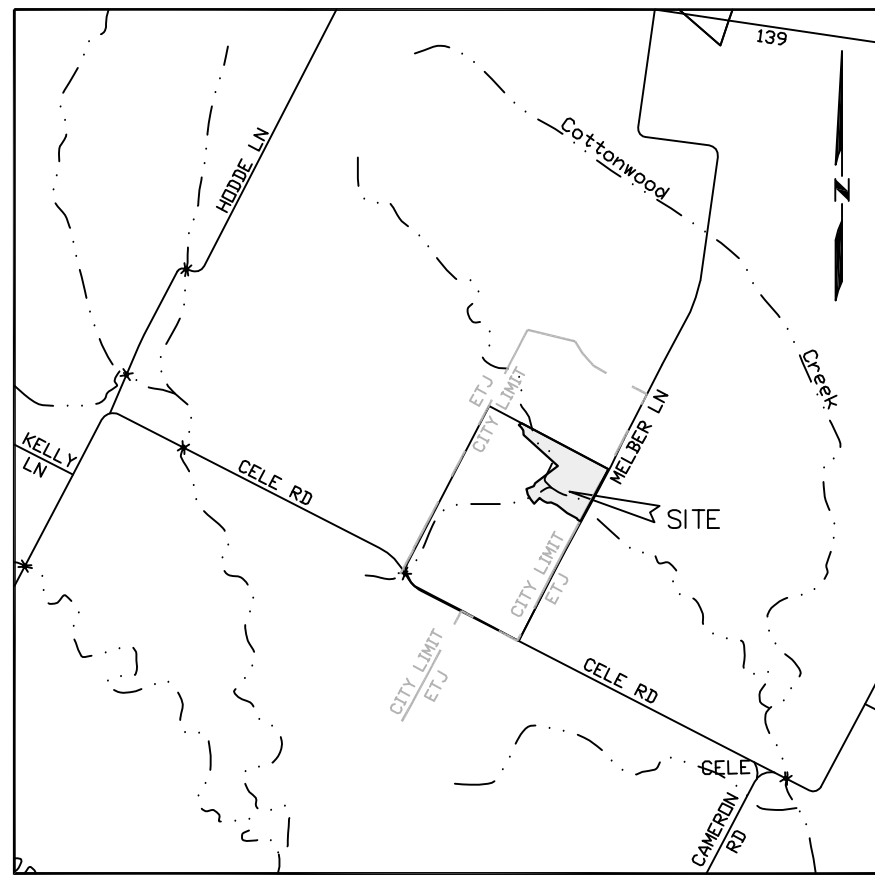


# FINAL PLAT OF VINE CREEK, PHASE 7



VICINITY MAP (NOT TO SCALE)

**OWNER/SUBDIVIDER:** MIDTEX PARTNERS, LTD  
RICHARD JENKINS  
1406 CAMP CRAFT RD. #100  
AUSTIN, TX 78746  
PHONE (512) 801-8832  
rick.jenkins@bhstxrealty.com

**ENGINEER:** MATTHEW MITCHELL, P.E.  
ALM ENGINEERING, INC.  
F-3565  
925 S. CAPITAL OF TX HWY., STE. B220  
WEST LAKE HILLS, TX 78746  
(512) 431-9600  
almeng@sbcglobal.net

**SURVEYOR:** SHANE SHAFER, RPLS  
DIAMOND SURVEYING, INC.  
F-10006900  
116 SKYLINE ROAD  
GEORGETOWN, TX 78628  
(512) 931-3100  
shane@diamondsurveying.onmicrosoft.com

**LEGAL DESCRIPTION:** 21.254 ACRES OF LAND, MORE OR LESS OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 147.16 ACRE TRACT OF LAND CONVEYED TO MIDTEX PARTNERS, LTD., RECORDED IN DOCUMENT NO. 2002240814 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF LOTS: 30  
TOTAL ACREAGE: 21.254 ACRES  
SUBMITTAL DATE: DECEMBER 07, 2020  
PLAT PREPARATION DATE: FEBRUARY 22, 2021

**NEW STREET TABLE:**

STREET NAME	LENGTH	WIDTH	ACRE
ALTESINO COVE	561.0'	VARIES	0.887

**PARKLAND DEDICATION**

PHASE	UPLANDS	100 YR FP	DEDICATION	FEE
7	1.466 ACRES	12.637 ACRES	7.785 ACRES	\$18,630.23

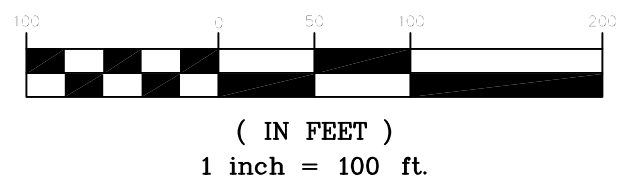
## EASEMENT NOTE

THE CITY OF PFLUGERVILLE, TEXAS  
TEMPORARY LIMITED PUBLIC  
UTILITY EASEMENT AGREEMENT  
DOC. NO. 2018167543  
O.P.R.T.C.T.

