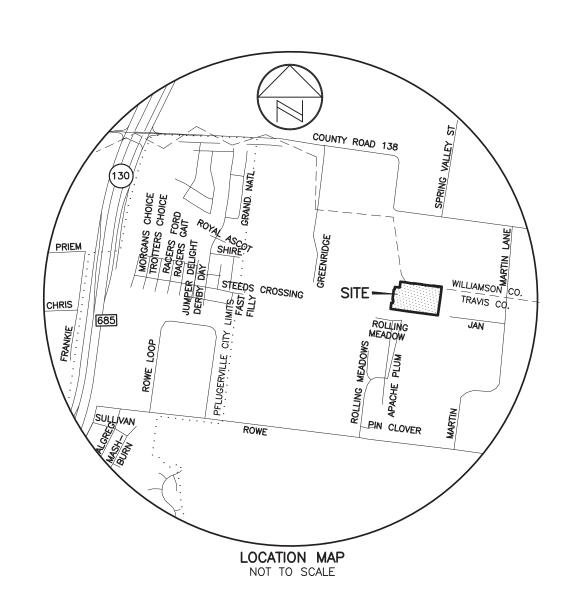
## THE COMMONS AT ROWE LANE PHASE IV B TRAVIS COUNTY, TEXAS



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.





TBPLS Firm No. 10124500

PROJECT NO.: 697-015

DRAWING NO.: 697-015-PL-IV B

PLOT DATE: 7/19/17

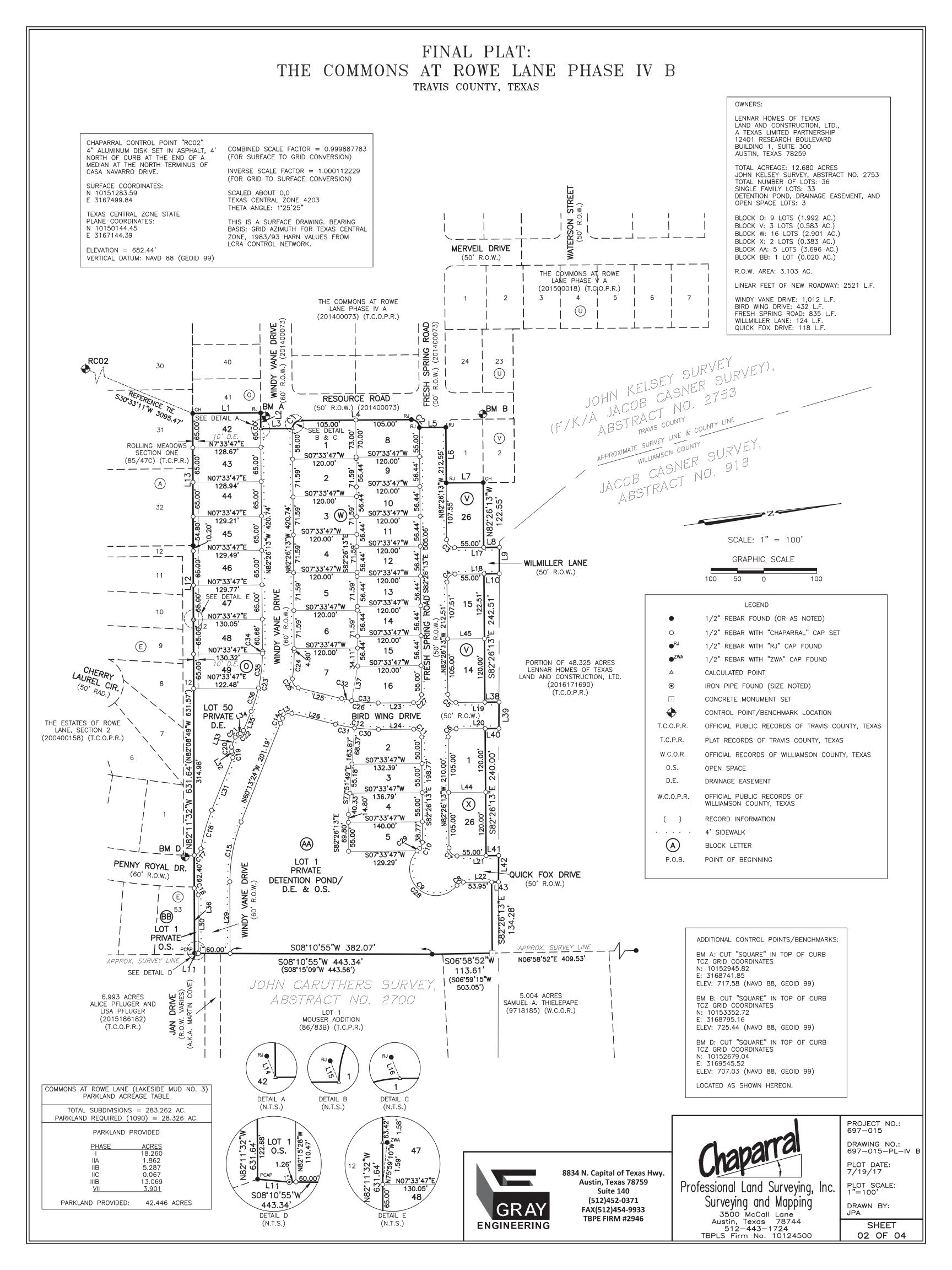
PLOT SCALE: 1"=100'

