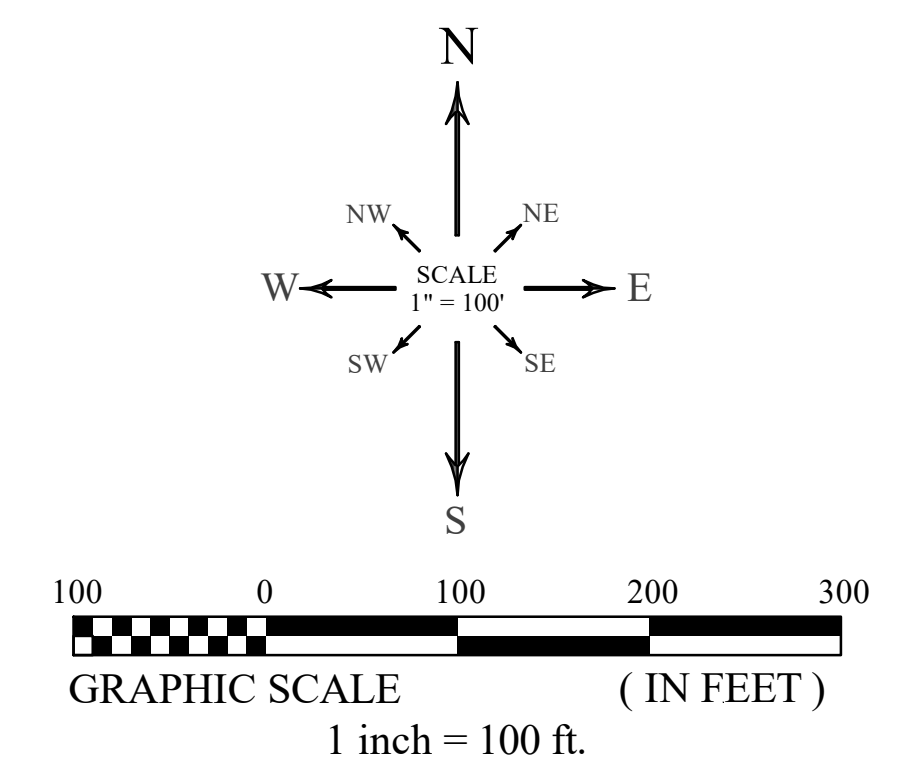


PRASLA SUBDIVISION

FINAL PLAT

LEGEND

- ▲ 60D NAIL FOUND
- CONCRETE MONUMENT/BENCHMARK SET
- 1/2" ROD FOUND
- 1/2" ROD SET
- ⊙ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- EXISTING 6' SIDEWALK
- ▲▲▲▲▲ NEW 6' SIDEWALK
- 100 YEAR FLOODPLAIN LINE
- WLE WATER LINE ESMT
- GLE GAS LINE ESMT
- PUE PUBLIC UTILITY ESMT
- F.F.E. FINISHED FLOOR ELEVATION
- WSC WATER SUPPLY CORPORATION
- MUD MUNICIPAL UTILITY DISTRICT
- BM BENCHMARK
- WWE WASTEWATER UTILITY ESMT
- AE ACCESS ESMT
- M.S.L. MEAN SEA LEVEL
- LANDSCAPE ESMT
- ▨ DRAINAGE ESMT
- UTILITY ESMT



DRAINAGE ESMT

LINE	BEARING	DIST.
D1	S 16°11'48" E	188.36'
D2	N 28°46'28" W	45.92'
D3	N 16°11'48" W	147.61'
D4	S 84°04'15" E	10.79'

LINE TABLE

LINE	BEARING	DIST.
L1	N 49°24'35" E	9.61'
L2	S 54°47'56" E	30.15'
L3	S 43°15'30" E	21.69'
L4	S 39°10'15" E	14.53'
L5	S 06°27'08" W	14.98'
L6	N 06°22'09" E	25.14'

