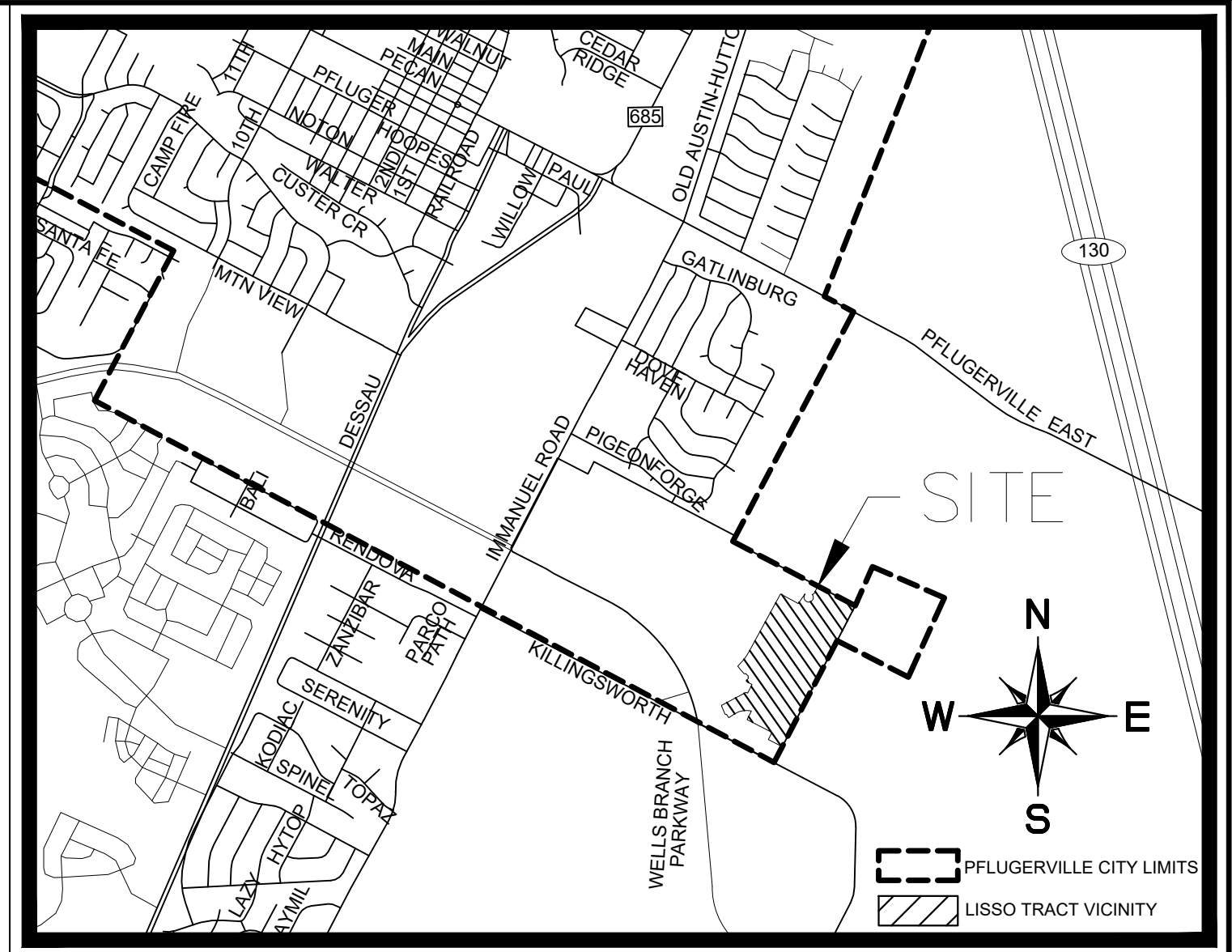
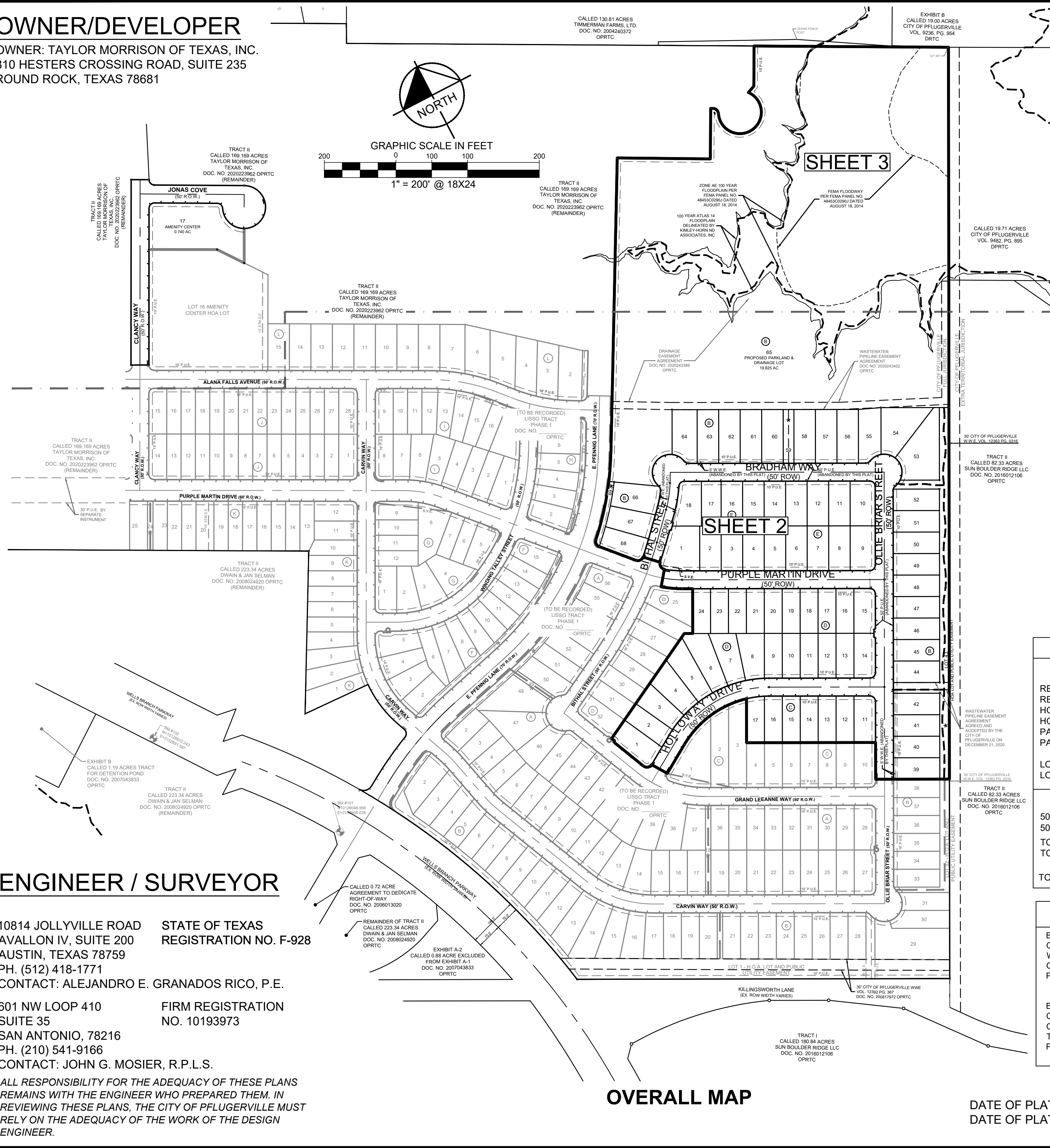
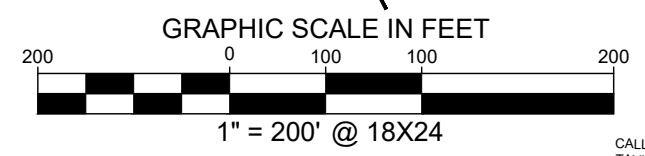
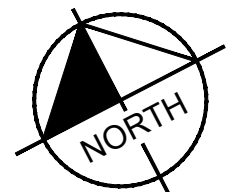


# OWNER/DEVELOPER

OWNER: TAYLOR MORRISON OF TEXAS, INC.  
810 HESTERS CROSSING ROAD, SUITE 235  
ROUND ROCK, TEXAS 78681



## 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	= 1.69 ACRES
HOA LOT TOTAL	= 4 LOTS
PARKLAND LOT TOTAL	= 1 LOT
PARKLAND ACREAGE	= 19.825 ACRES
LOT ACREAGE TOTAL	= 35.291 ACRES
LOT TOTAL	= 81 LOTS
ROW SUMMARY	
50' ROW ACREAGE	= 4.698 ACRES
50' ROW LENGTH	= 3,859 FEET
TOTAL ROW ACREAGE	= 4.698 ACRES
TOTAL ROW LENGTH	= 3,859 FEET
TOTAL SUBDIVISION ACREAGE	= 39.989 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 STATE OF TEXAS  
AVALLON IV, SUITE 200 REGISTRATION NO. F-928  
AUSTIN, TEXAS 78759  
PH. (512) 418-1771  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

601 NW LOOP 410 FIRM REGISTRATION  
SUITE 35 NO. 10193973  
SAN ANTONIO, 78216  
PH. (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

## OVERALL MAP

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

## FINAL PLAT OF LISSO TRACT PHASE 2 39.989 ACRES

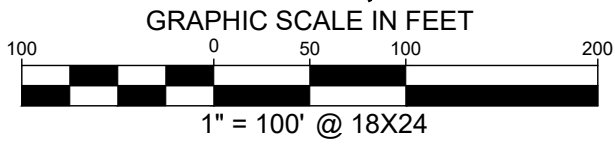
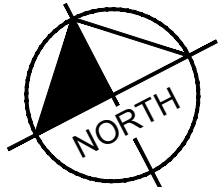
ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

# Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	AGD	APS	11/17/2021	068705906	1 OF 5

DWC NAME: USNA4PFR11TX\_SNA14SNA\_SURVEY\068705906-LISSO TRACT\DWG\PLATS\LISSO PHASE 2 PLAT.DWG - PLOTTED BY: PAPA, AMY 11/17/2021 1:46 PM LAST SAVED: 8/25/2021 3:28 PM

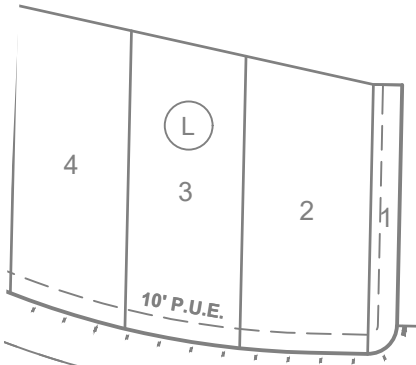


# MATCHLINE SHEET 3

65  
PROPOSED PARKLAND &  
DRAINAGE LOT  
19.825 AC

WASTEWATER  
PIPELINE EASEMENT  
AGREEMENT  
DOC NO. 2020243402  
OPRTC

DRAINAGE  
EASEMENT  
AGREEMENT  
DOC NO. 2020243389  
OPRTC



(TO BE RECORDED)  
LISO TRACT  
PHASE 1  
DOC. NO. OPRTC



(TO BE RECORDED)  
LISO TRACT  
PHASE 1  
DOC. NO. OPRTC



(TO BE RECORDED)  
LISO TRACT  
PHASE 1  
DOC. NO. OPRTC

CITY OF PFLUGERVILLE  
FULL JURISDICTION

CITY OF PFLUGERVILLE  
EXTRA TERRITORIAL JURISDICTION

30' CITY OF PFLUGERVILLE  
W.W.E. VOL. 12363 PG. 0316

30' CITY OF PFLUGERVILLE  
W.W.E. VOL. 12363 PG. 0316

30' CITY OF PFLUGERVILLE  
W.W.E. VOL. 12363 PG. 0316

TRACT II  
CALLED 82.33 ACRES  
SUN BOULDER RIDGE LLC  
DOC. NO. 2016012106  
OPRTC

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 LISO TRACT PHASE 2 39.989 ACRES

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



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	11/17/2021	068705906	2 OF 5

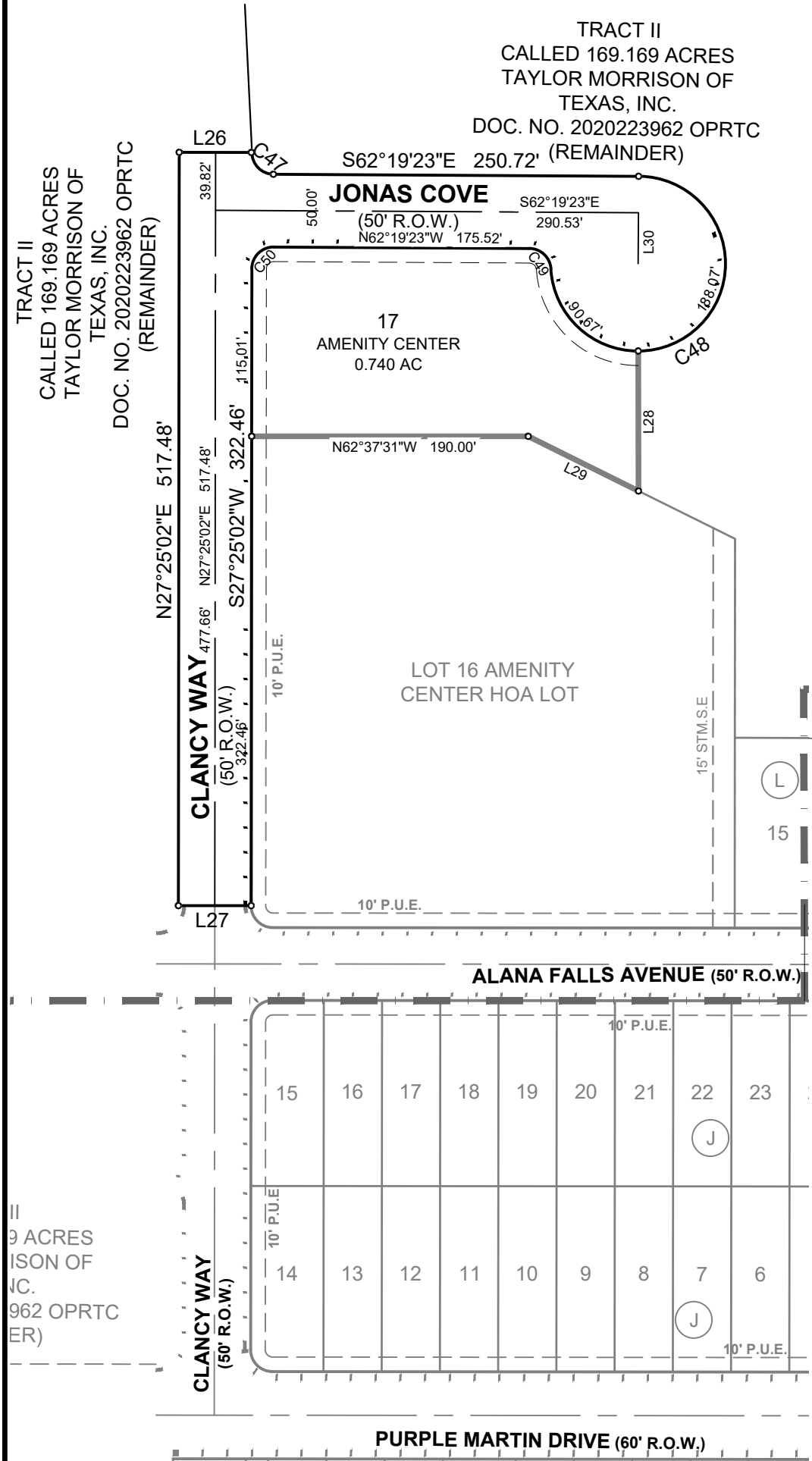
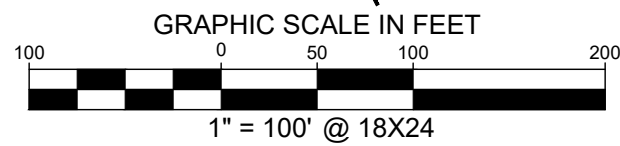
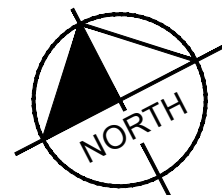
DATE OF PLAT PREPARATION JUNE 30, 2020  
DATE OF PLAT SUBMITTAL : JULY 6, 2020

DWG NAME: ISM\FP01\TX\_SNA\ISMA\_SURVE\068705906\LISO TRACT\DWG\PLAT\LISO PHASE 2.PLT.DWG PLOTTED BY: PAPA, AMY 11/17/2021 1:46 PM LAST SAVED: 8/25/2021 3:28 PM

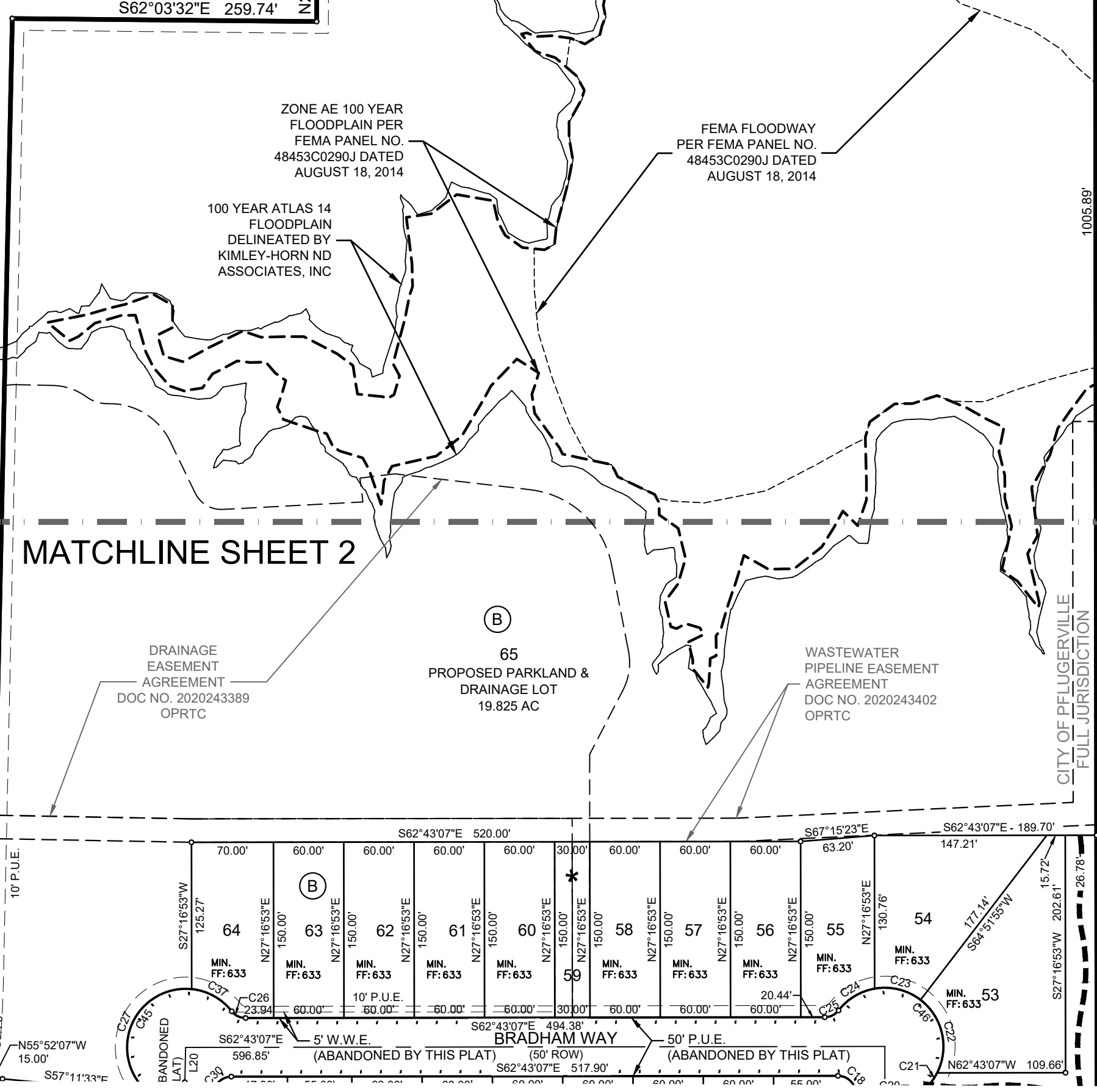
LEGEND	
O	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
STM S.E.	STORM SEWER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
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

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

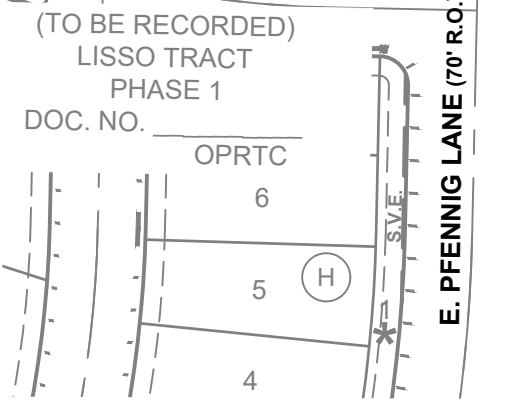


TRACT II  
CALLED 169.169 ACRES  
TAYLOR MORRISON OF  
TEXAS, INC.  
DOC. NO. 2020223962 OPRTC  
(REMAINDER)



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

TRACT II  
CALLED 82.33 ACRES  
SUN BOULDER RIDGE LLC  
DOC. NO. 2016012106  
OPRTC



MATCHLINE SHEET 2

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

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN THE  
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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AGD	APS	11/17/2021	068705906	3 OF 5

DWS NAME: ISM\FP01\TX\_SNA1\SWA\_SURVEY\088705906\LISSO TRACT\DWG\PLAT\LISSO PHASE 2 PLAT.DWG PLOTTED BY: PAPA, AMY 11/17/2021 1:47 PM LAST SAVED: 8/25/2021 3:28 PM



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.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: 210-541-9166
greg.mosier@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. 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON OF TEXAS, INC. BEING OWNER OF 169.169 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 169.169 ACRES, DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2020223962, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 39.989 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 \_\_\_\_\_, 202\_ A.D.

BY:
MICHAEL SLACK
VICE PRESIDENT, LAND DEVELOPMENT

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 \_\_\_\_\_, 202\_ A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

APPROVED THIS \_\_\_ DAY OF \_\_\_, 202\_ A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

ROBERT ROMIG, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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 \_\_\_\_\_, 202\_ 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 \_\_\_\_\_, 202\_ A.D.

DANA DEBEAUVOIR, 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, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

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 TAYLOR MORRISON OF TEXAS, INC., 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
39.989 ACRES

ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN THE
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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 100', AGD, APS, 11/17/2021, 068705906, 5 OF 5