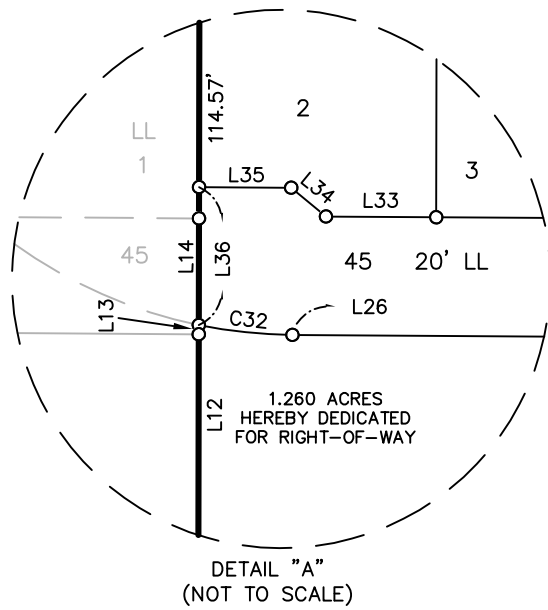


FINAL PLAT OF
VINE CREEK, PHASE 3 & 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°06'27"E	167.15'
L2	N27°06'28"E	50.00'
L3	S62°53'33"E	125.00'
L4	S27°06'27"W	20.10'
L5	S62°53'33"E	100.00'
L6	S62°53'33"E	50.00'
L7	S62°53'33"E	95.38'
L8	S63°18'04"E	23.77'
L9	S62°53'33"E	80.00'
L10	N62°53'33"W	100.00'
L11	S62°53'33"E	95.34'
L12	N27°06'27"E	22.58'
L13	N27°06'27"E	0.48'
L14	N27°06'27"E	19.52'
L15	N27°06'27"E	25.00'
L16	N27°06'27"E	25.00'
L17	N27°06'27"E	25.00'
L18	N27°06'27"E	25.00'
L19	N27°06'27"E	25.00'
L20	N27°06'27"E	25.00'
L21	N27°06'27"E	25.00'
L22	N27°06'27"E	127.81'
L23	S27°06'27"W	19.99'
L24	N27°06'27"E	104.09'
L25	N27°06'27"E	103.94'
L26	N62°36'19"W	560.13'
L27	S62°36'19"E	10.00'
L28	N27°06'27"E	19.10'
L29	N26°41'56"E	99.79'
L30	S62°36'19"E	493.01'
L31	S62°36'19"E	320.00'
L32	S62°36'19"E	340.00'
L33	S62°36'19"E	27.29'
L34	S23°19'33"E	15.80'
L35	S62°36'19"E	32.53'
L36	S62°36'19"E	29.52'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	5.03'	11°32'13"	S68°39'40"E	5.03'
C2	25.00'	23.18'	53°07'51"	N36°19'40"W	22.36'
C3	25.00'	39.27'	90°00'00"	N72°06'27"E	35.36'
C4	25.00'	39.27'	90°00'00"	S17°53'33"E	35.36'
C5	25.00'	39.27'	90°00'00"	N72°06'27"E	35.36'
C6	25.00'	39.27'	90°00'00"	S17°53'33"E	35.36'
C7	25.00'	39.26'	89°58'53"	N72°07'00"E	35.35'
C8	25.00'	39.27'	90°00'00"	N72°06'27"E	35.36'
C9	25.00'	39.27'	90°00'00"	S17°53'33"E	35.36'
C10	25.00'	39.27'	90°00'00"	N72°06'27"E	35.36'
C11	25.00'	39.27'	90°00'00"	N17°53'33"W	35.36'
C12	25.00'	39.27'	90°00'00"	N72°06'27"E	35.36'
C13	25.00'	39.27'	90°00'00"	S17°53'33"E	35.36'
C14	25.00'	39.27'	90°00'00"	S72°06'27"W	35.36'
C15	25.00'	39.27'	90°00'00"	N17°53'33"W	35.36'
C16	25.00'	21.03'	48°11'23"	S38°47'52"E	20.41'
C17	50.00'	162.65'	186°22'46"	N72°06'27"E	99.85'
C18	25.00'	21.03'	48°11'23"	N03°00'45"E	20.41'
C19	25.00'	39.27'	90°00'00"	N72°06'27"E	35.36'
C20	25.00'	39.28'	90°01'07"	S17°53'00"E	35.36'
C21	25.00'	5.96'	13°39'17"	S56°03'55"E	5.94'
C23	25.00'	15.07'	34°32'06"	S31°58'13"E	14.84'
C24	50.00'	36.04'	41°17'51"	S35°21'06"E	35.26'
C25	50.00'	10.02'	11°28'50"	S61°44'27"E	10.00'
C26	50.00'	33.31'	38°10'26"	S86°34'05"E	32.70'
C27	50.00'	37.55'	43°02'04"	N52°49'39"E	36.68'
C28	50.00'	41.60'	47°40'30"	N07°28'22"E	40.41'
C29	50.00'	4.12'	4°33'04"	N18°43'24"W	4.12'
C30	25.00'	5.04'	11°33'20"	S57°06'53"E	5.03'
C31	25.00'	34.24'	78°27'47"	S12°06'20"E	31.62'
C32	25.00'	4.91'	11°14'59"	N56°58'50"W	4.90'

