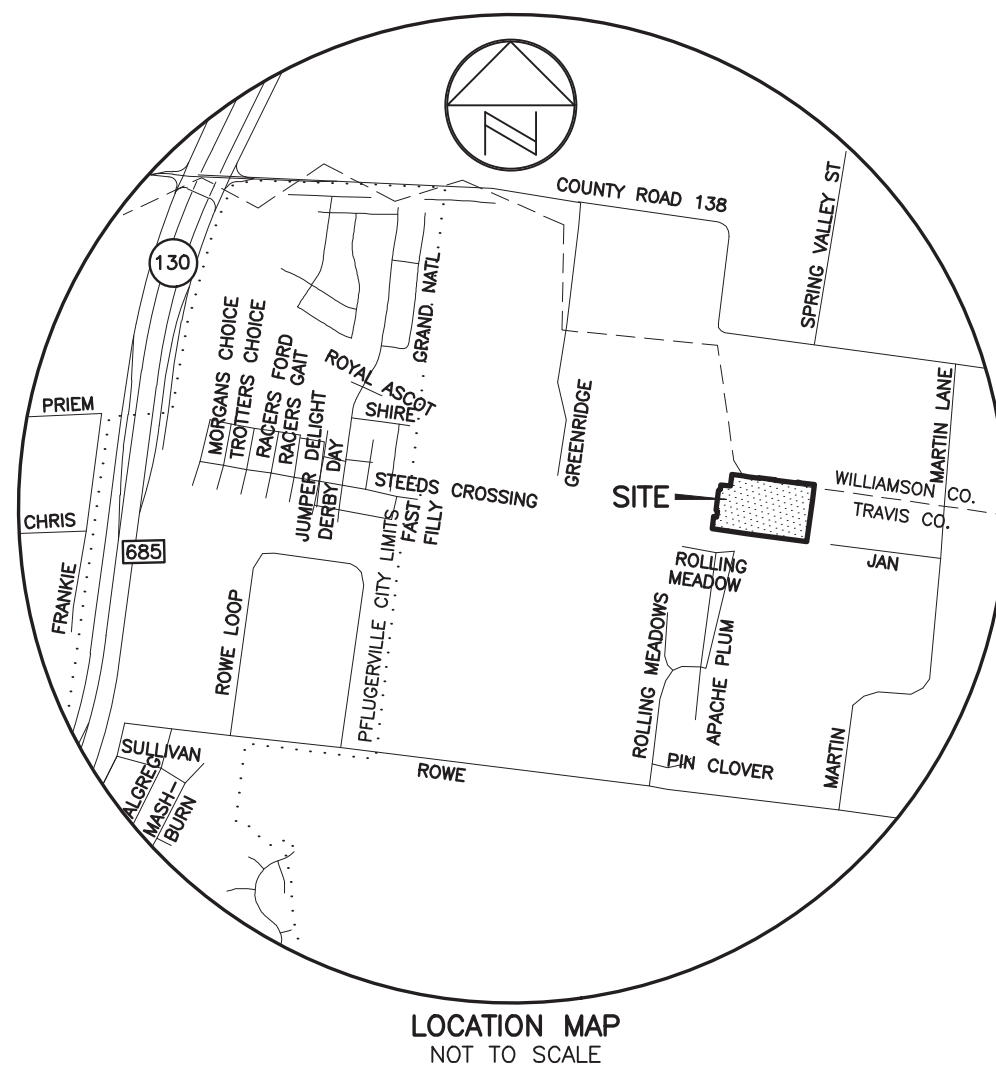


FINAL PLAT:  
 THE COMMONS AT ROWE LANE PHASE IV B  
 TRAVIS COUNTY, TEXAS

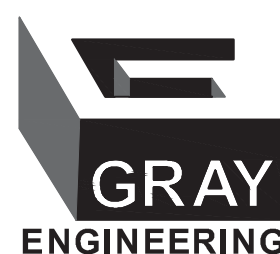


TRAVIS COUNTY CONSUMER  
 PROTECTION NOTICE FOR HOMEBUYERS.

IF YOU ARE BUYING A LOT OR HOME IN THIS SUBDIVISION, YOU SHOULD DETERMINE  
 WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS, BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



8834 N. Capital of Texas Hwy.  
 Austin, Texas 78759  
 Suite 140  
 (512)452-0371  
 FAX(512)454-9933  
 TBPE FIRM #2946



Professional Land Surveying, Inc.  
 Surveying and Mapping  
 3500 McCall Lane  
 Austin, Texas 78744  
 512-443-1724  
 TBPLS Firm No. 10124500

PROJECT NO.:  
 697-015  
 DRAWING NO.:  
 697-015-PL-IV B  
 PLOT DATE:  
 7/19/17  
 PLOT SCALE:  
 1"=100'  
 DRAWN BY:  
 JPA  
 SHEET  
 01 OF 04

FINAL PLAT:  
THE COMMONS AT ROWE LANE PHASE IV B  
TRAVIS COUNTY, TEXAS

OWNERS:  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
12401 RESEARCH BOULEVARD  
BUILDING 1, SUITE 300  
AUSTIN, TEXAS 78259

TOTAL ACREAGE: 12.680 ACRES  
JOHN KELSEY SURVEY, ABSTRACT NO. 2753  
TOTAL NUMBER OF LOTS: 36  
SINGLE FAMILY LOTS: 33  
RETENTION POND, DRAINAGE EASEMENT, AND  
OPEN SPACE LOTS: 3

BLOCK O: 9 LOTS (1,992 AC.)  
BLOCK V: 3 LOTS (0,583 AC.)  
BLOCK W: 16 LOTS (2,901 AC.)  
BLOCK X: 2 LOTS (0,383 AC.)  
BLOCK AA: 5 LOTS (3,696 AC.)  
BLOCK BB: 1 LOT (0,020 AC.)

R.O.W. AREA: 3.103 AC.

LINEAR FEET OF NEW ROADWAY: 2521 L.F.

WINDY VANE DRIVE: 1,012 L.F.  
BIRD WING DRIVE: 432 L.F.  
FRESH SPRING ROAD: 835 L.F.  
WILLMILLER LANE: 124 L.F.  
QUICK FOX DRIVE: 118 L.F.

CHAPARRAL CONTROL POINT "RC02"  
4" ALUMINUM DISK SET IN ASPHALT, 4'  
NORTH OF CURB AT THE END OF A  
MEDIAN AT THE NORTH TERMINUS OF  
CASA NAVARRO DRIVE.

COMBINED SCALE FACTOR = 0.999887783  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000112229  
(FOR GRID TO SURFACE CONVERSION)

SURFACE COORDINATES:  
N 10151283.59  
E 3167499.84

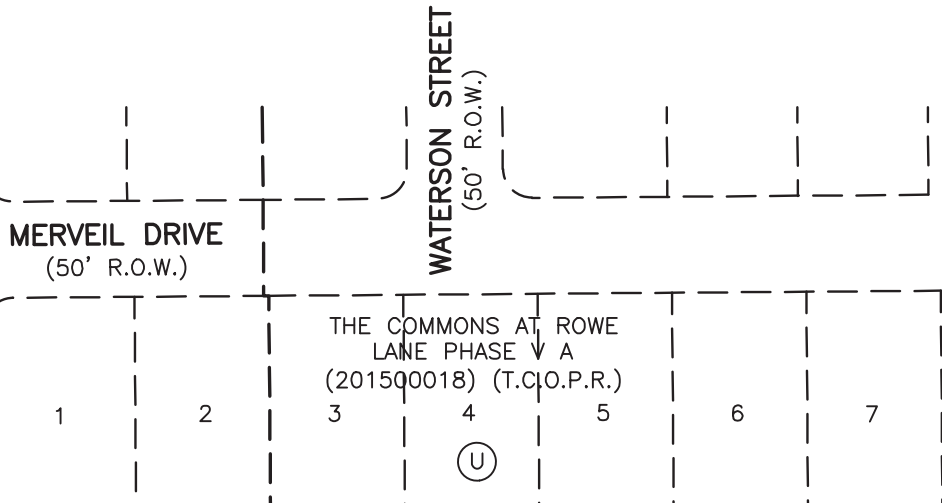
TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10150144.45  
E 3167144.39

ELEVATION = 682.44'  
VERTICAL DATUM: NAVD 88 (GEOID 99)

SCALED ABOUT 0,0  
TEXAS CENTRAL ZONE 4203  
THETA ANGLE: 1°25'25"

THIS IS A SURFACE DRAWING. BEARING  
BASIS: GRID AZIMUTH FOR TEXAS CENTRAL  
ZONE, 1983/93 HARN VALUES FROM  
LCRA CONTROL NETWORK.

THE COMMONS AT ROWE  
LANE PHASE IV A  
(201400073) (T.C.O.P.R.)



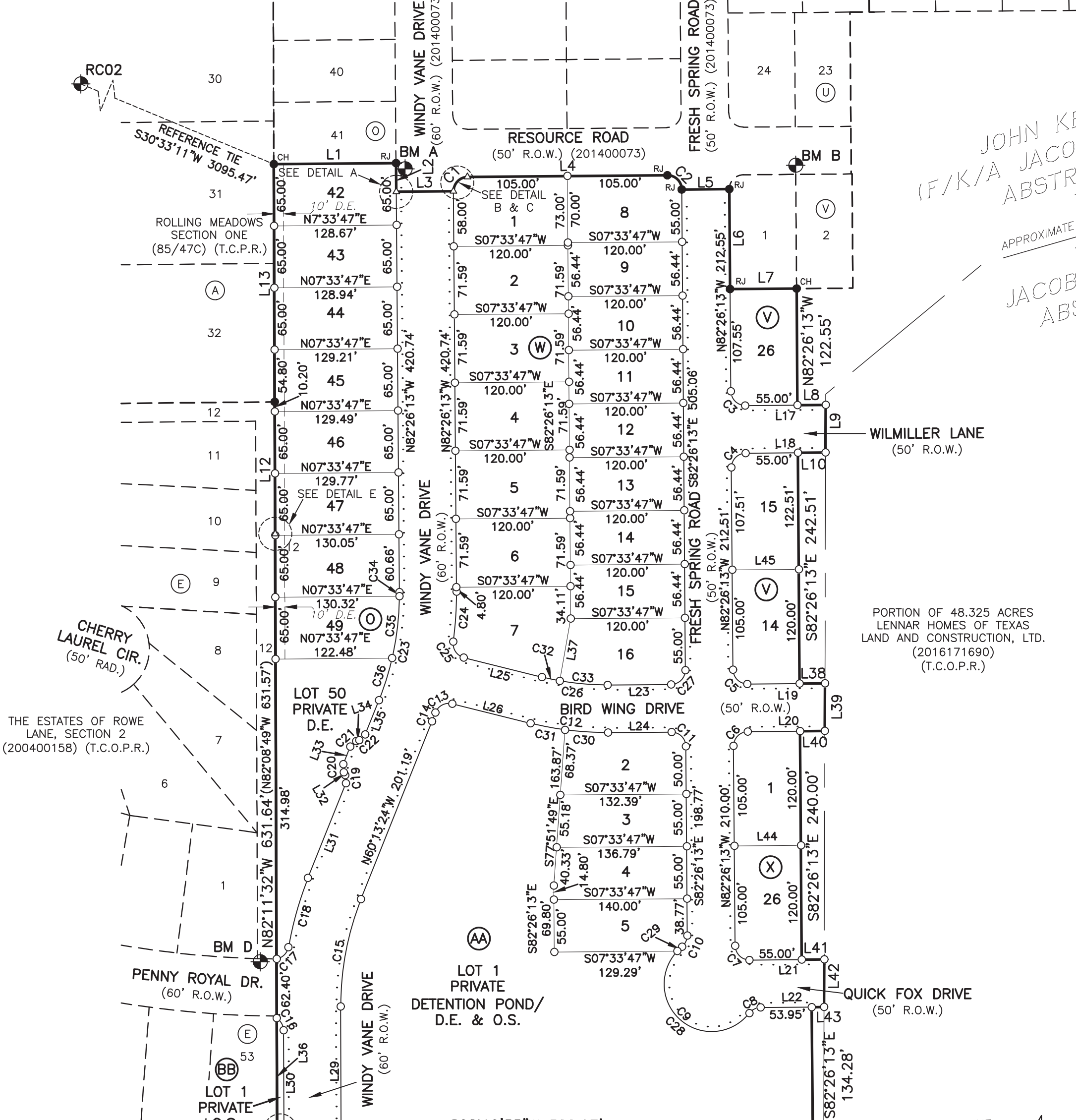
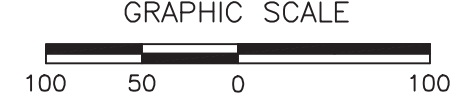
JOHN KELSEY SURVEY  
(F/K/A JACOB CASNER SURVEY),  
ABSTRACT NO. 2753  
TRAVIS COUNTY

