TRV
5 PGS

201400073

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FINAL PLAT: THE COMMONS AT ROWE LANE PHASE IV A

OWNERS NAME: THE COMMONS AT ROWE LANE, LP
ROWE COMMONS CORPORATION

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE- 2014046426

RETURN:

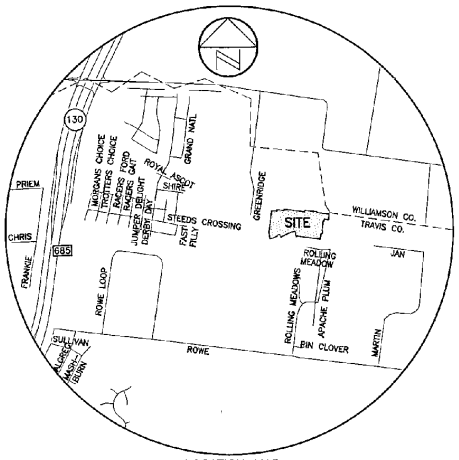
TNR
JOE ARRIAGA
512-854-7562

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Apr 02, 2014 02:31 PM 201400073
PEREZTA: $156.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

B 156.00 4-2-14 2014000073

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE IV A
TRAVIS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

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.

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

1/17/2014

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

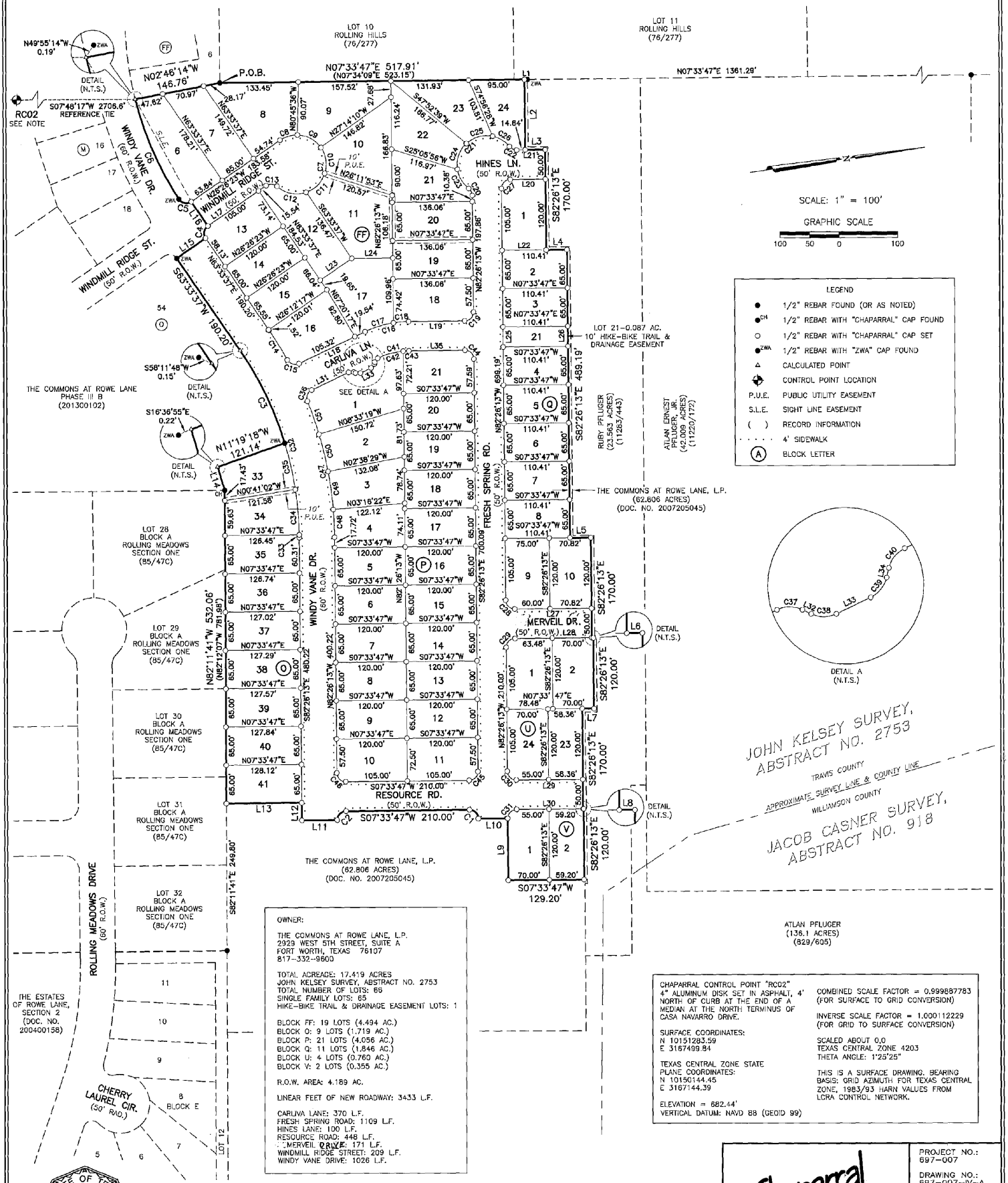
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 697-007
DRAWING NO.: 697-007-IV-A
PLOT DATE: 1/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: EJD
SHEET 01 OF 05