DRAWN BY:

SHEET

01 OF 04

JPA



## FINAL PLAT: THE COMMONS AT ROWE LANE PHASE IV B

TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 12.680 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 48.325 ACRE TRACT DESCRIBED IN A DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., DATED OCTOBER 12, 2016 AND RECORDED IN DOCUMENT NO. 2016171690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.680 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for the southwest corner of the 48.325 acre tract, same being the north line of Lot 31, Block A, Rolling Meadows Section One, a subdivision recorded in Book 85, Page 47C of the Plat Records of Travis County, Texas, for the southeast corner of Lot 41, Block O, The Commons at Rowe Lane Phase IV A, a subdivision recorded in Document No. 201400073 of the Official Public Records of Travis County, Texas;

THENCE with the west line of the 48.325 acre tract, same being the east line of The Commons at Rowe Lane Phase IV A, being the lines of said Lot 41, Windy Vane Drive (60' right—of—way width), Resource Road (50' right—of—way width), Fresh Spring Road (50' right—of—way width), Lots 1 and 2 of Block V, and Lots 23 and 2 of Block U, all described on said plat, the following nine (9) courses and distances:

- 1. North  $07^{\circ}33'47''$  East, with the east line of Lot 41, a distance of 128.39 feet to a 1/2'' rebar with "RJ" cap found in the south line of Windy Vane Drive for the northeast corner of Lot 41;
- 2. South 82°26'13" East, with the south line of Windy Vane Drive, a distance of 29.92 feet to a calculated point, from which a 1/2" rebar with "RJ" cap found bears South 75°49'41" West, a distance of 0.17 feet;
- 3. North 07°33'47" East, with the east line of Windy Vane Drive, a distance of 60.00 feet to a calculated point, from which a 1/2" rebar with "RJ" cap found bears South 76°56'24" West, a distance of 0.14 feet;
- 4. With the east line of Resource Road, with a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet, and a chord which bears North 37°26'13" West, a distance of 21.21 feet to a calculated point, from which a 1/2" rebar with "RJ" cap found bears South 69°35'09" West, a distance of 0.17 feet:
- 5. North  $07^{\circ}33'47"$  East, with the east line of Resource Road, a distance of 210.00 feet to a 1/2" rebar with "RJ" cap found:
- 6. With the east line of Resource Road, with a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet, and a chord which bears North 52°33'47" East, a distance of 21.21 feet to a 1/2" rebar with "RJ" cap found:
- 7. North  $07^{\circ}33'47"$  East, with the east line of Fresh Spring Road, a distance of 50.00 feet to a 1/2" rebar with "RJ" cap found;
- 8. South 82°26'13" East, with the south line of Lot 1, Block V, a distance of 105.00 feet to a 1/2" rebar with "RJ" cap found;
- 9. North 07°33'47" East, with the east line of Lot 1, Block V, a distance of 70.00 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of said Lot 1, same being the southeast corner of Lot 2 of said Block V;

THENCE crossing the 48.325 acre tract the following thirteen (13) courses and distances:

- 1. South 82°26'13" East, a distance of 122.55 feet to a 1/2" rebar with "Chaparral" cap set;
- 2. North 07°33'47" East, a distance of 29.65 feet to a 1/2" rebar with "Chaparral" cap set;
- 3. South 81°50'43" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
- 4. South 07°33'47" West, a distance of 29.14 feet to a 1/2" rebar with "Chaparral" cap set;
- 5. South 82°26'13" East, a distance of 242.51 feet to a 1/2" rebar with "Chaparral" cap set;
- 6. North 07°33'47" East, a distance of 26.63 feet to a 1/2" rebar with "Chaparral" cap set;
- 7. South 81°50'43" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
- 8. South 07°33'47" West, a distance of 26.11 feet to a 1/2" rebar with "Chaparral" cap set;
- 9. South  $82^{\circ}26'13"$  East, a distance of 240.00 feet to a 1/2" rebar with "Chaparral" cap set;
- 10. North 07°33'47" East, a distance of 23.64 feet to a 1/2" rebar with "Chaparral" cap set;
- 11. South 81°50'43" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
- 12. South  $07^{\circ}33'47"$  West, a distance of 12.93 feet to a 1/2" rebar with "Chaparral" cap set;
- 13. South 82°26'13" East, a distance of 134.28 feet to a concrete monument set in the east line of the 48.325 acre tract, same being the west line of a 5.004 acre tract described in deed to Samuel A. Thielepape, recorded in Document No. 9718185 of the Official Records of Williamson County, Texas;

