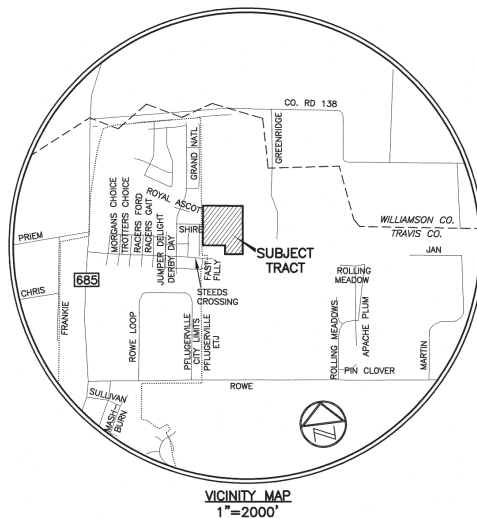


FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VII
TRAVIS COUNTY, TEXAS



TRAVIS COUNTY CONSUMER
PROTECTION NOTICE FOR HOMEBUYERS.

IF YOU ARE BUYING A LOT OR HOME IN THIS SUBDIVISION, YOU SHOULD
DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS
MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE
DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS, BECAUSE OF
THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR
EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND
USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES
THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR
REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR
REPRESENTATIVES.



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.:
697-008
DRAWING NO.:
697-008-VII
PLOT DATE:
1/22/2015
PLOT SCALE:
1"=100'
DRAWN BY:
CWW/JPA
SHEET
01 OF 05

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VII
 TRAVIS COUNTY, TEXAS

SCALE: 1" = 100'
 GRAPHIC SCALE
 100 50 0 100

LEGEND	
●	1/2" REBAR FOUND
3/8●	3/8" REBAR FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
□	CONCRETE MONUMENT SET
⊗	PIPE FENCE POST FOUND
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
▲	CALCULATED POINT
⊕	BENCHMARK/CONTROL POINT LOCATION
(xxx)	RECORD INFORMATION
D.E.	DRAINAGE EASEMENT
L/O.S.L.	LANDSCAPE/OPEN SPACE LOT
S.S.E.	STORM SEWER EASEMENT
W.W.E.	WASTE WATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
----	4' SIDEWALK
(A)	BLOCK LETTER
**	SHIRE STREET (50' R.O.W.)

