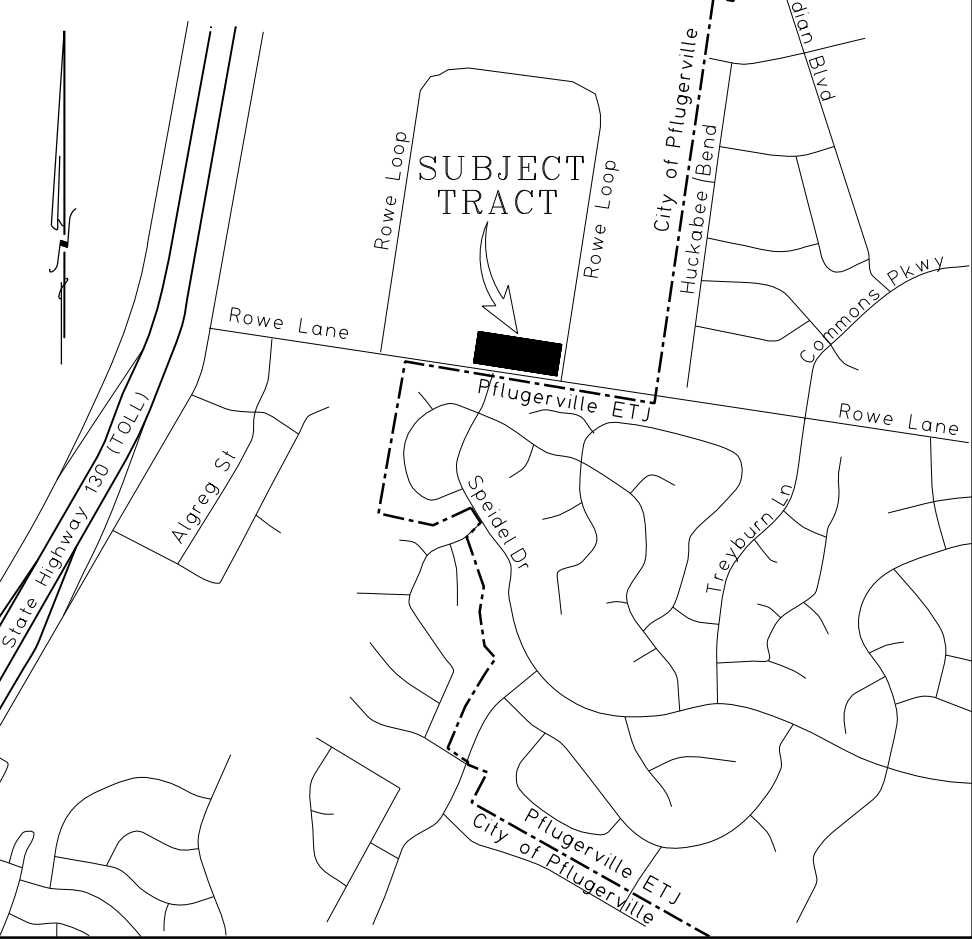


VICINITY MAP  
N.T.S.



BENCHMARK (BM1)  
Drill hole with cross in concrete on East end of drainpipe under Rowe Loop  
near the Southwest corner of subject tract  
NAVD 1988 Elevation 735.33 ft.  
NAD83 State Plane Coordinates (4203 - Texas Central Zone)  
North 10,150,267.37  
East 3,164,773.17

BENCHMARK (BM2)  
Punch mark set on center of sanitary sewer manhole lid on the West side of Rowe Loop  
approximately 425' North of the existing right-of-way of Rowe Lane  
NAVD 1988 Elevation 740.40 ft.  
NAD83 State Plane Coordinates (4203 - Texas Central Zone)  
North 10,150,900.47  
East 3,164,760.17

#### LOT SUMMARY

Total Number of Lots = 1  
Lot 1 = 4.729 Acres = 205,996 Square Feet  
Right-of-Way Dedication  
0.329 Acre = 14,317 Square Feet  
Total Area = 220,313 Square Feet = 5.058 Acres  
Lot 1 Use - Residential Development

