2 pgs 202000169

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME FINAL PLAT OF CIELO SOUTH

OWNERS NAME: TC/F ROUND ROCK, LP, GLENWOOD ROUND ROCK, LP AND GLENWOOD ROUND ROCK GP, LLC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE 2020146870

RETURN:

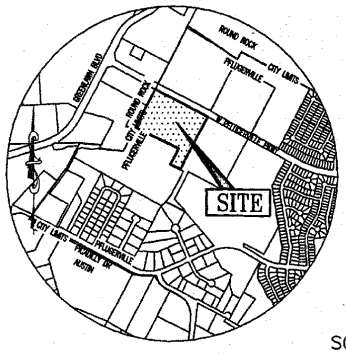
CITY OF PFLUGERVILLE

202000169

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas
Aug 18, 2020 08:18 AM
Fee: $75.00 MEDINAE

$75.00 8/18/20 202000169

FINAL PLAT OF CIELO SOUTH



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 100'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- MAG NAIL FOUND
- SURVEY LINE
- 6' SIDEWALK (UNLESS OTHERWISE NOTED)
- PUBLIC UTILITY EASEMENT
- EXISTING DRAINAGE/ELECTRIC EASEMENTS
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- Ⓐ BLOCK

DAVID WILSON LEPPIN (16.00 ACRES) VOL. 7489, PG. 534

CIELO AUSTIN DEVELOPMENT, LLC (REMAINDER OF 49.771 ACRES) DOC. 2017169129

FINAL PLAT OF BRANSON NORTH DOCUMENT NO. 201800310 GREENLAWN VILLAGE CONDOS

BM #2 N:10146895.93 E:3138460.85 ELEV:795.16

WEST PFLUGERVILLE PARKWAY (120' R.O.W.)

BM #1 N:10146488.52 E:3139146.40 ELEV:794.00

APPROXIMATE SURVEY LINE

S62°07'05"E 1099.11'

EXISTING 10' SIDEWALK

10' PUE

OVERHEAD AND UNDERGROUND ELECTRIC SUPPLY LINE ESMT. VOL. 9394, PG. 470

DRAINAGE UTILITY AND ACCESS ESMT. DOC NO 2008172703 PART 1 (0.632 ACRES)

FINAL PLAT OF BRANSON CONDOMINIUMS SOUTH DOCUMENT NO. 201600295 GREENLAWN VILLAGE CONDOS

OVERHEAD AND UNDERGROUND ELECTRIC SUPPLY LINE ESMT. VOL. 9394, PG. 470

Ⓐ LOT 1 FINAL PLAT HOLLYBROOK RANCH, DOCUMENT NO. 201700088

LOT 1 BLOCK "A"

N27°39'36"E 798.16'

S27°45'35"W 1101.07'

ROUND ROCK CITY LIMITS

PFLUGERVILLE CITY LIMITS

DRAINAGE EASEMENT HEREBY DEDICATED

ZONE X

N30°00'00"E 104.14'

98.61'

35.02'

Ⓐ LOT 2 FINAL PLAT HOLLYBROOK RANCH, DOCUMENT NO. 201700088

N63°11'55"W 882.90'

APPROXIMATE 100 YEAR FEMA FLOOD PLAIN

(32.537 ACRE) CITY OF AUSTIN VOL.10570 PG. 764

FEMA 100 YR FLOODPLAIN

ZONE AE

BFE=784

SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232

JAMES CASPER SURVEY NO. 103, ABSTRACT NO. 2538

N27°47'55"E 320.16'

SURVEY TIE TO THE SOUTHWEST CORNER OF JAMES CASNER SURVEY No. 103, ABSTRACT 2538 S27°45'W, 88.1' +/-

N62°16'28"W 210.16'

(32.537) ACRE CITY OF AUSTIN VOL.10570 PG. 764

APPROXIMATE 100 YEAR FEMA FLOOD PLAIN

BFE=783

APPROXIMATE SURVEY LINE

1.824 DRAIN EASEM VOL. 1 PG. 5

PARKLAND TABLES

PARKLAND REQUIRED	4.62 ACRES
PARKLAND PROVIDED (TRAIL EASEMENT)	1.06 ACRES
PARKLAND FEE IN-LIEU (3.56 ACRES)	$155,073.60
PARKLAND DEVELOPMENT FEE REQUIRED	$173,600.00
PARKLAND DEVELOPMENT FEE PROVIDED	$173,600.00

DATE: JULY 15, 2019

OWNER:
TC/F ROUND ROCK, LP
1600 NORTH COLLINS BOULEVARD # 2100
RICHARDSON, TEXAS 75080
(214) 270-0834 phone

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 21.455 ACRES
SURVEY: S. DARLING SURVEY NO. 102, ABSTRACT 232

F.E.M.A. MAP NO. 48453C 0260J
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: AUGUST 18, 2014

