

FINAL PLAT OF VINE CREEK, PHASE 5

GRAPHIC SCALE



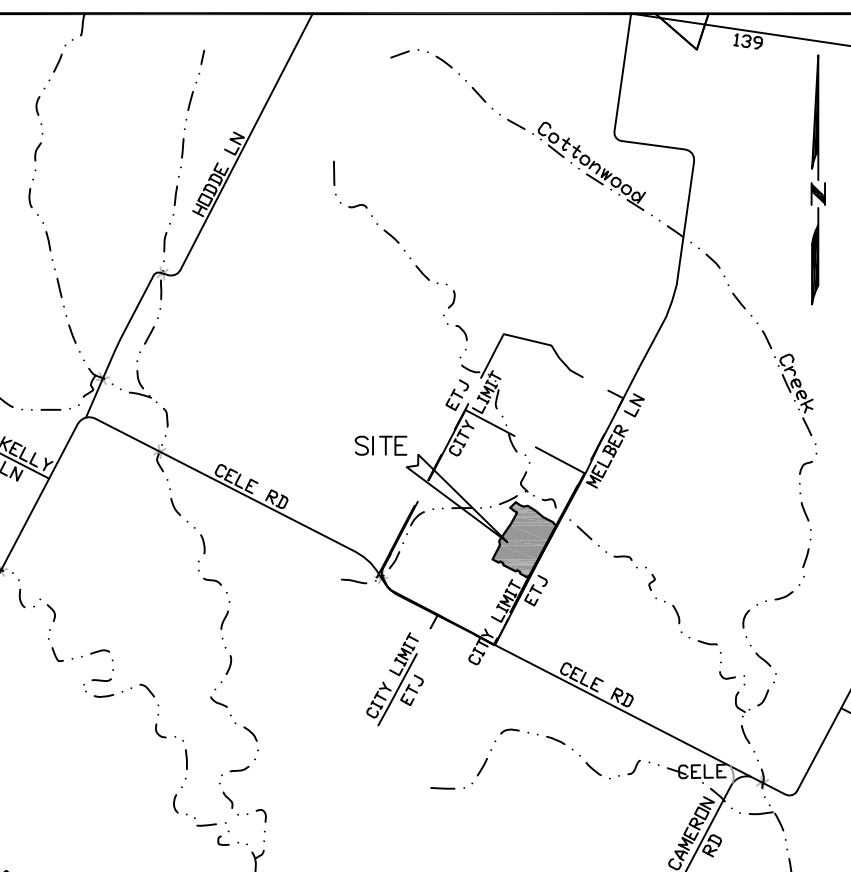
(IN FEET)
1 inch = 100 ft.

EASEMENT NOTE

THE CITY OF PFLUGERVILLE, TEXAS
TEMPORARY LIMITED PUBLIC
UTILITY EASEMENT AGREEMENT
DOC. NO. 2018167543
O.P.R.T.C.T.

- | | |
|----|---------------------------|
| A1 | EXHIBIT 'A-1' - 0.046 AC. |
| A4 | EXHIBIT 'A-4' - 0.016 AC. |
| A6 | EXHIBIT 'A-6' - 0.137 AC. |
| A9 | EXHIBIT 'A-9' - 4.404 AC. |

VICINITY MAP (NOT TO SCALE)



OWNER/SUBDIVDER: MIDTEX PARTNERS, LTD
RICHARD JENKINS
1406 CAMP CRAFT RD. #100
AUSTIN, TX 78746
PHONE (512) 801-8832
rick.jenkins@bhstxrealty.com

ENGINEER: MATTHEW MITCHELL, P.E.
ALM ENGINEERING, INC.
F-3565
925 S. CAPITAL OF TX HWY., STE. B220
WEST LAKE HILLS, TX 78746
(512) 431-9600
almeng@sbcbglobal.net

SURVEYOR: SHANE SHAFER, RPLS
DIAMOND SURVEYING, INC.
F-10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsveying.com

LEGAL DESCRIPTION: 14.764 ACRES OF LAND, MORE OR LESS OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 844, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 147.16 ACRE TRACT OF LAND CONVEYED TO MIDTEX PARTNERS, LTD., RECORDED IN DOCUMENT NO. 2002240814 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NUMBER OF BLOCKS: 4