THENCE South 06°58'52" West, with the east line of the 48.325 acre tract, in part being the west line of said 5.004 acre tract, and in part being the west line of Lot 1, Mouser Addition, a subdivision recorded in Book 86, Page 83B of the Plat Records of Travis County, Texas, a distance of 113.61 feet to a 1/2" rebar found in the west line of said Lot 1;

being the west line of Jan Drive (right—of—way width varies), also known as Martin Cove, and in part being the west line of a 6.993 acre tract described in deed to Alice Pfluger and Lisa Pfluger, recorded in Document No. 2015186182 of the Official Public Records of Travis County, Texas, a distance of 443.34 feet to a 1 inch iron pipe found in the west line of said 6.993 acre tract;

THENCE South 08°10'55" West, with the east line of the 48.325 acre tract, in part being the west line of Lot 1, in part

THENCE South 13°00'36" West, with the east line of the 48.325 acre tract, being the west line of the 6.993 acre tract, a distance of 6.03 feet to a 1/2" rebar with plastic cap found for the southeast corner of the 48.325 acre tract, same being the northeast corner of Lot 53, Block C, The Estates of Rowe Lane, Section 2, a subdivision recorded in Document No. 200400158 of the Official Public Records of Travis County, Texas;

THENCE North 82°11'32" West, with the south line of the 48.325 acre tract, in part being the north line of said Lot 53,

in part being the north line of Penny Royal Drive (60' right—of—way width), and in part the being north line of Lot 12, Block E of said Estates of Rowe Lane, Section 2, a distance of 631.64 feet to a calculated point in the north line of said Lot 12, same being the south line of the 48.325 acre tract, from which a 1/2" rebar with "ZWA" cap found bears North 75°59'10" West, a distance of 1.59 feet;

THENCE North  $82^{\circ}11^{\circ}32^{\circ}$  West, continuing with the south line of the 48.325 acre tract, and the north line of said Lot 12, a distance of 138.62 feet to a  $1/2^{\circ}$  rebar found for the northwest corner of Lot 12, same being the northeast corner of Lot 32, Block A of said Rolling Meadows Section One;

THENCE North 82°11'41" West, continuing with the south line of the 48.325 acre tract, being the north line of said Lots 32 and 31, a distance of 249.80 feet to the POINT OF BEGINNING, containing 12.680 acres of land, more or less.

	LOT SUMMARY TABLES										
BLOCK O		BLOCK V		BLOCK W		BLOCK X		BLOCK AA		BLOCK BB	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
42 43 44 45 46 47 48 49 50	8,354 8,372 8,390 8,408 8,426 8,444 8,463 8,294 19,617	14 15 26	8,352 8,527 8,530	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	8,712 8,591 8,591 8,591 8,591 10,199 8,352 6,773 6,773 6,773 6,773 6,773 6,773 8,729	1 26	8,352 8,352	1 2 3 4 5	129,897 8,436 7,402 7,635 7,643	1	859

