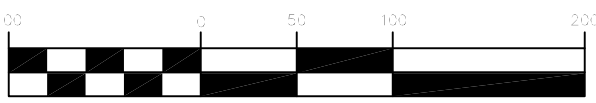


FINAL PLAT OF VINE CREEK, PHASE 1

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

JUAN ZAMBRANO
SURVEY NO. 38
ABSTRACT NO. 845

BLOCK "A"

59
BLOCK "A"
PUBLIC PARK
8.092 ACRES

MIDTEX PARTNERS, LTD.
CALLED 147.16 ACRES
DOC. NO. 2002240814
O.P.R.T.C.T.

MIDTEX PARTNERS, LTD.
CALLED 147.16 ACRES
DOC. NO. 2002240814
O.P.R.T.C.T.

MIDTEX PARTNERS, LTD.
CALLED 147.16 ACRES
DOC. NO. 2002240814
O.P.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N45°36'17"W	81.19'
L2	N27°11'09"W	172.61'
L3	N10°10'23"W	84.62'
L4	N28°02'47"E	39.10'
L5	N38°12'42"E	50.00'
L6	N27°06'27"E	57.01'
L7	S27°06'27"W	1.97'
L8	S62°53'33"E	63.00'
L9	N27°06'27"E	125.09'
L10	N62°53'33"W	7.32'
L11	N47°14'53"E	60.00'
L12	S26°55'30"W	68.00'
L13	S06°41'30"E	73.11'
L14	N27°06'27"E	20.10'
L15	S27°06'27"E	50.00'
L16	N27°06'27"E	95.05'
L17	S62°36'19"E	48.29'
L18	N27°06'27"E	37.40'
L19	N27°06'27"E	37.84'
L20	S57°38'36"E	15.70'
L21	S62°53'33"E	7.32'
L22	N62°53'33"W	54.42'
L23	N27°06'27"E	96.21'
L24	S27°06'27"W	105.40'
L25	S26°16'55"W	61.35'
L26	N44°25'15"E	28.74'
L27	N42°25'15"E	87.13'
L28	N77°54'56"W	104.54'
L29	N53°28'41"W	56.12'
L30	S63°54'02"W	132.66'
L31	S84°23'01"W	33.33'
L32	S69°18'02"W	59.54'
L33	S47°05'15"W	56.31'
L34	S89°33'29"W	61.51'
L35	N44°16'50"W	34.86'
L36	N71°21'45"W	29.72'
L37	S75°53'08"W	46.95'
L38	N71°46'45"W	72.09'
L39	S88°43'48"W	96.04'
L40	N84°54'02"W	17.45'
L41	N70°27'09"W	34.11'
L42	N83°51'27"W	37.60'
L43	S78°58'36"W	54.09'
L44	S85°12'40"W	80.53'
L45	N73°16'58"W	10.95'
L46	S82°00'45"E	24.52'
L47	N41°25'29"E	16.40'
L48	N84°06'08"E	8.90'
L49	S77°56'30"E	19.91'
L50	S65°47'36"E	19.92'
L51	N84°23'04"E	20.19'
L52	N50°51'46"E	69.85'
L53	N84°10'27"E	34.80'
L54	N86°44'16"E	23.12'
L55	S67°54'03"E	44.06'
L56	S57°03'15"E	29.84'
L57	S44°45'07"E	35.33'
L58	S77°37'27"E	57.99'
L59	N73°44'24"E	41.09'
L60	S80°25'17"E	25.01'
L61	S52°38'53"E	10.25'
L62	S84°07'18"E	38.54'
L63	N86°16'49"E	23.94'
L64	N61°41'13"E	23.47'
L65	N32°58'39"E	19.74'
L66	N16°47'21"E	35.58'
L67	N61°21'28"E	40.09'
L68	N84°33'48"E	60.04'
L69	N76°55'58"E	88.57'
L70	N85°36'27"E	120.06'
L71	S56°32'12"E	24.22'
L72	N62°36'19"W	19.52'
L73	N62°48'51"E	10.00'
L74	N27°11'09"W	60.00'
L75	S62°48'51"W	10.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1010.00'	130.37'	7°23'45"	S35°01'46"E	130.28'
C2	870.00'	417.39'	27°29'18"	S45°04'32"E	413.40'
C3	325.00'	37.00'	6°31'26"	N55°03'01"W	36.98'
C4	495.00'	187.68'	21°43'25"	S31°53'25"E	186.56'
C5	435.00'	151.96'	20°00'54"	S52°45'34"E	151.19'
C6	25.00'	23.18'	53°07'51"	S36°19'40"E	22.36'
C7	25.00'	5.03'	11°32'13"	N68°39'40"W	5.03'
C8	990.00'	119.19'	6°53'54"	N34°46'50"W	119.12'
C9	890.00'	485.79'	31°16'25"	S46°58'06"E	479.78'
C10	25.00'	39.40'	90°17'14"	N72°15'04"E	35.44'
C11	25.00'	39.12'	89°39'53"	N17°43'30"W	35.25'
C12	325.00'	61.37'	10°49'03"	S57°11'51"E	61.28'
C13	275.00'	51.92'	10°49'07"	S57°11'48"E	51.84'
C14	25.00'	39.40'	90°17'13"	N72°15'05"E	35.44'
C15	25.00'	39.15'	89°44'02"	S17°45'34"E	35.27'
C16	25.00'	39.39'	90°15'58"	N72°14'26"E	35.44'
C17	25.00'	36.98'	84°45'03"	N15°16'05"W	33.70'
C18	275.00'	25.19'	5°14'57"	N60°16'05"W	25.19'
C19	275.00'	1.51'	0°18'53"	N62°44'07"W	1.51'
C20	325.00'	29.78'	5°14'57"	N60°16'05"W	29.76'
C21	25.00'	36.86'	84°28'56"	N80°06'56"E	33.61'
C22	495.00'	56.56'	6°32'47"	S41°08'51"W	56.53'
C23	435.00'	24.63'	3°14'40"	N42°47'55"E	24.63'
C24	25.00'	36.62'	83°55'43"	N00°47'16"W	33.43'
C25	503.00'	87.50'	9°58'02"	S57°49'30"E	87.39'
C26	25.00'	16.49'	37°47'26"	S60°04'18"W	16.19'
C27	495.00'	28.03'	3°14'40"	N42°47'55"E	28.03'
C28	435.00'	38.41'	5°03'34"	S41°08'51"W	38.40'
C29	25.00'	42.33'	97°00'17"	S09°08'28"E	37.45'
C30	275.00'	25.19'	5°14'57"	N60°16'05"W	25.19'
C31	25.00'	34.24'	78°27'47"	S12°07'27"E	31.62'
C32	25.00'	39.27'	90°00'00"	S72°06'27"W	35.36'
C33	25.00'	39.42'	90°20'07"	N72°16'30"E	35.46'
C34	25.00'	39.12'	89°39'53"	S17°43'30"E	35.25'
C35	25.00'	41.56'	95°14'57"	S74°43'55"W	36.94'
C36	25.00'	36.98'	84°45'03"	N15°16'05"W	33.70'
C37	25.00'	41.56'	95°14'57"	S74°43'55"W	36.94'
C38	25.00'	36.98'	84°45'03"	N15°16'05"W	33.70'
C39	25.00'	39.27'	89°59'57"	S17°53'32"E	35.36'
C40	25.00'	15.21'	34°51'11"	S44°32'02"W	14.97'
C41	870.00'	57.50'	3°47'13"	S60°42'48"E	57.49'
C42	870.00'	474.90'	31°16'31"	S46°58'09"E	469.02'
C43	325.00'	24.36'	4°17'41"	S60°27'34"E	24.36'
C44	25.00'	34.24'	78°27'47"	N12°07'27"E	31.62'
C45	25.00'	5.16'	11°49'27"	N33°01'10"E	5.15'
C46	25.00'	34.24'	78°27'47"	N12°07'27"E	31.62'
C47	25.00'	4.89'	11°12'06"	N56°57'23"W	4.88'
C48	25.00'	34.24'	78°27'47"	S66°20'20"W	31.62'
C49	25.00'	4.91'	11°14'59"	S21°28'57"W	4.90'
C50	25.00'	29.33'	67°12'48"	S17°44'56"E	27.67'
C51	25.00'	16.09'	36°52'12"	S08°40'21"W	15.81'
C52	25.00'	16.09'	36°52'12"	N45°32'33"E	15.81'
C53	25.00'	23.33'	53°27'55"	S89°17'24"E	22.49'
C54	25.00'	16.09'	36°52'12"	S45°32'33"W	15.81'
C55	25.00'	25.47'	58°22'45"	N86°49'59"W	24.39'
C56	25.00'	16.09'	36°52'12"	N08°40'21"E	15.81'
C57	25.00'	20.89'	47°52'51"	N33°42'10"W	20.29'
C58	25.00'	15.72'	36°02'07"	N55°53'31"E	15.47'
C59	25.00'	21.14'	48°26'49"	S81°52'01"E	20.51'
C60	500.00'	71.84'	8°13'55"	S40°18'17"W	71.78'
C61	430.00'	53.33'	7°06'23"	S40°52'03"W	53.30'
C62	25.00'	16.54'	37°54'20"	S20°24'31"W	16.24'
C63	25.00'	25.79'	59°05'57"	S28°05'38"E	24.66'
C64	275.00'	23.68'	4°56'04"	S60°06'38"E	23.68'
C65	495.00'	11.79'	1°21'52"	N41°51'31"E	11.79'
C66	495.00'	16.24'	1°52'48"	N43°28'51"E	16.24'

LEGEND

- IRON ROD FOUND
- IRON ROD FOUND WITH CAP
- MARKED "DIAMOND SURVEYING"
- BENCHMARK
- LL LANDSCAPE LOT / PUBLIC UTILITY EASEMENT
- NBU NEIGHBORHOOD MAIL BOX UNITS
- sf SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- SE SIGHT EASEMENT

- APPROXIMATE CITY LIMITS
- - - 6' REQUIRED SIDEWALK
- - - 4' REQUIRED SIDEWALK
- F.E.M.A. FLOOD PLAIN
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- H.O.A. HOME OWNERS ASSOCIATION
- D.E. DRAINAGE EASEMENT

LOT USE AND AREA TABLE

LOT	SQ. FT.	USE	LOT	SQ. FT.	USE
BLOCK A					
1	2,368	LANDSCAPE-P.U.E.-D.E.	1	7,653	SINGLE FAMILY RESIDENTIAL
2	7,527	SINGLE FAMILY RESIDENTIAL	2	6,250	SINGLE FAMILY RESIDENTIAL
3	6,256	SINGLE FAMILY RESIDENTIAL	3	6,250	SINGLE FAMILY RESIDENTIAL
4	6,257	SINGLE FAMILY RESIDENTIAL	4	6,250	SINGLE FAMILY RESIDENTIAL
5	6,256	SINGLE FAMILY RESIDENTIAL	5	6,250	SINGLE FAMILY RESIDENTIAL
6	6,254	SINGLE FAMILY RESIDENTIAL	6	6,250	SINGLE FAMILY RESIDENTIAL
7	6,253	SINGLE FAMILY RESIDENTIAL	7	6,250	SINGLE FAMILY RESIDENTIAL
8	6,253	SINGLE FAMILY RESIDENTIAL	8	6,250	SINGLE FAMILY RESIDENTIAL
9	6,252	SINGLE FAMILY RESIDENTIAL	9	6,250	SINGLE FAMILY RESIDENTIAL
10	6,251	SINGLE FAMILY RESIDENTIAL	10	6,250	SINGLE FAMILY RESIDENTIAL
11	6,251	SINGLE FAMILY RESIDENTIAL	11	6,250	SINGLE FAMILY RESIDENTIAL
12	6,583	SINGLE FAMILY RESIDENTIAL	12	6,250	SINGLE FAMILY RESIDENTIAL
13	6,707	SINGLE FAMILY RESIDENTIAL	13	6,250	SINGLE FAMILY RESIDENTIAL
14	6,632	SINGLE FAMILY RESIDENTIAL	14	6,250	SINGLE FAMILY RESIDENTIAL
15	6,583	SINGLE FAMILY RESIDENTIAL	15	6,250	SINGLE FAMILY RESIDENTIAL
16	6,467	SINGLE FAMILY RESIDENTIAL	16	6,250	SINGLE FAMILY RESIDENTIAL
17	7,336	SINGLE FAMILY RESIDENTIAL	17	6,250	SINGLE FAMILY RESIDENTIAL
18	6,264	SINGLE FAMILY RESIDENTIAL	18	6,250	SINGLE FAMILY RESIDENTIAL
19	6,250	SINGLE FAMILY RESIDENTIAL	19	4,456	LANDSCAPE-P.U.E.-D.E.
20	6,250	SINGLE FAMILY RESIDENTIAL			
21	6,250	SINGLE FAMILY RESIDENTIAL			
22	6,250	SINGLE FAMILY RESIDENTIAL			
23	6,250	SINGLE FAMILY RESIDENTIAL			
24	6,250	SINGLE FAMILY RESIDENTIAL			
25	7,557	SINGLE FAMILY RESIDENTIAL			
BLOCK B					
1	7,541	SINGLE FAMILY RESIDENTIAL	1	2,366	LANDSCAPE-P.U.E.-D.E.
2	6,250	SINGLE FAMILY RESIDENTIAL	45	269	LANDSCAPE-P.U.E.-D.E.
3	6,250	SINGLE FAMILY RESIDENTIAL			
4	6,250	SINGLE FAMILY RESIDENTIAL			
5	6,250	SINGLE FAMILY RESIDENTIAL			
6	6,250	SINGLE FAMILY RESIDENTIAL			
7	6,250	SINGLE FAMILY RESIDENTIAL			
8	6,250	SINGLE FAMILY RESIDENTIAL			
9	6,250	SINGLE FAMILY RESIDENTIAL			
10	6,250	SINGLE FAMILY RESIDENTIAL			
11	6,250	SINGLE FAMILY RESIDENTIAL			
12	7,500	SINGLE FAMILY RESIDENTIAL			
13	6,250	SINGLE FAMILY RESIDENTIAL			
14	6,250	SINGLE FAMILY RESIDENTIAL			
15	6,250	SINGLE FAMILY RESIDENTIAL			
16	6,250	SINGLE FAMILY RESIDENTIAL			
17	7,526	SINGLE FAMILY RESIDENTIAL			
18	7,526	SINGLE FAMILY RESIDENTIAL			
19	7,526	SINGLE FAMILY RESIDENTIAL			
20	7,526	SINGLE FAMILY RESIDENTIAL			
21	7,526	SINGLE FAMILY RESIDENTIAL			
22	7,526	SINGLE FAMILY RESIDENTIAL			
23	7,526	SINGLE FAMILY RESIDENTIAL			
24	7,526	SINGLE FAMILY RESIDENTIAL			
25	7,526	SINGLE FAMILY RESIDENTIAL			
26	7,526	SINGLE FAMILY RESIDENTIAL			
27	7,526	SINGLE FAMILY RESIDENTIAL			
28	7,526	SINGLE FAMILY RESIDENTIAL			
29	7,526	SINGLE FAMILY RESIDENTIAL			
30	7,526	SINGLE FAMILY RESIDENTIAL			
31	7,526	SINGLE FAMILY RESIDENTIAL			
32	7,526	SINGLE FAMILY RESIDENTIAL			
33	7,526	SINGLE FAMILY RESIDENTIAL			

#	TYPE	ACRE
79	SINGLE FAMILY RESIDENTIAL	12.592
8	LANDSCAPE-P.U.E.-D.E.	0.863
1	H.O.A. PARK	0.628
1	PUBLIC PARK	8.092
	RIGHT-OF-WAY - NEW STREETS	5.713
	RIGHT-OF-WAY CELE RD DEDICATION	1.009
TOTAL		28.897

SIGHT EASEMENT NOTE:

SEE SHEET 3 OF 4 FOR DIMENSIONS AND DETAIL'S OF ALL SIGHT EASEMENTS AS FOLLOWS:

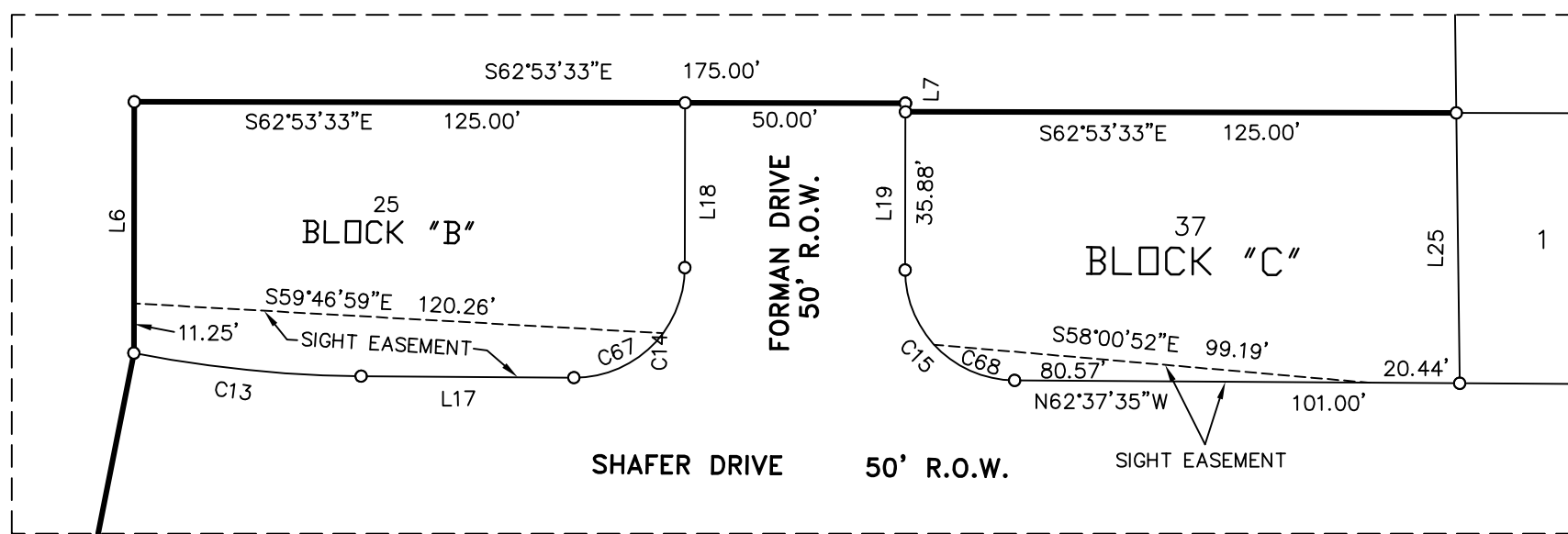
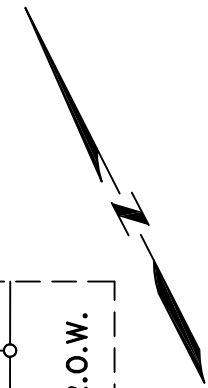
DETAIL "A": LOT 25, BLOCK B AND LOT 37 BLOCK C
DETAIL "B": LOT 1, BLOCK C
DETAIL "C": LOT 17, BLOCK C
DETAIL "D": LOT 17, BLOCK E
DETAIL "E": LOT 29, BLOCK J

SHEET 2 OF 4

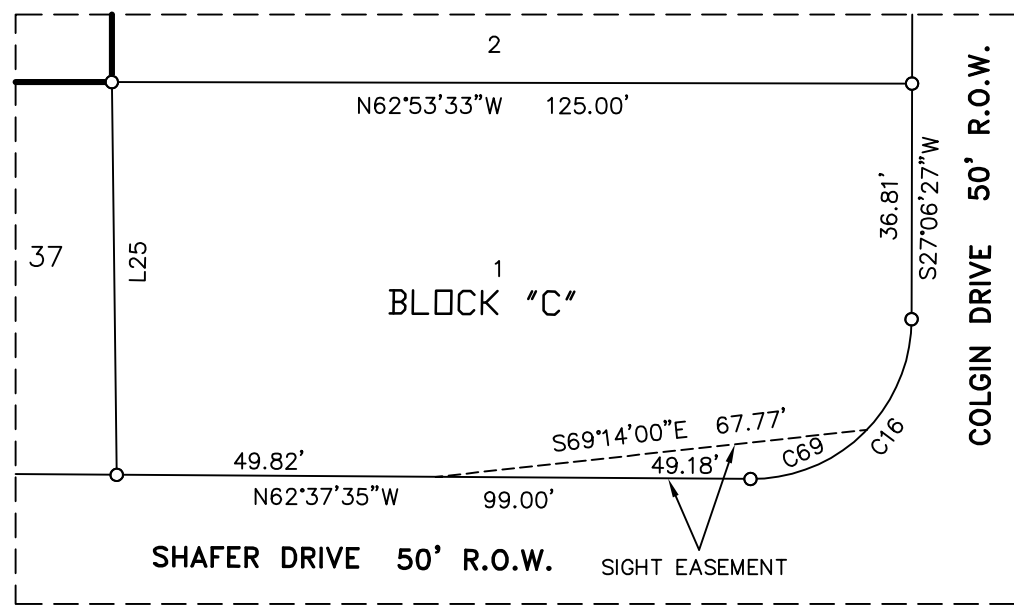
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746
(512)431-9600 * almeng@sbcglobal.net

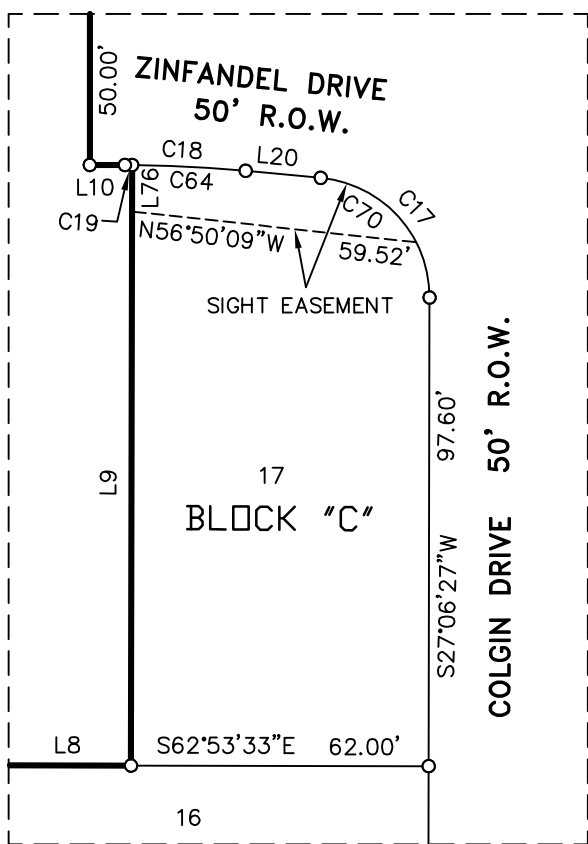
FINAL PLAT OF VINE CREEK, PHASE 1



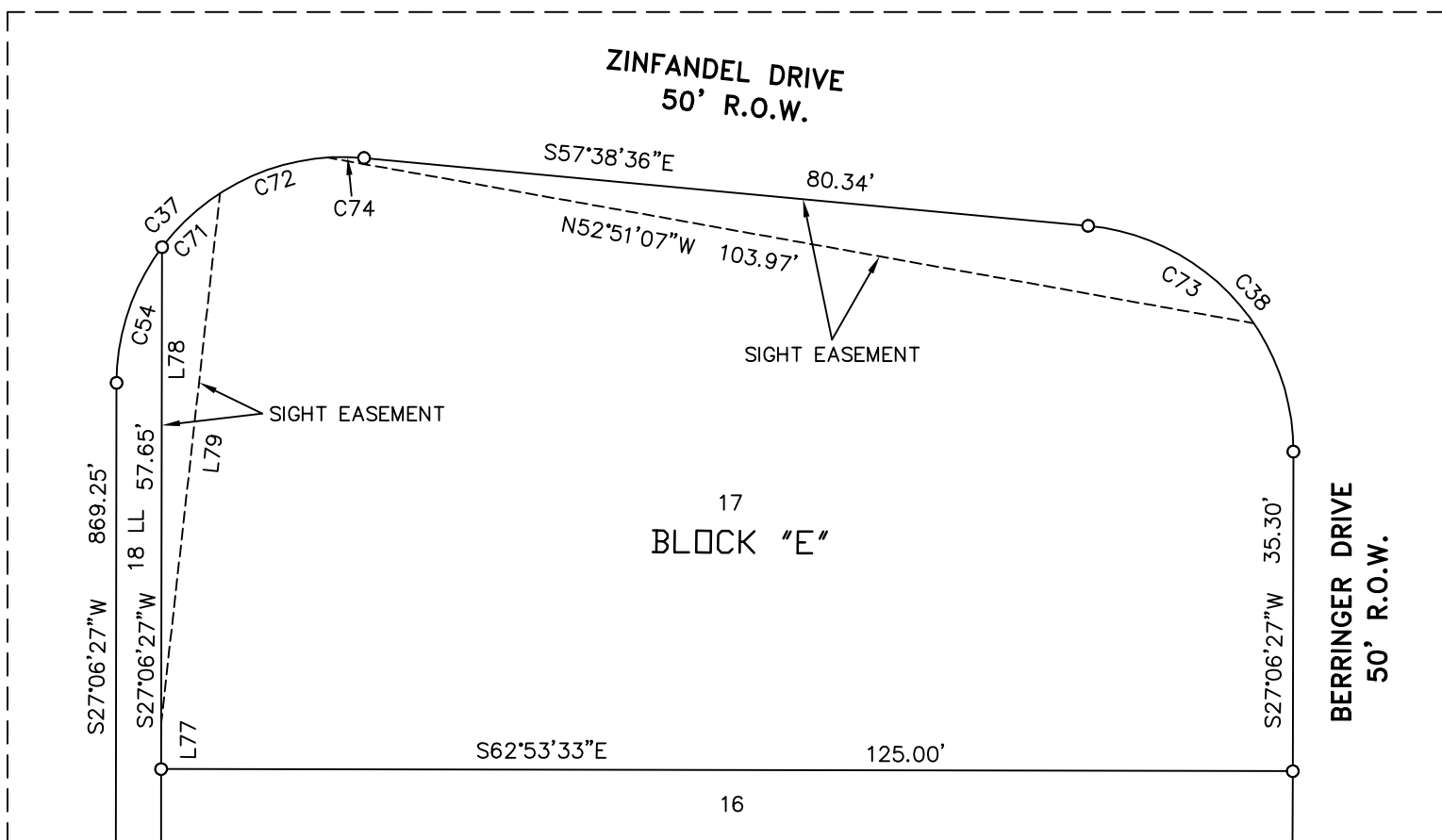
SIGHT EASEMENT DETAIL "A"
(1" = 40')



SIGHT EASEMENT DETAIL "B"
(1" = 30')

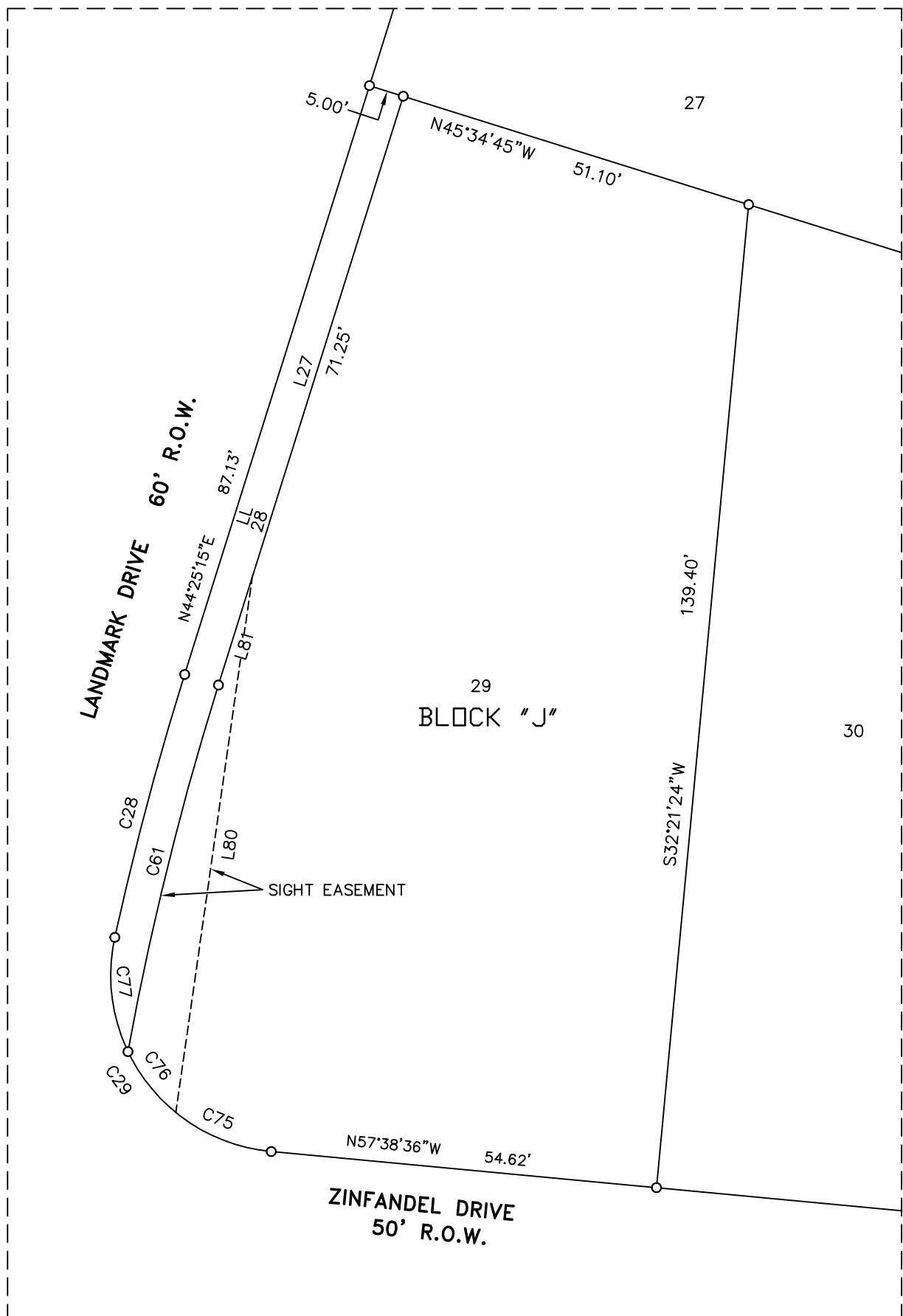


SIGHT EASEMENT DETAIL "C"
(1" = 40')

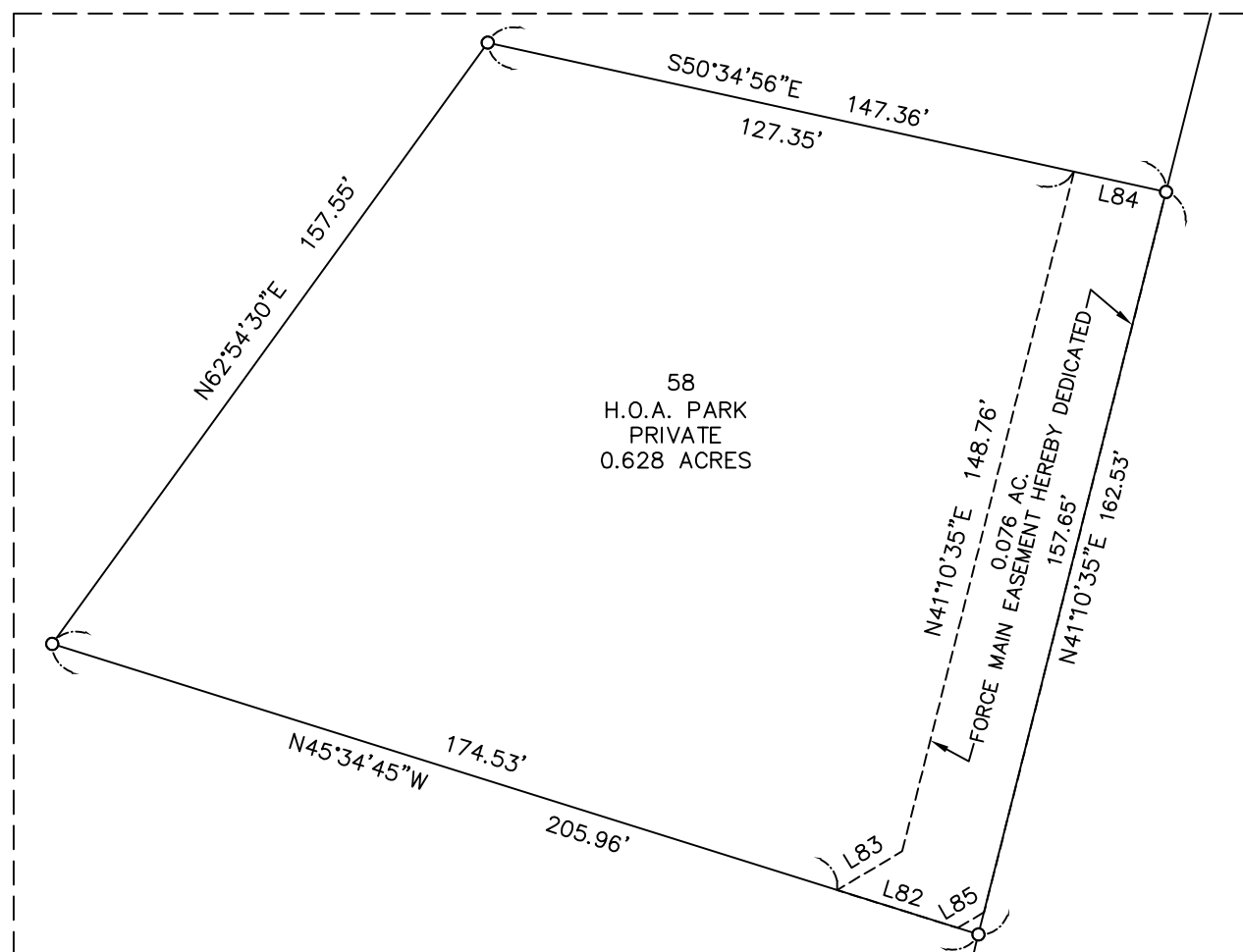


SIGHT EASEMENT DETAIL "D"
(1" = 20')

LINE TABLE		
LINE	BEARING	DISTANCE
L76	N27°06'27"E	9.69'
L77	N27°06'27"E	5.08'
L78	N27°06'27"E	52.57'
L79	S33°20'12"W	58.89'
L80	S35°07'08"W	76.26'
L81	N44°25'15"E	15.88'
L82	N45°34'45"W	26.81'
L83	N86°10'35"E	16.09'
L84	S50°34'56"E	20.01'
L85	S86°10'35"W	6.52'



SIGHT EASEMENT DETAIL "E"
(1" = 20')



FORCE MAIN EASEMENT DETAIL
(1" = 40')

LEGEND	
●	IRON ROD FOUND
●	IRON ROD FOUND WITH CAP
○	1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
●	BENCHMARK
LL	LANDSCAPE LOT / PUBLIC UTILITY EASEMENT
NBU	NEIGHBORHOOD MAIL BOX UNITS
sf	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT
SE	SIGHT EASEMENT
---	APPROXIMATE CITY LIMITS
- - - -	6" REQUIRED SIDEWALK
.....	4" REQUIRED SIDEWALK
---	F.E.M.A. FLOOD PLAIN
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
R.O.W.	RIGHT-OF-WAY
H.O.A.	HOME OWNERS ASSOCIATION
D.E.	DRAINAGE EASEMENT

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C67	25.00'	23.45'	53°44'34"	N89°28'36"W	22.60'
C68	25.00'	47.94'	47°04'48"	N39°05'11"W	19.97'
C69	25.00'	20.30'	46°31'17"	N85°53'13"W	19.75'
C70	25.00'	25.02'	57°20'14"	S28°58'29"E	23.99'
C71	25.00'	8.79'	20°08'44"	N74°03'01"E	8.74'
C72	25.00'	12.62'	28°55'17"	S81°24'59"E	12.49'
C73	25.00'	21.93'	50°14'58"	S32°31'07"E	21.23'
C74	25.00'	4.06'	9°18'44"	S62°17'58"E	4.06'
C75	25.00'	14.76'	33°49'55"	N40°43'39"W	14.55'
C76	25.00'	11.02'	25°16'02"	N11°10'40"W	10.94'
C77	25.00'	16.54'	37°54'20"	N20°24'31"E	16.24'

SHEET 3 OF 4

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

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746
(512)431-9600 * almeng@sbcglobal.net

FINAL PLAT OF VINE CREEK, PHASE 1

PLAT NOTES:

1. THIS PLAN 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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE NORTH SIDE OF CELE ROAD WITHIN THE 20' LANDSCAPE LOT.
8. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ZINFANDEL DRIVE, BERRINGER DRIVE, COLGIN DRIVE, FORMAN DRIVE, LANDMARK DRIVE, PHELPS DRIVE AND SHAFER DRIVE.
9. 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.
10. 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.
11. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24. THE PARK AND RECREATION COMMISSION APPROVED THE PLAN ON JUNE 18, 2016.
12. 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.
13. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR 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 PERMITS.
14. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
15. 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.
16. 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.
17. 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.
18. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE ZONE "A" UNDEFINED 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0285H, DATED SEPTEMBER 26, 2008. PRIOR TO PLATTING PHASES 6 OR 7 A DETAILED FLOOD STUDY ALONG WITH THE BFE'S AND THE FLOODWAY WILL BE SUBMITTED TO FEMA. FEES WILL BE SHOWN ON THE PLATS FOR LOTS IN OR IMMEDIATELY ADJACENT TO THE SFHA. ALL PORTIONS OF THE FLOOD PLAIN WILL BE CONTAINED IN THE PUBLIC PARKLAND AND DRAINAGE EASEMENTS SHOWN ON THE FOLLOWING LOTS WHICH WILL BE OWNED BY THE CITY OF PFLUGERVILLE AND MAINTAINED BY THE H.O.A. THE FOLLOWING ARE THE PROPOSED DRAINAGE EASEMENT LOTS: LOT 59, BLOCK "A"
19. 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.
20. 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.
21. THE FINAL PLAT SHALL INCLUDE PROOF OF RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT REQUIRE THE CREATION OF A HOMEOWNERS ASSOCIATION WITH EACH OWNER OF A LOT BEING 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.
22. LANDSCAPE LOTS 111, BLOCK "A" AND 45, BLOCK "H", HAVE A MINIMUM DEPTH OF 20 FEET AT ALL POINTS AS MEASURED FROM THE PROPOSED RIGHT OF WAY EDGE AS REQUIRED ALONG THE EXTENT OF THE SUBDIVISION ADJACENT TO CELE ROAD. LOT 110 BLOCK "A", LOT 19 BLOCK "D", LOT 18 BLOCK "E", AND LOT 28, BLOCK "J" ARE 5' LANDSCAPE LOTS. THE LANDSCAPE LOTS SHALL INCLUDE THE ADJACENT RESIDENTIAL LOT'S FENCING, ANY SUBDIVISION PERIMETER FENCING, SUBDIVISION SIGNAGE, AND STREET YARD TREES AS REQUIRED IN SUBCHAPTER 11. THE LANDSCAPE LOTS AND AFOREMENTIONED IMPROVEMENTS SHALL BE OWNED AND MAINTAINED IN COMMON BY A HOMEOWNER'S ASSOCIATION.
23. SUBDIVISION ENTRY SIGNS WILL BE LOCATED IN LANDSCAPE LOT 1, BLOCK "A", LOT 1, BLOCK "H".
24. THE OFFSITE FORCE MAIN EASEMENTS MUST BE RECORDED PRIOR TO RECORDATION OF THE FINAL PLAT.
WASTEWATER PIPELINE EASEMENT AGREEMENT DOC. #2017079204, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
PFLUGERVILLE I.S.D. FORCE MAIN EASEMENT DOC. # _____
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
25. APPROVAL LETTER OR SIMILAR CERTIFICATION FROM LCRA SHALL BE PROVIDED WITH THE FIRST CONSTRUCTION PLAN APPLICATION TO ENSURE THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE CROSSING REQUIREMENTS. IN THE EVENT THAT A CROSSING OR PROXIMITY TO A LINE IS NOT APPROVED AND ADJUSTMENT IS NECESSARY, A PRELIMINARY PLAN REVISION MAY BE REQUIRED.
26. THE DETENTION POND WILL BE CONSTRUCTED WITH PHASE 1. AN EASEMENT WILL BE RECORDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE DETENTION POND AND ITS RELATED FACILITIES.
27. LEFT TURN LANE FOR CELE ROAD AT LANDMARK DRIVE WILL BE CONSTRUCTED WITH PHASE 1 AS SPECIFIED BY THE T.I.A.
28. MANVILLE WATER SUPPLY CORPORATION BLANKET WATER LINE EASEMENT RECORDED IN DOCUMENT # _____, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
29. VINE CREEK RESIDENTIAL COMMUNITY, INC., BLANKET EASEMENTS RECORDED IN DOCUMENT NO. 2018133561, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
30. TEMPORARY LIMITED PUBLIC UTILITY EASEMENT AGREEMENT RECORDED IN DOCUMENT X-2018167543, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
31. STORM WATER FACILITIES MAINTENANCE COVENANT, LICENSE AND AGREEMENT DOC. # _____, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
32. VINE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOC. # 2018133434, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT RICHARD JENKINS, BEING THE OWNER OF THE PORTION OF A CALLED 147.16 ACRE TRACT OF LAND OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2002240814 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 28.897 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF VINE CREEK PHASE 1, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 10 DAY OF OCTOBER 2018 A.D.

RICHARD JENKINS
900 CONGRESS AVENUE
AUSTIN, TX 78701

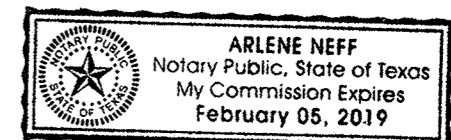
STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD JENKINS, 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 10 DAY OF OCTOBER 2018 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
DATE: SEPTEMBER 27, 2018



ENGINEER'S FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS INDICATED ON THE FEDERAL INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0285H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

MATTHEW MITCHELL, P.E. 83335



CITY CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

DANIEL FLORES, 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

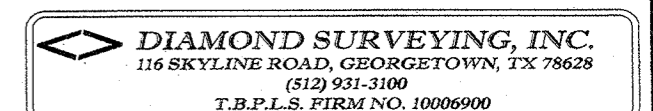
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET 4 OF 4



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