- A9** EXHIBIT 'A-9' - 4.404 AC.
- A10** EXHIBIT 'A-10' - 0.561 AC.

NOTE: THE PORTIONS OF EASEMENTS A-9 AND A-10 WITHIN THE BOUNDARIES OF THIS PLAT WILL BE VACATED UPON RECORDATION OF THIS PLAT AS STATED IN SAID DOC. NO. 2018167543.

## GRAPHIC SCALE



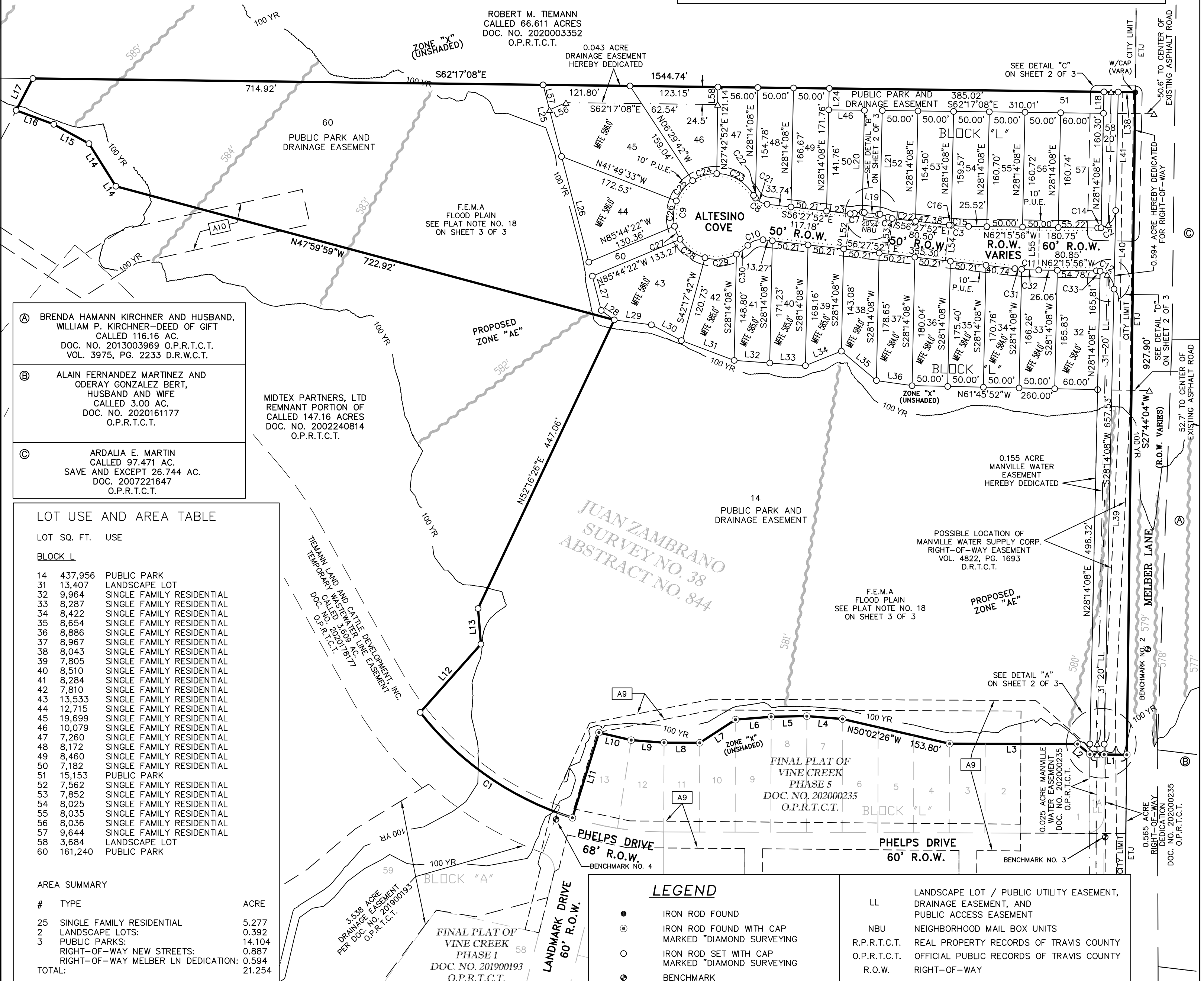
**BENCHMARK NO. 2:** PK NAIL SET IN CONCRETE ON SOUTH WINGWALL NEAR SOUTH END OF HEADWALL, AT THE SOUTHEAST CORNER OF A BOX CULVERT ON THE EAST SIDE OF MELBER LANE, APPROXIMATELY 2275' NORTH OF CELE ROAD  
ELEVATION = 575.43'  
SURFACE NORTH = 10,140,429.51  
SURFACE EAST = 3,179,709.17