BENCHMARK TABLE

BM	NORTHING	EASTING	ELEVATION
1	10150332.53	3166384.01	702.90'
2	10150209.30	3167245.62	679.47'

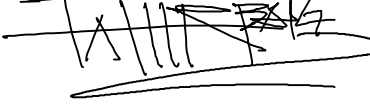
LAND USAGE TABLE

LOT #	BLOCK	ACREAGE	SQ. FOOTAGE	LAND USE
1	A	1.60 AC	69,691.19 S.F.	COMMERCIAL
2	A	4.00 AC	174,088.20 S.F.	COMMERCIAL
ROW	A	0.49 AC	21,451.79 S.F.	R.O.W.
TOTAL		6.09 AC	265,231.18 S.F.	

STATE OF TEXAS
COUNTY OF TRAVIS

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT. I ALSO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 482, TRAVIS COUNTY DEVELOPMENT REGULATIONS.

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA, ZONE "A", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0280J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014



MIRZA TAHIR BAIG, P.E. NO. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
12710 RESEARCH BLVD., SUITE NO. 390
AUSTIN, TEXAS 78759 (512) 238-6422

11/28/2023
DATE

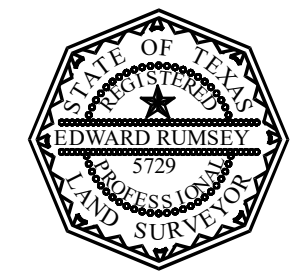


STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 482, TRAVIS COUNTY DEVELOPMENT REGULATIONS, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.


EDWARD RUMSEY, RPLS # 5729
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TX 78729
REF# A0411718

11/28/2023
DATE



OWNER 1: PARKWAY BUSINESS, LLC
2108 STARLIT TER, LEANDER, TX 78641

ACREAGE: 1.60 ACRES
OWNER 2: BLACK WALNUT AT THE COMMONS, LLC
2913 WINDY VANE DRIVE,
PFLUGERVILLE, TX 78660

ACREAGE: 4.0 ACRES

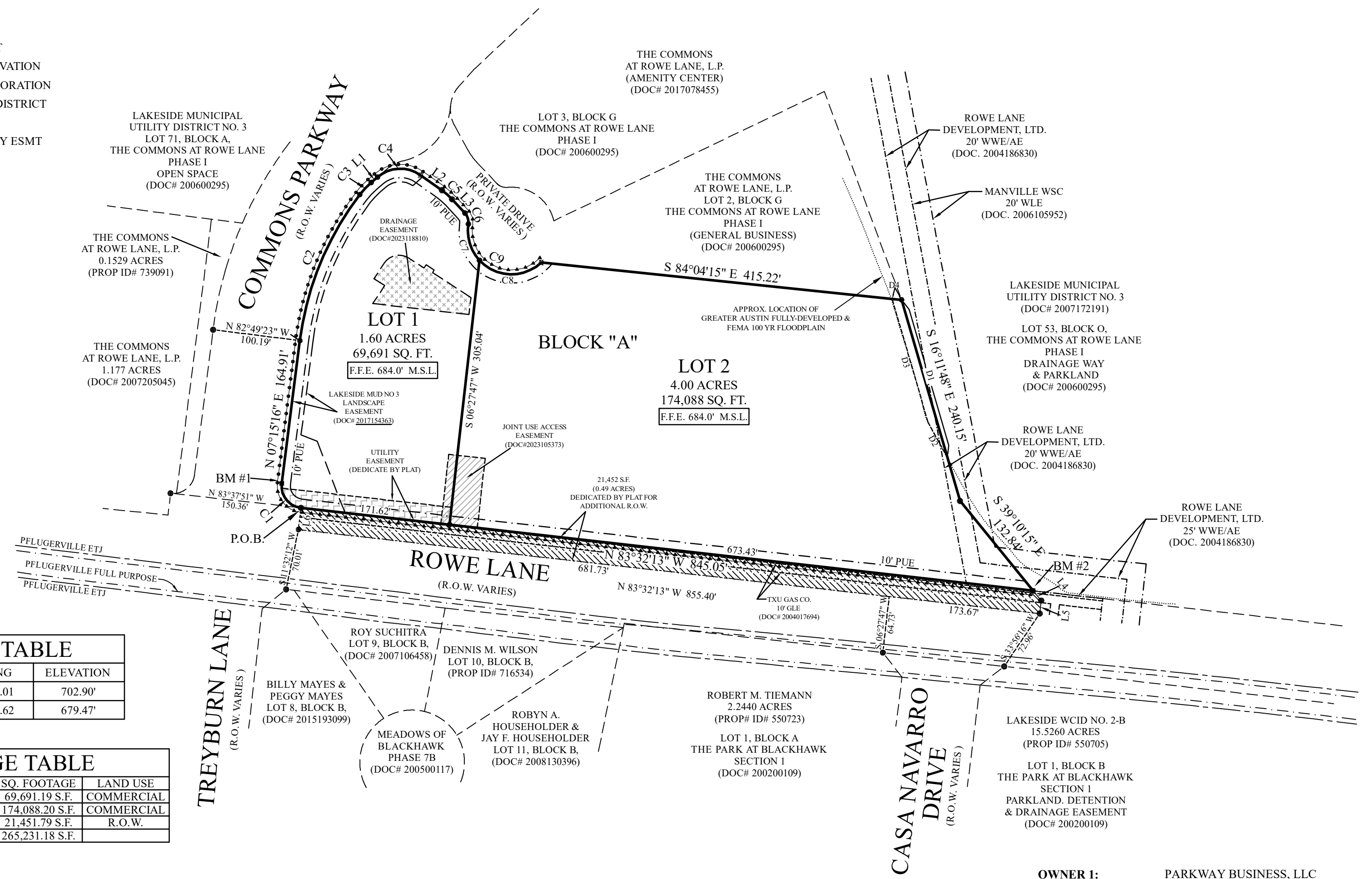
LEGAL DESCRIPTION: LOTS 1 & 2, BLK A, PRASLA SUBDIVISION

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2 - COMMERCIAL NOVEMBER 09, 2022
SUBMITTAL DATE: DECEMBER 03, 2022
DATE OF REVISION: ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD,
AUSTIN, TEXAS 78729
(512)249-8149 REF#A0411718 PLAT

ENGINEER: PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W. PARMER LN., AUSTIN, TEXAS 78727
(512) 238-6422 REGISTERED FIRM 4951

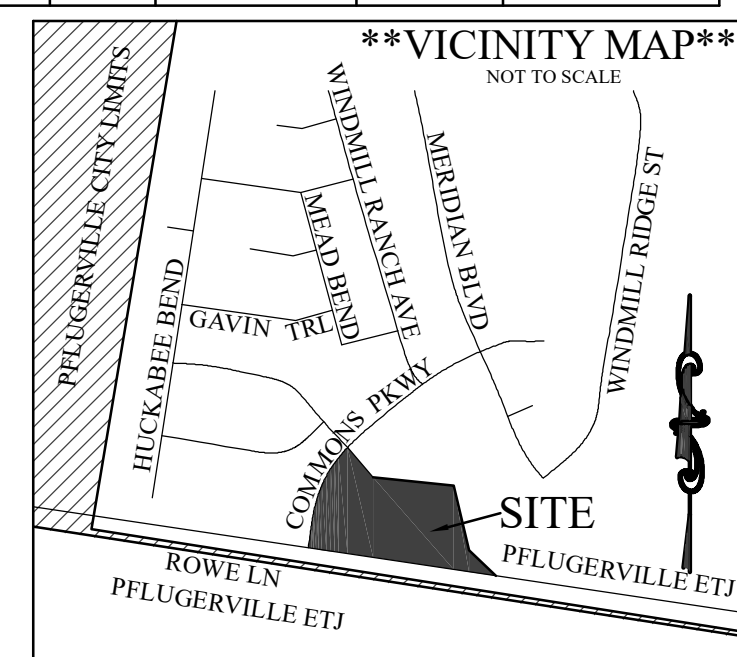
PROJECT DATUM: NORTH AMERICAN DATUM 1983
(NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL
ZONE (4203)
US SURVEY FEET

UNITS: US SURVEY FEET



CURVE TABLE

CURVE	ARC	RADIUS	CH. BEARING	DISTANCE	DELTA
C1	39.69'	25.00'	N 37°57'15" W	35.65'	90°58'09"
C2	183.15'	350.00'	N 22°18'37" E	181.07'	29°58'57"
C3	19.02'	90.00'	N 43°21'19" E	18.98'	12°06'20"
C4	53.03'	40.00'	N 87°23'19" E	49.23'	75°57'30"
C5	15.55'	90.00'	S 48°07'26" E	15.53'	09°53'53"
C6	13.62'	15.00'	S 17°14'54" E	13.16'	52°02'16"
C7	45.05'	50.00'	S 17°02'41" E	43.54'	51°37'16"
C8	78.90'	50.00'	S 88°03'32" E	70.96'	90°24'27"
C9	123.94'	50.00'	S 62°14'54" E	94.56'	142°01'43"



PRASLA SUBDIVISION

FINAL PLAT

CITY OF PFLUGERVILLE NOTES:

1. THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES. WATER WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND WASTEWATER WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
3. 10-FT PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY 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 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. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AND UTILITY EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH EASEMENTS, DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
7. A SIX (6) FOOT SIDEWALK IS REQUIRED ALONG THE SITE'S ROWE LANE FRONTAGE AND THE EXISTING SIX (6) FOOT SIDEWALK ALONG COMMONS PARKWAY SHALL REMAIN.
8. 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.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTE WATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
10. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 STORM EVENTS.
11. 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 NEEDED.
12. 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC 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.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD 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.
17. IN ORDER TO PROVIDE SERVICES TO THE SURROUNDING COMMUNITY, BUT REMAIN SENSITIVE TO THE NEARBY NEIGHBORHOODS, ALL DEVELOPMENT WITHIN THE PRASLA SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PFLUGERVILLE UNITED DEVELOPMENT CODE RETAIL (R) ZONING DISTRICT AND ALL DEVELOPMENT REQUIREMENTS PER LAND USE TYPE UNTIL SUCH TIME THE PROPERTY BECOMES ANNEXED INTO THE CITY OF PFLUGERVILLE AND ANOTHER ZONING DISTRICT IS APPLIED.
18. LANDSCAPE EASEMENT IS DEDICATED TO THE COMMONS ON ROWE LANE, LP, AS PER DOC. NO.2017154363 AS RECORDED IN TRAVIS COUNTY PUBLIC RECORD.
19. FOR REMOVAL OF TREES WITHIN THE LANDSCAPE EASEMENT, APPROVAL IS NEEDED BY THE OWNER OF THE LANDSCAPE EASEMENT AND THE COMMONS AT ROWE LANE, LP.
20. THIS SUBDIVISION IS SUBJECT TO RESTRICTIONS AS REFERENCED IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT THROUGH DOC. NO. 2006184499, ENTRY AND LANDSCAPE EASEMENT AGREEMENT THROUGH DOC. NO. 2017154363, MEMORANDUM OF AGREEMENT THROUGH DOC. NO. 2004186830, AND DOC. NO. 2005022371. IN TRAVIS COUNTY OFFICIAL PUBLIC RECORDS.
21. ACCESS DRIVE IS NOT PERMITTED THROUGH "PRIVATE DRIVE."