APPROXIMATE SURVEY LINE & COUNTY LINE  
WILLIAMSON COUNTY

JACOB CASNER SURVEY,  
ABSTRACT NO. 918  
WILLIAMSON COUNTY



SCALE: 1" = 100'



PORTION OF 48.325 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
(2016171690)  
(T.C.O.P.R.)

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
● <sup>RJ</sup>	1/2" REBAR WITH "RJ" CAP FOUND
● <sup>ZWA</sup>	1/2" REBAR WITH "ZWA" CAP FOUND
▲	CALCULATED POINT
⊙	IRON PIPE FOUND (SIZE NOTED)
□	CONCRETE MONUMENT SET
⊕	CONTROL POINT/BENCHMARK LOCATION
T.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
T.C.P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
W.C.O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.S.	OPEN SPACE
D.E.	DRAINAGE EASEMENT
W.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION
---	4' SIDEWALK
ⓐ	BLOCK LETTER
P.O.B.	POINT OF BEGINNING

ADDITIONAL CONTROL POINTS/BENCHMARKS:

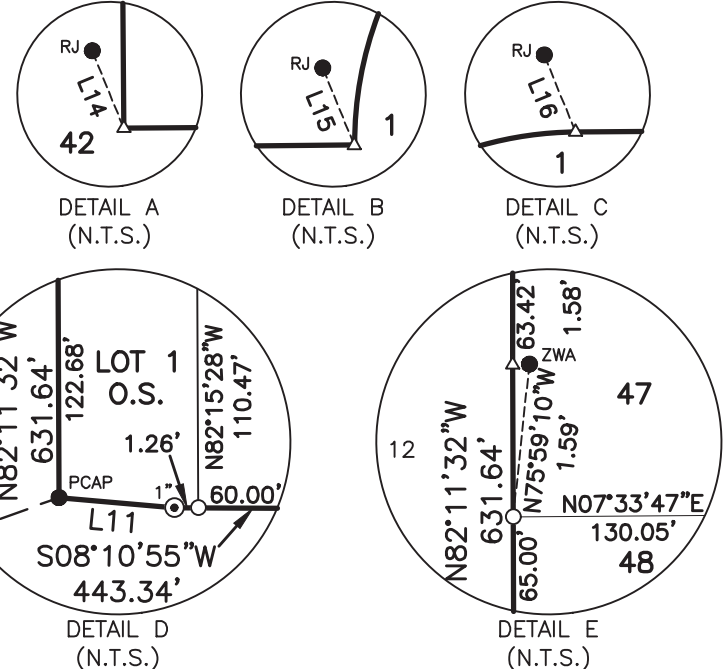
BM A: CUT "SQUARE" IN TOP OF CURB  
TCZ GRID COORDINATES  
N: 10152945.82  
E: 3168741.85  
ELEV: 717.58 (NAVD 88, GEOID 99)

BM B: CUT "SQUARE" IN TOP OF CURB  
TCZ GRID COORDINATES  
N: 10153352.72  
E: 3168795.16  
ELEV: 725.44 (NAVD 88, GEOID 99)

BM D: CUT "SQUARE" IN TOP OF CURB  
TCZ GRID COORDINATES  
N: 10152679.04  
E: 3169545.52  
ELEV: 707.03 (NAVD 88, GEOID 99)

LOCATED AS SHOWN HEREON.

COMMONS AT ROWE LANE (LAKESIDE MUD NO. 3) PARKLAND ACREAGE TABLE	
TOTAL SUBDIVISIONS = 283.262 AC. PARKLAND REQUIRED (1090) = 28.326 AC.	
PARKLAND PROVIDED	
PHASE	ACRES
I	18.260
IIA	1.862
IIB	5.287
IIC	0.067
IIIB	13.069
VII	3.901
PARKLAND PROVIDED: 42.446 ACRES	



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
(512)452-0371  
FAX(512)454-9933  
TBPE FIRM #2946

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
TBPLS Firm No. 10124500

PROJECT NO.: 697-015  
DRAWING NO.: 697-015-PL-IV B  
PLOT DATE: 7/19/17  
PLOT SCALE: 1"=100'  
DRAWN BY: JPA  
SHEET 02 OF 04



**FINAL PLAT:  
THE COMMONS AT ROWE LANE PHASE IV B  
TRAVIS COUNTY, TEXAS**

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 12.680 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 48.325 ACRE TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016171690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 12.680 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 232.00, TO BE KNOWN AS

THE COMMONS AT ROWE LANE PHASE IV B

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
12401 RESEARCH BOULEVARD  
BUILDING 1, SUITE 300  
AUSTIN, TEXAS 78259

BY: LENNAR TEXAS HOLDING COMPANY  
A TEXAS CORPORATION  
ITS: GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: DAVID GROVE  
TITLE: VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY DAVID GROVE, IN THE CAPACITY OF VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME                      MY COMMISSION EXPIRES

STATE OF TEXAS  
CITY OF PFLUGERVILLE

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: \_\_\_\_\_  
CHAIRPERSON

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

THIS PLAT IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, TEXAS, THIS THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

BY: \_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIC J. DANNHEIM, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND PURSUANT TO CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.  
DATE OF SURVEY: MARCH 5, 2015.

\_\_\_\_\_  
ERIC J. DANNHEIM, R.P.L.S. 6075

SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
512-443-1724

**ENGINEER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF TRAVIS

I, JASON REECE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, PURSUANT TO CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0280J, DATED AUGUST 18, 2014.

\_\_\_\_\_  
JASON REECE, P.E. 127126  
ENGINEERING BY:  
GRAY ENGINEERING, INC.  
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140  
AUSTIN, TEXAS 78759  
512-452-0371  
TBPE # 2946

**PLAT NOTES AND TRAVIS COUNTY STANDARD NOTES**

1. THIS PLAT LIES OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, BUT WITHIN THE ETJ.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE, RESPECTIVELY. 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.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
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 [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 OF PFLUGERVILLE AND TRAVIS COUNTY.
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 STREET(S).
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 SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24. (SEE PARKLAND ACREAGE TABLE ON SHEET 2)(PER THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCID NO. 3, A MINIMUM OF 10% OF THE TOTAL ACREAGE OF THE DEVELOPMENT IS TO BE DEDICATED TOWARD PARKLAND.)
11. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS. THE 25 AND 100 YEAR FLOOD WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.
13. 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.
14. 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.
15. 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.
16. 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 SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
17. 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.
18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
19. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
20. ALL SINGLE FAMILY RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCID NO. 3, BETWEEN ROWE LANE DEVELOPMENT, LTD., H2N CORPORATION, ATLAN ERNEST PFLUGER, JR., RUBY MAE PFLUGER, PATRICIA PFLUGER HOFFMAN, AND THE CITY OF PFLUGERVILLE, TEXAS, EFFECTIVE DATE NOVEMBER 22, 2004. SETBACKS BEING 5-FT SIDE, 25-FT FRONT, 20-FT REAR, AND 15-FT SIDE STREET (CORNER LOT)
22. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
23. WHERE EXISTING OVERHEAD ELECTRIC SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
24. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC.
25. THE DEVELOPER WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LOT 1, BLOCK AA AND LOT 50, BLOCK O UNTIL SUCH TIME AS THE PROPERTY IS DEEDED TO LAKESIDE MUD NO. 3 OR HOMEOWNER'S ASSOCIATION.

**TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION**

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

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\_\_\_\_, AD., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_, AD., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN

DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_, AD.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
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PROJECT NO.: 697-015
DRAWING NO.: 697-015-PL-IV B
PLOT DATE: 7/19/17
PLOT SCALE: 1"=100'
DRAWN BY: JPA
<b>SHEET</b> <b>04 OF 04</b>