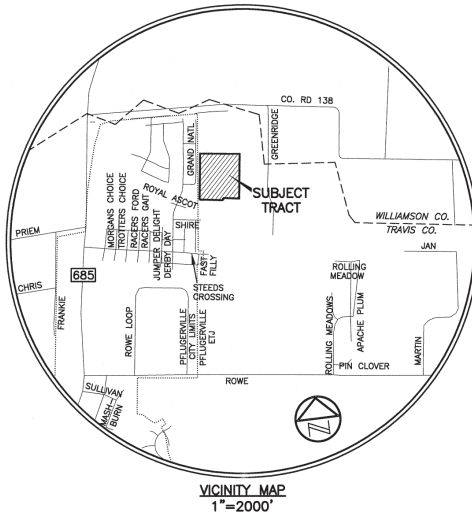


FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VIII
TRAVIS COUNTY, TEXAS




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.

 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-VIII
	PLOT DATE: 11/20/2015
	PLOT SCALE: 1"=100'
	DRAWN BY: CWW/JPA
SHEET 01 OF 04	

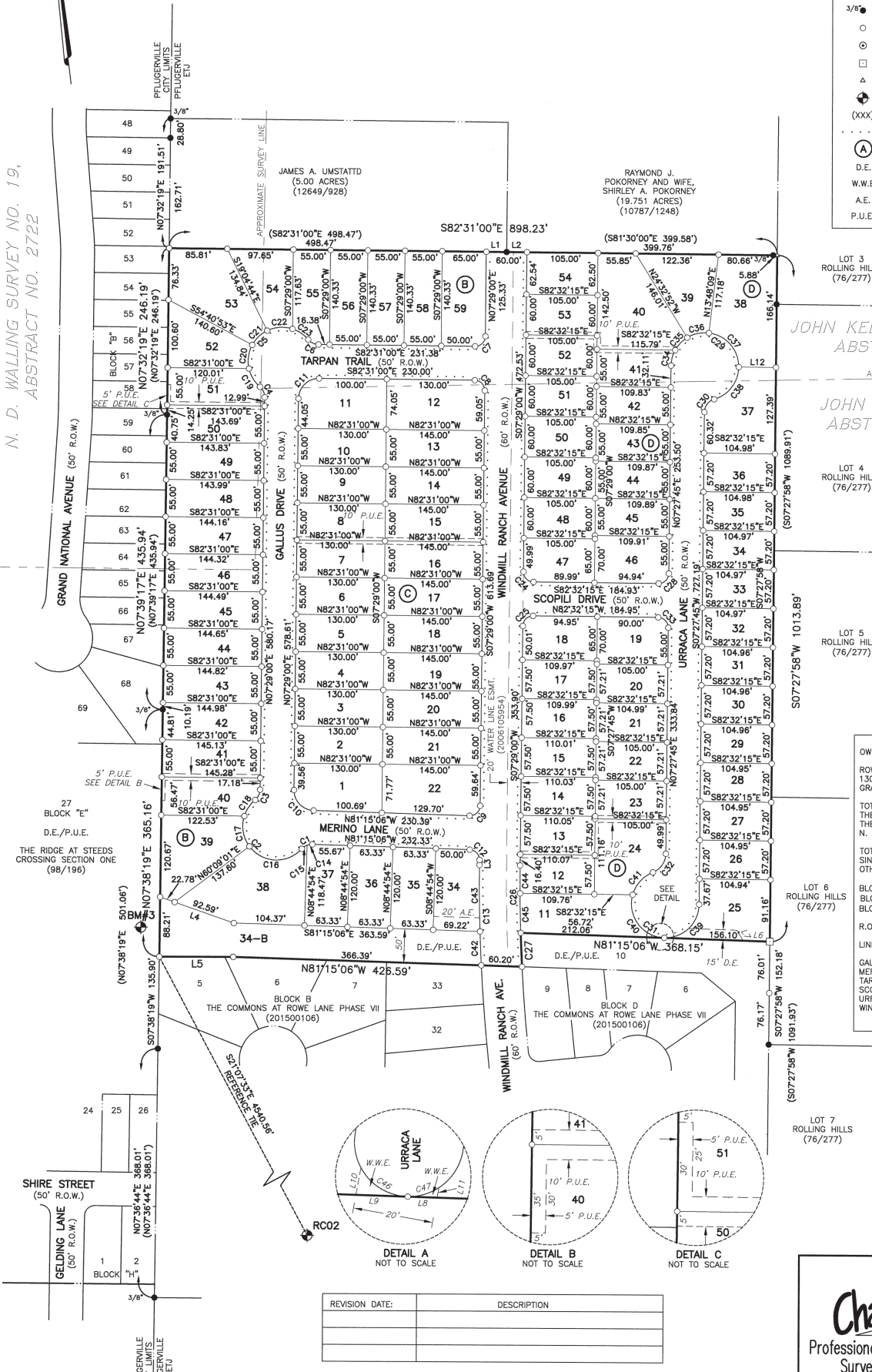
FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VIII
TRAVIS COUNTY, TEXAS