JOHN KELSEY SURVEY,
 ABSTRACT NO. 2753

OWNER:
 THE COMMONS AT ROWE LANE, L.P.
 2929 WEST 5TH STREET, SUITE A
 FORT WORTH, TEXAS 76107
 817-332-9600

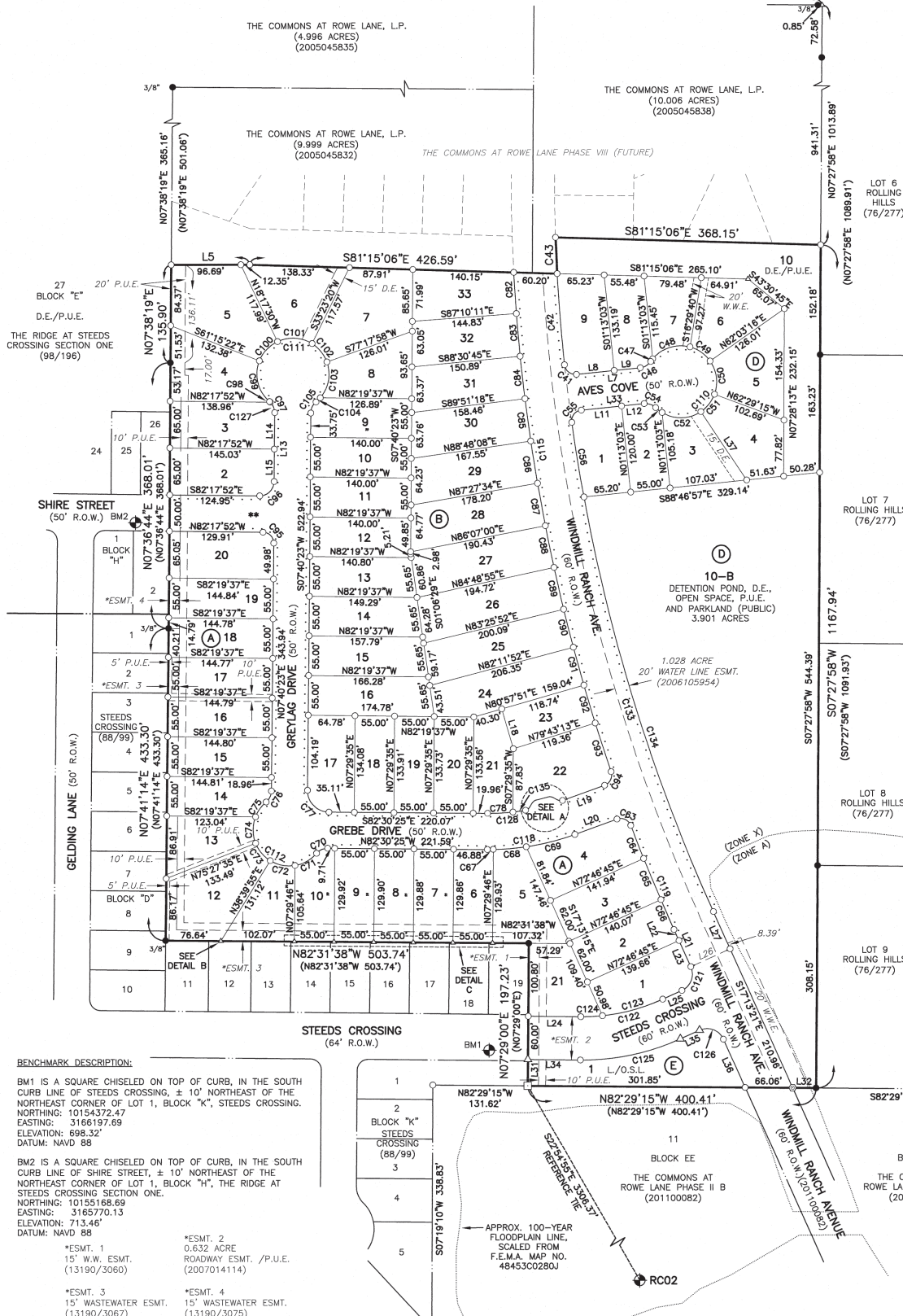
TOTAL ACREAGE: 21.508 ACRES
 THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753

TOTAL NUMBER OF LOTS: 65
 SINGLE FAMILY LOTS: 62
 OTHER LOTS: 1-D.E./P.U.E. LOT; 1-DETENTION
 POND/OPEN SPACE/D.E., P.U.E., AND PARKLAND
 LOT; AND 1-LANDSCAPE/OPEN SPACE LOT;

BLOCK A: 21 LOTS (3.985 AC.)
 BLOCK B: 32 LOTS (6.921 AC.)
 BLOCK D: 11 LOTS (6.329 AC.)
 BLOCK E: 1 LOTS (0.335 AC.)

R.O.W. AREA: 3.938 AC.
 LINEAR FEET OF NEW ROADWAY: 2967 L.F.

SHIRE STREET: 170 L.F.
 STEEDS CROSSING: 287 L.F.
 GREYLAG DRIVE: 632 L.F.
 GREBE DRIVE: 497 L.F.
 AVES COVE: 187 L.F.
 WINDMILL RANCH AVENUE: 1194 L.F.