TOTAL NUMBER OF LOTS: 81

TOTAL ACREAGE: 14.764 ACRES

DATE: NOVEMBER 4, 2019

BENCHMARK NO. 2: PK NAIL SET IN CONCRETE ON SOUTH WINGWALL NEAR SOUTH END OF HEADWALL, AT THE SOUTHEAST CORNER OF A BOX CULVERT ON THE EAST SIDE OF MELBER LANE, APPROXIMATELY 2275' NORTH OF CELE ROAD
ELEVATION = 575.43'
SURFACE NORTH = 10,140,429.51
SURFACE EAST = 3,179,709.17

BENCHMARK NO. 3: PK NAIL SET IN CONCRETE ON NORTH EDGE OF CONCRETE LIP OF WASTEWATER MANHOLE, 20' +/- EAST OF ENTRANCE TO LIFT STATION.
ELEVATION = 585.14'
SURFACE NORTH = 10,140,222.14
SURFACE EAST = 3,179,536.53

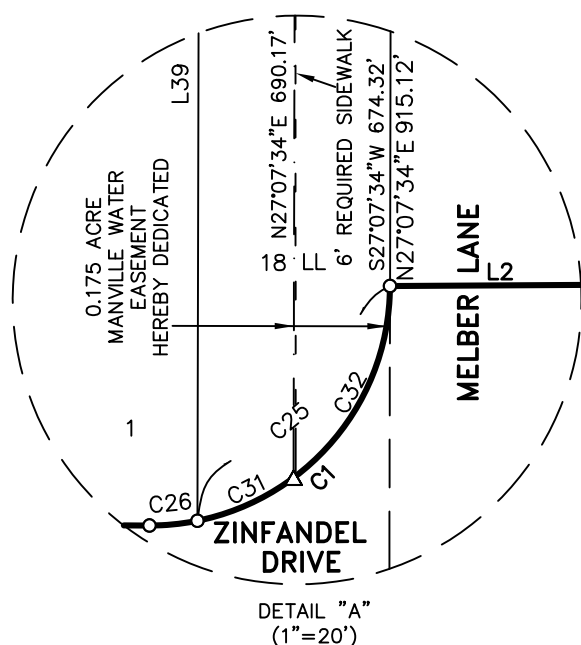
BENCHMARK NO. 4: PK NAIL SET IN CURB ON THE NORTH SIDE OF PHELPS DRIVE, 47' +/- WEST OF THE CENTERLINE INTERSECTION OF LANDMARK DRIVE, 10' +/- NORTHWEST OF A HANDICAP RAMP.
ELEVATION = 585.23'
SURFACE NORTH = 10,140,593.64
SURFACE EAST = 3,178,862.21

ELEVATIONS SHOWN HEREON ARE (NAVD-88)

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

NEW STREET TABLE:

STREET NAME	LENGTH	WIDTH	ACRE
CAYMUS DRIVE	779.0'	50'	0.855
CLOUDY BAY DRIVE	774.9'	50'	0.861
PHELPS DRIVE	616.9'	VARIES	0.883
TOTAL	2170.8'		2.599