**BENCHMARK NO. 3:** PK NAIL SET IN CONCRETE ON NORTH EDGE OF CONCRETE LIP OF WASTEWATER MANHOLE, 20' +/- EAST OF ENTRANCE TO LIFT STATION.  
ELEVATION = 585.14'  
SURFACE NORTH = 10140222.14  
SURFACE EAST = 3179536.53

**BENCHMARK NO. 4:** PK NAIL SET IN CURB ON THE NORTH SIDE OF PHELPS DRIVE, 47' +/- WEST OF THE CENTERLINE INTERSECTION OF LANDMARK DRIVE, 10' +/- NORTHWEST OF A HANDICAP RAMP.  
ELEVATION = 585.23'  
SURFACE NORTH = 10140593.64  
SURFACE EAST = 3178862.21

ELEVATIONS SHOWN HEREON ARE (NAVD-88)

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.



- A** BRENDA HAMANN KIRCHNER AND HUSBAND, WILLIAM P. KIRCHNER-DEED OF GIFT CALLED 116.16 AC. DOC. NO. 2013003969 O.P.R.T.C.T. VOL. 3975, PG. 2233 D.R.W.C.T.
- B** ALAIN FERNANDEZ MARTINEZ AND ODERAY GONZALEZ BERT, HUSBAND AND WIFE CALLED 3.00 AC. DOC. NO. 2020161177 O.P.R.T.C.T.
- C** ARDALIA E. MARTIN CALLED 97.471 AC. SAVE AND EXCEPT 26.744 AC. DOC. 2007221647 O.P.R.T.C.T.

**LOT USE AND AREA TABLE**

LOT SQ. FT.	USE	ACRE
<b>BLOCK L</b>		
14	437,956	PUBLIC PARK
31	13,407	LANDSCAPE LOT
32	9,964	SINGLE FAMILY RESIDENTIAL
33	8,287	SINGLE FAMILY RESIDENTIAL
34	8,422	SINGLE FAMILY RESIDENTIAL
35	8,654	SINGLE FAMILY RESIDENTIAL
36	8,886	SINGLE FAMILY RESIDENTIAL
37	8,967	SINGLE FAMILY RESIDENTIAL
38	8,043	SINGLE FAMILY RESIDENTIAL
39	7,805	SINGLE FAMILY RESIDENTIAL
40	8,510	SINGLE FAMILY RESIDENTIAL
41	8,284	SINGLE FAMILY RESIDENTIAL
42	7,810	SINGLE FAMILY RESIDENTIAL
43	13,533	SINGLE FAMILY RESIDENTIAL
44	12,715	SINGLE FAMILY RESIDENTIAL
45	19,699	SINGLE FAMILY RESIDENTIAL
46	10,079	SINGLE FAMILY RESIDENTIAL
47	7,260	SINGLE FAMILY RESIDENTIAL
48	8,172	SINGLE FAMILY RESIDENTIAL
49	8,460	SINGLE FAMILY RESIDENTIAL
50	7,182	SINGLE FAMILY RESIDENTIAL
51	15,153	PUBLIC PARK
52	7,562	SINGLE FAMILY RESIDENTIAL
53	7,852	SINGLE FAMILY RESIDENTIAL
54	8,025	SINGLE FAMILY RESIDENTIAL
55	8,035	SINGLE FAMILY RESIDENTIAL
56	8,036	SINGLE FAMILY RESIDENTIAL
57	9,644	SINGLE FAMILY RESIDENTIAL
58	3,684	LANDSCAPE LOT
60	161,240	PUBLIC PARK
<b>AREA SUMMARY</b>		
#	TYPE	ACRE
25	SINGLE FAMILY RESIDENTIAL	5.277
2	LANDSCAPE LOTS:	0.392
3	PUBLIC PARKS:	14.104
RIGHT-OF-WAY NEW STREETS:		0.887
RIGHT-OF-WAY MELBER LN DEDICATION:		0.594
TOTAL:		21.254

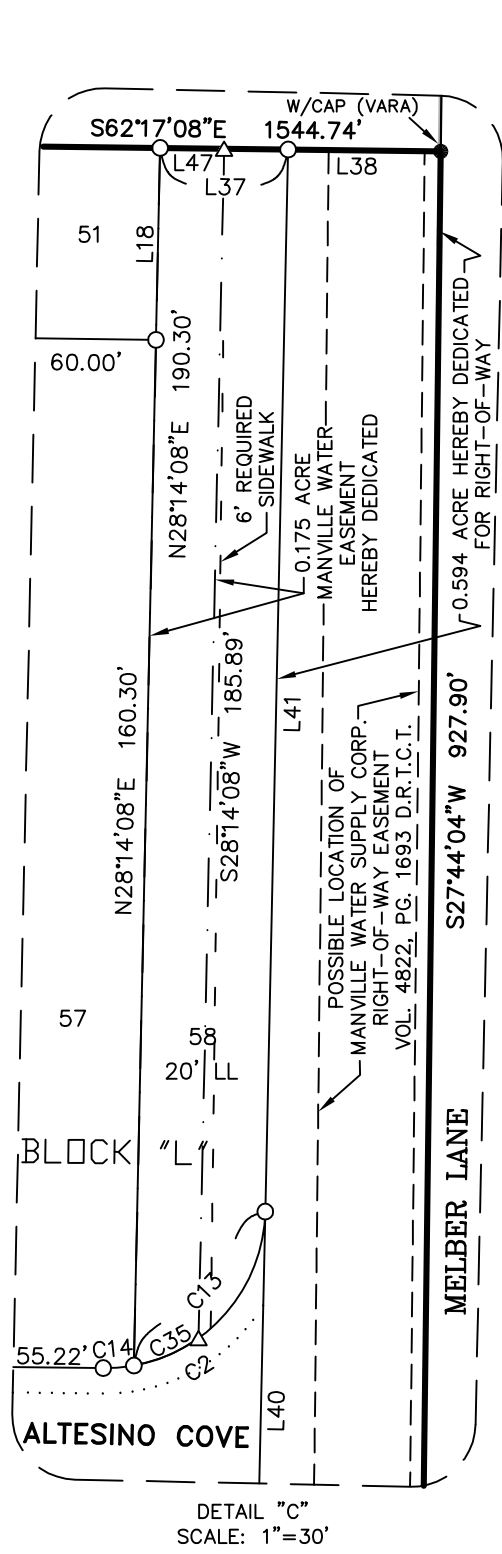
**ALM ENGINEERING, INC.**  
CONSULTING ENGINEERS F-3565  
925 S. Capital of TX Hwy, Ste. B220  
WEST LAKE HILLS, Texas, 78746.  
(512)431-9600 \* almeng@sbcglobal.net

**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

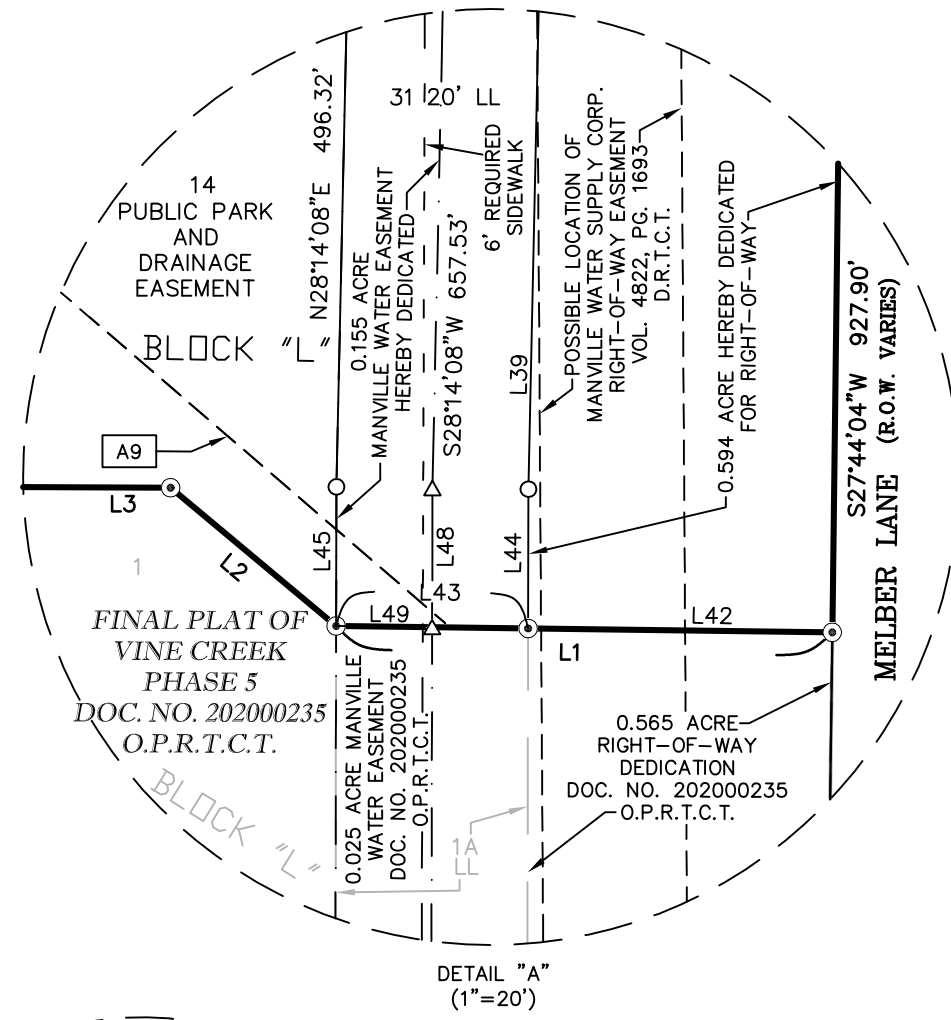
**LEGEND**

●	IRON ROD FOUND	LL	LANDSCAPE LOT / PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, AND PUBLIC ACCESS EASEMENT
⊙	IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"	NBU	NEIGHBORHOOD MAIL BOX UNITS
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"	R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
○	BENCHMARK	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
△	CALCULATED POINT	R.O.W.	RIGHT-OF-WAY
---	4' REQUIRED SIDEWALK	---	APPROXIMATE CITY LIMITS
---	6' REQUIRED SIDEWALK	581'	FEMA BASE FLOOD ELEVATION (BFE)
---		-100 YR	FEMA FLOOD PLAIN

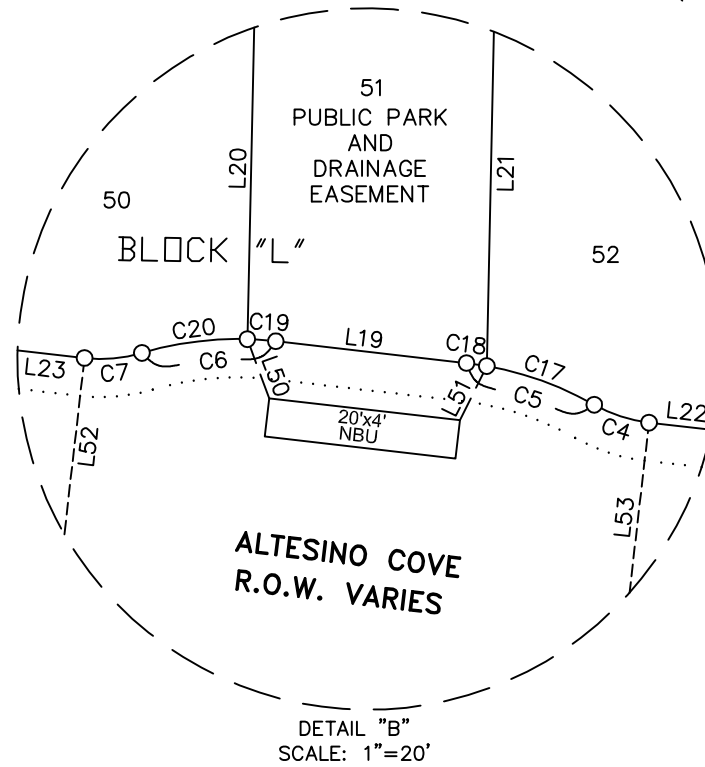
# FINAL PLAT OF VINE CREEK, PHASE 7



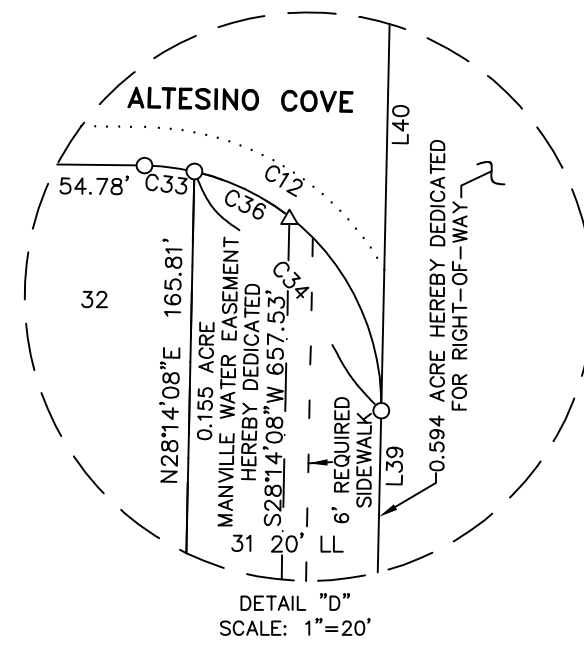
DETAIL "C"  
SCALE: 1"=30'



DETAIL "A"  
(1"=20')



DETAIL "B"  
SCALE: 1"=20'



DETAIL "D"  
SCALE: 1"=20'

CURVE TABLE					
CURVE	RADIUS	ARC LEN.	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	435.00'	263.33'	34°41'05"	N28°18'20"W	259.33'
C2	25.00'	39.05'	89°29'56"	S72°59'06"W	35.20'
C3	270.00'	27.34'	5°48'04"	N59°21'54"W	27.32'
C4	15.00'	6.04'	23°04'26"	N44°55'39"W	6.00'
C5	35.00'	14.10'	23°04'26"	N44°55'39"W	14.00'
C6	35.00'	14.10'	23°04'26"	N68°00'05"W	14.00'
C7	15.00'	6.04'	23°04'26"	N68°00'05"W	6.00'
C8	25.00'	23.55'	53°58'05"	N29°28'49"W	22.69'
C9	60.00'	301.53'	287°56'10"	S33°32'08"W	70.59'
C10	25.00'	23.55'	53°58'05"	S83°26'55"E	22.69'
C11	330.00'	33.41'	5°48'04"	S59°21'54"E	33.40'
C12	25.00'	39.49'	90°30'04"	S17°00'54"E	35.51'
C13	25.00'	34.24'	78°27'47"	S67°28'01"W	31.62'
C14	25.00'	4.82'	11°02'09"	N67°47'01"W	4.81'
C15	270.00'	24.50'	5°11'59"	N59°39'56"W	24.49'
C16	270.00'	2.83'	0°36'05"	N56°45'54"W	2.83'
C17	35.00'	11.96'	19°34'36"	N43°10'44"W	11.90'
C18	35.00'	2.14'	3°29'50"	N54°42'57"W	2.14'
C19	35.00'	2.97'	4°51'45"	N58°53'44"W	2.97'
C20	35.00'	11.12'	18°12'41"	N70°25'57"W	11.08'
C21	25.00'	18.83'	43°09'36"	N34°53'04"W	18.39'
C22	25.00'	4.72'	10°48'29"	N07°54'01"W	4.71'
C23	60.00'	62.61'	59°47'22"	N32°23'28"W	59.81'
C24	60.00'	35.82'	34°12'33"	N79°23'25"W	35.29'
C25	60.00'	37.00'	35°19'52"	S65°50'22"W	36.42'
C26	60.00'	35.94'	34°19'10"	S31°00'52"W	35.40'
C27	60.00'	20.09'	19°11'17"	S04°15'38"W	20.00'
C28	60.00'	44.37'	42°22'17"	S26°31'09"E	43.37'
C29	60.00'	45.39'	43°20'47"	S69°22'41"E	44.32'
C30	60.00'	20.30'	19°22'53"	N79°15'29"E	20.20'
C31	330.00'	9.46'	1°38'33"	S57°17'09"E	9.46'
C32	330.00'	23.95'	4°09'30"	S60°11'10"E	23.95'
C33	25.00'	5.25'	12°02'17"	S56°14'47"E	5.24'
C34	25.00'	34.24'	78°27'47"	S10°59'45"E	31.62'
C35	25.00'	11.05'	25°19'59"	N85°58'05"W	10.96'
C36	25.00'	11.05'	25°19'59"	S37°33'40"E	10.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°15'56"W	51.69'
L2	N23°08'47"W	22.47'
L3	N62°48'31"W	179.44'
L4	N58°23'17"W	50.15'
L5	N64°07'57"W	50.01'
L6	N67°28'16"W	50.17'
L7	S84°04'07"W	59.70'
L8	N62°48'31"W	49.98'
L9	N58°29'14"W	46.27'
L10	N49°55'39"W	46.27'
L11	S44°21'08"W	125.00'
L12	N68°40'43"E	127.94'
L13	N22°23'42"E	50.03'
L14	N05°16'48"W	70.64'
L15	N34°13'32"W	56.20'
L16	N42°44'28"W	56.30'
L17	N54°46'01"E	50.42'
L18	N28°14'08"E	30.00'
L19	N56°27'52"W	20.00'
L20	N28°14'08"E	142.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N28°14'08"E	145.45'
L22	N56°27'52"W	33.12'
L23	N56°27'52"W	33.23'
L24	N28°14'08"E	30.00'
L25	S12°32'24"W	103.47'
L26	S12°32'24"W	152.87'
L27	S12°32'24"W	49.67'
L28	S27°09'45"E	22.54'
L29	S55°23'37"E	52.48'
L30	S35°31'43"E	48.73'
L31	S42°21'13"E	77.67'
L32	S58°49'23"E	50.07'
L33	S58°49'23"E	50.07'
L34	S84°58'23"E	54.40'
L35	S22°57'49"E	64.16'
L36	S54°53'02"E	50.36'
L37	S62°17'08"E	20.00'
L38	S62°17'08"E	23.85'
L39	N28°14'08"E	637.43'
L40	N28°14'08"E	110.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N28°14'08"E	165.98'
L42	N62°15'56"W	31.68'
L43	N62°15'56"W	20.00'
L44	N 27°07'34" E	14.51'
L45	N 27°07'34" E	14.49'
L46	S 62°17'08" E	50.00'
L47	S 62°17'08" E	10.00'
L48	S 27°07'34" W	14.50'
L49	N 62°15'56" W	10.00'
L50	S 06°44'21" W	6.6'
L51	S 53°19'16" W	6.3'
L52	N 33°32'08" E	50.00'
L53	N 33°32'08" E	50.00'
L54	N 33°32'08" E	50.00'
L55	N 27°44'04" E	60.00'
L56	N 86°44'58" W	25.19'
L57	N 12°32'24" E	36.20'
L58	N 27°42'52" E	24.50'

# FINAL PLAT OF VINE CREEK, PHASE 7

## PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY MANVILLE W.S.C. WASTEWATER SHALL BE PROVIDED BY THE 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.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-12-24. THE GRANTOR [PROPERTY OWNER(S)], 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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE WEST SIDE OF MELBER LANE WITHIN THE 20' LANDSCAPE LOT.
8. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALTESINO COVE.
9. 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.
10. 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.
11. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE FOR PHASE 7 IS \$18,630.23 FISCAL SHALL BE POSTED FOR THIS AMOUNT UNTIL SUCH TIME AS SUBDIVISION PARK IMPROVEMENTS EXCEEDING THIS VALUE HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF PFLUGERVILLE.
12. PRIVATE PARK OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE VINE CREEK H.O.A. THE H.O.A. WILL MAINTAIN THE PRIVATE PARK AND RESTRICTIVE COVENANTS CREATING SUCH FUNDING SOURCES FOR THE MAINTENANCE AND OPERATION WILL BE PROVIDED WITH THE FIRST PHASE OF DEVELOPMENT.
13. THE COMMUNITY IMPACT FEE RATE FOR WASTEWATER 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 THE ISSUANCE OF ANY BUILDING PERMIT.
14. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
15. 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.
16. 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.
17. 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.
18. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE PROPOSED ZONE "AE" DEFINED 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0285H, DATED SEPTEMBER 26, 2008. THE FLOOD PLAIN LINE AND BASE FLOOD ELEVATIONS SHOWN ON THE PLAT ARE BASED ON THE LETTER OF MAP REVISION, CASE NO. 21-06-0300P, PANEL 48453C0285H, THAT IS CURRENTLY UNDER REVIEW BY THE DEPARTMENT OF HOMELAND SECURITY'S FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FINISH FLOOR ELEVATIONS SHOWN ON THE PLAT ARE MINIMUM OF TWO FEET ABOVE THE CALCULATED CITY OF PFLUGERVILLE FULLY DEVELOPED BASE FLOOD ELEVATIONS WHICH GREATER THE FEMA BFE'S. FFES WILL BE SHOWN ON THE PLATS FOR LOTS IN OR IMMEDIATELY ADJACENT TO THE SFHA BASED ON THE PFLUGERVILLE FULLY DEVELOPED FLOOD PLAIN. ALL PORTIONS OF THE FLOOD PLAIN ARE CONTAINED IN THE PUBLIC PARKLAND AND DRAINAGE EASEMENTS SHOWN ON LOT 14, LOT 51 AND LOT 60, BLOCK "L". THESE LOTS WILL BE OWNED BY THE CITY OF PFLUGERVILLE AND MAINTAINED BY THE H.O.A.
19. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY 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.
20. 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
21. THE FINAL PLAT IS SUBJECT TO RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS, DOC. NO. 2018133434, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS. THIS DOCUMENT CREATED A HOMEOWNERS ASSOCIATION THAT REQUIRES EACH OWNER OF A LOT TO BE A MANDATORY MEMBER THEREOF. THE HOMEOWNERS ASSOCIATION MUST BE FUNDED BY A MINIMUM MANDATORY ASSESSMENT ADEQUATE TO PROVIDE FOR THE MAINTENANCE OF ANY PRIVATE FACILITY OR COMMON AREA LOCATED WITHIN THE PROPERTY INCLUDED IN THE PLAT.
22. LANDSCAPE LOTS 31, BLOCK "L" AND 58 BLOCK "L", HAVE A MINIMUM DEPTH OF 20 FEET AT ALL POINTS AS MEASURED FROM THE PROPOSED RIGHT OF WAY EDGE AS REQUIRED ALONG THE EXTENT OF THE SUBDIVISION ADJACENT TO MELBER LANE. THE LANDSCAPE LOTS SHALL INCLUDE THE ADJACENT RESIDENTIAL LOT'S FENCING, ANY SUBDIVISION PERIMETER FENCING, SUBDIVISION SIGNAGE, AND STREET YARD TREES AS REQUIRED IN SUBCHAPTER 11. THE LANDSCAPE LOTS AND AFOREMENTIONED IMPROVEMENTS SHALL BE OWNED AND MAINTAINED IN COMMON BY A HOMEOWNER'S ASSOCIATION.