BENCHMARK DESCRIPTION:

BM1 IS A SQUARE CHISELED ON TOP OF CURB, IN THE SOUTH CURB LINE OF STEEDS CROSSING, ± 10' NORTHEAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK "K", STEEDS CROSSING.
 NORTHING: 10154372.47
 EASTING: 3166197.69
 ELEVATION: 698.32'
 DATUM: NAVD 88

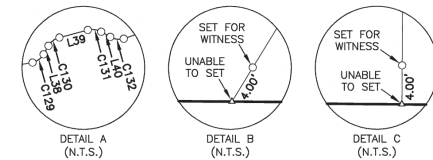
BM2 IS A SQUARE CHISELED ON TOP OF CURB, IN THE SOUTH CURB LINE OF SHIRE STREET, ± 10' NORTHEAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK "H", THE RIDGE AT STEEDS CROSSING SECTION ONE.
 NORTHING: 10155168.69
 EASTING: 3165770.13
 ELEVATION: 713.46'
 DATUM: NAVD 88

*ESMT. 1
 15' W.W. ESMT.
 (13190/3060)

*ESMT. 2
 0.632 ACRE
 ROADWAY ESMT. /P.U.E.
 (2007014114)

*ESMT. 3
 15' WASTEWATER ESMT.
 (13190/3067)

*ESMT. 4
 15' WASTEWATER ESMT.
 (13190/3075)



REVISION DATE:	DESCRIPTION



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 Professional Land Surveying, Inc.
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 512-443-1724
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PROJECT NO.: 697-008
 DRAWING NO.: 697-008-VII
 PLOT DATE: 1/22/2015
 PLOT SCALE: 1"=100'
 DRAWN BY: CWW/JPA
SHEET
 02 OF 05



1/22/2015

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VII
TRAVIS COUNTY, TEXAS

LINE TABLE		
No.	BEARING	LENGTH
L5	S82°58'30"E	109.05'
L7	S88°46'57"E	89.22'
L8	N88°46'57"W	52.60'
L9	S88°46'57"E	36.62'
L11	N88°46'57"W	56.10'
L12	S88°46'57"E	31.62'
L13	N07°40'23"E	95.57'
L14	N07°40'23"E	50.58'
L15	S07°40'23"W	44.99'
L18	N09°02'09"W	57.52'
L19	N77°12'58"E	62.20'
L20	S77°12'58"W	62.20'
L21	N17°13'15"W	56.63'
L22	S17°13'15"E	16.79'
L23	S17°13'15"E	39.84'
L24	S82°24'04"E	73.00'
L25	N72°46'39"E	29.24'
L26	N72°46'39"E	60.00'
L27	S17°13'15"E	56.63'
L31	S07°29'00"W	36.43'
L32	S82°29'15"E	32.51'
L33	N88°46'57"W	87.72'
L34	N82°24'04"W	72.89'
L35	S72°46'39"W	29.24'
L36	N17°13'21"W	73.32'
L37	N26°41'15"W	114.08'
L38	N37°01'17"E	5.57'
L39	N82°15'12"E	16.72'
L40	S52°58'43"E	5.86'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C41	89°51'22"	15.00'	14.96'	23.52'	21.19'	S43°51'17"E
C42	2°56'31"	2470.00'	63.43'	126.83'	126.81'	S02°32'40"W
C43	1°09'46"	2470.00'	25.07'	50.13'	50.13'	N04°35'48"E
C46	49°59'41"	20.00'	9.33'	17.45'	16.90'	N66°13'12"E
C47	5°11'02"	50.00'	2.26'	4.52'	4.52'	S43°48'52"W
C48	65°49'38"	50.00'	32.36'	57.45'	54.34'	S79°19'12"W
C49	39°49'15"	50.00'	18.11'	34.75'	34.06'	N47°51'21"W
C50	55°27'29"	50.00'	26.28'	48.40'	46.53'	N00°12'59"W
C51	35°48'00"	50.00'	16.15'	31.24'	30.74'	N45°24'45"E
C52	65°07'03"	50.00'	31.93'	56.83'	53.82'	S84°07'43"E
C53	12°46'56"	50.00'	5.60'	11.15'	11.13'	S45°10'44"E
C54	49°59'41"	20.00'	9.33'	17.45'	16.90'	N63°47'07"W
C55	92°00'41"	15.00'	15.54'	24.09'	21.58'	S45°12'42"W
C56	2°25'39"	2470.00'	52.33'	104.65'	104.64'	S02°00'28"E
C63	89°05'58"	15.00'	14.77'	23.33'	21.05'	N58°14'03"W
C64	1°06'28"	2530.00'	24.46'	48.91'	48.91'	S14°14'18"E
C65	1°24'17"	2530.00'	31.02'	62.03'	62.03'	S15°29'41"E
C66	1°01'26"	2530.00'	22.60'	45.21'	45.21'	S16°42'32"E
C67	1°19'46"	350.00'	4.06'	8.12'	8.12'	S83°10'18"E
C68	7°30'36"	350.00'	22.97'	45.88'	45.84'	S87°35'29"E
C69	11°26'16"	350.00'	35.05'	69.87'	69.75'	N82°56'05"E
C70	49°59'38"	20.00'	9.32'	17.45'	16.90'	S72°29'43"W
C71	40°24'24"	50.00'	18.40'	35.26'	34.54'	N67°42'06"E
C72	40°45'37"	50.00'	18.58'	35.57'	34.82'	S71°42'54"E
C73	36°48'28"	50.00'	16.64'	32.12'	31.57'	S32°55'51"E
C74	42°45'04"	50.00'	19.57'	37.31'	36.45'	S06°50'55"W
C75	29°24'37"	50.00'	13.12'	25.67'	25.38'	S42°55'46"W
C76	49°57'41"	20.00'	9.32'	17.44'	16.89'	N32°39'14"E
C77	90°10'48"	30.00'	30.09'	47.22'	42.49'	S37°25'01"E
C78	6°42'26"	300.00'	17.58'	35.12'	35.10'	S85°51'38"E
C82	1°17'51"	2530.00'	28.65'	57.29'	57.29'	S03°28'45"W
C83	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S02°09'32"W
C84	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S00°48'59"W
C85	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S00°31'35"E
C86	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S01°52'09"E
C87	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S03°12'43"E
C88	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S04°33'17"E
C89	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S05°53'51"E
C90	1°14'00"	2530.00'	27.23'	54.47'	54.46'	S07°11'08"E
C91	1°14'00"	2530.00'	27.23'	54.47'	54.46'	S08°25'08"E
C92	1°14'38"	2530.00'	27.47'	54.93'	54.93'	S09°39'28"E
C93	1°36'14"	2530.00'	35.41'	70.82'	70.82'	S11°04'54"E
C94	89°05'58"	15.00'	14.77'	23.33'	21.05'	N32°39'59"E
C95	89°58'15"	15.00'	14.99'	23.55'	21.21'	N37°18'44"W
C96	90°01'45"	20.00'	20.01'	31.43'	28.29'	N52°41'16"E
C97	49°59'41"	20.00'	9.33'	17.45'	16.90'	N17°19'27"W
C98	3°51'54"	20.00'	0.67'	1.35'	1.35'	N40°23'21"W
C99	71°03'56"	50.00'	35.71'	62.02'	58.12'	S06°47'20"E
C100	42°57'51"	50.00'	19.68'	37.49'	36.62'	S50°13'34"W
C101	57°25'11"	50.00'	27.39'	50.11'	48.04'	N79°34'55"W
C102	38°10'17"	50.00'	17.30'	33.31'	32.70'	N31°47'11"W
C103	60°43'14"	50.00'	29.29'	52.99'	50.54'	N17°39'35"E
C104	9°38'53"	50.00'	4.22'	8.42'	8.41'	N52°50'38"E
C105	49°59'41"	20.00'	9.33'	17.45'	16.90'	S32°40'14"W
C110	279°59'23"	50.00'	41.96'	244.34'	64.29'	S01°13'03"W
C111	279°59'23"	50.00'	41.96'	244.34'	64.29'	S82°19'37"E
C112	190°08'11"	50.00'	563.78'	165.93'	99.61'	N37°26'01"W
C115	16°00'41"	2530.00'	355.82'	707.01'	704.71'	N03°52'40"W
C118	20°16'37"	350.00'	62.59'	123.87'	123.22'	S87°21'16"W
C119	3°32'11"	2530.00'	78.10'	156.15'	156.13'	N15°27'10"W
C121	89°59'54"	25.00'	25.01'	39.27'	35.35'	N27°46'42"E
C122	24°49'13"	270.00'	59.41'	116.96'	116.05'	N85°11'18"E
C123	18°26'38"	270.00'	43.84'	86.91'	86.54'	N82°00'00"E
C124	6°22'35"	270.00'	15.04'	30.05'	30.03'	S85°35'23"E
C125	24°49'13"	330.00'	72.62'	142.96'	141.84'	S85°11'18"W
C126	90°00'00"	25.00'	25.00'	39.27'	35.36'	N62°13'21"W
C127	46°07'47"	20.00'	8.52'	16.10'	15.67'	N15°23'30"W
C128	10°04'58"	300.00'	26.46'	52.79'	52.72'	S87°32'54"E
C129	45°50'58"	10.00'	4.23'	8.00'	7.79'	N59°56'46"E
C130	45°25'36"	10.00'	4.19'	7.93'	7.72'	N59°44'05"E
C131	44°34'24"	10.08'	4.13'	7.84'	7.65'	S75°27'36"E
C132	45°00'00"	10.00'	4.14'	7.85'	7.65'	S75°28'43"E
C133	16°25'36"	2470.00'	356.52'	708.15'	705.73'	S09°00'27"E
C134	13°59'58"	2470.00'	303.26'	603.51'	602.00'	S10°13'16"E
C135	3°22'32"	300.00'	8.84'	17.67'	17.67'	N89°05'53"E

LOT SUMMARY TABLES					
BLOCK A		BLOCK B		BLOCK D	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
1	8,532	2	9,339	1	8,214
2	8,665	3	9,402	2	6,476
3	8,734	4	10,048	3	7,929
4	10,059	5	13,582	4	8,543
5	10,133	6	10,354	5	9,859
6	7,142	7	12,533	6	9,110
7	7,143	8	8,455	7	6,604
8	7,144	9	7,606	8	7,065
9	7,145	10	7,700	9	9,140
10	6,570	11	7,700	10	32,784
11	7,458	12	7,702	10-B	169,948
12	12,454	13	7,977		
13	7,528	14	8,445		
14	7,604	15	8,912		
15	7,964	16	9,379		
16	7,964	17	8,526		
17	7,963	18	7,370		
18	7,962	19	7,360		
19	7,964	20	7,351		
20	9,370	21	7,280		
21	8,106	22	11,272		
		23	6,687		
		24	11,480		
		25	11,507		
		26	12,166		
		27	11,845		
		28	11,318		
		29	10,592		
		30	9,968		
		31	9,443		
		32	9,015		
		33	9,186		

CHAPARRAL CONTROL POINT "RC02"
4" ALUMINUM DISK SET IN ASPHALT, 4'
NORTH OF CURB AT THE END OF A
MEDIAN AT THE NORTH TERMINUS OF
CASA NAVARRO DRIVE.

COMBINED SCALE FACTOR = 0.999887783
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000112229
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1°25'25"

THIS IS A SURFACE DRAWING, BEARING
BASIS: GRID AZIMUTH FOR TEXAS CENTRAL
ZONE, 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.

SURFACE COORDINATES:
N 10151283.59
E 3167499.84

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10150144.45
E 3167144.39

ELEVATION = 682.44'
VERTICAL DATUM: NAVD 88 (GEOID 99)



1/22/2015



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Austin, Texas 78759
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SHEET
03 OF 05

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VII
TRAVIS COUNTY, TEXAS

21.508 ACRES
THE COMMONS AT ROWE LANE PHASE VII
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 21.508 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 9.999 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045832 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 5.003 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045833 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 10.032 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 10.006 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045838 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008179020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 21.508 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of said 10.032 acre tract, same being the southwest corner of Lot 9, Rolling Hills, a subdivision recorded in Volume 76, Page 277 of the Plat Records of Travis County, Texas, also being in the north line of Lot 6, Block N, The Commons at Rowe Lane Phase III B, a subdivision recorded in Document No. 201300102 of the Official Public Records of Travis County, Texas;