SCALE: 1" = 100'
GRAPHIC SCALE

100 50 0 100

LEGEND	
●	1/2" REBAR FOUND
3/8"●	3/8" REBAR FOUND
○	1/2" REBAR WITH CAP SET
○	IRON PIPE FOUND (SIZE NOTED)
□	CONCRETE MONUMENT SET
△	CALCULATED POINT
⊙	CONTROL POINT LOCATION
(XXX)	RECORD INFORMATION
----	4' SIDEWALK
(A)	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
A.E.	ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

N. D. WALLING SURVEY NO. 19,
ABSTRACT NO. 2722



JOHN KELSEY SURVEY NO. 18,
ABSTRACT NO. 2716

JOHN KELSEY SURVEY,
ABSTRACT NO. 2753

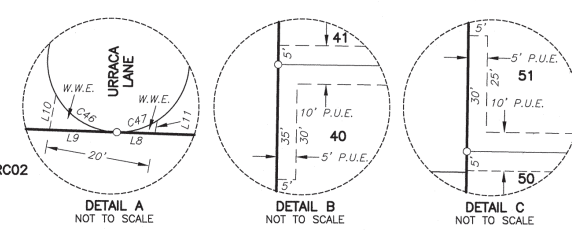
LOT 4
ROLLING HILLS
(76/277)

LOT 5
ROLLING HILLS
(76/277)

LOT 6
ROLLING HILLS
(76/277)

LOT 7
ROLLING HILLS
(76/277)

OWNER:
ROWE LANE 285, L.P.
1301 MUNICIPAL WAY, SUITE 200
GRAPEVINE, TX 76051
TOTAL ACREAGE: 21.347 ACRES
THE JOHN KELSEY SURVEY NO. 18, ABSTRACT NO. 2716
THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753
N. D. WALLING SURVEY NO. 19, ABSTRACT NO. 2722
TOTAL NUMBER OF LOTS: 93
SINGLE FAMILY LOTS: 92
OTHER LOTS: 1
BLOCK B: 27 LOTS (5.660 AC.)
BLOCK C: 22 LOTS (4.036 AC.)
BLOCK D: 44 LOTS (7.137 AC.)
R.O.W. AREA: 4.514 AC.
LINEAR FEET OF NEW ROADWAY: 3467 L.F.
GALLUS DRIVE: 687 L.F.
MERINO LANE: 330 L.F.
TARPAN TRAIL: 330 L.F.
SCOPIOLI DRIVE: 270 L.F.
URRACA LANE: 795 L.F.
WINDMILL RANCH AVENUE: 1055 L.F.



REVISION DATE:	DESCRIPTION

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-VIII
PLOT DATE:
11/20/2015
PLOT SCALE:
1"=100'
DRAWN BY:
CWW/JPA
SHEET
02 OF 04

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

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT ROWE LANE 285, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 21.347 ACRES IN THE THE N. D. WALLING SURVEY NO. 19, ABSTRACT NO. 2722, THE JOHN KELSEY SURVEY NO. 18, ABSTRACT NO. 2716 AND THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015163202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 232, DO HEREBY SUBDIVIDE 21.347 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

THE COMMONS AT ROWE LANE PHASE VIII

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 ____ DAY OF _____, 20____ A.D.

ROWE LANE 285, L.P.,
A TEXAS LIMITED PARTNERSHIP
1301 MUNICIPAL WAY, STE. 200
GRAPEVINE, TEXAS 76051

BY: ROWE LANE 285 GENPAR, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: UNITED DEVELOPMENT FUNDING, L.P.,
A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER

BY: UNITED DEVELOPMENT FUNDING, INC.,
A DELAWARE CORPORATION
ITS: GENERAL PARTNER

BY: _____
NAME: MELISSA YOUNGBLOOD
TITLE: VICE PRESIDENT

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 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 ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF PFLUGERVILLE

APPROVED THIS ____ DAY OF _____, 20____, AD., 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____, AD.

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, SUBJECT TO TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS, AND THAT ALL KNOWN
EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON. DATE OF SURVEY: AUGUST 8, 2014.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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, TIMOTHY M. HOLLAND, 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, SUBJECT
TO TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.

THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS
TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL
NO. 484530280H, DATED SEPTEMBER 26, 2008, AND AS MODIFIED BY FEMA LOMR 13-06-077P, EFFECTIVE
AUGUST 26, 2013.

TIMOTHY M. HOLLAND, P.E. 94848

ENGINEERING BY:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
512-462-0371
TBPE FIRM 2946

PLAT NOTES AND TRAVIS COUNTY STANDARD NOTES

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE, RESPECTIVELY. 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.
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 ROWE LANE 285, LP, 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 TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
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-BA.
10. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10 AND THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WOOD NO. 3 [THE DISTRICT] DATED NOVEMBER 22, 2004, AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY AND THE DISTRICT. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
11. PARKLAND DEDICATION FOR THIS SUBDIVISION IS SATISFIED BY ELIGIBLE PARKLAND PLATED 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 III B (13.069 ACRES), AND PHASE VII (3.901 ACRES).
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.
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 ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE 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. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
19. 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.
20. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WOOD 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. THE APPLICABLE SETBACKS SHALL BE 25-FT FRONT, 20-FT REAR, 5-FT SIDE AND 15-FT SIDE STREET (CORNER LOT).
21. LOT 34-B, BLOCK B TO BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME IT IS DEEDED TO LAKESIDE MUD NO. 3 OR THE HOMEOWNER'S ASSOCIATION.
22. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE OWNED AND MAINTAINED BY LAKESIDE MUD NO. 3.
23. THE ACCESS EASEMENT ON LOT 34, BLOCK B IS MAINTAINED BY LAKESIDE MUD NO. 3. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCING AND LANDSCAPING ARE PERMITTED WITHIN THE EASEMENT.

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____, AD., 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____, AD.

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____, AD., AT _____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF

_____, 20____, AD., 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____, AD.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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-VIII
PLOT DATE:
12/03/2015
PLOT SCALE:
1"=100'
DRAWN BY:
CWW/JPA
SHEET
03 OF 04

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

LINE TABLE		
No.	BEARING	LENGTH
L1	S82°31'00"E	30.00'
L2	S82°31'00"E	30.00'
L3	N07°29'00"E	7.38'
L4	S63°38'16"E	115.37'
L5	N82°58'30"W	109.05'
L6	N81°15'06"W	39.39'
L7	N24°13'27"W	17.88'
L8	N81°15'06"W	1.21'
L9	N81°15'06"W	19.01'
L10	N17°15'15"E	3.58'
L11	S17°15'15"W	0.01'
L12	S82°32'02"E	55.00'

LOT SUMMARY TABLES					
BLOCK B		BLOCK C		BLOCK D	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
34	7,936	1	8,961	11	10,367
34-B	25,792	2	7,150	12	6,326
35	7,600	3	7,150	13	6,328
36	7,600	4	7,150	14	6,327
37	7,596	5	7,150	15	6,326
38	15,069	6	7,150	16	6,325
39	11,758	7	7,150	17	6,324
40	7,775	8	7,150	18	7,099
41	7,986	9	7,150	19	7,302
42	7,978	10	7,150	20	6,007
43	7,969	11	9,433	21	6,007
44	7,960	12	10,689	22	6,007
45	7,951	13	7,975	23	6,007
46	7,942	14	7,975	24	10,252
47	7,933	15	7,975	25	10,008
48	7,924	16	7,975	26	6,003
49	7,915	17	7,975	27	6,003
50	7,906	18	7,975	28	6,003
51	7,405	19	7,975	29	6,004
52	8,279	20	7,975	30	6,004
53	12,753	21	7,975	31	6,004
54	7,994	22	10,588	32	6,004
55	7,299			33	6,004
56	7,718			34	6,004
57	7,718			35	6,005
58	7,718			36	6,005
59	9,073			37	11,359
				38	14,087
				39	9,329
				40	14,006
				41	6,086
				42	6,041
				43	6,042
				44	6,043
				45	6,044
				46	7,646
				47	6,776
				48	6,300
				49	6,300
				50	6,300
				51	6,300
				52	6,300
				53	6,300
				54	6,565

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	20.00'	49°59'41"	17.45'	S73°45'03"W	16.90'
C2	50.00'	188°43'28"	164.69'	S36°53'03"E	99.71'
C3	20.00'	49°59'41"	17.45'	N32°28'50"E	16.90'
C4	20.00'	49°59'41"	17.45'	N17°30'51"W	16.90'
C5	50.00'	189°59'23"	165.80'	S52°29'00"W	99.62'
C6	20.00'	49°59'41"	17.45'	S57°31'10"E	16.90'
C7	15.00'	90°00'00"	23.56'	N52°29'00"E	21.21'
C8	15.00'	90°00'00"	23.56'	N37°31'00"W	21.21'
C9	15.00'	91°15'54"	23.89'	N53°06'57"E	21.45'
C10	30.00'	88°44'06"	46.46'	S36°53'03"E	41.96'
C11	30.00'	90°00'00"	47.12'	S52°29'00"W	42.43'
C12	15.00'	88°44'06"	23.23'	N36°53'03"W	20.98'
C13	2530.00'	3°21'20"	148.17'	S05°48'20"W	148.14'
C14	20.00'	22°32'20"	7.87'	S87°28'44"W	7.82'
C15	20.00'	27°27'22"	9.58'	S62°28'54"W	9.49'
C16	50.00'	101°28'32"	88.55'	S80°30'31"E	77.43'
C17	50.00'	53°54'06"	47.04'	S02°49'12"E	45.32'
C18	50.00'	33°20'50"	29.10'	S40°48'16"W	28.69'
C19	50.00'	36°34'17"	31.91'	S24°13'33"E	31.38'
C20	50.00'	41°15'31"	36.01'	S14°41'21"W	35.23'
C21	50.00'	35°36'09"	31.07'	S53°07'12"W	30.57'
C22	50.00'	44°01'11"	38.41'	N87°04'09"W	37.48'
C23	50.00'	32°32'14"	28.39'	N48°47'26"W	28.01'
C24	15.00'	90°01'15"	23.57'	S37°31'38"E	21.22'
C25	15.00'	89°58'41"	23.56'	S52°28'25"W	21.21'
C26	2470.00'	2°18'17"	99.36'	S06°20'07"W	99.35'
C27	2470.00'	1°09'46"	50.13'	N04°35'48"E	50.13'
C28	15.00'	89°59'30"	23.56'	N52°28'00"E	21.21'
C29	50.00'	252°26'10"	220.29'	S45°21'47"E	80.68'
C30	20.00'	73°23'33"	25.62'	S44°09'32"W	23.90'
C31	50.00'	247°58'26"	216.40'	S48°33'02"E	82.92'
C32	30.00'	67°58'35"	35.59'	S41°27'11"W	33.54'
C33	15.00'	90°00'03"	23.56'	N37°32'15"W	21.21'
C34	50.00'	27°22'08"	23.88'	N22°06'12"E	23.66'
C35	50.00'	29°39'52"	25.89'	N50°37'12"E	25.60'
C36	50.00'	38°21'01"	33.47'	N84°37'38"E	32.85'
C37	50.00'	83°39'50"	73.01'	S34°21'56"E	66.69'
C38	50.00'	73°23'19"	64.04'	S44°09'38"W	59.75'
C39	50.00'	91°17'09"	79.66'	N53°06'20"E	71.50'
C40	50.00'	103°46'49"	90.57'	S29°21'41"E	78.68'
C41	50.00'	52°54'28"	46.17'	S48°58'57"W	44.55'
C42	2530.00'	1°08'07"	50.13'	S04°41'43"W	50.13'
C43	2530.00'	2°13'13"	98.04'	S06°22'23"W	98.03'
C44	2470.00'	0°57'13"	41.11'	S07°00'39"W	41.11'
C45	2470.00'	1°21'04"	58.25'	S05°51'30"W	58.25'
C46	50.00'	21°41'26"	18.93'	S70°24'23"E	18.82'
C47	50.00'	1°23'35"	1.22'	S81°56'53"E	1.22'

BENCHMARK DESCRIPTION:

BM#3 IS A SQUARE CHISELED ON TOP OF THE EAST END OF A 3'x5' BOX CULVERT, BEING PART OF A DRAINAGE STRUCTURE ON LOT 27, BLOCK "E", THE RIDGE AT STEEDS CROSSING SECTION ONE, ± 249' NORTH OF THE SOUTHEAST CORNER OF SAID LOT 27.

SURFACE COORDINATES:
N 10155565.49
E 3165841.58

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10154425.86
E 3165486.32

ELEVATION = 714.47'
VERTICAL DATUM: NAVD 88 (GEOID 99)

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.

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)

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.

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-VIII
PLOT DATE:
11/20/2015
PLOT SCALE:
1"=100'
DRAWN BY:
CWV/JPA
SHEET
04 OF 04