#1

20140073

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE IV A
TRAVIS COUNTY, TEXAS



OWNER:

THE COMMONS AT ROWE LANE, L.P.
2929 WEST 5TH STREET, SUITE A
FORT WORTH, TEXAS 76107
817-332-9600

TOTAL ACREAGE: 17.419 ACRES
JOHN KELSEY SURVEY, ABSTRACT NO. 2753
TOTAL NUMBER OF LOTS: 66
SINGLE FAMILY LOTS: 65
HIKE-BIKE TRAIL & DRAINAGE EASEMENT LOTS: 1

BLOCK FF: 19 LOTS (4.494 AC.)
BLOCK O: 9 LOTS (1.719 AC.)
BLOCK P: 21 LOTS (4.056 AC.)
BLOCK Q: 11 LOTS (1.846 AC.)
BLOCK U: 4 LOTS (0.760 AC.)
BLOCK V: 2 LOTS (0.355 AC.)

R.O.W. AREA: 4.189 AC.

LINEAR FEET OF NEW ROADWAY: 3433 L.F.

CARLIVA LANE: 370 L.F.
FRESH SPRING ROAD: 1109 L.F.
HINES LANE: 100 L.F.
RESOURCE ROAD: 448 L.F.
MERVEIL DRIVE: 171 L.F.
WINDMILL RIDGE STREET: 209 L.F.
WINDY VANE DRIVE: 1026 L.F.

CHAPARRAL CONTROL POINT "RC02"
4" ALUMINUM DISK SET IN ASPHALT, 4' NORTH OF CURB AT THE END OF A MEDIAN AT THE NORTH TERMINUS OF CASA NAVARRO DRIVE.

SURFACE COORDINATES:
N 10151283.59
E 3167499.84

TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10150144.45
E 3167144.39

ELEVATION = 682.44'
VERTICAL DATUM: NAVD 88 (GEOID 99)

COMBINED SCALE FACTOR = 0.999887783 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000112229 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1°25'25"

THIS IS A SURFACE DRAWING. BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL LAND SURVEYOR

1/17/2014

REVISION DATE:	DESCRIPTION

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

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 697-007
DRAWING NO.: 697-007-IV-A
PLOT DATE: 1/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: EJD