LOT USE AND AREA TABLE

LOT	SQ. FT.	USE	LOT	SQ. FT.	USE	LOT	SQ. FT.	USE
BLOCK E			BLOCK G			BLOCK H		
1	7,506	SINGLE FAMILY RESIDENTIAL	1	6,116	SINGLE FAMILY RESIDENTIAL	2	8631	SINGLE FAMILY RESIDENTIAL
2	7,500	SINGLE FAMILY RESIDENTIAL	2	5,000	SINGLE FAMILY RESIDENTIAL	3	7,535	SINGLE FAMILY RESIDENTIAL
3	6,250	SINGLE FAMILY RESIDENTIAL	3	5,000	SINGLE FAMILY RESIDENTIAL	4	6,293	SINGLE FAMILY RESIDENTIAL
4	6,250	SINGLE FAMILY RESIDENTIAL	4	5,000	SINGLE FAMILY RESIDENTIAL	5	6,685	SINGLE FAMILY RESIDENTIAL
5	7,500	SINGLE FAMILY RESIDENTIAL	5	5,000	SINGLE FAMILY RESIDENTIAL	6	6,319	SINGLE FAMILY RESIDENTIAL
6	6,250	SINGLE FAMILY RESIDENTIAL	6	5,000	SINGLE FAMILY RESIDENTIAL	7	5,065	SINGLE FAMILY RESIDENTIAL
7	6,250	SINGLE FAMILY RESIDENTIAL	7	5,000	SINGLE FAMILY RESIDENTIAL	8	5,073	SINGLE FAMILY RESIDENTIAL
8	7,500	SINGLE FAMILY RESIDENTIAL	8	5,000	SINGLE FAMILY RESIDENTIAL	9	5,081	SINGLE FAMILY RESIDENTIAL
9	6,250	SINGLE FAMILY RESIDENTIAL	9	5,000	SINGLE FAMILY RESIDENTIAL	10	5,089	SINGLE FAMILY RESIDENTIAL
10	6,250	SINGLE FAMILY RESIDENTIAL	10	5,000	SINGLE FAMILY RESIDENTIAL	11	5,097	SINGLE FAMILY RESIDENTIAL
11	7,500	SINGLE FAMILY RESIDENTIAL	11	5,000	SINGLE FAMILY RESIDENTIAL	12	5,105	SINGLE FAMILY RESIDENTIAL
12	6,250	SINGLE FAMILY RESIDENTIAL	12	5,000	SINGLE FAMILY RESIDENTIAL	13	5,113	SINGLE FAMILY RESIDENTIAL
13	6,250	SINGLE FAMILY RESIDENTIAL	13	5,000	SINGLE FAMILY RESIDENTIAL	14	5,121	SINGLE FAMILY RESIDENTIAL
14	6,250	SINGLE FAMILY RESIDENTIAL	14	5,000	SINGLE FAMILY RESIDENTIAL	15	5,129	SINGLE FAMILY RESIDENTIAL
15	6,250	SINGLE FAMILY RESIDENTIAL	15	5,000	SINGLE FAMILY RESIDENTIAL	16	5,135	SINGLE FAMILY RESIDENTIAL
			16	5,000	SINGLE FAMILY RESIDENTIAL	17	5,022	SINGLE FAMILY RESIDENTIAL
			17	5,000	SINGLE FAMILY RESIDENTIAL	18	9,635	SINGLE FAMILY RESIDENTIAL
			18	5,000	SINGLE FAMILY RESIDENTIAL	19	8,639	SINGLE FAMILY RESIDENTIAL
			19	5,000	SINGLE FAMILY RESIDENTIAL	20	6,061	SINGLE FAMILY RESIDENTIAL
			20	5,000	SINGLE FAMILY RESIDENTIAL	21	5,002	SINGLE FAMILY RESIDENTIAL
			21	5,000	SINGLE FAMILY RESIDENTIAL	22	5,003	SINGLE FAMILY RESIDENTIAL
			22	6,116	SINGLE FAMILY RESIDENTIAL	23	5,004	SINGLE FAMILY RESIDENTIAL
			23	6,116	SINGLE FAMILY RESIDENTIAL	24	5,004	SINGLE FAMILY RESIDENTIAL
			24	5,000	SINGLE FAMILY RESIDENTIAL	25	5,005	SINGLE FAMILY RESIDENTIAL
			25	5,000	SINGLE FAMILY RESIDENTIAL	26	5,005	SINGLE FAMILY RESIDENTIAL
			26	5,000	SINGLE FAMILY RESIDENTIAL	27	5,006	SINGLE FAMILY RESIDENTIAL
			27	5,000	SINGLE FAMILY RESIDENTIAL	28	5,006	SINGLE FAMILY RESIDENTIAL
			28	5,000	SINGLE FAMILY RESIDENTIAL	29	5,007	SINGLE FAMILY RESIDENTIAL
			29	5,000	SINGLE FAMILY RESIDENTIAL	30	5,007	SINGLE FAMILY RESIDENTIAL
			30	5,000	SINGLE FAMILY RESIDENTIAL	31	5,008	SINGLE FAMILY RESIDENTIAL
			31	5,000	SINGLE FAMILY RESIDENTIAL	32	5,009	SINGLE FAMILY RESIDENTIAL
			32	5,000	SINGLE FAMILY RESIDENTIAL	33	5,009	SINGLE FAMILY RESIDENTIAL
			33	5,000	SINGLE FAMILY RESIDENTIAL	34	5,009	SINGLE FAMILY RESIDENTIAL
			34	5,000	SINGLE FAMILY RESIDENTIAL	35	5,010	SINGLE FAMILY RESIDENTIAL
			35	5,000	SINGLE FAMILY RESIDENTIAL	36	5,011	SINGLE FAMILY RESIDENTIAL
			36	5,000	SINGLE FAMILY RESIDENTIAL	37	5,011	SINGLE FAMILY RESIDENTIAL
			37	5,000	SINGLE FAMILY RESIDENTIAL	38	5,012	SINGLE FAMILY RESIDENTIAL
			38	5,000	SINGLE FAMILY RESIDENTIAL	39	5,012	SINGLE FAMILY RESIDENTIAL
			39	5,000	SINGLE FAMILY RESIDENTIAL	40	5,013	SINGLE FAMILY RESIDENTIAL
			40	5,000	SINGLE FAMILY RESIDENTIAL	41	5,013	SINGLE FAMILY RESIDENTIAL
			41	5,000	SINGLE FAMILY RESIDENTIAL	42	6,132	SINGLE FAMILY RESIDENTIAL
			42	5,000	SINGLE FAMILY RESIDENTIAL	43	28,258	LANDSCAPE LOT
			43	5,000	SINGLE FAMILY RESIDENTIAL	44	1,038	ACCESS LOT
			44	6,116	SINGLE FAMILY RESIDENTIAL	45	11,682	LANDSCAPE LOT
BLOCK F								
1	7,553	SINGLE FAMILY RESIDENTIAL						
2	6,250	SINGLE FAMILY RESIDENTIAL						
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	7,500	SINGLE FAMILY RESIDENTIAL						
12	6,250	SINGLE FAMILY RESIDENTIAL						
13	7,500	SINGLE FAMILY RESIDENTIAL						
14	6,250	SINGLE FAMILY RESIDENTIAL						
15	6,250	SINGLE FAMILY RESIDENTIAL						
16	6,116	SINGLE FAMILY RESIDENTIAL						
17	5,000	SINGLE FAMILY RESIDENTIAL						
18	5,000	SINGLE FAMILY RESIDENTIAL						
19	5,000	SINGLE FAMILY RESIDENTIAL						
20	5,000	SINGLE FAMILY RESIDENTIAL						
21	5,000	SINGLE FAMILY RESIDENTIAL						
22	5,000	SINGLE FAMILY RESIDENTIAL						
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25	5,000	SINGLE FAMILY RESIDENTIAL						
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30	5,000	SINGLE FAMILY RESIDENTIAL						
31	5,000	SINGLE FAMILY RESIDENTIAL						
32	5,000	SINGLE FAMILY RESIDENTIAL						
33	5,000	SINGLE FAMILY RESIDENTIAL						
34	5,000	SINGLE FAMILY RESIDENTIAL						
35	5,000	SINGLE FAMILY RESIDENTIAL						
36	5,000	SINGLE FAMILY RESIDENTIAL						
37	5,000	SINGLE FAMILY RESIDENTIAL						
38	5,000	SINGLE FAMILY RESIDENTIAL						
39	6,116	SINGLE FAMILY RESIDENTIAL						
			AREA SUMMARY					
			#	TYPE	ACRE			
			137	SINGLE FAMILY RESIDENTIAL	17.488			
			2	LANDSCAPE LOTS:	0.908			
			1	ACCESS LOT:	0.024			
				RIGHT-OF-WAY NEW STREETS:	4.712			
				RIGHT-OF-WAY CELE RD AND MELBER LN DEDICATION:	1.260			
			TOTAL:		24.392			

SHEET 2 OF 3



ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

FINAL PLAT OF VINE CREEK, PHASE 3 & 4

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 AND ON THE WEST SIDE OF MELBER LAND WITHIN THE 20' LANDSCAPE LOT.
8. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF BERRINGER DRIVE, CAYMUS DRIVE, CLOUDY BAY DRIVE, ZINFADEL DRIVE AND SHAFFER 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 ASSESSED 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.
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. NO 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.
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 43, BLOCK "H" 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 MELBER LANE AND CELE ROAD. 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. 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.
24. APPROVAL LETTER OR SIMILAR CERTIFICATION FROM LCRA WAS PROVIDED WITH THE FIRST CONSTRUCTION PLAN APPLICATION.
25. MANVILLE WATER SUPPLY CORPORATION BLANKET WATER LINE EASEMENT RECORDED IN DOCUMENT # _____, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
26. VINE CREEK RESIDENTIAL COMMUNITY, INC., BLANKET EASEMENTS RECORDED IN DOCUMENT NO. 2018133561, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
27. TEMPORARY LIMITED PUBLIC UTILITY EASEMENT AGREEMENT RECORDED IN DOCUMENT X. 2018167543, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
28. STORM WATER FACILITIES MAINTENANCE COVENANT, LICENSE AND AGREEMENT DOC. # _____, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
29. 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 24.392 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, AD

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:

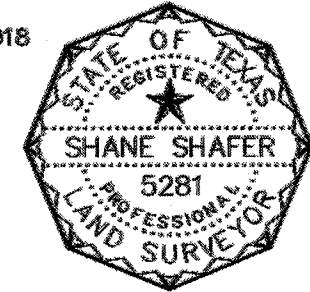
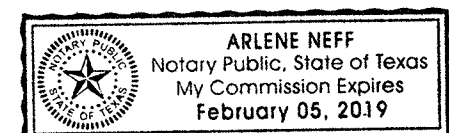
COUNTY OF WILLIAMSON:

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

SEPTEMBER 27, 2018

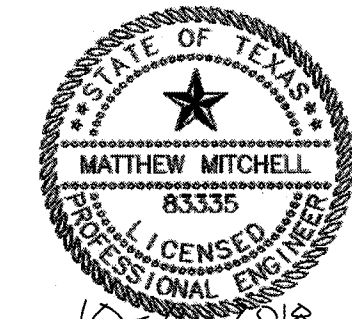
DATE:



ENGINEER'S FLOOD PLAIN CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0285H, DATE 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.

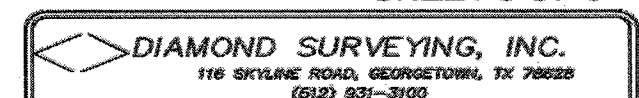
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SHEET 3 OF 3



ALM ENGINEERING, INC.
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