

LEGAL DESCRIPTION
CALLED 4.910 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
REMNANT PORTION OF LOT 7, ROWE LANE ESTATES I, CAB. K, S.LDS. 75-76 P.R.W.C.T.

Owner: **Tiemann Legacy, LP**
21100 Caries Ranch Road
Pflugerville, TX 78660
Office: 512-990-1933
Cell: 512-923-1056
mtiemann@tdevelopment.com

Engineer: **Matthew Mitchell, P.E.**
ALM Engineering, Inc.
PO Box 536
Dripping Springs, Texas 78620
512-431-9600
matt@almengr.com

Surveyor: **Shane Shafer, RPLS**
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD,
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.onmicrosoft.com

Total Number of Blocks: 1
Total Number of Lots: 3
Total Acreage: 10.0 AC

Drainage & Engineering Report:
Bluffs at Blackhawk Utility, Detention, Storm Sewer & HEC-RAS Report
Matthew Mitchell, P.E.
April 25, 2023
Bluffs at Blackhawk Pflugerville HEC-HMS Study
Matthew Mitchell, P.E.
May 4, 2023

Submittal Date: February 20, 2023
Permit Number: 2023-3-PP

UTILITIES

WATER WILL BE PROVIDED BY EXTENDING AN 16" MANVILLE WATER MAIN THAT WILL BE EXTENDED THROUGH THE TRACT.

WASTEWATER WILL BE PROVIDED LAKESIDE M.U.D. #9

Water Provider : MANVILLE W.S.C.
13805 State Hwy 95,
Coupland, TX 78615
(512) 856-2488

Wastewater : EXISTING OSSF

Electrical Supply: ONCOR ELECTRIC
3620 Franklin Av.
Waco, TX 76710
(512)244-5656

Gas Supply: SiEnergy
13215 Bee Cave Parkway
Galleria Oaks Building B,
Suite B-250,
Bee Cave, TX 78738
(281) 778-6250

ROW ACREAGES	
	ACRES
PFLUGERVILLE/WILLIAMSON	3.447
LOT 7A (SINGLE FAMILY)	5.077
LOT 7B (LANDSCAPE)	0.369
LOT 7C (LANDSCAPE)	1.096
TOTAL	9.989

PROPOSED ROADWAYS							
WILLIAMSON COUNTY							
STREET NAME	CLASSIFICATION	TPD	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	ROAD SECTION DEDICATION
ROWE LANE	ARTERIAL	*	45	1280	120'	TRANSITIONS	URBAN PUBLIC

ROWE LANE EXTENSION VARIANCE (FP2023-000129):
Variance required for the alternate arterial road section was approved on February 5th, 2024, under permit FP2023-000129.
The City of Pflugerville Planning and Zoning Commission considered and approved a waiver for a property located generally east of the Rowe Lane and Hodde Lane intersection, along CR 139, approximately 4.910 acres of land being a portion of the John C. Duval Survey, abstract No. 194, in Williamson County, Texas.

- This plan lies within the City of Pflugerville ETJ.
- Water shall be provided by Manville W.S.C. and wastewater for Lot 7A will require an OSSF permitted through Williamson County. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
- A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontage(s).
- Easement(s) dedicated to the public by this plan shall also be subject to the terms and conditions of the Engineering Design Manual, as amended. 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.
- No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
- 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.
- (Residential subdivision: Applicable to lots adjacent to a Major Collector or Arterial Streets) A six (6) foot wide sidewalk shall be provided on both sides of Rowe Lane.
- (Applicable to new construction of streets) 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.
- On-site storm water facilities shall be provided to mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
- 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.
- 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.
- 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.
- No portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # 48491C 0675F for Travis County, effective 12/20/19.
- All proposed fences and walls 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.
- 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.



LOCATION MAP
1"=2000'

BM #15085
PK NAIL SET IN TOP OF CONCRETE CULVERT (SOUTH EAST CORNER OF CULVERT) ON THE NORTH SIDE OF C.R. 198, APPROXIMATELY 500 FEET EAST OF THE "T" INTERSECTION OF C.R. 198 AND C.R. 139.
SURFACE COORDINATES
N: 10151566.5
E: 3177642.3
ELEV. = 608.71 FEET

BM #15084
PK NAIL SET IN TOP OF LAYDOWN CURB ON SOUTH SIDE OF ROWE LANE, AT NORTHEAST CORNER OF "T" INTERSECTION OF ROWE LANE AND CARRIES RANCH ROAD.
SURFACE COORDINATES
N: 10150126.5
E: 3175591.4
ELEV. = 650.58 FEET

FLOOD PLAIN
BASED ON FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48491C 0675F,
DECEMBER 20, 2019, NO PORTION OF THE SUBDIVISION IS LOCATED IN ZONE AE.

THE FINAL PLAT AND CONSTRUCTION PLANS MUST BE APPROVED CONCURRENTLY WITH PHASE 1 OF BLUFFS AT BLACKHAWK. THE DETENTION POND LOCATED IN PHASE 1 OF BLUFFS AT BLACKHAWK MUST BE COMPLETED PRIOR TO THE ACCEPTANCE OF THE ROWE LANE EXTENSION LOCATED WITHIN THE REPLAT.

C10.1 Drainage Maintenance
MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

C10.2 Utility Service Providers:
WATER SERVICE IS PROVIDED BY: MANVILLE W.S.C.
WASTEWATER SERVICE IS PROVIDED BY: LAKESIDE M.U.D. #9

C10.3 Improvements within the Right-of-way or Road widening easements
THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

C10.4 Rural Mailboxes
RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OFWAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

C10.6 Sight Distance Easements
NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

C10.8 Impervious Cover
DRAINAGE AND DETENTION DESIGN IS BASED THE FOLLOWING FOR RESIDENTIAL LOTS:
45' WIDTH - 50% IMPERVIOUS COVER PER LOT
55' WIDTH - 50% IMPERVIOUS COVER PER LOT
70' WIDTH - 45% IMPERVIOUS COVER PER LOT
FOR THE HUTTO I.S.D. LOT, STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY HUTTO I.S.D.. WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION WILL REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.

C10.9 Minimum Finished Floor Elevation
THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.

C10.11 Homeowners Association
THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.

C10.14 Driveway Maintenance
DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

C11.2.3 FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

C12.1 ONSITE STORMWATER DETENTION IS BEING PROVIDED FOR THIS SUBDIVISION.

FIRE NOTE:
Streets more than 26 feet wide and less than 32 feet wide shall have fire lane signs posted on one side of the street", (2021 IFC Appendix D

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

That I, SHANE SHAFER, RPLS, do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but not interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

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.

REPLAT OF LOT 7, ROWE LANE ESTATES 1
PRELIMINARY PLAT
WILLIAMSON COUNTY / PFLUGERVILLE ETJ
NOT FOR RECORDATION

REVISIONS/CORRECTIONS					
Description	Revised (R) Add (A) Void (V) Sheet No. 5	Total # Sheets in Plan Set	REVISION DATE	WILLIAMSON COUNTY	CITY OF PFLUGERVILLE

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



DATE	2/20/2024
REVISION	
#	
SCALE:	
JOB:	SITE
DRAWN BY:	MM
CHECKED BY:	MM
ALM ENGINEERING, INC. CONSULTING ENGINEERS F-3565 PO Box 536 Dripping Springs, Texas 78620 (512)431-9600 - matt@almengr.com	
REPLAT OF LOT 7, ROWE LANE ESTATES 1	WILLIAMSON/PFLUGERVILLE ETJ, TX
CR 198	
1 of 4	



