

MATCHLINE THIS SHEET

CITY OF PFLUGERVILLE
FULL JURISDICTION

CITY OF PFLUGERVILLE
EXTRA TERRITORIAL JURISDICTION

TRACT II
CALLED 223.34 ACRES
DWAIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

TRACT II
CALLED 82.33 ACRES
SUN BOULDER RIDGE LLC
DOC. NO. 2016012106
OPRTC

TRACT II
CALLED 223.34 ACRES
DWAIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

MATCHLINE THIS SHEET

TRACT II
CALLED 82.33 ACRES
SUN BOULDER RIDGE LLC
DOC. NO. 2016012106
OPRTC

LEGEND	
	1/2" IRON ROD W/ "KHA" CAP SET
	1/2" IRON ROD FOUND W/ CAP
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	POINT OF COMMENCING
	POINT OF BEGINNING
	RIGHT OF WAY
	DRAINAGE EASEMENT
	WASTEWATER EASEMENT
	STORM SEWER EASEMENT
	HOME OWNERS ASSOCIATION
	PUBLIC UTILITY EASEMENT
	SIGHT VISIBILITY EASEMENT
	4' SIDEWALK
	6' SIDEWALK
	10' HIKE AND BIKE TRAIL
	MATCH LINE
	BLOCK IDENTIFIER
	H.O.A. LOT AND P.U.E. IDENTIFIER
	MAIL BOX

**FINAL PLAT
OF
LISSO TRACT PHASE 1
52.511 ACRES**

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

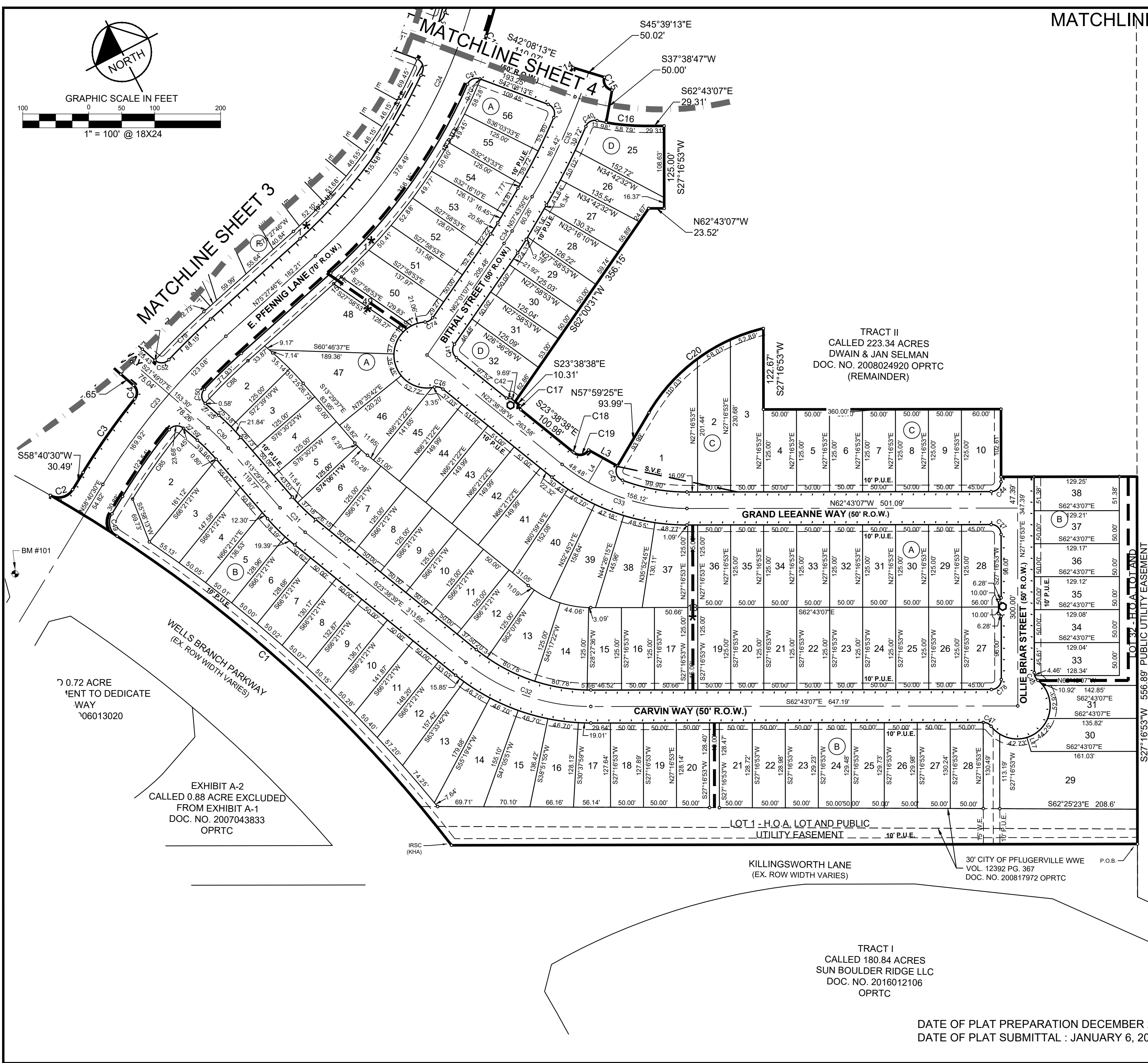
Kimley»Horn

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'	BJB	APS	1/2/20	068705906	2 OF 6

DATE OF PLAT PREPARATION DECEMBER 20, 2019
DATE OF PLAT SUBMITTAL : JANUARY 6, 2020

TRACT I
CALLED 180.84 ACRES
SUN BOULDER RIDGE LLC
DOC. NO. 2016012106
OPRTC



0.72 ACRE
WARRANT TO DEDICATE
WAY
106013020

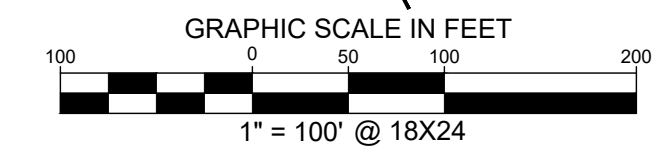
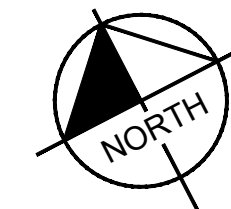
EXHIBIT A-2
CALLED 0.88 ACRE EXCLUDED
FROM EXHIBIT A-1
DOC. NO. 2007043833
OPRTC

LOT 1 - H.O.A. LOT AND PUBLIC
UTILITY EASEMENT

KILLINGSWORTH LANE
(EX. ROW WIDTH VARIES)

30' CITY OF PFLUGERVILLE WVE
VOL. 12392 PG. 367
DOC. NO. 200817972 OPRTC

DWG NAME: C:\USERS\ASHLEY\COALSON\DESKTOP\LISSO PHASE 1 PLAT.DWG PLOTTED BY: COALSON, ASHLEY 5/13/2020 6:15 PM LAST SAVED: 5/13/2020 6:10 PM



TRACT II
CALLED 223.34 ACRES
DWAIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

MATCHLINE SHEET 4

TRACT II
CALLED 223.34 ACRES
DWAIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

MATCHLINE SHEET 2

LEGEND	
	1/2" IRON ROD W/ "KHA" CAP SET
	1/2" IRON ROD FOUND W/ CAP
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	POINT OF COMMENCING
	POINT OF BEGINNING
	RIGHT OF WAY
	DRAINAGE EASEMENT
	WASTEWATER EASEMENT
	STORM SEWER EASEMENT
	HOME OWNERS ASSOCIATION
	PUBLIC UTILITY EASEMENT
	SIGHT VISIBILITY EASEMENT
	4' SIDEWALK
	6' SIDEWALK
	10' HIKE AND BIKE TRAIL
	MATCH LINE
	BLOCK IDENTIFIER
	H.O.A. LOT AND P.U.E. IDENTIFIER
	MAIL BOX

**FINAL PLAT
OF
LISSO TRACT PHASE 1
52.511 ACRES**

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

Kimley»Horn

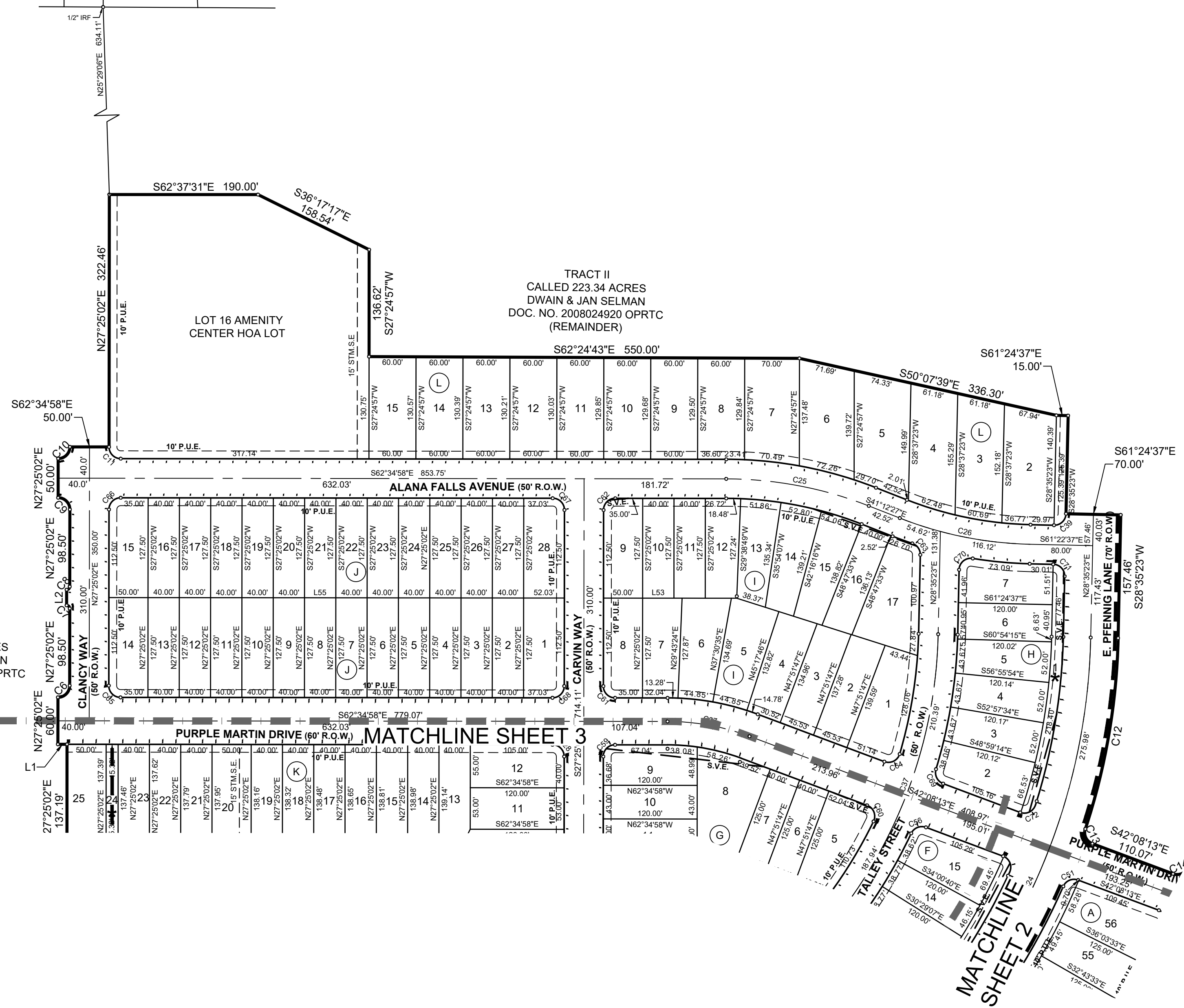
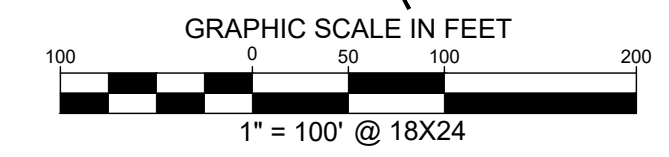
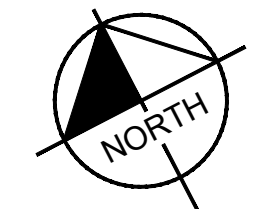
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BJB	APS	1/2/20	068705906	3 OF 6

DATE OF PLAT PREPARATION DECEMBER 20, 2019
DATE OF PLAT SUBMITTAL : JANUARY 6, 2020

DRAWN BY: K. S. NALLA SURVEY/068705906 LISSO TRACT/DWG/PLAT/LISSO PHASE 1 PLAT.DWG PLOTTED BY: STENDRAHIL ABEL 4/20/2020 9:15 AM LAST SAVED: 4/20/2020 9:14 AM

GATLINBURG SECTION FIVE
VOL. 83, PG. 152C-152D
14 PRTC 13
BLOCK E



TRACT II
CALLED 223.34 ACRES
DWAIN & JAN SELMAN
DOC. NO. 2008024920 OPRTC
(REMAINDER)

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CALLED 223.34 ACRES
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BJB	APS	1/2/20	068705906	4 OF 6

DATE OF PLAT PREPARATION DECEMBER 20, 2019
DATE OF PLAT SUBMITTAL : JANUARY 6, 2020

DRAWN BY: K. S. NALLA SURVEY/068705906 LISSO TRACTING/PLAT/ISSO PHASE 1 PLAT.DWG PLOTTED BY: STENDHILL, ABEL 4/20/2020 9:15 AM LAST SAVED: 4/20/2020 9:14 AM

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	90°00'00"	15.00'	23.56'	N17°34'58"W	21.21'	C66	90°00'00"	15.00'	23.56'	N72°25'02"E	21.21'
C23	16°47'17"	1000.00'	293.00'	N67°04'08"E	291.96'	C67	90°00'00"	15.00'	23.56'	S17°34'58"E	21.21'
C24	46°52'24"	800.00'	654.47'	N52°01'34"E	636.37'	C68	90°00'00"	15.00'	23.56'	S72°25'02"W	21.21'
C25	21°22'31"	500.00'	186.53'	S51°53'43"E	185.45'	C69	86°09'59"	15.06'	22.85'	N01°10'07"E	20.58'
C26	20°10'10"	485.03'	170.74'	S51°17'32"E	169.86'	C70	98°14'40"	15.00'	25.72'	N77°42'42"E	22.68'
C27	20°26'45"	300.00'	107.05'	S52°21'36"E	106.49'	C71	89°58'00"	15.00'	23.55'	S16°23'37"E	21.21'
C28	90°00'00"	15.00'	23.56'	N17°34'58"W	21.21'	C72	90°56'53"	14.95'	23.73'	N89°46'05"W	21.32'
C29	49°14'09"	300.00'	257.80'	S02°47'58"W	249.94'	C73	92°47'56"	15.00'	24.29'	S04°15'45"W	21.72'
C30	8°19'30"	300.00'	43.59'	S17°39'22"E	43.55'	C74	52°01'12"	15.00'	13.62'	S88°01'43"W	13.16'
C31	10°09'02"	300.00'	53.15'	S18°34'08"E	53.08'	C76	52°01'12"	15.00'	13.62'	S49°39'14"E	13.16'
C32	39°04'28"	300.00'	204.59'	S43°10'53"E	200.65'	C77	90°00'00"	15.00'	23.56'	S17°43'07"E	21.21'
C33	39°04'29"	300.00'	204.60'	N43°10'52"W	200.65'	C78	90°00'00"	15.00'	23.56'	S72°16'53"W	21.21'
C34	4°17'17"	300.00'	22.45'	N59°52'28"E	22.45'	C79	5°41'55"	1050.00'	104.43'	S72°36'48"W	104.39'
C35	11°53'00"	1000.00'	207.40'	N51°47'20"E	207.03'	C80	24°46'46"	750.00'	324.36'	N63°04'23"E	321.84'
C36	51°06'15"	300.00'	267.58'	S88°08'06"E	258.80'	C81	8°19'30"	450.00'	65.38'	N17°39'22"W	65.33'
C37	37°43'24"	605.00'	398.33'	N47°27'05"E	391.17'	C82	10°09'02"	150.00'	26.57'	S18°34'08"E	26.54'
C39	90°00'00"	15.00'	23.56'	S73°35'23"W	21.21'	C83	39°04'28"	150.00'	102.30'	S43°10'53"E	100.33'
C40	79°50'09"	15.00'	20.90'	S89°48'26"E	19.25'	C84	17°30'20"	750.00'	229.15'	N37°20'33"E	228.28'
C41	85°39'44"	15.00'	22.43'	N19°11'15"E	20.40'	C85	7°58'24"	950.00'	132.20'	S62°55'40"W	132.10'
C42	90°00'00"	4.00'	6.28'	N68°38'38"W	5.66'	C86	16°19'00"	2090.00'	595.19'	N20°05'03"W	593.18'
C43	99°53'38"	15.00'	26.15'	N08°02'36"E	22.96'	C87	24°54'44"	850.00'	369.58'	N62°28'06"E	366.68'
C44	90°00'00"	15.00'	23.56'	S72°16'53"W	21.21'	C88	5°31'53"	950.00'	91.71'	S72°41'50"W	91.68'
C45	33°48'44"	15.00'	8.85'	N06°39'09"W	8.72'						
C47	52°01'12"	15.00'	13.62'	S36°42'31"E	13.16'						
C49	88°10'11"	25.00'	38.47'	N14°35'24"E	34.79'						
C50	90°27'08"	15.00'	23.68'	N25°36'36"E	21.30'						
C51	86°50'19"	15.00'	22.73'	S85°33'23"E	20.62'						
C52	87°35'54"	15.00'	22.93'	N65°37'04"W	20.76'						
C53	90°43'16"	15.00'	23.75'	N72°03'24"E	21.35'						
C54	90°00'00"	4.00'	6.28'	S17°34'58"E	5.66'						
C55	90°00'00"	4.00'	6.28'	N72°25'02"E	5.66'						
C56	84°56'28"	15.06'	22.33'	S84°49'49"E	20.34'						
C58	90°00'00"	15.00'	23.56'	N17°34'58"W	21.21'						
C59	90°00'00"	15.00'	23.56'	N72°25'02"E	21.21'						
C60	95°16'06"	15.00'	24.94'	S05°29'49"W	22.17'						
C61	90°00'00"	15.00'	23.56'	N17°34'58"W	21.21'						
C62	90°00'00"	15.00'	23.56'	N72°25'02"E	21.21'						
C63	72°47'47"	15.00'	19.06'	S07°48'31"E	17.80'						
C64	94°22'38"	14.94'	24.61'	N89°04'17"W	21.92'						
C65	90°00'00"	15.00'	23.56'	N17°34'58"W	21.21'						

LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°34'58"W	11.71'
L2	N27°25'02"E	20.00'
L3	S33°40'39"E	50.02'
L4	N57°59'25"E	43.10'
L17	S10°18'58"W	22.13'
L35	S14°31'53"E	72.66'
L36	S10°00'21"W	110.50'
L49	S62°34'58"E	120.00'
L50	S62°34'58"E	60.25'
L51	N84°05'35"E	59.56'
L52	N53°21'52"E	34.75'
L53	S62°34'58"E	40.00'
L54	N45°02'47"W	38.22'
L55	S62°34'58"E	40.00'
L56	S21°49'07"E	16.32'

	LINEAR FEET OF ROADWAY	R.O.W. WIDTH (FEET)	AREA OF R.O.W. (ACRES)
EAST PFENNIG LANE	1342	70	2.1625
ALANA FALLS AVENUE	1333	50	1.5122
PURPLE MARTIN DRIVE	1295	60	1.7354
PURPLE MARTIN DRIVE	247	50	0.267
CLANCY WAY	350	50	0.2991
WINDING TALLEY STREET	882	50	0.8969
CARVIN WAY	2507	50	2.7557
BITHAL STREET	495	50	0.5218
HOLLOWAY DRIVE	43	50	0.0233
GRAND LEEANNE WAY	969	50	1.1262
OLLIE BRIAR STREET	371	50	0.449

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1 - H.O.A. AND P.U.E.	0.221	9,636
BLOCK A LOT 2	0.153	6,684
BLOCK A LOT 3	0.151	6,597
BLOCK A LOT 4	0.143	6,250
BLOCK A LOT 5	0.149	6,493
BLOCK A LOT 6	0.157	6,860
BLOCK A LOT 7	0.143	6,250
BLOCK A LOT 8	0.143	6,250
BLOCK A LOT 9	0.143	6,250
BLOCK A LOT 10	0.143	6,250
BLOCK A LOT 11	0.143	6,250
BLOCK A LOT 12	0.153	6,652
BLOCK A LOT 13	0.179	7,802
BLOCK A LOT 14	0.179	7,802
BLOCK A LOT 15	0.146	6,362
BLOCK A LOT 16	0.143	6,250
BLOCK A LOT 17	0.145	6,333
BLOCK A LOT 18 - H.O.A. AND P.U.E.	0.086	3,750
BLOCK A LOT 19	0.143	6,250
BLOCK A LOT 20	0.143	6,250
BLOCK A LOT 21	0.143	6,250
BLOCK A LOT 22	0.143	6,250
BLOCK A LOT 23	0.143	6,250
BLOCK A LOT 24	0.143	6,250
BLOCK A LOT 25	0.143	6,250
BLOCK A LOT 26	0.143	6,250
BLOCK A LOT 27	0.170	7,408
BLOCK A LOT 28	0.170	7,408
BLOCK A LOT 29	0.143	6,250
BLOCK A LOT 30	0.143	6,250
BLOCK A LOT 31	0.143	6,250
BLOCK A LOT 32	0.143	6,250
BLOCK A LOT 33	0.143	6,250
BLOCK A LOT 34	0.143	6,250
BLOCK A LOT 35	0.143	6,250
BLOCK A LOT 36	0.143	6,250
BLOCK A LOT 37	0.173	7,520
BLOCK A LOT 38	0.185	8,060
BLOCK A LOT 39	0.207	9,000
BLOCK A LOT 40	0.207	9,039
BLOCK A LOT 41	0.207	9,000
BLOCK A LOT 42	0.176	7,649
BLOCK A LOT 43	0.176	7,649
BLOCK A LOT 44	0.176	7,649
BLOCK A LOT 45	0.175	7,614
BLOCK A LOT 46	0.176	7,679
BLOCK A LOT 47	0.277	12,066
BLOCK A LOT 48	0.289	12,607
BLOCK A LOT 49	0.044	1,929
BLOCK A LOT 50	0.182	7,941

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 51	0.154	6,726
BLOCK A LOT 52	0.157	6,835
BLOCK A LOT 53	0.159	6,937
BLOCK A LOT 54	0.147	6,401
BLOCK A LOT 55	0.152	6,636
BLOCK A LOT 56	0.185	8,061
BLOCK B LOT 1 - H.O.A. AND P.U.E.	1.856	80,839
BLOCK B LOT 2	0.221	9,646
BLOCK B LOT 3	0.195	8,483
BLOCK B LOT 4	0.163	7,098
BLOCK B LOT 5	0.152	6,604
BLOCK B LOT 6	0.148	6,425
BLOCK B LOT 7	0.148	6,466
BLOCK B LOT 8	0.151	6,571
BLOCK B LOT 9	0.155	6,736
BLOCK B LOT 10	0.160	6,961
BLOCK B LOT 11	0.166	7,247
BLOCK B LOT 12	0.184	8,019
BLOCK B LOT 13	0.226	9,826
BLOCK B LOT 14	0.229	9,964
BLOCK B LOT 15	0.190	8,272
BLOCK B LOT 16	0.169	7,381
BLOCK B LOT 17	0.153	6,686
BLOCK B LOT 18	0.147	6,388
BLOCK B LOT 19	0.147	6,401
BLOCK B LOT 20	0.147	6,414
BLOCK B LOT 21	0.148	6,430
BLOCK B LOT 22	0.148	6,442
BLOCK B LOT 23	0.148	6,455
BLOCK B LOT 24	0.148	6,468
BLOCK B LOT 25	0.149	6,480
BLOCK B LOT 26	0.149	6,493
BLOCK B LOT 27	0.149	6,505
BLOCK B LOT 28	0.150	6,518
BLOCK B LOT 30	0.177	7,711
BLOCK B LOT 31	0.155	6,733
BLOCK B LOT 32	0.238	10,357
BLOCK B LOT 33	0.148	6,450
BLOCK B LOT 34	0.148	6,453
BLOCK B LOT 35	0.148	6,455
BLOCK B LOT 36	0.148	6,457
BLOCK B LOT 37	0.148	6,459
BLOCK B LOT 38	0.152	6,640
BLOCK C LOT 1	0.352	15,342
BLOCK C LOT 2	0.249	10,862
BLOCK C LOT 3	0.276	12,004
BLOCK C LOT 4	0.143	6,250
BLOCK C LOT 5	0.143	6,250
BLOCK C LOT 6	0.143	6,250
BLOCK C LOT 7	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 8	0.143	6,250
BLOCK C LOT 9	0.143	6,250
BLOCK C LOT 10	0.171	7,452
BLOCK D LOT 25	0.225	9,805
BLOCK D LOT 26	0.167	7,266
BLOCK D LOT 27	0.161	7,007
BLOCK D LOT 28	0.162	7,038
BLOCK D LOT 29	0.144	6,263
BLOCK D LOT 30	0.144	6,252
BLOCK D LOT 31	0.148	6,440
BLOCK D LOT 32	0.181	7,873
BLOCK F LOT 1 H.O.A. AND P.U.E.	0.208	9,050
BLOCK F LOT 2	0.156	6,810
BLOCK F LOT 3	0.153	6,650
BLOCK F LOT 4	0.152	6,637
BLOCK F LOT 5	0.175	7,612
BLOCK F LOT 6	0.145	6,311
BLOCK F LOT 7	0.169	7,341
BLOCK F LOT 8	0.146	6,365
BLOCK F LOT 9	0.133	5,798
BLOCK F LOT 10	0.127	5,518
BLOCK F LOT 11	0.124	5,382
BLOCK F LOT 12	0.117	5,114
BLOCK F LOT 13	0.117	5,095
BLOCK F LOT 14	0.117	5,095
BLOCK F LOT 15	0.167	7,275
BLOCK G LOT 1	0.181	7,887
BLOCK G LOT 2	0.165	7,180
BLOCK G LOT 3	0.174	7,591
BLOCK G LOT 4	0.209	9,124
BLOCK G LOT 5	0.170	7,389
BLOCK G LOT 6	0.115	5,000
BLOCK G LOT 7	0.115	5,000
BLOCK G LOT 8	0.246	10,700
BLOCK G LOT 9	0.140	6,119
BLOCK G LOT 10	0.118	5,160
BLOCK G LOT 11	0.118	5,160
BLOCK G LOT 12	0.118	5,160
BLOCK H LOT 1 - H.O.A. AND P.U.E.	0.109	4,734
BLOCK H LOT 2	0.163	7,083
BLOCK H LOT 3	0.132	5,747
BLOCK H LOT 4	0.132	5,748
BLOCK H LOT 5	0.132	5,744
BLOCK H LOT 6	0.130	5,645
BLOCK H LOT 7	0.146	6,356
BLOCK I LOT 1	0.187	8,141
BLOCK I LOT 2	0.145	6,302
BLOCK I LOT 3	0.142	6,197
BLOCK I LOT 4	0.148	6,458
BLOCK I LOT 5	0.166	7,227

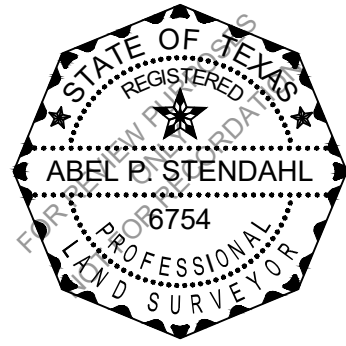
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 6	0.161	7,013
BLOCK I LOT 7	0.140	6,108
BLOCK I LOT 8	0.145	6,327
BLOCK I LOT 9	0.145	6,327
BLOCK I LOT 10	0.117	5,100
BLOCK I LOT 11	0.117	5,100
BLOCK I LOT 12	0.125	5,446
BLOCK I LOT 13	0.135	5,881
BLOCK I LOT 14	0.143	6,214
BLOCK I LOT 15	0.148	6,430
BLOCK I LOT 16	0.126	5,499
BLOCK I LOT 17	0.199	8,670
BLOCK J LOT 1	0.151	6,585
BLOCK J LOT 2	0.117	5,100
BLOCK J LOT 3	0.117	5,100
BLOCK J LOT 4	0.1	

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.



ABEL P. STENDAHL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6754
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
abel.stendahl@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. 300
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT JAN SELMAN AND DWAIN SELMAN BEING OWNER OF 223.34 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 223.34 ACRES, DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2008024920, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 52.511 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LISSO TRACT PHASE 1, 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 _____, 2020 A.D.

BY:
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 _____, 2020 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

APPROVED THIS ___ DAY OF ___, 2020 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

PAT EPSTEIN, 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

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, 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 _____ 2020 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 _____, 2020 A.D.

DANA DEBEAUVOR, 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, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES 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 DWAIN & JAN SELMAN, AND JACK MASSEY JR., 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 SIDEWALK SHALL BE PROVIDED ALONG BOTH SIDES OF PURPLE MARTIN DRIVE ON THE WEST SIDE OF E PFENNIG LANE. A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ALONG THE NORTH SIDE OF E PFENNIG LANE. A TEN (10) FOOT HIKE AND BIKE TRAIL WILL BE LOCATED ALONG THE SOUTHERN EXTENT OF E PFENNIG LANE.
8. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL LOCAL STREETS.
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 1 & 18 OF BLOCK A, LOTS 1 & 32 OF BLOCK B, LOT 1 OF BLOCK F, LOT 1 OF BLOCK H, LOT 24 OF BLOCK K, AND LOT 1 & 16 OF 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 I ACCORDANCE TO THE CONDITIONS ASSOCIATED WITH THE SUBDIVISION WAIVER FOR SUBCHAPTER 15.16.3R APPROVED ON MAY 4, 2020.

WITNESS MY HAND, THIS THE ___ DAY OF _____, 2020 A.D.

BY:
DWAIN 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 _____, 2020 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

FINAL PLAT
OF
LISSO TRACT PHASE 1
52.511 ACRES

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



601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 100', BJB, APS, 1/2/20, 068705906, 6 OF 6

DWG NAME: K:\AUS_CIVIL\068705906-RS1_LISSO\CAD\PHASE 1\PLAT.DWG PLOTTED BY: COALSON, ASHLEY 7/22/2020 3:56 PM LAST SAVED: 7/21/2020 6:47 PM