



Item 12

Travis County Commissioners Court Agenda Request

Meeting Date: June 4, 2013

Prepared By: Paul Scoggins **Phone #:** 854-7619

Division Director/Manager: Anna M. Bowlin ACCP, Division Director of Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the following requests in Precinct One:

A) The use of an Alternative Fiscal Agreement for Commons at Rowe Lane, Phase IV-A; and

B) The use of a Cash security Agreement for the fiscal posting for Commons at Rowe Lane, Phase IV-A.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an alternative fiscal agreement with Travis County. Under the alternative fiscal agreement the plat will be held in abeyance while the street and drainage facilities are constructed. The developer also requests to post cash for the fiscal posting. To post cash the developer must enter into a cash security agreement with Travis County.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the use of the subject agreements meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motions.

ISSUES AND OPPORTUNITIES:

Under Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements has been posted with Travis County as cash using a cash security agreement in the amount of \$183,258.00.

Access to Publicly Maintained Road

Commons at Rowe Lane, Phase IV-A takes access from Wind Vane West as dedicated through Commons At Rowe Lane, Phase III-B. This subdivision has been recorded, but has yet to be accepted for maintenance by Travis County.

Waste Water Service

Wastewater service for this subdivision will be provided by the City of Pflugerville.

Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #12-1133. The estimated cost of the improvements is \$1,462,443.40. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls) and all structures contributing to the total detention.

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action document is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

Alternative Fiscal Acknowledgment

Exhibit "A" – Description

Cash Security Agreement

Extension of Sixty-Day Period

Proposed Plat

Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services and Long Range Planning	854-7561

CC:

April Rodriguez	Accountant/Central Cashier	TNR	854-7570

AB:SM:ps
1101 - Development Services - Commons at Rowe Lane, Phase IV-A

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit "A"**, which is attached hereto and made a part hereof. The Owner requests that Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards") to the satisfaction of the County Executive of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Basic Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Alternative Fiscal

Executed this 16 day of May, 2013.

OWNER: Commons at Rouse Lane, LP Address: 2929 W. 5th St,
 By: Rouse Commons Corp, GP STE A, FT WORTH, TEXAS 76107
 Name: Lee Nicol (Lee Nicol) Phone: 817.332.9600
 Title: PRESIDENT Fax: 817.332.1400
 Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §

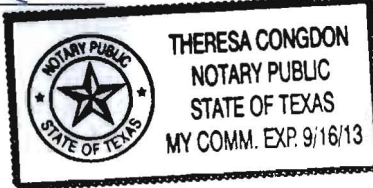
COUNTY OF ~~TRAVIS~~ TARRANT §

This instrument was acknowledged before me on the 16th day of May, 2013, by Lee Nicol in the capacity stated herein.

Theresa Congdon
Notary Public in and for the State of Texas

Theresa Congdon
Printed or typed name of notary

My Commission Expires: 9/16/13



TRAVIS COUNTY, TEXAS:

By: _____
Alternative Fiscal

County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 20____, in the capacity stated herein.

Notary Public in and for the State of Texas

My commission expires: _____

Printed or typed name of notary

Exhibit 82.401 (D) Alternative Fiscal Request and Acknowledge – page 3 of 3

SAMPLE EXHIBIT "A" OR FIELD NOTES

Alternative Fiscal

EXHIBIT "A"

That certain tract of land described as Commons at Reese Lane, Phase 4A subdivision is 17.419 acres, being a portion of that same tract of land described in Volume _____, Page _____ of the Real Property Records of Travis County, Texas, or Doc# 2007205045 of the Official Public Records, as delineated on a plat under the same name which will be held in abeyance until approval is granted by the Travis County Commissioners' Court.

**THE COMMONS AT ROWE LANE PHASE IV A
PERIMETER DESCRIPTION
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 17.419 ACRES (APPROXIMATELY 758,751 SQ. FT.) 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, 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;

THENCE North 07°33'47" East, with the north line of said 62.806 acre tract, in part being the east line of said Lot 10, and in part being the east line of Lot 11 of said Rolling Hills, a distance of 517.91 feet to a 1/2" rebar with "Chaparral" cap set in the east line of said Lot 11, 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 thirty-three (33) 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 $07^{\circ}33'47''$ East, a distance of 35.41 feet to a 1/2" rebar with "Chaparral" cap set;
7. South $82^{\circ}26'13''$ East, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. North $07^{\circ}33'47''$ East, a distance of 2.66 feet to a 1/2" rebar with "Chaparral" cap set;
9. South $82^{\circ}26'13''$ East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
10. South $07^{\circ}33'47''$ West, a distance of 20.12 feet to a 1/2" rebar with "Chaparral" cap set;
11. South $82^{\circ}26'13''$ East, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
12. North $07^{\circ}33'47''$ East, a distance of 0.84 feet to a 1/2" rebar with "Chaparral" cap set;
13. South $82^{\circ}26'13''$ East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
14. South $07^{\circ}33'47''$ West, a distance of 129.20 feet to a 1/2" rebar with "Chaparral" cap set;
15. North $82^{\circ}26'13''$ West, a distance of 105.00 feet to a 1/2" rebar with "Chaparral" cap set;
16. South $07^{\circ}33'47''$ 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 $90^{\circ}00'00''$, an arc length of 23.56 feet, and a chord which bears South $52^{\circ}33'47''$ West, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
18. South $07^{\circ}33'47''$ 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 $90^{\circ}00'00''$, an arc length of 23.56 feet, and a chord which bears South $37^{\circ}26'13''$ East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;

20. South $07^{\circ}33'47''$ West, a distance of 60.00 feet to a 1/2" rebar with "Chaparral" cap set;
21. North $82^{\circ}26'13''$ West, a distance of 29.92 feet to a 1/2" rebar with "Chaparral" cap set;
22. South $07^{\circ}33'47''$ West, a distance of 128.39 feet to a 1/2" rebar with "Chaparral" cap set;
23. North $82^{\circ}11'41''$ West, a distance of 532.06 feet to a 1/2" rebar with "Chaparral" cap set;
24. South $81^{\circ}17'04''$ West, a distance of 41.35 feet to a 1/2" rebar with "Chaparral" cap set;
25. North $11^{\circ}19'18''$ West, a distance of 121.14 feet to a 1/2" rebar with "Chaparral" cap set;
26. With a curve to the left, having a radius of 570.00 feet, a delta angle of $17^{\circ}37'55''$, an arc length of 175.41 feet, and a chord which bears South $72^{\circ}22'34''$ West, a distance of 174.72 feet to a 1/2" rebar with "Chaparral" cap set;
27. South $63^{\circ}33'37''$ West, a distance of 190.20 feet to a 1/2" rebar with "Chaparral" cap set;
28. North $26^{\circ}26'23''$ West, a distance of 60.00 feet to a 1/2" rebar with "Chaparral" cap set;
29. With a curve to the right, having a radius of 15.00 feet, a delta angle of $90^{\circ}01'15''$, an arc length of 23.57 feet, and a chord which bears North $71^{\circ}27'31''$ West, a distance of 21.22 feet to a 1/2" rebar with "Chaparral" cap set;
30. South $63^{\circ}47'56''$ West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
31. With a curve to the right, having a radius of 15.00 feet, a delta angle of $91^{\circ}37'09''$, an arc length of 23.99 feet, and a chord which bears South $19^{\circ}15'46''$ West, a distance of 21.51 feet to a 1/2" rebar with "Chaparral" cap set;
32. With a curve to the right, having a radius of 570.00 feet, a delta angle of $18^{\circ}42'37''$, an arc length of 186.14 feet, and a chord which bears South $74^{\circ}31'36''$ West, a distance of 185.31 feet to a 1/2" rebar with "Chaparral" cap set;

33. North 02°46'14" West, a distance of 146.76 feet to a 1/2" rebar with "Chaparral" cap set, to the **POINT OF BEGINNING**, containing 17.419 acres of land, more or less.

Surveyed on the ground April 4, 2012. Bearing Basis: Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 697-007-IV-A.dwg

Preliminary, this document shall not be recorded for any purpose.

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

§ EXHIBIT 82.401 (D)

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 By: Rowell Commons Corp, GP St A, Ft Worth, Texas 76107
 Name: Lee Nicol (Lee Nicol) Phone: 817.332.9600
 Title: PRESIDENT Fax: 817.332.1400
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County Judge

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33. North $02^{\circ}46'14''$ West, a distance of 146.76 feet to a 1/2" rebar with "Chaparral" cap set, to the **POINT OF BEGINNING**, containing 17.419 acres of land, more or less.

Surveyed on the ground April 4, 2012. Bearing Basis: Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 697-007-IV-A.dwg

Preliminary, this document shall not be recorded for any purpose.