23. OFFSITE FORCE MAIN EASEMENTS HAVE BEEN RECORDED.  
WASTEWATER PIPELINE EASEMENT AGREEMENT DOC. NO. 2017079204, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.  
PFLUGERVILLE I.S.D. FORCE MAIN EASEMENT DOC. NO. 2019001366, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.  
KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 WASTEWATER PIPELINE EASEMENT AGREEMENT DOCUMENT NO. 2019063706, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
24. APPROVAL LETTER OR SIMILAR CERTIFICATION FROM LCRA WAS PROVIDED WITH THE FIRST CONSTRUCTION PLAN APPLICATION.
25. VINE CREEK RESIDENTIAL COMMUNITY, INC., BLANKET EASEMENTS RECORDED IN DOCUMENT NO. 2018133561, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
26. TEMPORARY LIMITED PUBLIC UTILITY EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2018167543, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
27. STORM WATER FACILITIES MAINTENANCE COVENANT, LICENSE AND AGREEMENT DOC. NO. 2019023862, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
28. VINE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 2018133434, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
29. THE EASEMENT LABELED "MANVILLE WATER EASEMENT" ON LOTS 31 BLOCK L AND LOT 58 BLOCK L, IS DEDICATED TO MANVILLE WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENT FOR THOSE PURPOSES WHICH DO NOT CONFLICT WITH MANVILLE'S SUBSURFACE USE, BUT SHALL KEEP THE EASEMENT TRACT FREE AND CLEAR OF BUILDINGS, FENCES OR WALLS, COMMERCIAL SIGNAGE, AND ENTRY-WAY MONUMENT SIGNS. NO DRIVEWAYS WILL BE PERMITTED WITHIN THE EASEMENT. MANVILLE SHALL BE REQUIRED TO REPAIR OR REPLACE, TO THEIR ORIGINAL CONDITION, ANY LANDSCAPING, VEGETATION, SIDEWALKS, OR OTHER IMPROVEMENTS ON THE EASEMENT THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION, REPAIR, REMOVAL, OR MAINTENANCE OF THEIR FACILITIES.
30. 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.
31. THE DRAINAGE EASEMENT ON LOTS 45 AND 46, BLOCK "L" IS A PRIVATE EASEMENT AND THE LOT OWNER(S) WILL BE RESPONSIBLE FOR MAINTENANCE.

## OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT RICHARD JENKINS, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 147.16 ACRE TRACT OF LAND OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2002240814 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 21.254 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF VINE CREEK PHASE 7, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD

RICHARD JENKINS  
900 CONGRESS AVENUE  
AUSTIN, TX 78701

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD JENKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF 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 SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC'S SIGNATURE

## SURVEYOR'S CERTIFICATION:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON:

THAT I, SHANE SHAFER, 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.

*Shane Shafer*  
SHANE SHAFER, R.P.L.S. 5281

FEBRUARY 22, 2021  
DATE:



## ENGINEER'S FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0285H, DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

*Matthew Mitchell*  
MATTHEW MITCHELL, P.E. 83335

2/22/2021



## CITY CERTIFICATION:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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:

KAREN THOMPSON, CITY SECRETARY

## TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET 3 OF 3