THENCE North 82°29'15" West, with the south line of said 10.032 acre tract, in part being the north line of said Lot 6, in part being the north terminus of a portion of Windmill Ranch Avenue (60' right-of-way) described on said subdivision plat recorded in Document No. 201300102, in part being the south terminus of a portion of Windmill Ranch Avenue (60' right-of-way) described as a Roadway and Public Utility Easement in Document No. 2007014114, and in part being the north line of Lot 11, Block EE, The Commons at Rowe Lane Phase II B, a subdivision recorded in Document No. 201100082 of the Official Public Records of Travis County, Texas, a distance of 400.41 feet to a 1/2" rebar with "Chaparral" cap set in the north line of said Lot 11 for the southwest corner of said 10.032 acre tract, same being the southeast corner of Lot 1, Block "K", Steeds Crossing, a subdivision recorded in Volume 88, Page 99 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found bears North 82°29'15" West, a distance of 131.62 feet and South 7°19'10" West, a distance of 338.83 feet;

THENCE North 72°9'00" East, with the west line of said 10.032 acre tract, in part being the east line of said Lot 1, in part being the east terminus of a portion of Steeds Crossing (64' right-of-way) described on the said Steeds Crossing subdivision plat, in part being the west terminus of a portion of Steeds Crossing (60' right-of-way) described in said Roadway and Public Utility Easement, and in part being the east line of Lot 19, Block "D" of said Steeds Crossing subdivision, a distance of 197.23 feet to a 1/2" rebar found for the northeast corner of said Lot 19, same being the southeast corner of said 5.003 acre tract;

THENCE North 82°31'38" West, departing the west line of said 10.032 acre tract, with the south line of said 5.003 acre tract, same being the north line of said Block "D", a distance of 503.74 feet to a 3/8" rebar found for the southwest corner of said 5.003 acre tract, same being the northwest corner of Lot 11 of said Block "D", also being in the east line of Lot 9 of said Block "D";

THENCE North 7°41'14" East, with the west line of said 5.003 acre tract, same being the east line of said Block "D", a distance of 433.30 feet to a 3/8" rebar found for the northwest corner of said 5.003 acre tract, same being the southwest corner of said 9.999 acre tract, also being in the east line of Lot 1 of said Block "D";

THENCE with the west line of said 9.999 acre tract, the following two (2) courses and distances:

1. North 7°36'44" East, in part with the east line of said Lot 1, Block "D", in part with the east line of Lot 2, Block "H", The Ridge at Steeds Crossing Section One, a subdivision recorded in Volume 98, Page 196 of the Plat Records of Travis County, Texas, in part with the east terminus of Shire Street (50' right-of-way) as described on the aforementioned subdivision plat, and in part with the east line of Block "E" of the aforementioned subdivision, a distance of 368.01 feet to a 1/2" rebar found in the east line of Lot 27 of said Block "E";

2. North 7°38'19" East, with the east line of said Lot 27, a distance of 135.90 feet to a calculated point, from which a 3/8" rebar found for the northwest corner of said 9.999 acre tract bears North 7°38'19" East, a distance of 365.16 feet;

THENCE crossing said 9.999 acre tract, said 10.006 acre tract and said 1.00 acre tract, the following four (4) courses and distances:

1. South 82°58'30" East, a distance of 109.05 feet to a calculated point;

2. South 81°15'06" East, a distance of 426.59 feet to a calculated point;

3. With a non-tangent curve to the right, having a radius of 2470.00 feet, a delta angle of 1°09'46", an arc length of 50.13 feet, and a chord which bears North 4°35'48" East, a distance of 50.13 feet to a calculated point;

4. South 81°15'06" East, a distance of 368.15 feet to a calculated point in the east line of said 10.006 acre tract, same being the west line of Lot 6 of said Rolling Hills subdivision, from which a calculated point for the northeast corner of said 10.006 acre tract bears North 7°27'58" East, at a distance of 941.31 feet passing a 1/2" rebar found, and continuing for a total distance of 1013.89 feet;

THENCE South 7°27'58" West, in part with the east line of said 10.006 acre tract and in part with the east line of said 10.032 acre tract, same being the west line of said Rolling Hills subdivision, a distance of 1167.94 feet to the POINT OF BEGINNING, containing 21.508 acres of land, more or less.