2014000073

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE IV A
TRAVIS COUNTY, TEXAS

LINE TABLE		
No.	BEARING	LENGTH
L1	N07°33'47"E	5.40'
L2	S82°26'13"E	119.64'
L3	N07°33'47"E	34.13'
L4	N07°33'47"E	35.41'
L5	N07°33'47"E	35.41'
L6	N07°33'47"E	2.66'
L7	S07°33'47"W	20.12'
L8	N07°33'47"E	0.84'
L9	N82°26'13"W	105.00'
L10	S07°33'47"W	50.00'
L11	S07°33'47"W	60.00'
L12	N82°26'13"W	29.92'
L13	S07°33'47"W	128.39'
L14	S81°17'04"W	41.35'
L15	N26°26'23"W	60.00'
L16	S63°47'56"W	50.00'
L17	S26°26'23"E	120.55'
L18	N17°30'39"W	124.87'
L19	N07°33'47"E	95.24'
L20	S07°33'47"W	60.00'
L21	N07°33'47"E	48.77'
L22	N07°33'47"E	75.00'
L23	N26°26'23"W	65.00'
L24	N07°33'47"E	69.85'
L25	N82°26'13"W	34.19'
L26	N82°26'13"W	34.19'
L27	N07°33'47"E	130.82'
L28	S07°33'47"W	130.82'
L29	N07°33'47"E	113.36'
L30	S07°33'47"W	113.36'
L31	N17°30'39"W	69.73'
L32	N33°27'34"E	3.34'
L33	N17°30'39"W	19.86'
L34	N68°28'50"W	3.34'
L35	N07°33'47"E	95.24'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	90°00'00"	15.00'	15.00'	23.56'	21.21'	S52°33'47"W
C2	90°00'00"	15.00'	15.00'	23.56'	21.21'	S37°26'13"E
C3	17°37'55"	570.00'	88.40'	175.41'	174.72'	S72°22'35"W
C4	90°01'15"	15.00'	15.01'	23.57'	21.22'	N71°27'31"W
C5	91°37'09"	15.00'	15.43'	23.99'	21.51'	S19°15'46"W
C6	18°42'37"	570.00'	93.90'	186.14'	185.31'	S74°31'36"W
C7	256°39'27"	50.00'	63.25'	223.98'	78.45'	N78°06'39"W
C8	35°40'47"	50.00'	16.09'	31.14'	30.64'	S08°36'00"E
C9	53°31'26"	50.00'	25.22'	46.71'	45.03'	S36°00'07"W
C10	53°26'03"	50.00'	25.17'	46.63'	44.96'	S89°28'51"W
C11	53°21'51"	50.00'	25.13'	46.57'	44.90'	N37°07'11"W
C12	60°39'20"	50.00'	29.25'	52.93'	50.49'	N19°53'25"E
C13	76°39'27"	15.00'	11.86'	20.07'	18.61'	S11°53'21"W
C14	5°22'24"	630.00'	29.56'	59.08'	59.06'	S66°14'49"W
C15	86°26'40"	15.00'	14.10'	22.63'	20.54'	N25°42'41"E
C16	25°04'26"	175.00'	38.91'	76.58'	75.97'	S04°58'26"E
C17	16°35'16"	175.00'	25.51'	50.66'	50.49'	S09°13'01"E
C18	8°29'10"	175.00'	12.98'	25.92'	25.90'	S03°19'12"W
C19	90°00'00"	15.00'	15.00'	23.56'	21.21'	N37°26'13"W
C20	52°01'12"	15.00'	7.32'	13.62'	13.16'	S71°33'10"W
C21	194°02'25"	50.00'	406.04'	169.33'	99.25'	S37°26'13"E
C22	52°01'12"	15.00'	7.32'	13.62'	13.16'	N33°34'23"E
C23	44°09'17"	50.00'	20.28'	38.53'	37.59'	N67°37'13"E
C24	55°10'16"	50.00'	26.12'	48.15'	46.31'	S62°43'01"E
C25	55°10'16"	50.00'	26.12'	48.15'	46.31'	S07°32'45"E
C26	39°32'36"	50.00'	17.97'	34.51'	33.83'	S39°48'41"W
C27	90°00'00"	15.00'	15.00'	23.56'	21.21'	S37°26'13"E
C28	90°00'00"	15.00'	15.00'	23.56'	21.21'	N52°33'47"E
C29	90°00'00"	15.00'	15.00'	23.56'	21.21'	S37°26'13"E
C30	90°00'00"	15.00'	15.00'	23.56'	21.21'	N52°33'47"E
C31	90°00'00"	15.00'	15.00'	23.56'	21.21'	S37°26'13"E
C32	34°00'09"	570.00'	174.28'	338.27'	333.33'	S80°33'42"W
C33	0°28'18"	570.00'	2.35'	4.69'	4.69'	N82°40'22"W
C34	7°46'31"	570.00'	38.74'	77.35'	77.29'	N86°47'47"W
C35	8°07'26"	570.00'	40.48'	80.82'	80.75'	S85°15'15"W
C36	86°26'40"	15.00'	14.10'	22.63'	20.54'	S60°43'59"E
C37	50°58'24"	10.00'	4.77'	8.90'	8.61'	S07°58'22"W
C38	50°58'13"	10.00'	4.77'	8.90'	8.61'	N07°58'28"E
C39	50°58'11"	10.00'	4.77'	8.90'	8.61'	N42°59'45"W
C40	50°58'11"	10.00'	4.77'	8.90'	8.61'	S42°59'45"E
C41	25°04'26"	125.00'	27.80'	54.70'	54.27'	S04°58'26"E
C42	20°35'42"	125.00'	22.71'	44.93'	44.69'	S07°12'48"E
C43	4°28'44"	125.00'	4.89'	9.77'	9.77'	S05°19'25"W
C44	90°00'00"	15.00'	15.00'	23.56'	21.21'	S52°33'47"W
C45	90°00'00"	15.00'	15.00'	23.56'	21.21'	N37°26'13"W
C46	90°00'00"	15.00'	15.00'	23.56'	21.21'	N52°33'47"E
C47	21°31'06"	630.00'	119.71'	236.61'	235.22'	S86°48'14"W
C48	4°18'05"	630.00'	23.66'	47.29'	47.28'	N84°35'16"W
C49	5°54'50"	630.00'	32.54'	65.03'	65.00'	N89°41'43"W
C50	5°54'50"	630.00'	32.54'	65.03'	65.00'	S84°23'27"W
C51	5°23'21"	630.00'	29.65'	59.26'	59.24'	S78°44'21"W

LOT SUMMARY TABLES

BLOCK FF		BLOCK O		BLOCK P		BLOCK Q		BLOCK U		BLOCK V	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
6	12,828	33	8,371	1	13,922	1	8,952	1	9,369	1	8,352
7	10,658	34	8,525	2	10,168	2	7,177	2	8,400	2	7,104
8	13,560	35	8,229	3	9,045	3	7,177	23	8,352		
9	12,097	36	8,247	4	8,381	4	7,177	24	7,003		
10	12,316	37	8,265	5	7,800	5	7,177				
11	13,970	38	8,283	6	7,800	6	7,177				
12	10,679	39	8,301	7	7,800	7	7,177				
13	8,728	40	8,319	8	7,800	8	7,177				
14	7,800	41	8,336	9	7,800	9	8,952				
15	7,896			10	8,652	10	8,498				
16	9,901			11	8,652	21	3,775				
17	11,725			12	7,800						
18	9,833			13	7,800						
19	8,844			14	7,800						
20	8,844			15	7,800						
21	8,809			16	7,800						
22	9,919			17	7,800						
23	9,323			18	7,800						
24	7,991			19	7,800						
				20	7,800						
				21	8,662						

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

1/17/2014

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

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 697-007
DRAWING NO.: 697-007-IV-A
PLOT DATE: 1/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: EJD

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE IV A
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 17.419 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 62.806 ACRE TRACT CONVEYED TO THE COMMONS AT ROWE LANE, L.P. IN A SPECIAL WARRANTY DEED DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007205045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 17.419 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for an interior ell corner in the north line of said 62.806 acre tract, same being the southeast corner of Lot 10, Rolling Hills, a subdivision recorded in Book 76, Page 277 of the Plat Records of Travis County, Texas, also being the northeast corner of Lot 6, Block FF, The Commons at Rowe Lane Phase III B, a subdivision recorded in Document No. 201300102 of the Official Public Records of Travis County, Texas;

THENCE North 07°33'47" East, with the north line of said 62.806 acre tract, same being the east line of said Rolling Hills, a distance of 517.91 feet to a 1/2" rebar with "Chaparral" cap set in the east line of Lot 11 of said Rolling Hills, from which a 1/2" rebar with "ZWA" cap found for an exterior ell corner in the north line of said 62.806 acre tract bears North 7°33'47" East, a distance of 5.40 feet;

THENCE crossing said 62.806 acre tract, the following twenty-two (22) courses and distances:

1. South 82°26'13" East, a distance of 119.64 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 07°33'47" East, a distance of 34.13 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 82°26'13" East, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 07°33'47" East, a distance of 35.41 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 82°26'13" East, a distance of 489.19 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 07°33'47" East, a distance of 35.41 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 82°26'13" East, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 07°33'47" East, a distance of 2.66 feet to a 1/2" rebar with "Chaparral" cap set;
9. South 82°26'13" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 07°33'47" West, a distance of 20.12 feet to a 1/2" rebar with "Chaparral" cap set;
11. South 82°26'13" East, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 07°33'47" East, a distance of 0.84 feet to a 1/2" rebar with "Chaparral" cap set;
13. South 82°26'13" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
14. South 07°33'47" West, a distance of 129.20 feet to a 1/2" rebar with "Chaparral" cap set;
15. North 82°26'13" West, a distance of 105.00 feet to a 1/2" rebar with "Chaparral" cap set;
16. South 07°33'47" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
17. With a curve to the left, 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 South 52°33'47" West, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
18. South 07°33'47" West, a distance of 210.00 feet to a 1/2" rebar with "Chaparral" cap set;
19. With a curve to the left, 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 South 37°26'13" East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
20. South 07°33'47" West, a distance of 60.00 feet to a 1/2" rebar with "Chaparral" cap set;
21. North 82°26'13" West, a distance of 29.92 feet to a 1/2" rebar with "Chaparral" cap set;
22. South 07°33'47" West, a distance of 128.39 feet to a 1/2" rebar with "Chaparral" cap set in the south line of said 62.806 acre tract, same being the north line of Lot 31, Block A, Rolling Meadows Section One, a subdivision recorded in Volume 85, Page 47C of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the northeast corner of Lot 32 of said Block A bears South 82°11'41" East, a distance of 249.80 feet;

THENCE North 82°11'41" West, with the common line of said 62.806 acre tract and said Block A, a distance of 532.06 feet to a 1/2" rebar with "Chaparral" cap found for the northwest corner of Lot 28 of said Block A, same being an interior ell corner in the south line of said 62.806 acre tract, also being a northeast corner of Lot 54, Block O, The Commons at Rowe Lane Phase III B;

THENCE crossing said 62.806 acre tract, with the north line of said Lot 54, the following four (4) courses and distances:

1. South 81°17'04" West, a distance of 41.35 feet to a calculated point, from which a 1/2" rebar with "ZWA" cap found bears South 16°36'55" East, a distance of 0.22 feet;
2. North 11°19'18" West, a distance of 121.14 feet to a 1/2" rebar with "ZWA" cap found;
3. With a curve to the left, having a radius of 570.00 feet, a delta angle of 17°37'55", an arc length of 175.41 feet, and a chord which bears South 72°22'35" West, a distance of 174.72 feet to a calculated point, from which a 1/2" rebar with "ZWA" cap found bears South 58°11'48" West, a distance of 0.15 feet;
4. South 63°33'37" West, a distance of 190.20 feet to a 1/2" rebar with "ZWA" cap found for the southeast corner of Windy Vane Drive (60' right-of-way width), as shown on said Document No. 201300102;

THENCE North 26°26'23" West, continuing across said 62.806 acre tract with the east terminus of Windy Vane Drive, a distance of 60.00 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner of Windy Vane Drive;

THENCE continuing across said 62.806 acre tract with the north right-of-way line of Windy Vane Drive, the following four (4) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, a delta angle of 90°01'15", an arc length of 23.57 feet, and a chord which bears North 71°27'31" West, a distance of 21.22 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 63°47'56" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the right, having a radius of 15.00 feet, a delta angle of 91°37'09", an arc length of 23.99 feet, and a chord which bears South 19°15'46" West, a distance of 21.51 feet to a 1/2" rebar with "ZWA" cap found;
4. With a curve to the right, having a radius of 570.00 feet, a delta angle of 18°42'37", an arc length of 186.14 feet, and a chord which bears South 74°31'36" West, a distance of 185.31 feet to a calculated point for the southeast corner of said Lot 6, from which a 1/2" rebar with "ZWA" cap found bears North 49°55'14" West, a distance of 0.19 feet;

THENCE North 02°46'14" West, continuing across said 62.806 acre tract with the east line of said Lot 6, a distance of 146.76 feet to the POINT OF BEGINNING, containing 17.419 acres of land, more or less.

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

1/17/2014

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

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 697-007
DRAWING NO.: 697-007-IV-A
PLOT DATE: 1/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: EJD

2014000073

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE IV A
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH LEE NICOL, PRESIDENT OF ROWE COMMONS CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER, BEING THE OWNER OF 17.419 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF 62.806 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2007205045 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 17.419 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 A

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 27 DAY OF January, 2014 A.D.

THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTNERSHIP

BY: ROWE COMMONS CORPORATION
A TEXAS CORPORATION
ITS GENERAL PARTNER
2929 W. 5TH, SUITE A
FORT WORTH, TEXAS 76107

BY: ~~JAMES R. HARRIS~~, MANAGING PARTNER
Lee Nicol

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ~~JAMES R. HARRIS~~ Lee Nicol KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 27 DAY OF January, 2014 AD.

Jennifer Barnes
NOTARY PUBLIC, STATE OF TEXAS

Jennifer Barnes — 02-14-18
PRINTED NAME — MY COMMISSION EXPIRES

JENNIFER NICOLE BARNES
My Commission Expires
February 14, 2018

STATE OF TEXAS
CITY OF PFLUGERVILLE

APPROVED THIS 31st DAY OF March, 2014 AD., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: R. McClarkin
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 31st DAY OF March, 2014 AD.

BY: Emily Barron
EMILY BARRON, PLANNING DIRECTOR

ATTEST: Karen Thompson
KAREN THOMPSON, CITY SECRETARY

CITY OF PFLUGERVILLE TEXAS

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, ON JULY 12, 2013, 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 THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

1/17/2014
ERIC J. DANNHEIM, R.P.L.S. 6075

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, JOHN D. HINES, 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, 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. 48453C0280H, DATED SEPTEMBER 26, 2008.

1/20/2014
JOHN D. HINES, P.E. 96691

ENGINEERING BY:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
512-452-0371
TBPE # 2946

1/20/2014

PLAT NOTES AND TRAVIS COUNTY STANDARD NOTES

1. THIS PROPERTY IS OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, BUT WITHIN THE E.T.J.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
3. PROPERTY OWNER OR ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
6. 4' SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL LOCAL STREETS IN THIS SUBDIVISION. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
7. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL WITH AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.
8. THE 25 AND 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.
9. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE, RESPECTIVELY.
10. THERE SHALL BE NO OCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL CONNECTION HAS BEEN MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
11. THERE SHALL BE NO OCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
12. 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.
13. 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).
14. 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.
15. WHERE EXISTING OVERHEAD ELECTRIC SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
16. ALL ELECTRIC, CABLE TELEVISION AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
17. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING, BUT NOT LIMITED TO, THE CONSERVATION STANDARDS OUTLINED IN THE UNIFORM DEVELOPMENT CODE.
18. THE ASSESSED IMPACT FEE RATE FOR THE CITY OF PFLUGERVILLE WASTEWATER SERVICE SHALL BE $2414.00 AS STATED THROUGH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCID NO. 3 [THE DISTRICT] DATED NOVEMBER 22, 2004, AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY AND THE DISTRICT; FOLLOWING CITY ORDINANCE 891-07-06-26 AND PAYABLE PER LOT AT THE TIME OF BUILDING PERMIT.
19. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE SUBCHAPTER 13 AND ANY OTHER PROVISIONS REQUIRED BY THE CITY OF PFLUGERVILLE. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
20. PARKLAND DEDICATION FOR THIS SUBDIVISION IS SATISTIED BY ELIGIBLE PARKLAND PLATTED IN PHASE I (18.260 ACRES), PHASE II A (1.862 ACRES), PHASE II B (5.287 ACRES), AND WITH THE ADDITION OF LOT 3, BLOCK H, LOT 6, BLOCK N, LOT 7, BLOCK N, LOT 8, BLOCK FF AND LOT 54, BLOCK O, PHASE III B (13.867 ACRES).
21. THE DEVELOPER WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LOT 21, BLOCK Q UNTIL SUCH TIME AS THE PROPERTY IS DEEDED TO THE 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 25th DAY OF March, 2014 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 2nd DAY OF April, 2014 AD.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: M. Bryant
DEPUTY

COMMISSIONERS COURT

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 2nd DAY OF April, 2014 AD., AT 2:31 O'CLOCK P M., DULY RECORDED ON THE 2nd DAY OF April, 2014 AD., AT 2:31 O'CLOCK P M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2014000073 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 2nd DAY OF April, 2014 AD.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: T. Perez
DEPUTY
T. PEREZ

COUNTY CLERK

GRAY ENGINEERING

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

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 697-007
DRAWING NO.: 697-007-IV-A
PLOT DATE: 1/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: EJD
SHEET 05 OF 05