

ENGINEER / SURVEYOR

501 S. AUSTIN AVE
SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 418-1771
CONTACT: SARAH F. STARKEY, P.E.

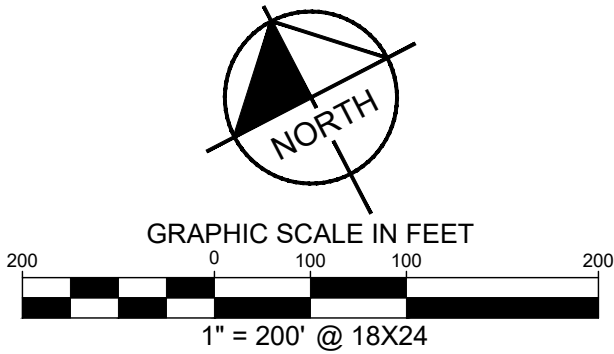
STATE OF TEXAS
REGISTRATION NO. F-928

10101 REUNION PLACE
SUITE 400
SAN ANTONIO, TEXAS 78216
PH. (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

FIRM REGISTRATION
NO. 10193973

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.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BETSY STREET RIGHT-OF-WAY	0.457	19,913

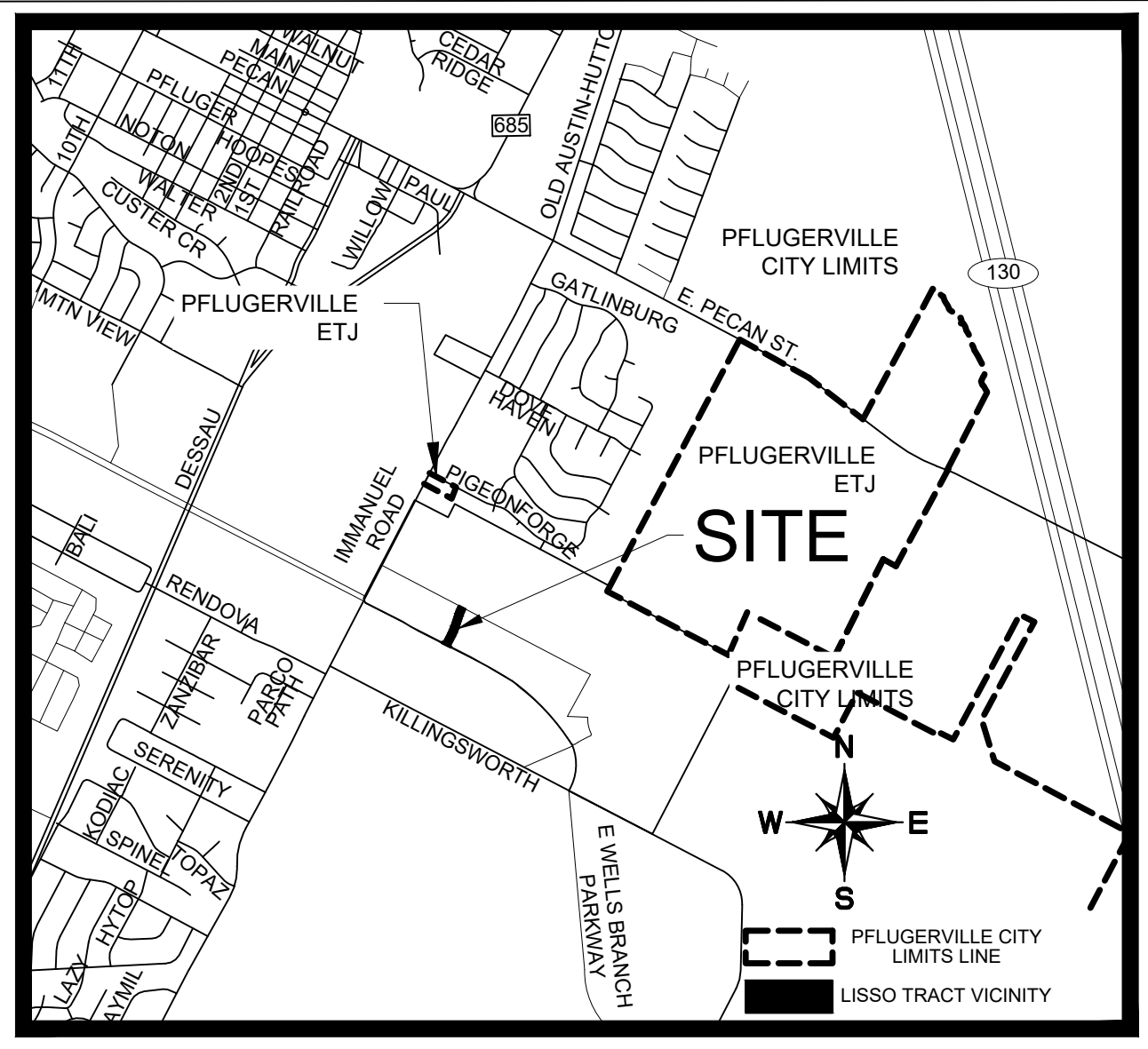


ROW SUMMARY	
50' ROW ACREAGE	= 0.457 ACRES
50' ROW LINEAR FEET	= 402.90 FEET
TOTAL ROW ACREAGE	= 0.457 ACRES
TOTAL ROW LINEAR	= 402.90 FEET

BENCH MARK LIST

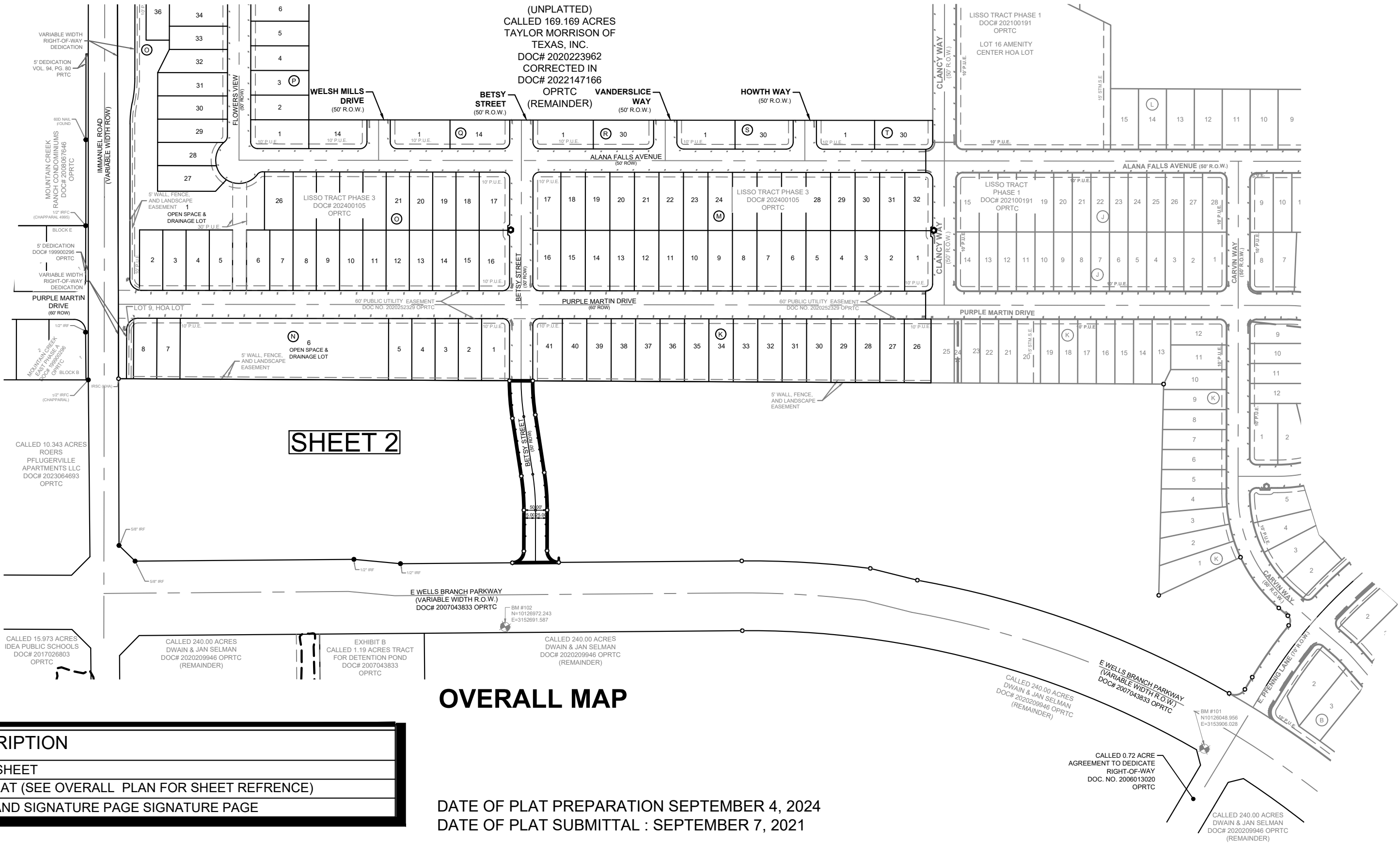
BM #101 "X" CUT SET ON AT THE BACK OF A CURB INLET ON THE SOUTHWEST SIDE OF WELLS BRANCH PARKWAY 32± NORTHWEST OF THE INTERSECTION OF WELLS BRANCH PARKWAY AND KILLINGSWORTH LANE
ELEV.=681.21' (NAVD '88)