EW
1/22/2015



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX (512)454-9933
TBPE FIRM #2946

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.: 697-008
DRAWING NO.: 697-008-VII
PLOT DATE: 1/22/2015
PLOT SCALE: 1"=100'
DRAWN BY: CWV/JPA
SHEET 04 OF 05

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VII
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH JOSEPH STRAUB, MANAGING PARTNER OF ROWE COMMONS CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER, BEING THE OWNER OF 21.508 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 9.999 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045832 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 5.003 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045833 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 10.032 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 10.006 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045838 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A 1.100 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008179020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 21.508 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 232, TO BE KNOWN AS

THE COMMONS AT ROWE LANE PHASE VII

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 22 DAY OF January, 2015 A.D.

THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTNERSHIP

BY: THE COMMONS AT ROWE LANE, L.P.,
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER
2929 W. 5TH, SUITE A
FORT WORTH, TEXAS 76107


JOSEPH STRAUB, MANAGING PARTNER

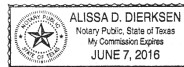
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH STRAUB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE 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 22 DAY OF January, 2015 A.D.


NOTARY PUBLIC, STATE OF TEXAS
Alissa Dierksen
PRINTED NAME

June 7, 2016
MY COMMISSION EXPIRES



STATE OF TEXAS
CITY OF PFLUGERVILLE

APPROVED THIS ____ DAY OF _____, 20____ A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
_____, CHAIRPERSON

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

THIS PLAT IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, TEXAS, THIS THE ____ DAY OF _____, 20____ A.D.

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIC J. DANNHEIM, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON, SUBJECT TO TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS. DATE OF SURVEY: AUGUST 8, 2014.

Eric J. Dannheim 1/22/2015
ERIC J. DANNHEIM, R.P.L.S. 6075

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724



ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, JOHN D. HINES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, SUBJECT TO TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS.

THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN (ZONE A), AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0280J, DATED AUGUST 18, 2014.

John D. Hines
JOHN D. HINES, P.E. 96691

ENGINEERING BY:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
512-452-0371
TBPE FIRM #2946



PLAT NOTES AND TRAVIS COUNTY STANDARD NOTES

1. THIS PROPERTY IS OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, BUT WITHIN THE E.T.J.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, POOLS, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE OR WASTEWATER EASEMENTS, UNLESS PERMITTED BY THE ENTITY RESPONSIBLE FOR THE EASEMENT.
3. PERIMETER AND YARD FENCING IS ALLOWED ALONG PROPERTY LINES WITH ADJACENT EASEMENTS. ENTITIES RESPONSIBLE FOR FACILITIES WITHIN ANY AND ALL EASEMENTS SHALL HAVE THE RIGHT TO ACCESS SUCH EASEMENT. REPLACEMENT OR RE-INSTALLATION OF A FENCE LOCATED WITHIN AN EASEMENT THAT IS REMOVED SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY. THE ENTITY IS RESPONSIBLE FOR REMOVAL OF ANY SUCH FENCE AND IS LIMITED TO THE AMOUNT OF FENCE WITHIN THE EASEMENT ONLY. FENCING THAT IS ADJACENT TO AN EASEMENT BUT NOT WITHIN THE EASEMENT IS EXCLUDED AND DISCRETIONARY TO THE PROPERTY OWNER(S).
4. PROPERTY OWNER OR ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
7. 4' SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL LOCAL STREETS IN THIS SUBDIVISION. SIDEWALK RAMP FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
8. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL WITH AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.
9. THE 25 AND 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.
10. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE, RESPECTIVELY.
11. THERE SHALL BE NO OCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL CONNECTION HAS BEEN MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
12. THERE SHALL BE NO OCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
13. ALL SINGLE FAMILY RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOC. 2014152645.
14. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCD NO. 3, BETWEEN ROWE LANE DEVELOPMENT, LTD., H2N CORPORATION, ATLAN ERNEST PFLUGER, JR., RUBY MAE PFLUGER, PATRICIA PFLUGER HOFFMAN, AND THE CITY OF PFLUGERVILLE, TEXAS, EFFECTIVE DATE NOVEMBER 22, 2004, AND AMENDMENTS; SETBACKS BEING 5'-FT SIDE, 25'-FT FRONT, 20'-FT REAR, AND 15'-FT SIDE STREET (CORNER LOT).
15. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
16. WHERE EXISTING OVERHEAD ELECTRIC SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
17. ALL ELECTRIC, CABLE TELEVISION AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
18. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING, BUT NOT LIMITED TO, THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
19. THE ASSESSED IMPACT FEE RATE FOR THE CITY OF PFLUGERVILLE WASTEWATER SERVICE SHALL BE \$2725.00 AS STATED THROUGH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCD NO. 3 [THE DISTRICT] DATED NOVEMBER 22, 2004, AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY AND THE DISTRICT; FOLLOWING CITY ORDINANCE 1179-14-06-10 AND PAYABLE PER LOT AT THE TIME OF BUILDING PERMIT.
20. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE SUBCHAPTER 13 AND ANY OTHER PROVISIONS REQUIRED BY THE CITY OF PFLUGERVILLE. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
21. PARKLAND DEDICATION FOR THIS SUBDIVISION IS SATISFIED BY ELIGIBLE PARKLAND PLATTED IN PHASE I (18.260 ACRES), PHASE II A (1.862 ACRES), PHASE II B (5.287 ACRES), PHASE II C (0.067 ACRES), PHASE II B (13.069 ACRES), AND WITH THE ADDITION OF LOT 10-B, BLOCK D THIS SUBDIVISION.
22. THE DEVELOPER WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LOTS 10-A & 10-B, BLOCK D AND LOT 1, BLOCK E UNTIL SUCH TIME AS THE PROPERTY IS DEEDED TO LAKESIDE MUD NO. 3 OR HOMEOWNER'S ASSOCIATION, RESPECTIVELY.
23. ALL EASEMENTS SHOWN ARE CONSIDERED PUBLIC UNLESS NOTED OTHERWISE.
24. A 20'-FT WIDE WASTEWATER EASEMENT IS DEDICATED, 10'-FT EQUALLY ON EACH LOT, ON AND ACROSS LOTS 6 & 7, BLOCK D TO THE CITY OF PFLUGERVILLE OR ASSIGNS. THE EASEMENT WILL CONTAIN A SINGLE 8-INCH DIAMETER WASTEWATER MAIN INSTALLED FOR THE PURPOSE OF CONVEYING SANITARY SEWER.
25. ALL DRAINAGE FACILITIES LOCATED WITHIN EASEMENTS THAT ARE NOT WITHIN A DEDICATED R.O.W. THAT HAS BEEN ACCEPTED BY TRAVIS COUNTY SHALL BE OWNED AND MAINTAINED BY LAKESIDE MUD NO. 3 OR ASSIGNS. SPECIFICALLY, DRAINAGE EASEMENTS LOCATED ON LOT 6 & 7, BLOCK B; LOT 10, BLOCK D; LOT 10-B, BLOCK D; AND LOT 3, BLOCK D; SHALL BE OWNED BY LAKESIDE MUD NO. 3 OR ASSIGNS, AND MAINTAINED BY PROPERTY OWNER.

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS 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 FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS 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 CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____ A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, 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 _____, 20____ A.D., AT _____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN

DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



8834 N. Capital of Texas Hwy.
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1"=100'
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05 OF 05