			CURV	E TABLE		
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'	(N37°26'13"W 21.21')
C2	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'	(N52°33'47"E 21.21')
C3	15.00'	90°00'00"	23.56'	N52'33'47"E	21.21'	
C4	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'	
C5	15.00'	90°00'00"	23.56'	N52'33'47"E	21.21'	
C6	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'	
C7	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'	
C8	15.00'	52°01'12"	13.62'	S18°26'50"E	13.16'	
C9	50.00'	194°02'25"	169.33	N52°33'47"E	99.25'	
C10	15.00'	52°01'12"	13.62'	N56°25'37"W	13.16'	
C11	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'	
C12	325.00'	14°31'14"	82.37'	N14°49'24"E	82.14'	
C13	15.00'	83*52'36"	21.96'	S19'51'18"E	20.05	
C14	360.00'	1°34'12"	9.86'	N61°00'30"W	9.86'	
C15	300.00'	22°02'03"	115.37	S71°14'26"E	114.66	
C16	15.00'	58°21'13"	15.28'	S68°33'43"W	14.63'	
C17	15.00'	71°24'32"	18.69'	N36°32'54"W	17.51'	
C18	360.00'	12°01'45"	75.58'	S66°14'17"E	75.44'	
C19	10.00'	50°58'11"	8.90'	N85°42'30"W	8.61'	
C20	10.00'	50°58'11"	8.90'	S85°42'30"E	8.61'	
C21	10.00'	50°58'13"	8.90'	S34'44'18"E	8.61'	
C22	10.00'	50°58'12"	8.90'	N34°44'17"W	8.61'	
C23	300.00'	22°12'49"	116.31	N71°19'49"W	115.58'	
C24	360.00'	8°23'50"	52.76'	N78°14'18"W	52.71'	
C25	15.00'	83*52'36"	21.96'	N64'01'19"E	20.05	
C26	275.00'	14°31'14"	69.69'	N14°49'24"E	69.51'	
C27	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'	
C28	50.00'	186°26'50"	162.71	N48°45'59"E	99.84'	
C29	50.00'	7*35'35"	6.63'	N34°12'49"W	6.62'	
C30	325.00'	7.59'10"	45.30'	N11'33'21"E	45.26'	
C31	325.00'	6°32'04"	37.07	N18'48'58"E	37.05'	
C32	275.00'	<b>3</b> *57'34"	19.00'	N20°06'13"E	19.00'	
C33	275.00'	10°33'40"	50.69'	N12°50'36"E	50.62'	
C34	300.00'	0°49'44"	4.34'	N82°01'21"W	4.34'	
C35	300.00'	12 <b>°</b> 32'06"	65.63'	N75°20'26"W	65.50'	
C36	300.00'	8*50'59"	46.34	N64°38'54"W	46.29'	

		LINE TABLE	
LINE	BEARING	DISTANCE	RECORD LINE
L1	N07°33'47"E	128.39'	(N07°33'47"E 128.39')
L2	S82°26'13"E	29.92'	(S82°26'13"E 29.92')
L3	N07'33'47"E	60.00'	(N07°33'47"E 60.00')
L4	N07'33'47"E	210.00'	(N07°33'47"E 210.00')
L5	N07'33'47"E	50.00'	(N07°33'47"E 50.00')
L6	S82°26'13"E	105.00'	(S82°26'13"E 105.00')
L7	N07'33'47"E	70.00'	
L8	N07°33'47"E	29.65'	
L9	S81°50'43"E	50.00'	
L10	S07°33'47"W	29.14'	
L11	S13°00'36"W	6.03'	(S12°41'37"W 6.34')
L12	N82°11'32"W	138.62'	(N82°10'06"W 138.70')
L13	N82°11'41"W	249.80'	(N82°12'07"W 781.98')
L14	S75°49'41"W	0.17'	
L15	S76°56'24"W	0.14'	
L16	S69°35'09"W	0.17'	
L17	S07*33'47"W	84.65'	
L18	N07°33'47"E	84.14	
L19	S07°33'47"W	81.63	
L20	N07°33'47"E	81.12'	
L21	S07*33'47"W	78.64	
L22	N07°33'47"E	66.89	
L23	S07'33'47"W	66.78'	
L24	N07°33'47"E	66.78	
L25	S22*05'01"W	84.76'	
L26	N22*05'01"E	84.76	
L29	N82*15'28"W	135.79	
L30	N82*15'28"W	110.47	
L31	S60°13'24"E	107.23'	
L32	N68°48'25"E	3.34'	
L33	S60°13'24"E	19.86'	
L34	S09*15'11"E	3.34'	
L35	S60°13'24"E	38.83'	
L36	N82'11'32"W	122.68'	
L37	S71°52'34"E	66.47'	
L38	N07°33'47"E	26.63'	
L39	S81°50'43"E	50.00'	
L40	S07*33'47"W	26.11'	
L41	N07°33'47"E	23.64'	
L42	S81°50'43"E	50.00'	
L43	S07°33'47"W	12.93'	
L44	S07*33'47"W	70.00'	
L45	S07°33'47"W	70.00'	



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'

SHEET 03 OF 04

DRAWN BY:

## 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 COMM

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.

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 DEPRIS AND TRASH

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, 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

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



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



Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

TBPLS Firm No. 10124500

697-015

DRAWING NO.:
697-015-PL-IV B

PLOT DATE:
7/19/17

PLOT SCALE:
1"=100'

PROJECT NO.:

SHEET 04 OF 04

DRAWN BY: