

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.

GRAY & ASSOCIATES, INC.  
Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200  
Austin, Texas 78757-7992  
(512)452-0371 FAX(512)454-9933  
TBEF FIRM # 2946

LOCATIONS

**ZWA**

Zamora LLC  
Professional Land Surveyors  
1405 South Loop 4 P.O. Box 1036, Suite, Texas 78610  
Tel (918) 296-6201 • Fax (918) 295-0091

TECH: SEGUERA	SURV: GR2	SHEET
DATE: NOVEMBER, 2011	SCALE: 1" = 100'	1
DRAWING FILE: 11-1002-13 CARL H-C-DWG		OF
PROJECT: COMMONS @ ROWE LANE		4
JOB NO: 11-1002-13		

# FINAL PLAT THE COMMONS AT ROWE LANE PHASE II C

LAND USE  
SINGLE FAMILY LOTS= 45  
HIKE & BIKE LOT= 1 (0.087 AC.)

CUMULATIVE DENSITY CALCULATIONS  
TOTAL NUMBER OF RESIDENTIAL UNITS: 45  
TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL AND COLLECTOR STREETS: 9,668 AC.

AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE	AGE
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1.232 AC.	1.643 AC.	5.230 AC.	1.830 AC.	9.735 AC.																

THE COMMONS AT ROWE LANE, LP  
10,032 AGRES  
DOC. NO. 2005045558  
O.P.R.I.C.T.

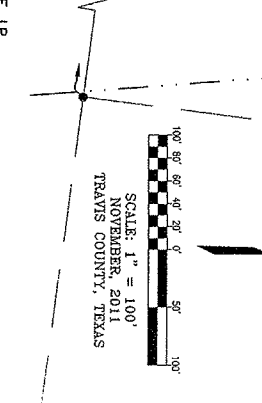
PUBLIC RIGHT-OF-WAY  
(0.632 AGRES)  
DOC. NO. 2007014114  
O.P.R.I.C.T.

CENTERLINE OF 20' WIDE  
WASTEWATER UTILITY AND  
ACCESS EASEMENT (TRAV. CO.)  
DOC. # 200418830 (TRAV. CO.)  
O.P.R.I.C.T.

LINEAR FEET OF NEW STREETS  
WIND VANE WEST  
CHOICE PLACE  
HUCKABEE BEND  
TOTAL  
1360 L.F.

ULTIMATE  
100-YEAR FLOODPLAIN  
(LOWR # 1)  
LOT 9  
ROLLING HILLS  
BK. 76, PG. 277  
P.R.I.C.T.

THE COMMONS AT ROWE LANE, LP  
PARCEL 3  
(6,769 AGRES)  
DOC. # 200705045  
O.P.R.I.C.T.



JACOB CASNER SURVEY  
ABSTRACT NO. 2753

REKAM CURTIS STEPHENS  
DOC. NO. 2001086318  
O.P.R.I.C.T.

MARK A. DONNELL  
KIMBERLY A. GOSNELL  
DOC. NO. 199902082  
O.P.R.I.C.T.

R.I. MONTGOMERY  
VOL. 12253, PGS. 336  
R.P.R.I.C.T.

SOUTHWEST CORNER  
OF PARENT TRACT  
108,529 AC. TRACT

THE COMMONS AT ROWE LANE, PHASE II C

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP  
2928 WEST 5TH STREET, SUITE A  
FORT WORTH, TEXAS 76107  
PHONE: (817)332-9600 FAX: (817)332-1400

AGE: 9,735 AC.  
SURVEY: JACOB CASNER SURVEY A-2753  
NUMBER OF LOTS: 45  
NUMBER OF NEW STREETS: 4  
DATE: APRIL, 2010  
SURETOR: ZAMORA, L.L.C. (ZMA)  
1435 SOUTH LOOP 4  
BUDA, TEXAS 78610  
PHONE: (512)295-6201 FAX: (512)295-6091  
GRAY & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200  
AUSTIN, TEXAS 78757-7582  
PHONE: (512)452-0371 FAX: (512)454-9933  
TYPE FIRM NO. 2946

LINE	BEARING	LENGTH	CURVE DELTA	RADIUS	CHORD	CH. BEARING
L1	S17°31'51"E	50.00				
L2	S17°31'51"E	50.00				
L3	N86°21'01"W	38.61				
L4	N82°44'09"W	39.79				
L5	S07°19'03"W	41.71				
L6	S82°40'57"E	24.87				
L7	S82°40'57"E	37.08				
L8	N82°40'57"W	3.72				
L9	N82°40'57"E	48.79				
L10	S82°40'57"E	4.43				
L11	S82°40'57"E	26.07				
L12	N82°40'57"E	50.50				
L13	S82°40'57"E	50.50				
L14	N82°40'57"E	42.56				
L15	S73°22'51"W	26.59				

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Austin, Texas 78757-7582  
Phone: (512)452-0371 Fax: (512)454-9933  
TYPE FIRM # 2946

ZMA  
Professional Land Surveyors  
1435 South Loop 4, P.O. Box 1096, Buda, Texas 78610  
Tel: (512) 295-6201 • Fax: (512) 295-6091

TECH: SECURA  
DATE: NOVEMBER, 2011  
DRAWING FILE: 11-1002-13 CARL H-C-DWG  
PROJECT: COMMONS @ ROWE LANE

NOVEMBER, 2011  
SHEET 2 OF 4



LEGEND  
● 1/2" IRON ROD FOUND  
○ 1/2" IRON ROD WITH CAP SET  
⊗ CONCRETE MONUMENT SET  
⊙ BENCHMARK  
④ 4" SIDEWALK  
ROW RIGHT-OF-WAY  
BL BUILDING SETBACK LINE  
PUE PUBLIC UTILITY EASEMENT  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
BLOCK LETTER  
R.P.R.I.C.T. REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
O.P.R.I.C.T. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
PLAT RECORDS  
TRAVIS COUNTY, TEXAS

BENCHMARK LIST  
BM#1: COTTON SPINDLE SET IN THE  
SOUTHWEST CORNER OF A 13' LIVE OAK.  
APPROX. 700' NORTH OF INTERSECTION OF  
WINDMILL RANCH AVE. & COMMONS PARKWAY.  
ELEV. = 687.87  
N = 1052756.13  
E = 3167197.81  
BM#2: ARROW MARK IN CONCRETE ON NORTH  
END OF WASTEWATER MANHOLE LIP.  
N = 10154129.09  
E = 3166557.10

CENTERLINE OF 20' WIDE  
WASTEWATER UTILITY AND  
ACCESS EASEMENT (WIND. CO.)  
DOC. # 200418830 (TRAV. CO.)  
O.P.R.I.C.T.

20' WASTEWATER EASEMENT  
WINDMILL RANCH AVE  
DOC. # 200810359 (O.P.R.I.C.T.)

DATE	BY	REVISIONS

# FINAL PLAT THE COMMONS AT ROWE LANE PHASE II C

**LEGAL DESCRIPTION**

DESCRIPTION OF A 9.735 ACRE TRACT, SITUATED IN THE JACOB CASNER SURVEY, ABSTRACT NO. 2753, BEING A PORTION OF THAT CERTAIN 108.529 ACRE TRACT OF LAND CONVEYED TO THE COMMONS AT ROWE LANE, L.P., OF RECORD IN DOCUMENT NO. 2005022370 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.735 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH CAP SET (ZWA) FOR THE NORTHWEST CORNER OF SAID 108.529 ACRE TRACT BEING ALSO AN INTERIOR BELT CORNER OF STEEDS CROSSING A SUBDIVISION RECORD IN BOOK 89, PAGES 89 THROUGH 101 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 82°29'22" E WITH THE NORTH LINE OF SAID 108.529 ACRE TRACT, THE SOUTH LINE OF SAID STEEDS CROSSING AND THE SOUTH LINE OF A 10.032 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE COMMONS AT ROWE LANE, LP OF RECORD IN DOCUMENT NUMBER 2005045836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR A DISTANCE OF 433.53 FEET TO 1/2 INCH IRON ROD WITH CAP SET (ZWA) FOR THE NORTHEAST CORNER OF PROPOSED LOT 11, BLOCK EE, OF PROPOSED FINAL PLAT THE COMMONS AT ROWE LANE PHASE IIB;