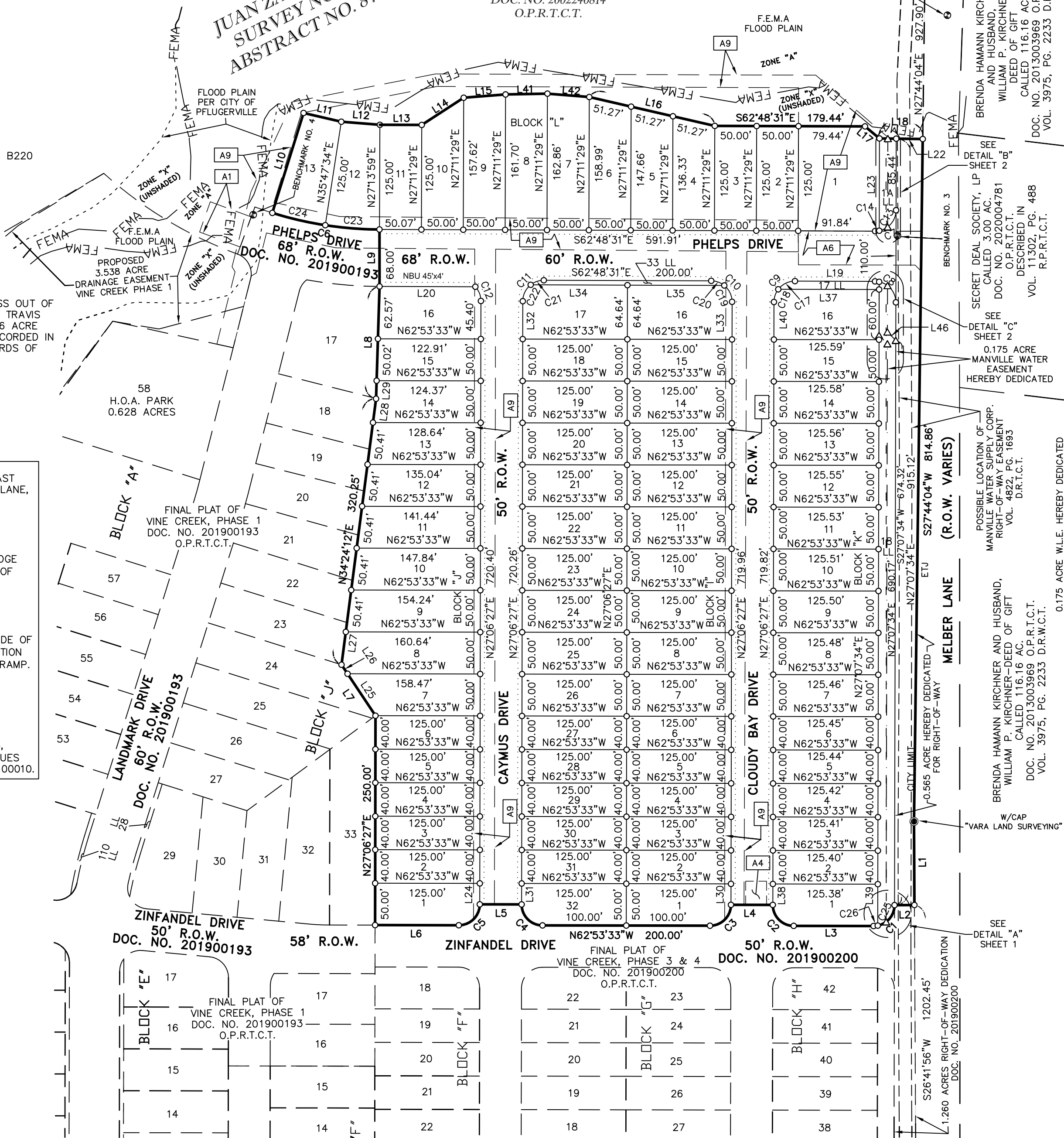
LEGEND

- IRON ROD FOUND
- IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP
- MARKED "DIAMOND SURVEYING"
- BENCHMARK
- CALCULATED POINT
- LL LANDSCAPE LOT / PUBLIC UTILITY EASEMENT SIDEWALK AND DRAINAGE EASEMENT
- NBU NEIGHBORHOOD MAIL BOX UNITS
- ETJ EXTRA-TERRITORIAL JURISDICTION
- A1 EASEMENT (SEE EASEMENT NOTE)
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY

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

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

JUAN ZAMBRANO
SURVEY NO. 38
ABSTRACT NO. 844



W/CAP
"VARA LAND SURVEYING"
BENCHMARK NO. 1
CELE ROAD (R.O.W. VARIES)
COTTON GIN SPINDLE

SHEET 1 OF 3

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 F-3565
925 S. Capital of TX Hwy, Ste. B220
WEST LAKE HILLS, Texas, 78746
(512) 431-9600 * almeng@sbcbglobal.net

FINAL PLAT OF
VINE CREEK, PHASE 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°41'56"W	99.79'
L2	N63°18'04"W	23.77'
L3	N62°53'33"W	95.38'
L4	N62°53'33"W	50.00'
L5	N62°53'33"W	50.00'
L6	N62°53'33"W	100.00'
L7	N06°41'30"W	73.11'
L8	N28°46'41"E	134.19'
L9	N26°55'30"E	68.00'
L10	N44°21'08"E	125.00'
L11	S49°55'39"E	46.27'
L12	S58°29'14"E	46.27'
L13	S62°48'31"E	49.98'
L14	N84°04'07"E	59.70'
L15	S67°28'16"E	50.17'
L16	S50°02'26"E	153.80'
L17	S23°08'47"E	22.47'
L18	S62°15'56"E	51.69'
L19	N62°48'31"W	95.61'
L20	N62°48'31"W	114.44'
L21	S62°15'56"E	20.00'
L22	S62°15'56"E	31.68'
L23	S27°07'34"W	110.15'
L24	S27°06'27"W	25.00'
L25	N06°41'30"W	60.17'
L26	N06°41'30"W	12.94'
L27	N34°24'12"E	39.57'
L28	N34°24'12"E	28.64'
L29	N28°46'41"E	21.60'
L30	S27°06'27"W	25.00'
L31	S27°06'27"W	25.00'
L32	N27°06'27"E	45.26'
L33	N27°06'27"E	44.96'
L34	S62°48'31"E	115.59'
L35	S62°48'31"E	115.64'
L36	N27°07'34"E	9.17'
L37	N62°53'33"W	120.48'
L38	S27°06'27"W	25.00'
L39	S27°07'34"W	49.50'
L40	N27°06'27"E	44.82'
L41	S64°07'57"E	50.01'
L42	S58°23'17"E	50.15'
L43	S62°15'56"E	10.00'
L44	S62°15'56"E	10.00'
L45	N17°52'26"W	14.14'
L46	S17°52'26"E	14.14'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.26'	89°58'53"	S72°07'00"W	35.35'
C2	25.00'	39.27'	90°00'00"	N17°53'33"W	35.36'
C3	25.00'	39.27'	90°00'00"	S72°06'27"W	35.36'
C4	25.00'	39.27'	90°00'00"	N17°53'33"W	35.36'
C5	25.00'	39.27'	90°00'00"	S72°06'27"W	35.36'
C6	435.00'	129.97'	17°07'09"	N54°12'26"W	129.49'
C7	25.00'	39.30'	90°03'55"	N72°09'31"E	35.38'
C8	25.00'	39.24'	89°56'05"	N17°50'29"W	35.34'
C9	25.00'	39.31'	90°05'02"	S72°08'58"W	35.38'
C10	25.00'	39.23'	89°54'58"	N17°51'02"W	35.33'
C11	25.00'	39.31'	90°05'02"	S72°08'58"W	35.38'
C12	25.00'	18.66'	42°45'35"	N05°43'39"E	18.23'
C13	25.00'	34.24'	78°27'47"	S66°21'27"W	31.62'
C14	25.00'	5.06'	11°36'09"	N68°36'35"W	5.05'
C15	25.00'	34.24'	78°27'47"	N12°06'20"W	31.62'
C16	25.00'	5.01'	11°28'18"	N57°04'22"W	5.00'
C17	25.00'	22.99'	52°41'24"	N89°09'13"W	22.19'
C18	25.00'	16.32'	37°23'38"	S45°48'16"W	16.03'
C19	25.00'	22.37'	51°15'57"	N01°28'28"E	21.63'
C20	25.00'	16.86'	38°39'01"	N43°29'00"W	16.55'
C21	25.00'	16.86'	38°39'01"	N82°08'01"W	16.55'
C22	25.00'	22.44'	51°26'02"	S52°49'28"W	21.70'
C23	435.00'	64.99'	8°33'34"	N58°29'14"W	64.93'
C24	435.00'	64.99'	8°33'34"	N49°55'39"W	64.93'
C25	25.00'	34.24'	78°27'47"	S66°21'27"W	31.62'
C26	25.00'	5.03'	11°31'06"	N68°39'06"W	5.02'
C27	25.00'	11.05'	25°19'59"	N87°04'39"W	10.96'
C28	25.00'	23.18'	53°07'48"	N53°41'28"E	22.36'
C29	25.00'	11.05'	25°19'59"	S38°40'14"E	10.96'
C30	25.00'	23.18'	53°07'48"	S00°33'40"W	22.36'
C31	25.00'	11.05'	25°19'59"	N87°04'39"W	10.96'
C32	25.00'	23.18'	53°07'48"	S53°41'28"W	22.36'

LOT USE AND AREA TABLE

LOT SQ. FT. USE

BLOCK I

1	6,116	SINGLE FAMILY RESIDENTIAL
2	5,000	SINGLE FAMILY RESIDENTIAL
3	5,000	SINGLE FAMILY RESIDENTIAL
4	5,000	SINGLE FAMILY RESIDENTIAL
5	5,000	SINGLE FAMILY RESIDENTIAL
6	5,000	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	6,250	SINGLE FAMILY RESIDENTIAL
13	6,250	SINGLE FAMILY RESIDENTIAL
14	6,250	SINGLE FAMILY RESIDENTIAL
15	6,250	SINGLE FAMILY RESIDENTIAL
16	8,013	SINGLE FAMILY RESIDENTIAL
17	8,036	SINGLE FAMILY RESIDENTIAL
18	6,250	SINGLE FAMILY RESIDENTIAL
19	6,250	SINGLE FAMILY RESIDENTIAL
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	6,250	SINGLE FAMILY RESIDENTIAL
26	6,250	SINGLE FAMILY RESIDENTIAL
27	5,000	SINGLE FAMILY RESIDENTIAL
28	5,000	SINGLE FAMILY RESIDENTIAL
29	5,000	SINGLE FAMILY RESIDENTIAL
30	5,000	SINGLE FAMILY RESIDENTIAL
31	5,000	SINGLE FAMILY RESIDENTIAL
32	6,116	SINGLE FAMILY RESIDENTIAL
33	1,212	LANDSCAPE LOT

BLOCK J

1	6,116	SINGLE FAMILY RESIDENTIAL
2	5,000	SINGLE FAMILY RESIDENTIAL
3	5,000	SINGLE FAMILY RESIDENTIAL
4	5,000	SINGLE FAMILY RESIDENTIAL
5	5,000	SINGLE FAMILY RESIDENTIAL
6	5,000	SINGLE FAMILY RESIDENTIAL
7	7,087	SINGLE FAMILY RESIDENTIAL
8	8,146	SINGLE FAMILY RESIDENTIAL
9	7,872	SINGLE FAMILY RESIDENTIAL
10	7,552	SINGLE FAMILY RESIDENTIAL
11	7,232	SINGLE FAMILY RESIDENTIAL
12	6,912	SINGLE FAMILY RESIDENTIAL
13	6,592	SINGLE FAMILY RESIDENTIAL
14	6,295	SINGLE FAMILY RESIDENTIAL
15	6,182	SINGLE FAMILY RESIDENTIAL
16	7,584	SINGLE FAMILY RESIDENTIAL

LOT SQ. FT. USE

BLOCK K

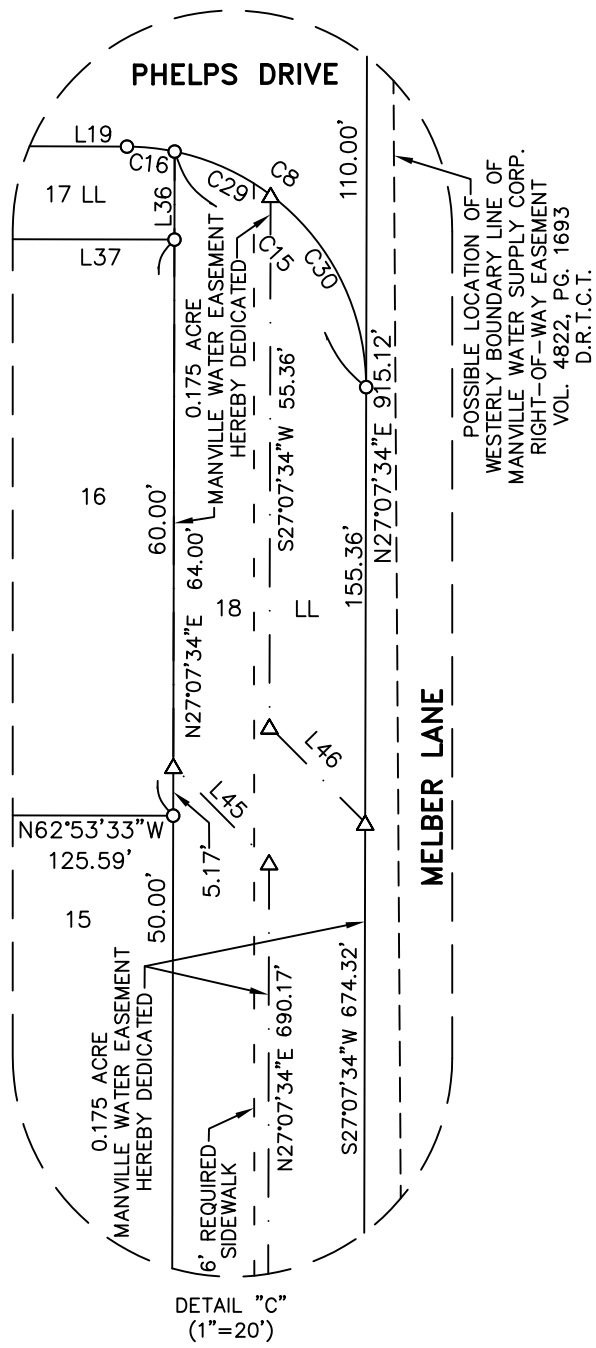
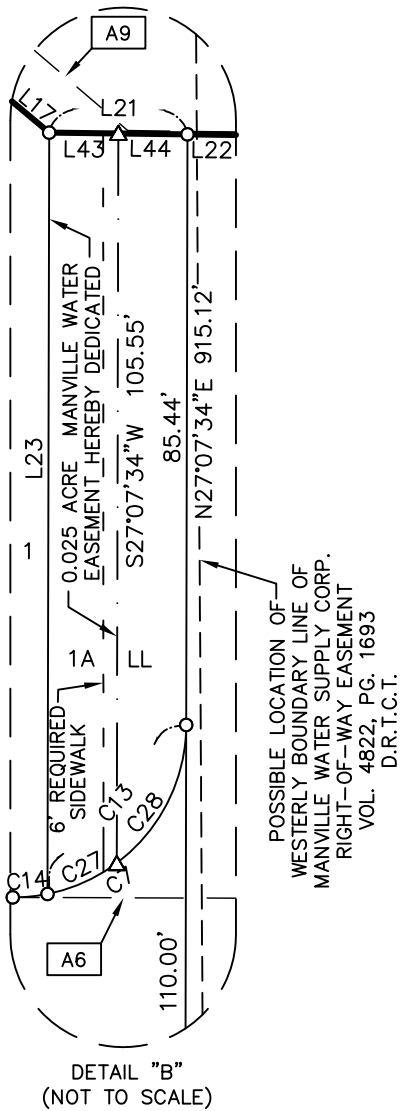
1	6,134	SINGLE FAMILY RESIDENTIAL
2	5,016	SINGLE FAMILY RESIDENTIAL
3	5,016	SINGLE FAMILY RESIDENTIAL
4	5,017	SINGLE FAMILY RESIDENTIAL
5	5,017	SINGLE FAMILY RESIDENTIAL
6	5,018	SINGLE FAMILY RESIDENTIAL
7	6,273	SINGLE FAMILY RESIDENTIAL
8	6,273	SINGLE FAMILY RESIDENTIAL
9	6,274	SINGLE FAMILY RESIDENTIAL
10	6,275	SINGLE FAMILY RESIDENTIAL
11	6,276	SINGLE FAMILY RESIDENTIAL
12	6,277	SINGLE FAMILY RESIDENTIAL
13	6,278	SINGLE FAMILY RESIDENTIAL
14	6,278	SINGLE FAMILY RESIDENTIAL
15	6,279	SINGLE FAMILY RESIDENTIAL
16	7,512	SINGLE FAMILY RESIDENTIAL
17	1,116	LANDSCAPE LOT
18	15,127	LANDSCAPE LOT

BLOCK L

1A	2,078	LANDSCAPE LOT
1	11,975	UTILITY
2	6,250	SINGLE FAMILY RESIDENTIAL
3	6,250	SINGLE FAMILY RESIDENTIAL
4	6,533	SINGLE FAMILY RESIDENTIAL
5	7,100	SINGLE FAMILY RESIDENTIAL
6	7,666	SINGLE FAMILY RESIDENTIAL
7	8,046	SINGLE FAMILY RESIDENTIAL
8	8,114	SINGLE FAMILY RESIDENTIAL
9	7,983	SINGLE FAMILY RESIDENTIAL
10	7,065	SINGLE FAMILY RESIDENTIAL
11	6,253	SINGLE FAMILY RESIDENTIAL
12	6,983	SINGLE FAMILY RESIDENTIAL
13	6,983	SINGLE FAMILY RESIDENTIAL

AREA SUMMARY

#	TYPE	ACRE
76	SINGLE FAMILY RESIDENTIAL	10.876
4	LANDSCAPE LOTS:	0.449
1	UTILITY LOT:	0.275
	RIGHT-OF-WAY NEW STREETS:	2.599
	RIGHT-OF-WAY MELBER LN DEDICATION:	0.565
TOTAL:		14.764



FINAL PLAT OF
VINE CREEK, PHASE 5

PLAT NOTES:

1. THIS PLAT 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 WEST SIDE OF MELBER LANE WITHIN THE 20' LANDSCAPE LOT.
8. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF CAYMUS DRIVE, CLOUDY BAY DRIVE, AND PHELPS 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 FOR PHASE 5 IS \$57,381.12. FISCAL SHALL BE POSTED FOR THIS AMOUNT UNTIL SUCH TIME AS SUBDIVISION PARK IMPROVEMENTS EXCEEDING THIS VALUE HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF PFLUGERVILLE.
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 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 AS AMENDED.
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 IS SUBJECT TO RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS, DOC. NO. 2018133434, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS. THIS DOCUMENT CREATED A HOMEOWNERS ASSOCIATION THAT REQUIRES EACH OWNER OF A LOT TO BE 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 18, BLOCK "K" AND 1A BLOCK "L", 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. 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. NO. 2017079204, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
PFLUGERVILLE I.S.D. FORCE MAIN EASEMENT DOC. NO. 2019001366, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX.
KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 WASTEWATER PIPELINE EASEMENT AGREEMENT DOCUMENT NO. 2019063706, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
24. APPROVAL LETTER OR SIMILAR CERTIFICATION FROM LCRA WAS PROVIDED WITH THE FIRST CONSTRUCTION PLAN APPLICATION.
25. VINE CREEK RESIDENTIAL COMMUNITY, INC., BLANKET EASEMENTS RECORDED IN DOCUMENT NO. 2018133561, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
26. TEMPORARY LIMITED PUBLIC UTILITY EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2018167543, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
27. STORM WATER FACILITIES MAINTENANCE COVENANT, LICENSE AND AGREEMENT DOC. NO. 2019023862, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
28. VINE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 2018133434, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
29. THE EASEMENT LABELED "MANVILLE WATER EASEMENT" ON LOTS 60 BLOCK K AND LOT 1A BLOCK L, IS DEDICATED TO MANVILLE WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENT FOR THOSE PURPOSES WHICH DO NOT CONFLICT WITH MANVILLE'S SUBSURFACE USE, BUT SHALL KEEP THE EASEMENT TRACT FREE AND CLEAR OF BUILDINGS, FENCES OR WALLS, COMMERCIAL SIGNAGE, AND ENTRY-WAY MONUMENT SIGNS. NO DRIVEWAYS WILL BE PERMITTED WITHIN THE EASEMENT. MANVILLE SHALL BE REQUIRED TO REPAIR OR REPLACE, TO THEIR ORIGINAL CONDITION, ANY LANDSCAPING, VEGETATION, SIDEWALKS, OR OTHER IMPROVEMENTS ON THE EASEMENT THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION, REPAIR, REMOVAL, OR MAINTENANCE OF THEIR FACILITIES.

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 SUBDIVIDED 14.764 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF VINE CREEK PHASE 5, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, 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 ____ DAY OF _____, 20____, 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.

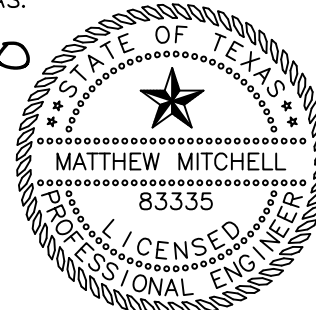
SHANE SHAFER, R.P.L.S.#5281 APRIL 15, 2020 DATE:



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 4-15-2020



CITY CERTIFICATION:

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

PAT EPSTEIN, 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 3 OF 3



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900

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