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

BY: _____
COMMISSION CHAIR

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

BY: _____
JEREMY FRAZZELL, PLANNING DIRECTOR

ATTEST: _____
TRISTA EVANS, CITY SECRETARY

TRAVIS COUNTY NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.
2. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR PROPOSED DEVELOPMENT.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
4. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AND UTILITY EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
7. A MINIMUM 6' SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREET INTERSECTIONS UNLESS NOTED OTHERWISE. 6' SIDEWALK SHALL BE CONSTRUCTED ON ROWE LANE AND COMMON PARKWAY UP TO THE INTERSECTION WITH WINDMILL RANCH AVENUE.
8. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.
9. THE 25 AND 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND STREET RIGHT-OF-WAY.
10. THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
11. UTILITY PROVIDERS: WATER - MANVILLE WSC; WASTEWATER - CITY OF PFLUGERVILLE; ELECTRIC - ONCOR; GAS - ATMOS ENERGY
12. LOTS WILL BE SERVED BY TRAVIS COUNTY ESD NO. 2.
13. THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0280J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY #481026. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 684.0 MSL.
14. ALL EXISTING OVERHEAD WILL BE REQUIRED TO BE PLACED UNDERGROUND AT TIME OF SITE DEVELOPMENT.
15. CONSTRUCTION ON LOTS 1 AND 2, BLOCK A, WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
16. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
17. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
18. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
19. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
20. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE. SEE DOCUMENT _____.
21. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
22. AS DEPICTED ON THE PLAT, ALL WATER QUALITY EASEMENT AREAS ARE SUBJECT TO PERIODIC INSPECTION AND MONITORING BY TRAVIS COUNTY FOR THE PURPOSE OF ENSURING WATER QUALITY COMPLIANCE, AS APPLICABLE, ACCORDING TO SEC. 16.014 OF THE TEXAS WATER CODE.
23. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATER QUALITY CONTROL IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
24. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
25. A TRAVIS COUNTY DRIVEWAY PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
26. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVAL METHODS.
27. LOT 2, BLOCK A IS SUBJECT TO TRAVIS COUNTY 2016 WATER QUALITY RULES AND A WQ PROTECTIVE EASEMENT WILL BE PROVIDED ONCE THE LAND DEVELOPMENT PLAN HAS BEEN DETERMINED.
28. THE PROPOSED SUBDIVISION IS SUBJECT TO THE CCR'S FOUND IN DOCUMENT NO. 2018141582.
29. TRAVIS COUNTY REGULATES THE 500-YEAR FLOODPLAIN AS A SURROGATE FOR THE ATLAS 14 100-YEAR FLOODPLAIN PER CHAPTERS 464 AND 482 OF THE TRAVIS COUNTY CODE AS OF MAY 1, 2019. DEVELOPMENT PERMIT APPLICATIONS SUBMITTED AFTER THIS DATE ARE SUBJECT TO THESE REQUIREMENTS OR THE LATEST VERSION.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS:

THAT I, _____ FOR THE BLACK WALNUT AT THE COMMONS, LLC, BEING THE OWNERS OF 4.41 ACRES OUT OF THE JACOB CASNER SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, AS CONVEYED TO US IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2007205045, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND I, _____ FOR PARKWAY BUSINESS, LLC, BEING THE OWNER OF 1.60 ACRES OUT OF THE JACOB CASNER SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, AS CONVEYED TO US IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018141668, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 6.01 ACRES OF LAND, PURSUANT TO CHAPTER 212.00 AND CHAPTER 232.00 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS: "PRASLA SUBDIVISION", 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.

BY: _____ BY: _____
BLACK WALNUT AT THE COMMONS, LLC PARKWAY BUSINESS, LLC
2913 WINDY VANE DRIVE, 2108 STARLET TER,
PFLUGERVILLE, TX 78660 LEANDER, TX 78641

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ FOR THE COMMONS AT ROWE LANE, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY 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 _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ FOR PARKWAY BUSINESS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY 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 _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

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 DEVELOPER OF THE TRACT OF LAND CONVEYED 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 FILLING OR THE 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, REBECCA GUERRERO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20__ A.D., THE COMMISSIONERS'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.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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., OF SAID COUNTY AND THE 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.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY _____