

FINAL PLAT OF VINE CREEK, PHASE 6

OWNER/SUBDIVIDER: ASHTON AUSTIN RESIDENTIAL, L.L.C.
KEITH PEARSON
10721 RESEARCH BLVD., SUITE B-120
AUSTIN, TX 78759
PHONE (512) 610-7000
keith.pearson@ashtonwoods.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: 30.805 ACRES OF LAND, MORE OR LESS OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844, TRAVIS COUNTY, TEXAS AND BEING ALL OF THE CALLED 30.805 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO ASHTON AUSTIN RESIDENTIAL, L.L.C., RECORDED IN DOCUMENT NO. 2021089662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NUMBER OF BLOCKS: 4
TOTAL NUMBER OF LOTS: 105
TOTAL ACREAGE: 30.805 ACRES
SUBMITTAL DATE: DECEMBER 21, 2020
PLAT PREPARATION DATE: MAY 10, 2021

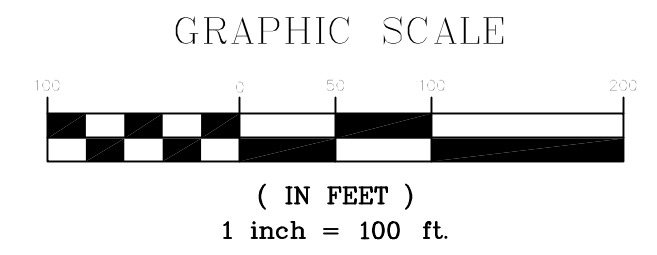
EASEMENT NOTE

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

- A1 EXHIBIT 'A-1' - 0.046 AC.
- A8 EXHIBIT 'A-8' - 1.018 AC.
- A9 EXHIBIT 'A-9' - 4.404 AC.
- A10 EXHIBIT 'A-10' - 0.561 AC.

NOTE: THE PORTIONS OF EASEMENTS A-1, 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.

- E1 TIEMANN LAND AND CATTLE DEVELOPMENT, INC. TEMPORARY WASTEWATER LINE EASEMENT CALLED 3.609 ACRES DOC. NO. 2020178177 O.P.R.T.C.T.
- E2 TIEMANN LAND AND CATTLE DEVELOPMENT, INC. WASTEWATER LINE EASEMENT CALLED 1.080 ACRES DOC. NO. 2020178179 O.P.R.T.C.T.
- E3 PARTIAL RELEASE OF WASTEWATER LINE EASEMENT CALLED 649 SQ. FT. DOC. NO. 2021090904 O.P.R.T.C.T.

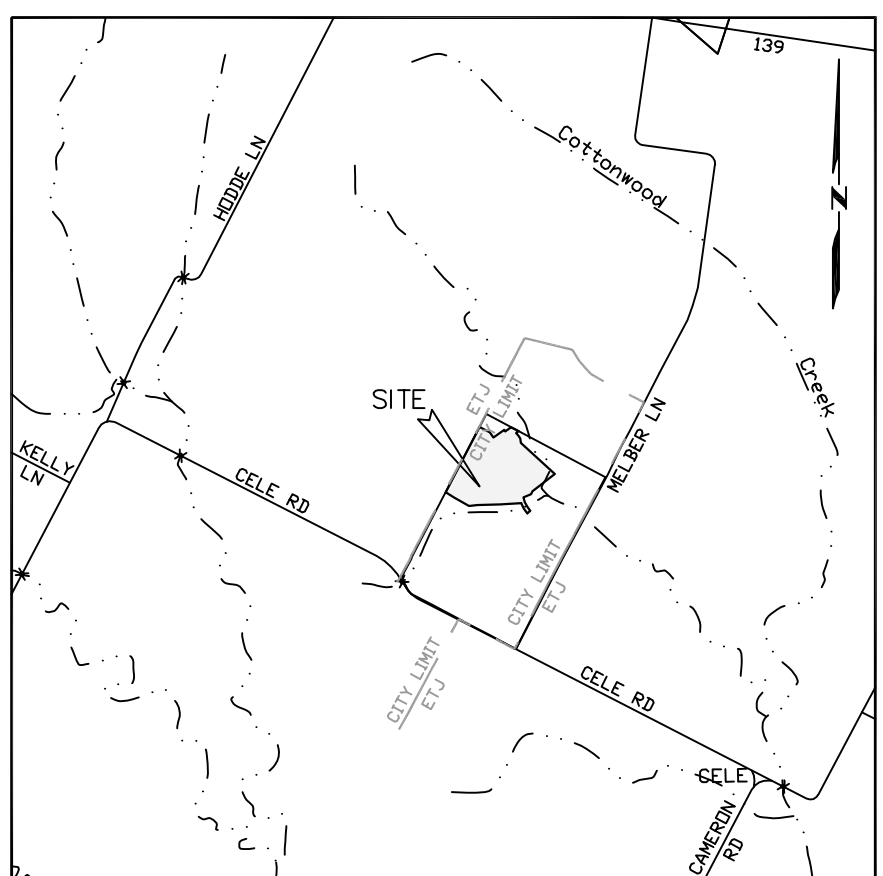


BENCHMARK NO. 4: PK NAIL SET IN CURB ON THE NORTH SIDE OF PHELPS DRIVE, 47' +/- WEST OF THE CENTERLINE INTERSECTION OF LANDMARK DRIVE, 10' +/- NORTHWEST OF A HANDICAP RAMP.
ELEVATION = 585.23'
SURFACE NORTH = 10140593.64
SURFACE EAST = 3178862.21

BENCHMARK # 5: PK NAIL SET IN TOP OF CURB WEST OF A STOP SIGN LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ZINFANDEL DRIVE AND COLGIN DRIVE.
ELEVATION = 601.62'
SURFACE NORTH = 10139977.82
SURFACE EAST = 3178145.40

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.



VICINITY MAP
(NOT TO SCALE)

NEW STREET TABLE:

STREET NAME	LENGTH	WIDTH	ACRE
PHELPS DRIVE	1368.4'	60'	1.885
MERRYVALE DRIVE	1054.7'	50'	1.218
INGLENOOK DRIVE	985.7'	50'	1.172
CROFT DRIVE	572.3'	50'	0.598
TOTAL	3981.1'		4.873

PARKLAND DEDICATION

PHASE	UPLANDS	100 YR FP	DEDICATION	FEE
6	5.303 ACRES	2.794 ACRES	6.700 ACRES	\$80,482.61



LEGEND

- IRON ROD FOUND
- ⊙ IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- BENCHMARK
- APPROXIMATE CITY LIMITS
- ⋯ 4' REQUIRED SIDEWALK
- CITY OF PFLUGERVILLE FLOOD PLAIN
- 586' FEMA BASE FLOOD ELEVATION (BFE)
- 100 YR FEMA FLOOD PLAIN
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- NBU NEIGHBORHOOD MAIL BOX UNITS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY

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

FINAL PLAT OF VINE CREEK, PHASE 6

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 MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF PHELPS DRIVE, INGLENOOK DRIVE, MERRYVALE DRIVE, AND CROFT DRIVE.
8. 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.
9. 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.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE FOR PHASE 6 IS \$80,482.61 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.
11. 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.
12. 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.
13. THE 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. 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 ARE GREATER THAN 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 59, BLOCK "L" AND LOTS 79 AND 102, BLOCK "A". THESE LOTS WILL BE OWNED BY THE CITY OF PFLUGERVILLE AND MAINTAINED BY THE H.O.A.
18. 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.
19. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. 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.
21. 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.
22. APPROVAL LETTER OR SIMILAR CERTIFICATION FROM LCRA WAS PROVIDED WITH THE FIRST CONSTRUCTION PLAN APPLICATION.
23. VINE CREEK RESIDENTIAL COMMUNITY, INC., BLANKET EASEMENTS RECORDED IN DOCUMENT NO. 2018133561, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
24. TEMPORARY LIMITED PUBLIC UTILITY EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2018167543, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
25. STORM WATER FACILITIES MAINTENANCE COVENANT, LICENSE AND AGREEMENT DOC. NO. 2019023862, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
26. VINE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 2018133434, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT ASHTON AUSTIN RESIDENTIAL, L.L.C., BEING THE OWNER OF THE CALLED 30.805 ACRE TRACT OF LAND (TRACT 1) OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844 IN TRAVIS COUNTY, TEXAS, BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2021089662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 30.805 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF VINE CREEK 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 _____, 20____, AD

KEITH PEARSON, VICE PRESIDENT OF LAND
ASHTON AUSTIN RESIDENTIAL, L.L.C.
10721 RESEARCH BLVD., SUITE B-210
AUSTIN, TX 78759

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH PEARSON, 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.

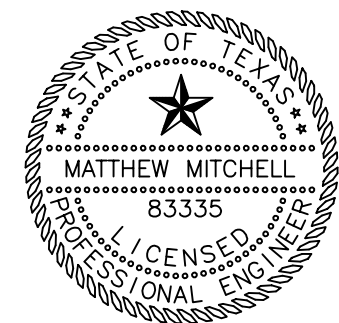

SHANE SHAFER, R.P.L.S. 5281
MAY 10, 2021
DATE:



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, P.E. 83335
5/10/2021



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