TOTAL OF LOTS : 1

NO. OF MULTI-FAMILY LOTS: 1 (934,580 SQ. FT)

LEGAL DESCRIPTION:
21.455 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.455 ACRE TRACT OF LAND CONVEYED TO TC/F ROUND ROCK, LP IN DOCUMENT NO. 2020006019, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARKS:

#1 PK NAIL WITH WASHER SET
N:10146488.52 E:3139146.40; EL:794.00'

#2 PK NAIL WITH WASHER SET
N:10146895.93 E:3138460.85; EL:795.16'

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC2004LP\4962\SURVEY\PLAT CIELO SOUTH.dwg

202000169

FINAL PLAT OF CIELO SOUTH

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT W.T. FIELD, ACTING HEREIN BY AND THROUGH TC/F ROUND ROCK, LP, AUTHORIZED AGENT, BEING THE OWNER OF 21.458 ACRES OF LAND OUT OF THE S. DARLING SURVEY No. 102, ABSTRACT No. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.455 ACRE TRACT CONVEYED TO TC/F ROUND ROCK, LP, IN DOCUMENT NUMBER 2020006019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.455 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

"FINAL PLAT OF CIELO SOUTH"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 30, DAY OF March, 2020, A.D.

TC/F ROUND ROCK, LP
A TEXAS LIMITED PARTNERSHIP

BY: GLENWOOD ROUND ROCK, LP
A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: GLENWOOD ROUND ROCK GP, LLC
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
W.T. FIELD, PRESIDENT

STATE OF TEXAS:
COUNTY OF ~~TRAVIS~~ DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.T. FIELD, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 SEAL OF OFFICE, THIS THE 30TH DAY OF MARCH 2020 A.D.

Jennifer M Koger
NOTARY PUBLIC IN AND FOR ~~TRAVIS~~ DALLAS COUNTY, TEXAS

JENNIFER M KOGER
Notary ID # 12201235
My Commission Expires
December 27, 2020

APPROVED THIS THE 1 DAY OF January, 2020 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY OF PFLUGERVILLE.

Pat Epstein
PAT EPSTEIN, CHAIRPERSON
PLANNING AND ZONING COMMISSION

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

EMILY BARRON, PLANNING DIRECTOR

ATTEST: Karen Thompson
KAREN THOMPSON, CITY SECRETARY

CITY OF PFLUGERVILLE STATE OF TEXAS

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, AARON V. THOMASON, 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.

SURVEYED BY: _____ 28FEB2020 DATE:
AARON V. THOMASON, RPLS # 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
AARON@CBDENG.COM

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0260J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: Brendan P McEntee 03/02/2020
BRENDAN P. McENTEE, P.E. NO. 96200 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS BRENDAN P. McENTEE 96200 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

LEGAL DESCRIPTION:
21.455 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.455 ACRE TRACT OF LAND CONVEYED TO TC/F ROUND ROCK, LP IN DOCUMENT NO. 2020006019, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY SOUTHWEST WATER CORPORATION. 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.) IS HEREBY DEDICATED ALONG WEST PFLUGERVILLE PARKWAY.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO .1206-15-02-24. 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 OBJECTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE 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. 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.
8. A SIX (6') FOOT WIDE SIDEWALK SHALL BE PROVIDED ON W. PFLUGERVILLE PARKWAY.
9. 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.
10. A PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVLEOPMENT FEE HAVE BEEN PAID FOR 350 UNITS FOR A TOTAL FEE AMOUNT OF $328,673.60. IF MORE THAN 350 UNITS ARE BUILT ON SITE, ADDITIONAL PAYMENT OF PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE SHALL BE PAID TO THE CITY OF PFLUGERVILLE AND CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO WINDERMERE. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. THIS PROJECT HAS BEEN APPROVED TO PARTICIPATE IN THE CITY OF AUSTIN'S GILLELAND CREEK WATERSHED REGIONAL STORMWATER MANAGEMENT PROGRAM IN AN APPLICATION IDENTIFIED BY THE CITY OF AUSTIN AS GIL RS-2020-0011K. A FEE IN THE AMOUNT OF $10,727.50 HAS BEEN PAID TO THE CITY OF AUSTIN IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FOUND IN VOLUME 10853, PAGE 834 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
19. BUILDINGS ADJACENT TO THE FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2' ABOVE THE BASE FLOOD ELEVATION.
20. THE TRAIL EASEMENT SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

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 18TH DAY OF August, 20 20 A.D. AT 8:18 O'CLOCK A .M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 202000169 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 18th DAY OF August 20 20 A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY E. MEDINA

FILED FOR RECORD AT 8:18 O'CLOCK A.M., THIS THE 18TH DAY OF August, 20 20 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY E. MEDINA

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC2004LP\4962\SURVEY\PLAT CIELO SOUTH.dwg