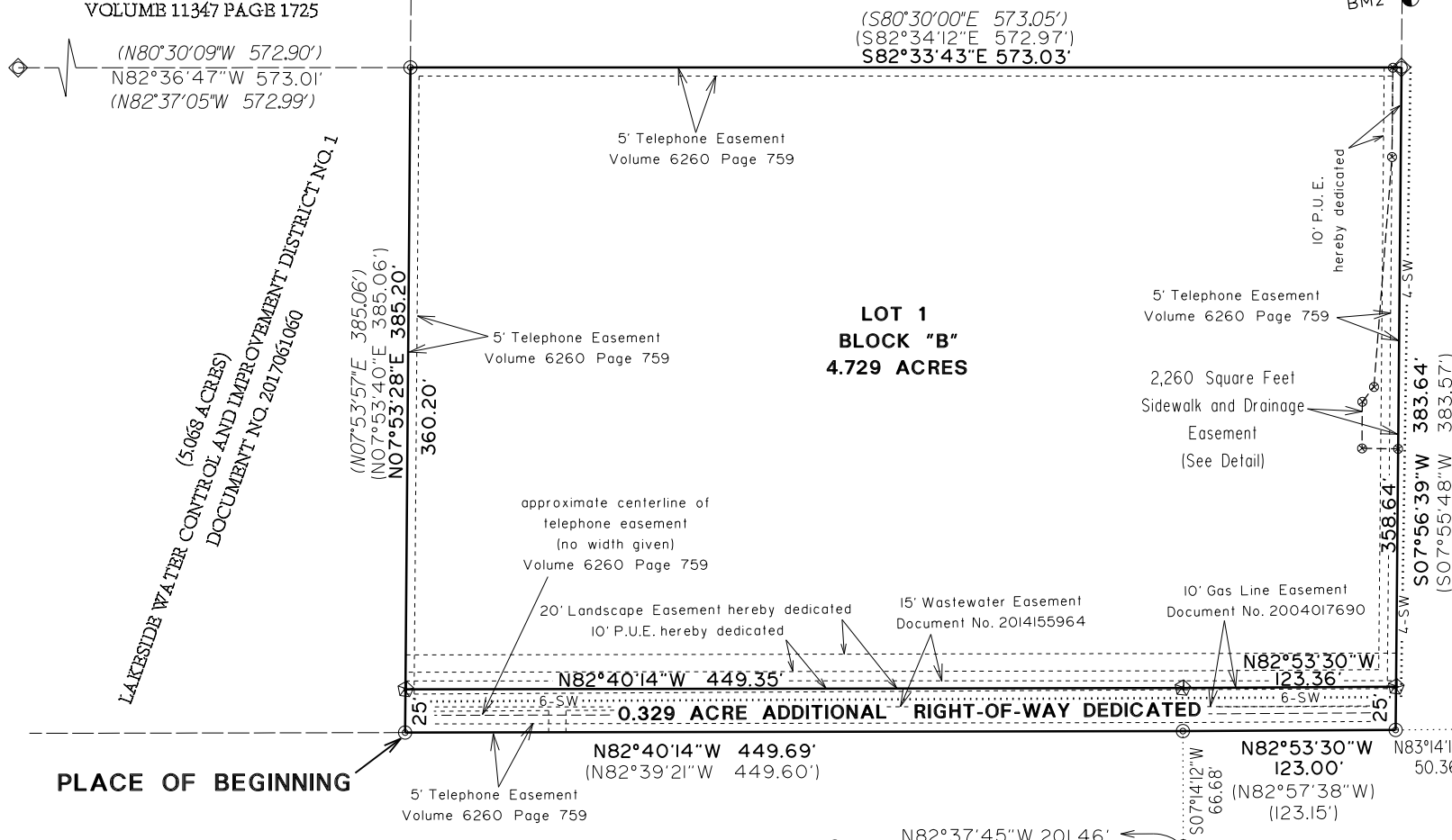
PUBLIC RIGHT-OF-WAY FRONTAGE TABLE	
ROWE LANE	603.47 FT.
ROWE LOOP	708.11 FT.

#### Legend

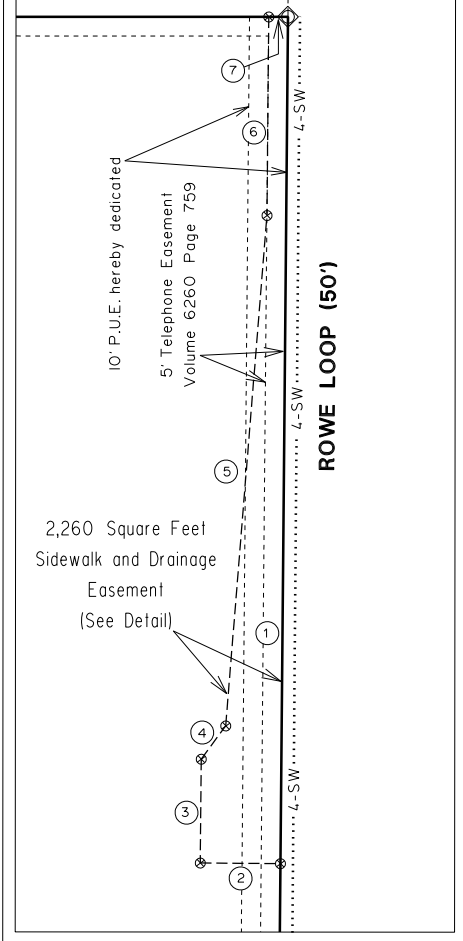
- ◆ ½" Iron Rod Found with plastic cap imprinted with "RJ Surveying"
- ⊕ ⅝" Iron Rod Set with aluminum cap imprinted with "Holt Carson, Inc."
- ⊙ ½" Iron Rod Found
- Calculated Point
- ..... 4'-SW ..... Proposed 4' Wide Concrete Sidewalk
- ..... 6'-SW ..... Proposed 6' Wide Concrete Sidewalk
- Easement Lines
- Adjoining Property Lines
- Subject Property Lines
- ETJ/City Limit Lines

(5.04 ACRES)  
ELIZABETH CHARLINE WHITE  
VOLUME 11117 PAGE 207

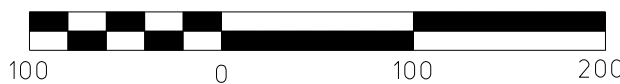
(5.04 ACRES)  
SAM G. WARREN  
AND  
BRENDA K. WARREN  
VOLUME 11347 PAGE 1725



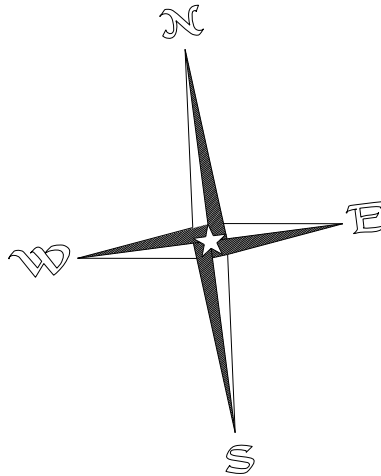
#### Detail Not To Scale



SCALE: 1"= 100'



Orientation for this survey is based upon the State Plane Coordinate System  
NAD83 (4203 Texas Central Zone). All distances shown hereon are surface values.  
Combined Scale Factor: 0.99989072



JACOB BARNER SURVEY NO. 3  
ABSTRACT NO. 2753

(5.01 ACRES)  
JOSEPH B. HYLAND AND ELIZABETH A. HYLAND  
VOLUME 11660 PAGE 2325

(S80°25'E 595.67')  
(S82°30'33"E 595.28')  
(S82°30'47"E 595.09')

TRACT 4  
(5.006 ACRES)  
TIEMANN LAND AND CATTLE DEVELOPMENT, INC.  
DOCUMENT NO. 2017060975

TRACT 2  
(5.049 ACRES)  
TIEMANN LAND AND CATTLE DEVELOPMENT, INC.  
DOCUMENT NO. 2017060975

City of Pflugerville  
Pflugerville ETJ

(S07°12'24"W 362.80')  
(S07°13'43"W 363.29')

(S07°12'24"W 365.50')  
(S07°07'48"W 340.29')

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

BLOCK A  
FINAL PLAT TYPE COMMONS AT ROWE LANE PHASE I  
DOCUMENT NO. 200600295

HUCKABEE BEND (50' R.O.W.)

LOT 19

LOT 21

LOT 22

LOT 23

LOT 20

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

SREIDEL DRIVE (R.O.W. VARIES)

CALLAWAY GARDEN COURT (50' R.O.W.)