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)



VICINITY MAP

SCALE: 1" = 2,000'



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT (SEE OVERALL PLAN FOR SHEET REFERENCE)
3	NOTES AND SIGNATURE PAGE SIGNATURE PAGE

OVERALL MAP

DATE OF PLAT PREPARATION SEPTEMBER 4, 2024
DATE OF PLAT SUBMITTAL : SEPTEMBER 7, 2021

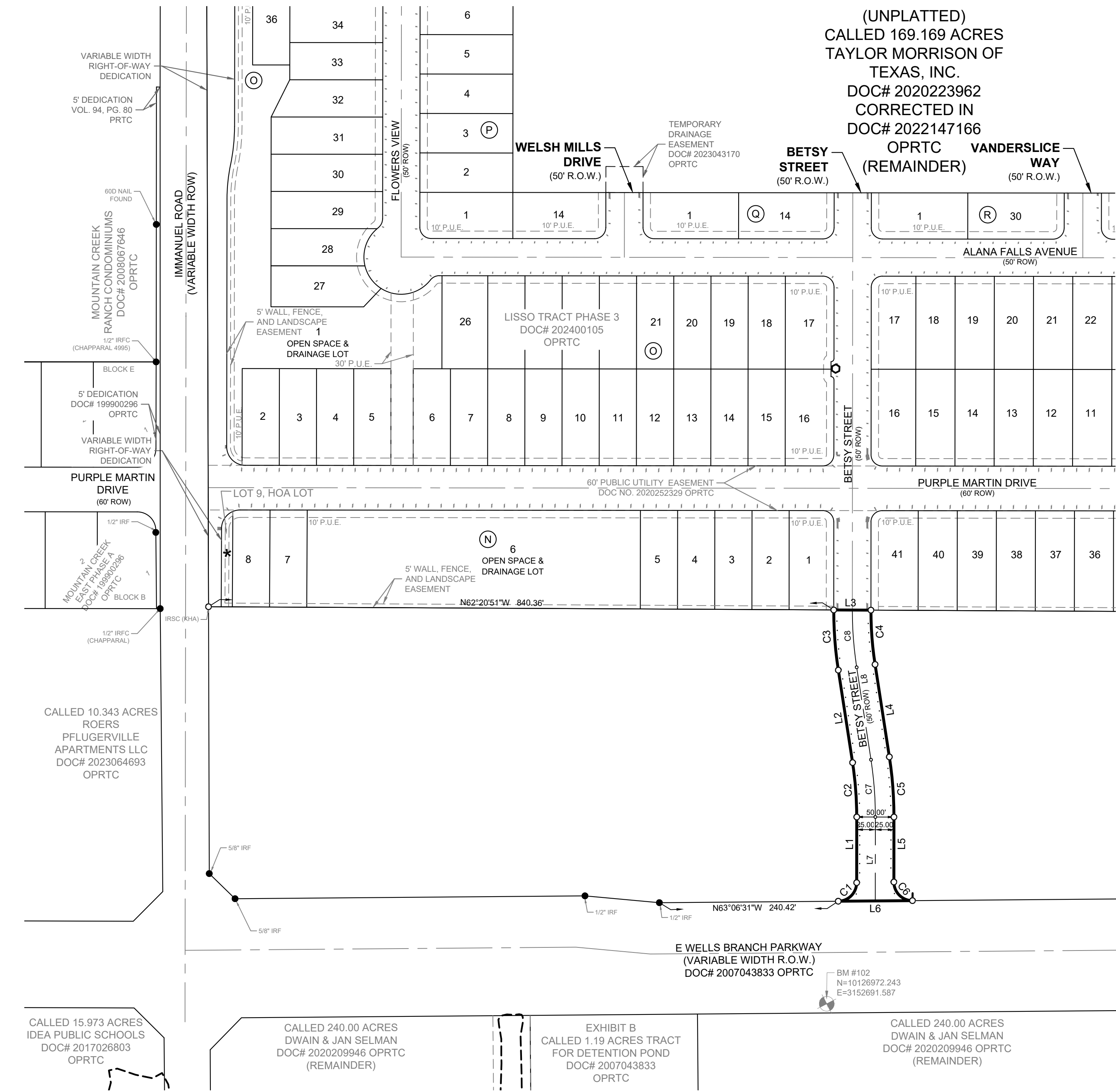
FINAL PLAT
OF
LISSO TRACT PHASE 6A
0.457 ACRES

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

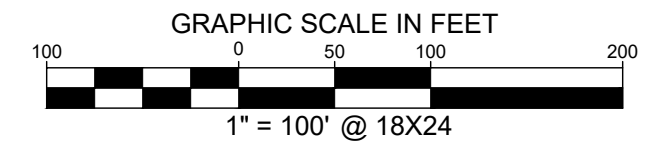
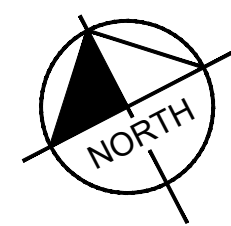
Kimley»Horn

10101 Reunion Place, Suite 400
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" = 200'	DJG	JGM	03/06/2025	068705907	1 OF 3



(UNPLATTED)
CALLED 169.169 ACRES
TAYLOR MORRISON OF
TEXAS, INC.
DOC# 2020223962
CORRECTED IN
DOC# 2022147166



LEGEND	
○	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
●	FOUND MONUMENT
IRFC	IRON ROD FOUND
IRFC	IRON ROD FOUND (W/CAP STAMPED "_____")
PUE	PUBLIC UTILITY EASEMENT
DRTC	DEED RECORDS OF TRAVIS COUNTY TEXAS
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT OF WAY
----	4' SIDEWALK
----	ADJOINER LOT LINE
----	SUBDIVISION BOUNDARY LINE
----	RIGHT-OF-WAY CENTER LINE
----	RIGHT-OF-WAY LINE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°28'27"	25.00'	39.04'	N72°09'16"E	35.19'
C2	8°50'58"	475.00'	73.36'	N22°59'33"E	73.29'
C3	8°51'38"	525.00'	81.19'	S22°59'54"W	81.11'
C4	8°50'13"	475.00'	73.26'	S22°59'11"W	73.19'
C5	8°50'58"	525.00'	81.09'	N22°59'33"E	81.01'
C6	90°00'00"	25.00'	39.27'	S17°34'58"E	35.36'
C7	8°50'58"	500.00'	77.22'	N22°59'33"E	77.15'
C8	8°50'58"	500.00'	77.22'	S22°59'33"W	77.15'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°25'02"E	88.22'
L2	S18°34'05"W	125.70'
L3	S62°20'51"E	50.00'
L4	N18°34'05"E	125.70'
L5	N27°25'02"E	87.30'
L6	N63°06'31"W	99.77'
L7	N27°25'02"E	112.76'
L8	S18°34'05"W	125.70'

**FINAL PLAT
OF
LISSO TRACT PHASE 6A**
0.457 ACRES
ALEXANDER WALTERS SURVEY NO. 67 SITUATED IN THE
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	03/06/2025	068705907	2 OF 3

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.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: 210-541-9166
greg.mosier@kimley-horn.com

ENGINEER'S CERTIFICATION:

NO PORTION 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.

SARAH F. STARKEY, P.E.

ENGINEERING BY:
KIMLEY-HORN AND ASSOCIATES, INC.
SARAH F. STARKEY, P.E.
LICENSED PROFESSIONAL ENGINEER No. 145662
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT DWAIN & JAN SELMAN BEING OWNER OF 0.457 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 240 ACRES, DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2020209946, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALSO CONTAINING PORTIONS OF THAT CERTAIN 120 ACRE TRACT RECORDED IN VOLUME T, PAGE 124, AND THAT CERTAIN 100 ACRE TRACT RECORDED IN VOLUME S, PAGE 124, DEED RECORDS OF TRAVIS COUNTY; DOES HEREBY SUBDIVIDE 0.457 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LISSO TRACT PHASE 6, 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: _____
DWAIN & JAN SELMAN

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.

CHAIRMAN

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

PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, 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., DULY RECORDED ON THE ____ DAY OF _____, 202_ A.D., AT ____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN 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.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

SURVEYOR'S NOTES

- 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).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 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

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 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.
- A 10 FT. PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S) AS SHOWN.
- 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 DWAIN & JAN SELMAN, 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF BETSY STREET.
- 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.
- 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.
- WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE #1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS USING ATLAS 14 DATA.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

FINAL PLAT
OF
LISSO TRACT PHASE 6A
0.457 ACRES

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

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