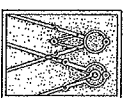
THENCE S 17°31'15" E OVER AND ACROSS SAID 108.529 ACRE TRACT FOR A DISTANCE OF 297.12 FEET TO 1/2 INCH IRON ROD WITH CAP SET (ZWA) FOR THE POINT OF BEGINNING AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 108.529 ACRE TRACT THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

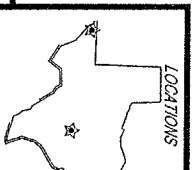
- 1) S 17°31'15" E FOR A DISTANCE OF 106.25 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT.
- 2) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF S 27°46'45" W FOR A CHORD DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH CAP (ZWA) SET AT THE END OF SAID CURVE.
- 3) S 17°31'15" E FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT.
- 4) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF S 27°46'45" E FOR A CHORD DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH CAP (ZWA) SET AT THE END OF SAID CURVE.
- 5) S 17°31'15" E FOR A DISTANCE OF 284.85 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT.
- 6) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF S 27°46'45" W FOR A CHORD DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH CAP (ZWA) SET AT THE END OF SAID CURVE.
- 7) S 17°31'15" E FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT.
- 8) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF S 27°46'45" E FOR A CHORD DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH CAP (ZWA) SET AT THE END OF SAID CURVE.
- 9) S 17°31'15" E FOR A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 10) S 72°46'45" W FOR A DISTANCE OF 221.02 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 11) S 89°29'01"80 W FOR A DISTANCE OF 57.74 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 12) N 82°40'57" W FOR A DISTANCE OF 193.17 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 13) N 36°21'01" W FOR A DISTANCE OF 38.61 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 14) S 52°44'09" W FOR A DISTANCE OF 39.79 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 15) N 82°40'57" W FOR A DISTANCE OF 117.50 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 16) S 07°19'03" W FOR A DISTANCE OF 41.71 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 17) N 82°40'57" W FOR A DISTANCE OF 170.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 18) N 07°19'03" E FOR A DISTANCE OF 628.94 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
- 19) S 82°40'57" E FOR A DISTANCE OF 258.32 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA), AND
- 20) N 72°45'15" E FOR A DISTANCE OF 284.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.735 ACRES OF LAND.

**LOT SQUARE FOOTAGE TABLES**

BLOCK	LOT	SQ. FEET	BLOCK	LOT	SQ. FEET
DD	7	6800	F	16	7557
DD	8	6800	F	17	9527
DD	9	6800	F	18	7997
DD	10	6800	F	19	7027
DD	11	6800	F	20	7039
DD	12	6800	F	21	7071
DD	13	6800	F	22	8574
DD	14	7452	F	23	6840
EE	1	7229	F	24	6840
EE	2	7229	F	25	6840
EE	3	7229	F	26	8592
EE	4	7445	F	27	10218
EE	5	7913	F	28	11212
EE	6	6693	F	29	8943
EE	7	6684	F	30	11714
EE	8	6665	F	31	12201
EE	9	7992	F	32	12321
EE	10	6597	F	33	7877
EE	11	7276	F	34	5363
EE	12	7800	F	35	8042
EE	13	6800	F	36	8852
EE	14	6800	F	37	6800
EE	15	6800	F	40	2900



GRAY & ASSOCIATES, INC.  
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8217 Shiplif Creek Blvd., Suite 200  
Austin, Texas 78757-1992  
(512)452-0571 FAX(512)464-9933  
TBP# FIRM # 2946



# ZWA

**Zamora L.L.C.**  
*Professional Land Surveyors*  
1455 South Loop 4, P.O. Box 1036, Buda, Texas 78610  
Tel (512) 295-6201 • Fax (512) 295-6091

TECH: SEGUERA  
DATE: NOVEMBER, 2011  
DRAWING FILE: 11-1002-13 CARL II-C.DWG  
PROJECT: COMMONS @ ROWE LANE  
JOB NO.: 11-1002-13

SURV: GRZ  
SCALE: 1" = 100'

SHEET  
3  
OF  
4

# FINAL PLAT THE COMMONS AT ROWE LANE PHASE II C

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:  
PLAT NOTES AND TRAVIS COUNTY STANDARD NOTES

2012, A.D.  
26  
2012, A.D.