KEARNEY HILL ROAD (50' R.O.W.)

OWNER/SUBDIVIDER: Tiemann Land and Cattle Development, Inc., a Texas corporation  
4421 Rowe Lane  
Pflugerville, TX 78660

ENGINEER: ALM ENGINEERING, INC.  
1705 S Capital of TX Hwy., Ste. 150  
Austin, Texas 78756

SURVEYOR: HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704

## LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION OF 5.058 ACRES OF LAND OUT OF THE JACOB CASNER SURVEY NO. 9, ABSTRACT NO. 2753 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN (5.056 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT I" AS CONVEYED TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2017032361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS:

BEGINNING at a 1/2" iron rod found in the North right-of-way line of Rowe Lane at the Southwest corner of that certain (5.056 acre) tract of land as conveyed to Tiemann Land and Cattle Development, Inc. by deed recorded in Document No. 2017032361 of the Official Public Records of Travis County, Texas, same being the Southeast corner of that certain (5.068 acre) tract of land as conveyed to Lakeside Water Control and Improvement District (WCID) No. 1 by deed recorded in Document No. 2017061060 of the Official Public Records of Travis County, Texas and being the Southwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the North right-of-way line of Rowe Lane with the West line of said Tiemann Land and Cattle Development, Inc. (5.056 acre) tract and with the East line of said Lakeside WCID No. 1 (5.068 acre) tract, N 07 deg. 53'28" E 385.20 ft. to a 1/2" iron rod found at the Northwest corner of said Tiemann Land and Cattle Development, Inc. (5.056 acre) tract, same being the Northeast corner of said Lakeside WCID No. 1 (5.068 acre) tract, also being the Southeast corner of that certain (5.04 acre) tract of land as conveyed to Sam G. Warren and Brenda K. Warren by deed recorded in Volume 11347, Page 1725 of the Real Property Records of Travis County, Texas, and also being the Southwest corner of that certain (5.04 acre) tract of land as conveyed to Elizabeth Charline White by deed recorded in Volume 11117, Page 207 of the Real Property Records of Travis County, Texas and the Northwest corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "RJ Surveying" found in the East right-of-way line of Rowe Loop at the Northwest corner of said Lakeside WCID No. 1 (5.068 acre) tract, same being the Southwest corner of said Warren (5.04 acre) tract bears, N 82 deg. 36'47" W 573.01 ft.;

THENCE with the North line of said Tiemann Land and Cattle Development, Inc. (5.056 acre) tract, same being the South line of said White (5.04 acre) tract, S 82 deg. 33'43" E 573.03 ft. to a 1/2" iron rod with a plastic cap imprinted "RJ Surveying" found in the West right-of-way line of Rowe Loop at the Northeast corner of said Tiemann Land and Cattle Development, Inc. (5.056 acre) tract, same being the Southeast corner of said White (5.04 acre) tract and the Northeast corner of the herein described tract;

THENCE with the West right-of-way line of Rowe Loop and with the East line of said Tiemann Land and Cattle Development, Inc. (5.056 acre) tract, S 07 deg. 56'39" W 383.64 ft. to a 1/2" iron rod found at the intersection of the West right-of-way line of Rowe Loop and the North right-of-way line of Rowe Lane, same being the Southeast corner of said Tiemann Land and Cattle Development, Inc. (5.056 acre) tract and the Southeast corner of the herein described tract, from which a 1/2" iron rod found at the intersection of the East right-of-way line of Rowe Loop and the North right-of-way line of Rowe Lane at the Southwest corner of that certain (5.049 acre) tract of land identified at Tract 2 as conveyed to Tiemann Land and Cattle Development, Inc. by deed recorded in Document No. 2017060975 of the Official Public Records of Travis County, Texas bears, 83 deg. 14'17" E 50.36 ft.;

THENCE with the North right-of-way line of Rowe Lane and with the South line of said Tiemann Land and Cattle Development, Inc. (5.056 acre) tract, the following two (2) courses:

- 1.) N 82 deg. 53'30" W 123.00 ft. to a 1/2" iron rod found;
- 2.) N 82 deg. 40'14" W 449.69 ft. to the PLACE OF BEGINNING and containing 5.058 acres of land.

## FINAL PLAT THE ROWE WEST

Prepared: May 28, 2019

## NOTES:

1. This plat lies within the City of Pflugerville full purpose jurisdiction.
2. Water shall be provided by Manville Water Supply Corporation and 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. Easement(s) dedicated to the public by this plat shall also be subject to the terms and conditions of the Engineering Design Manual (EDM) per Ordinance No. 1206-15-02-24. The Grantor (property owner(s)), heirs, successors and assigns shall retain 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 Rowe Lane and a (4) foot wide sidewalk shall be provided on Rowe Loop.
8. 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.
9. 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.
10. This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
11. 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.
12. 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.
13. 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.
14. Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
15. 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 site distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
16. 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 owners sole expense if plans to develop this subdivision do not comply with such codes and requirements.
17. Detention for the site will be provided with the site development plans. The location of the ponds and drainage easement for both public and private detention and conveyance will be provided by separate instrument.
18. Where applicable, the Public Parkland dedication and Park Development Fee shall be calculated at a rate required by the City Ordinance #1203-15-02-24.
19. This subdivision will be subjected to a condominium declaration to be recorded in the Official Public Records of Travis County, Texas, whereby the common elements of the condominium regime shall be maintained by the condominium association created pursuant to the condominium declaration. Until the condominium association is created and if for any reason the condominium association ceases to exist, the common elements of the condominium regime shall be maintained by the owner(s) of the common elements under the condominium declaration.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That, TIEMANN LAND AND CATTLE DEVELOPMENT, INC., a Texas corporation, acting by and through its President, Matt Tiemann, owner of 5.057 acres of land out of the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas, and being all of that certain (5.056 acre) tract of land as conveyed to it by instrument recorded in Document No. 2017032361 of the Official Public Records of Travis County, Texas, do hereby subdivide in accordance with Chapters 212 and 232 of the Texas Local Government Code, said 10.055 acres to be known as:

## FINAL PLAT THE ROWE WEST

in accordance with the map or plat attached hereto, and does hereby dedicate to the public the use of all streets and easements shown hereon, subject to any easements of restrictions heretofore granted and not released.

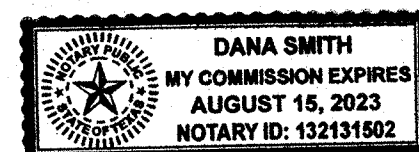
WITNESS MY HAND this the 11 day of September, A.D., 2019.

Matt Tiemann  
Matt Tiemann, President  
Tiemann Land and Cattle Development, Inc., a Texas corporation  
4421 Rowe Lane  
Pflugerville, TX 78660

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 11 day of September, A.D., 2019, did personally appear Matt Tiemann, President of Tiemann Land and Cattle Development, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed for the same purposes and considerations therein expressed.

NOTARY PUBLIC Dana Smith  
Printed Name Dana Smith  
Commission Expires 8/15/2023



## CITY CERTIFICATION FOR MINOR PLAT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY OF PFLUGERVILLE.

EMILY BARRON, PLANNING DIRECTOR

ATTEST:  
KAREN THOMPSON, CITY SECRETARY

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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ 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

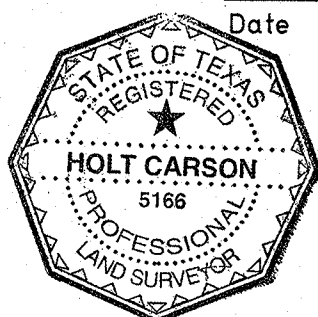
DEPUTY

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

KNOW ALL MEN BY THESE PRESENTS:

I, Holt Carson, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Code of the City of Pflugerville and that all known easements within the boundary of the plat are shown hereon.

Holt Carson  
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512) 442-0990



THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

KNOW ALL MEN BY THESE PRESENTS:

I, Matthew Mitchell, am authorized under the laws of the State of Texas to practice the profession of engineering and do hereby certify that this plat is feasible from an engineering standpoint, and is true and correct to the best of my knowledge.

No portion of this subdivision is within the boundaries of the 100-year flood plain of a waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0280 J, dated August 18, 2014.

Matthew Mitchell  
Matthew Mitchell P.E. No. 83335  
ALM ENGINEERING, INC. F-3565  
1705 S Capital of TX Hwy, Suite 150  
Austin, Texas 78746  
(512) 431-9600

