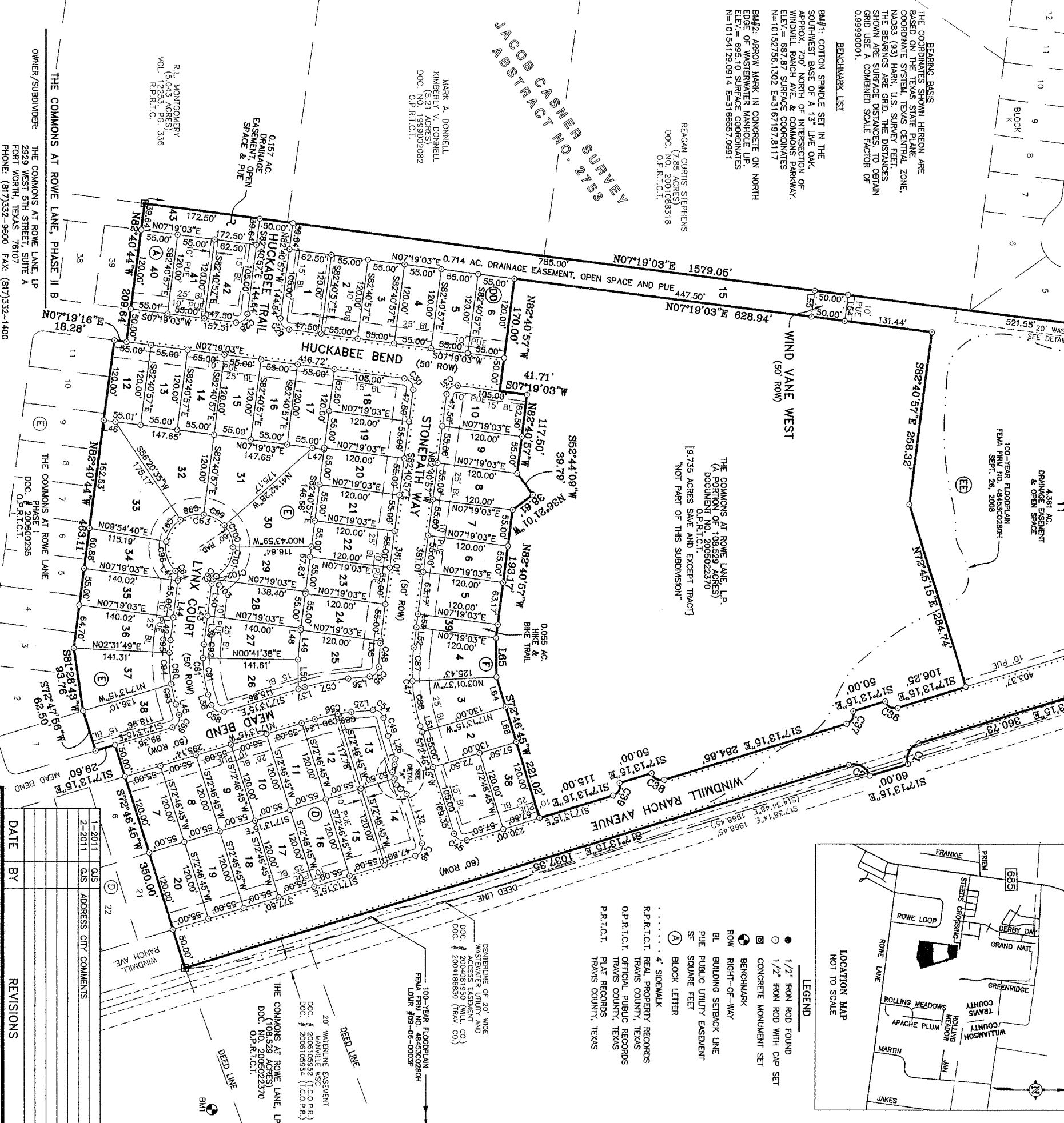
- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH CAP SET
 - ⊗ CONCRETE MONUMENT SET
 - ⊕ BENCHMARK
 - ⊙ RIGHT-OF-WAY
 - BL. BUILDING SETBACK LINE
 - ⊕ PUBLIC UTILITY EASEMENT
 - SQUARE FEET
 - ⊙ BLOCK LETTER
 - ⊙ 4' SIDEWALK
 - REAL PROPERTY RECORDS
 - TRAVIS COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS
 - TRAVIS COUNTY, TEXAS
 - PLAY RECORDS
 - TRAVIS COUNTY, TEXAS

JACOB CASNER SURVEY
ABSTRACT NO. 2753

MARK A. DONNELL
KIMBERLY V. DONNELL
(5.21 ACRES)
DOC. NO. 1999002082
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, L.P.
(A PORTION OF 108,529 ACRES)
DOCUMENT NO. 2005022370
O.P.R.T.C.T.

[9.735 ACRES SAVE AND EXCEPT TRACT]
"NOT PART OF THIS SUBDIVISION"



MARK A. DONNELL
KIMBERLY V. DONNELL
(5.21 ACRES)
DOC. NO. 1999002082
O.P.R.T.C.T.

0.157 AC. DRAINAGE EASEMENT OPEN SPACE & PUE

REAGAN CURTIS STEPHENS
DOC. NO. 20010983318
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, L.P.
(10,032 ACRES)
DOC. NO. 2005048836
O.P.R.T.C.T.

PUBLIC RIGHT-OF-WAY
(0.632 ACRES)
DOC. NO. 2007014114
O.P.R.T.C.T.

WATERLINE UTILITY AND WASTERWATER UTILITY AND CENTERLINE OF 20' WIDE
DOC. # 2004081930 (WILL CO.)
DOC. # 2004188830 (TRAV. CO.)
O.P.R.T.C.T.

4.81 AC. DRAINAGE EASEMENT & OPEN SPACE
FMMA FIRM NO. 484350280H
SER. 26, 2008

100-YEAR FLOODPLAIN
POST DEVELOPMENT
LOT 9
ROLLING HILLS
BK. 76, PG. 277
P.R.T.C.T.

3732 L.F.

REVISIONS

DATE	BY
1-2011	GIS
2-2011	GIS

ZWA
Zamorá, LLC.
Professional Land Surveyors
1408 South Loop 4, P.O. Box 306, Buda, Texas 78600
Tel (512) 295-6201 • Fax (512) 295-0081

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP
2929 WEST 5TH STREET, SUITE A
FORT WORTH, TEXAS 76107
PHONE: (817)332-9600 FAX: (817)332-1400

ACREAGE: 20,445 AC.
SURVEY: JACOB CASNER SURVEY A-2753
NUMBER OF BLOCKS: 6
NUMBER OF LOTS: 65
3732 L.F.
JULY, 2009

ZAMORA, L.L.C.
1435 SOUTH LOOP 4
P.O. BOX 1036
BUDA, TEXAS 78610
PHONE: (512)295-6201 FAX: (512)295-6081

ENGINEER: GRAY & JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7592
PHONE: (512)452-0371 FAX: (512)454-9933
TYPE FIRM # 2946

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

TECH: WOOD
DATE: JULY, 2009
DRAWING FILE: 08-015-11 PHASE 2B REV-SHEET1.DWG
PROJECT: COMMONS AT ROWE LANE
JOB NO: 06-015-11

SHEET 1 OF 3