THE COMMONS AT ROWE LANE, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: ROWE COMMONS CORPORATION  
JAMES R. HARRIS  
ITS GENERAL MANAGER  
2929 W. 5TH, SUITE A  
FORT WORTH, TEXAS 76107

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2012, BY ~~JAMES R. HARRIS~~ JAMES R. HARRIS, PRESIDENT OF ROWE COMMONS CORPORATION, A TEXAS CORPORATION, GENERAL PARTNER OF THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID CORPORATION AND LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

PRINTED NAME OF NOTARY \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, A.D.

THE STATE OF TEXAS §  
THE CITY OF PFLUGERVILLE §  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: THOMAS ANKER, 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 \_\_\_\_\_, 2012 A.D.

BY: EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, G. RENE ZAMORA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND THAT ALL OF THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5692  
STATE OF TEXAS  
ZAMORA, L.L.C., DBA ZWA  
1435 SOUTH LOOP 4  
P.O. BOX 1036  
BUENA, TEXAS 78610  
PHONE: (912) 295-6201, FAX: (312) 295-8091

DATE

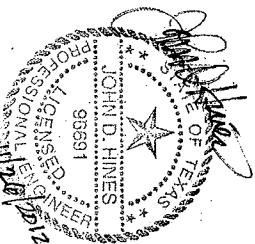
THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

I, JOHN D. HINES, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453D-0289H FOR TRAVIS COUNTY, TEXAS DATED SEPTEMBER 29, 2009. A LETTER MAP REVISION (LDMR) PLAN NO. 48453D-0289H HAS BEEN APPROVED BY TRAVIS COUNTY AND IS UNDER REVIEW BY FEMA. THE ULTIMATE 100-YEAR FLOODPLAIN WILL BE DETERMINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON, UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS.

GRAY & ASSOCIATES, INC.  
8217 SHOLK GREEK BLVD., SUITE 200  
LEWISVILLE, TEXAS 78747  
TYPE # 2946

JOHN D. HINES  
REGISTERED PROFESSIONAL ENGINEER NO. 96691  
November 26, 2012  
DATE



1. THIS PROPERTY IS OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, BUT WITHIN THE E.T.U.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
3. PROPERTY OWNER OR ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT. PROPERTY OWNER SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL LOCAL STREETS IN THIS SUBDIVISION. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
7. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL WITH AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.
8. THE 25 AND 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.
9. MANVILLE WATER SUPPLY CORPORATION SHALL PROVIDE WHOLESALE WATER SERVICE TO THE SUBDIVISION. RETAIL WATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. WASTEWATER WHOLESALE AND RETAIL SERVICES WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
10. THERE SHALL BE NO OCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL CONNECTION HAS BEEN MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
11. THERE SHALL BE NO OCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
12. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK AREAS WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAS). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAS OR FEMA FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
13. THE DEVELOPER OF THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWING LOT BASED ON THE FOLLOWING: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### 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 PROGRESS OR OLIVERS 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 RECORDED 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 RELIEVE FISCAL LIABILITY. THE COUNTY WILL NOT BE OBLIGATED TO SECURE THIS OBLIGATION. THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY FOR THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS SHALL BE LIMITED TO THE COST OF POSTING THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONDITION OF THE COUNTY'S ACCEPTANCE OF 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 BUILT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND FIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D., 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 \_\_\_\_\_, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, 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 \_\_\_\_\_, 2013, A.D., 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 \_\_\_\_\_, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

GRAY & ASSOCIATES, INC.  
Consulting Engineers  
3015 West Loop West, Suite 200  
Houston, Texas 77027-7592  
(812) 452-0371 FAX (812) 454-9833  
TYPE # 2946

**ZWA**  
Zamora LLC  
Professional Land Surveyors  
1435 South Loop 4, P.O. Box 1036, Buena, Texas 78610  
(912) 295-6201 • Fax (312) 295-8091

DATE: NOVEMBER 2011	SURV: GRZ
DRAWING FILE: 11-1002-13	SCALE: 1" = 100'
PROJECT: COMMONS AT ROWE LANE	

SHEET 4 OF 4