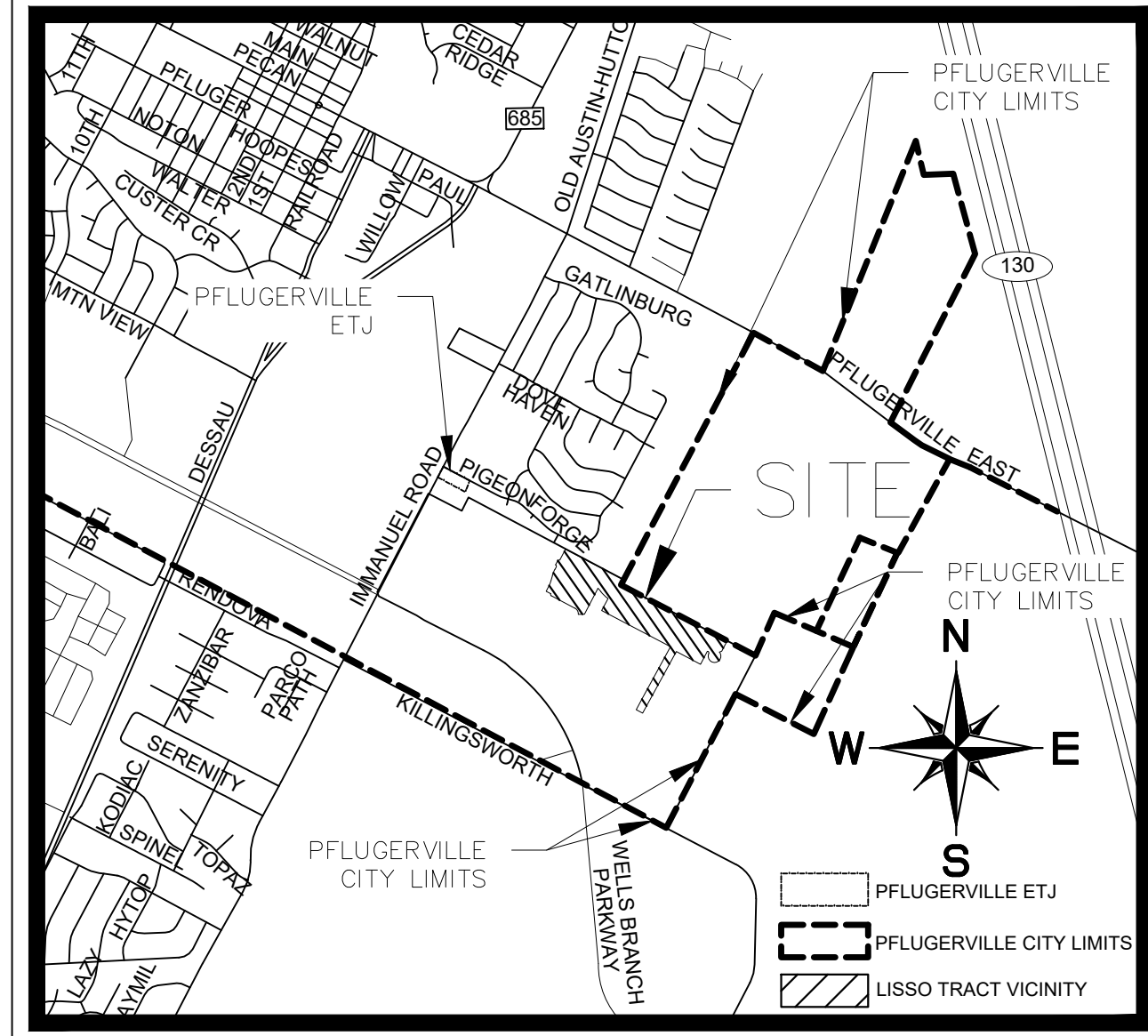
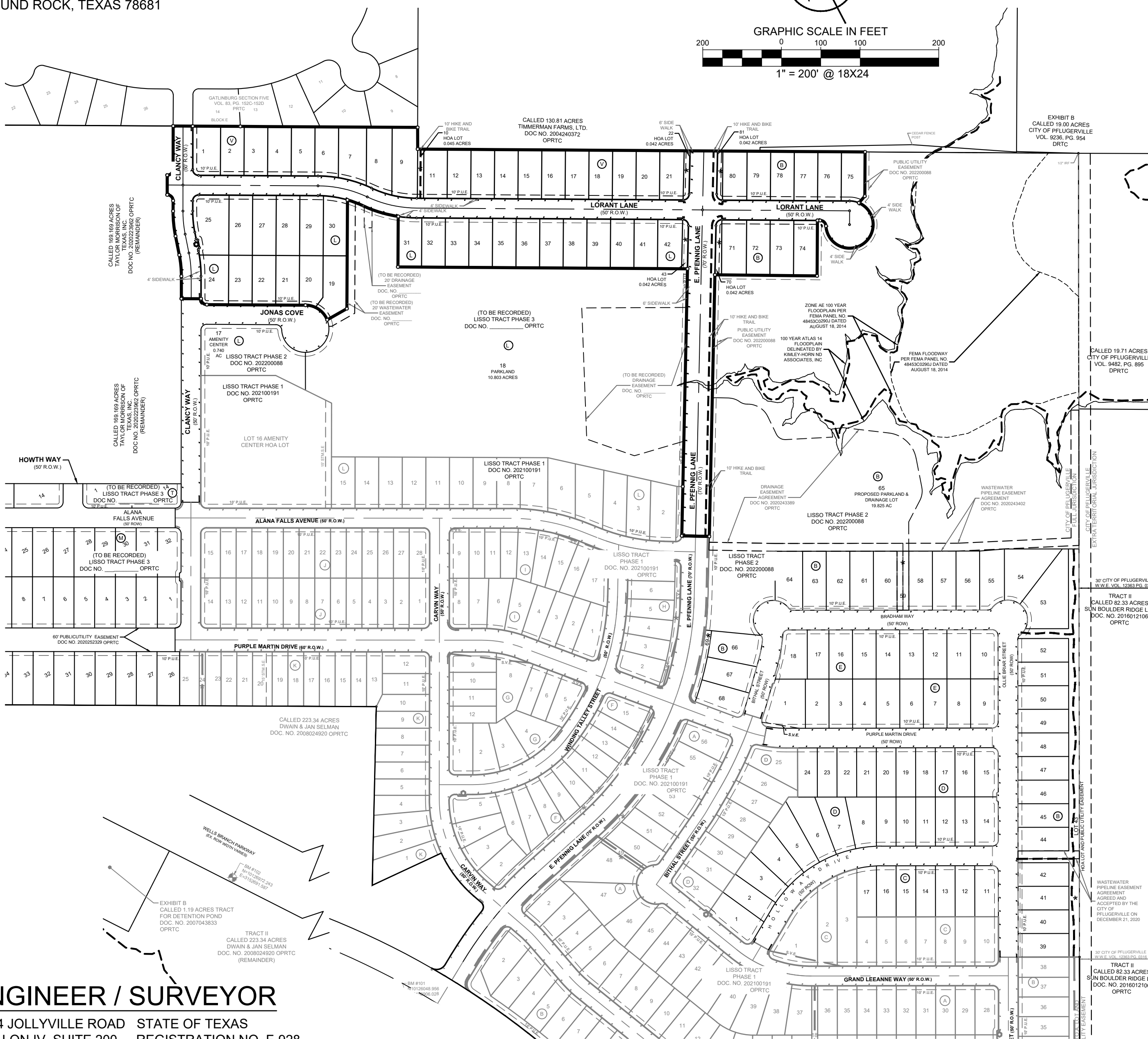
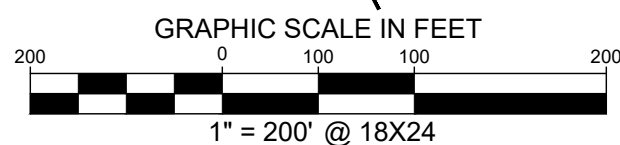
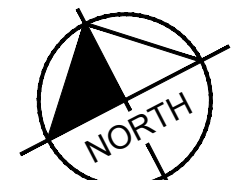


OWNER/DEVELOPER

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

DATE OF PLAT PREPARATION DECEMBER 3, 2021
DATE OF PLAT SUBMITTAL : DECEMBER 6, 2021



VICINITY MAP

SCALE: 1" = 2,000'

SUBDIVISION SUMMARY

LOT SUMMARY

RESIDENTIAL LOT ACREAGE = 10.087 ACRES
RESIDENTIAL LOT TOTAL = 54 LOTS
HOA LOT ACREAGE = 0.180 ACRES
HOA LOT TOTAL = 5 LOTS

LOT ACREAGE TOTAL = 10.267 ACRES
LOT TOTAL = 59 LOTS

ROW SUMMARY

50' ROW ACREAGE = 2.551 ACRES
50' ROW LENGTH = 2,219 FEET
70' ROW ACREAGE = 1.613 ACRES
70' ROW LENGTH = 895 FEET
TOTAL ROW ACREAGE = 4.164 ACRES
TOTAL ROW LENGTH = 3,114 FEET

TOTAL SUBDIVISION ACREAGE = 14.431 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 = $6.6 \times (\text{RESIDENTIAL LOTS} \times 3 \text{ PERSONS PER RL})$
PARKLAND CALCULATION = $6.6 \times (224 \times 3)$
1,000
REQUIRED PHASE 1 PARKLAND ACREAGE = 4.40 ACRES
DEDICATED PARKLAND BY PHASE 1 PLAT = 0.00 ACRES

PHASE 2

PARKLAND EQUATION = $6.6 \times (\text{RESIDENTIAL LOTS} \times 3 \text{ PERSONS PER RL})$
PARKLAND CALCULATION = $6.6 \times (76 \times 3)$
1,000
REQUIRED PHASE 2 PARKLAND ACREAGE = 1.50 ACRES
DEDICATED PARKLAND BY PHASE 2 PLAT = 19.825 ACRES

PHASE 3

PARKLAND EQUATION = $6.6 \times (\text{RESIDENTIAL LOTS} \times 3 \text{ PERSONS PER RL})$
PARKLAND CALCULATION = $6.6 \times (115 \times 3)$
1,000
REQUIRED PHASE 3 PARKLAND ACREAGE = 2.28 ACRES
DEDICATED PARKLAND BY PHASE 3 PLAT = 10.803 ACRES

PHASE 4

PARKLAND EQUATION = $6.6 \times (\text{RESIDENTIAL LOTS} \times 3 \text{ PERSONS PER RL})$
PARKLAND CALCULATION = $6.6 \times (54 \times 3)$
1,000
REQUIRED PHASE 3 PARKLAND ACREAGE = 1.07 ACRES
DEDICATED PARKLAND BY THIS PLAT = 0.00 ACRES
TOTAL REQUIRED PARKLAND ACREAGE = 6.97 ACRES
TOTAL PARKLAND DEDICATED IN PH 1, PH 2, PH 3, & PH 4 = 30.628 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.

OVERALL MAP

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.

SHEET INDEX

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

FINAL PLAT OF LISSO TRACT PHASE 4
14.431 ACRES

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



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'	DJG	JGM	4/14/2022	068705906	1 OF 4

DWG NAME: K:\SNA_SURVEY\068705906-LISSO TRACT\DWG\PLAT\LISSO PHASE 4 PLAT.DWG PLOTTED BY: CURTIS_SARAH_4/14/2022 8:34 AM LAST SAVED: 4/14/2022 8:34 AM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	243°20'03"	60.00'	254.83'	N82°14'15"E	102.14'
C2	49°09'25"	15.00'	12.87'	S37°42'56"E	12.48'
C3	42°36'20"	60.00'	44.62'	N16°15'37"W	43.60'
C4	89°44'25"	15.00'	23.49'	N17°27'10"W	21.17'
C5	11°18'01"	275.00'	54.24'	S21°46'02"W	54.15'
C6	11°18'01"	325.00'	64.10'	N21°46'02"E	63.99'
C7	89°44'25"	15.00'	23.49'	N17°27'10"W	21.17'
C8	45°24'23"	15.00'	11.89'	N50°07'14"E	11.58'
C9	11°18'01"	300.00'	59.17'	N21°46'02"E	59.07'
C10	11°18'01"	300.00'	59.17'	N21°46'02"E	59.07'
C11	24°45'09"	300.00'	129.60'	N49°56'48"W	128.60'
C12	24°42'19"	300.00'	129.36'	N49°55'23"W	128.36'
C13	9°31'34"	325.00'	54.04'	N22°39'15"E	53.97'
C14	1°46'27"	325.00'	10.06'	N17°00'15"E	10.06'
C15	90°00'00"	4.00'	6.28'	N61°07'01"E	5.66'
C16	90°00'00"	4.00'	6.28'	N28°52'59"W	5.66'
C18	90°15'35"	15.00'	23.63'	N72°32'50"E	21.26'
C20	90°00'00"	15.00'	23.56'	N16°24'37"W	21.21'
C21	89°08'05"	15.00'	23.34'	N73°09'25"E	21.05'
C22	88°33'59"	15.00'	23.19'	N72°52'22"E	20.95'
C23	90°51'55"	15.00'	23.79'	N16°50'35"W	21.37'
C24	24°45'09"	325.00'	140.40'	N49°56'48"W	139.32'
C25	24°45'09"	275.00'	118.80'	N49°56'48"W	117.88'
C26	24°42'19"	275.00'	118.58'	N49°55'23"W	117.66'
C27	7°04'48"	325.00'	40.16'	N50°30'03"W	40.13'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°12'10"E	55.13'
L2	S27°43'27"W	112.36'
L3	S68°40'47"W	22.97'
L4	S62°16'33"E	6.81'
L5	S62°19'23"E	450.77'
L5	N27°43'27"E	140.88'
L6	N61°24'37"W	70.00'
L7	S28°35'23"W	125.39'
L12	S62°19'22"E	250.71'
L13	N62°34'58"W	50.00'
L14	N27°25'02"E	57.30'
L15	N16°07'01"E	48.83'
L16	N27°25'02"E	26.28'
L17	N27°15'41"E	50.00'
L18	N27°25'02"E	109.93'
L19	N27°25'02"E	57.30'
L20	N16°07'01"E	48.83'
L21	N27°25'02"E	216.10'
L22	N27°25'02"E	57.30'
L23	N16°07'01"E	4.05'
L24	N16°07'01"E	20.00'
L25	N16°07'01"E	16.78'
L26	N27°25'02"E	25.91'
L27	S27°43'27"W	35.00'
L28	N64°29'47"E	31.89'
L29	N87°49'09"E	57.49'
L32	N28°35'23"E	109.79'
L33	S28°35'23"W	110.24'

SINGLE FAMILY LOT TABLE

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 71	0.203	8,825
BLOCK B LOT 72	0.193	8,419
BLOCK B LOT 73	0.194	8,433
BLOCK B LOT 74	0.194	8,446
BLOCK B LOT 75	0.172	7,476
BLOCK B LOT 76	0.172	7,500
BLOCK B LOT 77	0.172	7,500
BLOCK B LOT 78	0.172	7,500
BLOCK B LOT 79	0.172	7,500
BLOCK B LOT 80	0.177	7,705
BLOCK L LOT 19	0.217	9,473
BLOCK L LOT 20	0.171	7,467
BLOCK L LOT 21	0.174	7,560
BLOCK L LOT 22	0.174	7,560
BLOCK L LOT 23	0.174	7,560
BLOCK L LOT 24	0.204	8,874
BLOCK L LOT 25	0.302	13,168
BLOCK L LOT 26	0.210	9,154
BLOCK L LOT 27	0.210	9,154
BLOCK L LOT 28	0.210	9,154
BLOCK L LOT 29	0.210	9,153
BLOCK L LOT 30	0.208	9,049
BLOCK L LOT 31	0.173	7,552
BLOCK L LOT 32	0.172	7,500
BLOCK L LOT 33	0.172	7,500
BLOCK L LOT 34	0.172	7,500
BLOCK L LOT 35	0.172	7,500
BLOCK L LOT 36	0.172	7,500
BLOCK L LOT 37	0.172	7,500
BLOCK L LOT 38	0.172	7,500
BLOCK L LOT 39	0.172	7,500
BLOCK L LOT 40	0.172	7,500
BLOCK L LOT 41	0.172	7,500
BLOCK L LOT 42	0.179	7,779
BLOCK V LOT 1	0.201	8,748
BLOCK V LOT 2	0.172	7,500
BLOCK V LOT 3	0.172	7,500
BLOCK V LOT 4	0.172	7,500
BLOCK V LOT 5	0.172	7,500
BLOCK V LOT 6	0.174	7,571

HOA LOT TABLE

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 70	0.049	2,148
BLOCK B LOT 81	0.040	1,736
BLOCK L LOT 43	0.042	1,825
BLOCK V LOT 10-HOA	0.045	1,951
BLOCK V LOT 22	0.042	1,829

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK V LOT 7	0.225	9,790
BLOCK V LOT 8	0.242	10,552
BLOCK V LOT 9	0.265	11,551
BLOCK V LOT 11	0.172	7,500
BLOCK V LOT 12	0.172	7,500
BLOCK V LOT 13	0.172	7,500
BLOCK V LOT 14	0.172	7,500
BLOCK V LOT 15	0.172	7,500
BLOCK V LOT 16	0.172	7,500
BLOCK V LOT 17	0.172	7,500
BLOCK V LOT 18	0.172	7,500
BLOCK V LOT 19	0.172	7,500
BLOCK V LOT 20	0.172	7,500
BLOCK V LOT 21	0.175	7,616
R.O.W.	4.164	181,368

	LINEAR FEET OF ROADWAY	R.O.W. WIDTH (FEET)	R.O.W. ACRES (AC)
LORANT LANE	1778	50	2.004
CLANCY WAY	441	50	0.547
E. PFENNIG LANE	980	70	1.613

FINAL PLAT OF
LISSO TRACT PHASE 4
14.431 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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	4/14/2022	068705906	3 OF 4

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 14.431 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LISSO TRACT PHASE 4, 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
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

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. A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON THE WEST SIDE OF E. PFENNIG LANE, ALONG WITH A 10-FT. WIDE PUBLIC HIKE-AND-BIKE TRAIL ON THE EAST SIDE OF E. PFENNIG LANE.
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. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
12. 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.
13. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 10, AND 22, BLOCK V, LOTS 70 AND 81 OF BLOCK B, AND LOT 43 BLOCK L.
20. 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 4
14.431 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
Tel. No. (210) 541-9166
FIRM # 10193973
www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.
1" = 100', DJG, JGM, 4/14/2022, 068705906, 4 OF 4