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

§ EXHIBIT 82.401 (C)

(c) CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: The Commons at Rowe Lane, L.P., a Texas limited partnership
By: Rowe Commons Corporation, a Texas corporation
its General Partner

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ *183,258.00*

SUBDIVISION: The Commons at Rowe Lane, Phase 4A

DATE OF POSTING: April 16, 2013

EXPIRATION DATE: Three Years, or more, from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

Cash Security Agreement



The Developer must indicate by signing the appropriate line, below, whether or not he wishes the escrowed funds to be invested, with interest earned at the rate Travis County receives for its 90-day accounts, and be charged a \$25.00 investment fee every 90 days. The minimum amount, of cash security, that will be considered for the investment in Two Thousand Dollars (\$2,000.00).

DEVELOPER

ADDRESS OF DEVELOPER

The Commons at Rowe Lane, L.P.
a Texas limited partnership
By: Rowe Commons Corporation
a Texas corporation
its General Partner

2929 West 5th Street, Suite A
Ft. Worth, TX 76107

By: _____

Name: Lee Nicol

Title: President

Date: April 16, 2013

Phone: 817/332-9600

SIGN ONLY ONE

Invest funds with interest paid at the rate Travis County receives for its 90-day accounts and be charged a \$25.00 investment fee for every 90 days.

Commons at Rowe Lane, Lp
Rowe Commons Corp, GP
Name Lee Nicol, President Date 4.16.13

Funds shall not be invested and no interest shall be accrued to the Developer/Builder.

Name

Date



APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

**§ EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: 5.16.13

Owner's Name and Address: Commons at Rowe Lane, LP
Rowe Commons Corp, GP
Lee Nicol, President

Proposed Subdivision Name and Legal Description (the "Property"):

Commons at Rowe Lane, Phase 4A

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

Owner: Commons at Rowe Lane, LP
By: Rowe Commons Corp, GP
Name: Lee Nicol (Lee Nicol)
Title: PRESIDENT
Authorized Representative

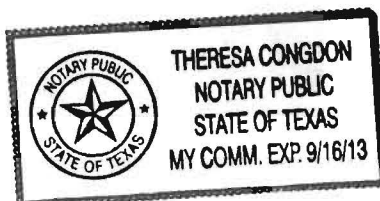
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ TARRANT

This instrument was acknowledged before me on the 16th day of May, 2013, by Lee Nicol of Tarrant Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

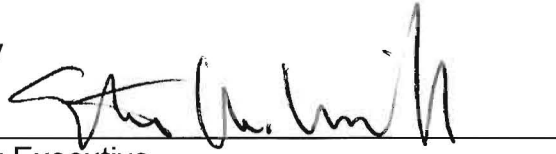
Notary Public, State of Texas

Theresa Congdon



Travis County

By:



County Executive

Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the _____ day of _____, 20__ by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

(Printed Name of Notary)

My Commission Expires:

§ EXHIBIT 82.401 (C)

(c) CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: The Commons at Rowe Lane, L.P., a Texas limited partnership
By: Rowe Commons Corporation, a Texas corporation
its General Partner

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ *183,258.00*

SUBDIVISION: The Commons at Rowe Lane, Phase 4A

DATE OF POSTING: April 16, 2013

EXPIRATION DATE: Three Years, or more, from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

Cash Security Agreement



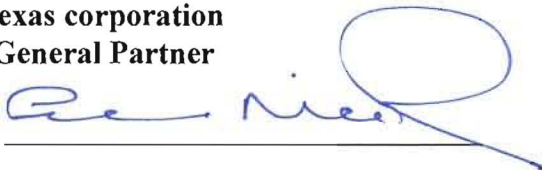
The Developer must indicate by signing the appropriate line, below, whether or not he wishes the escrowed funds to be invested, with interest earned at the rate Travis County receives for its 90-day accounts, and be charged a \$25.00 investment fee every 90 days. The minimum amount, of cash security, that will be considered for the investment in Two Thousand Dollars (\$2,000.00).

DEVELOPER

ADDRESS OF DEVELOPER

The Commons at Rowe Lane, L.P.
a Texas limited partnership
By: Rowe Commons Corporation
a Texas corporation
its General Partner

2929 West 5th Street, Suite A
Ft. Worth, TX 76107

By: 

Name: Lee Nicol

Title: President

Date: April 16, 2013

Phone: 817/332-9600

SIGN ONLY ONE

Invest funds with interest paid at the rate Travis County receives for its 90-day accounts and be charged a \$25.00 investment fee for every 90 days.

Commons at Rowe Lane, LP
Rowe Commons Corp, GP
Name Lee Nicol, President Date 4.16.13

Funds shall not be invested and no interest shall be accrued to the Developer/Builder.

Name Date



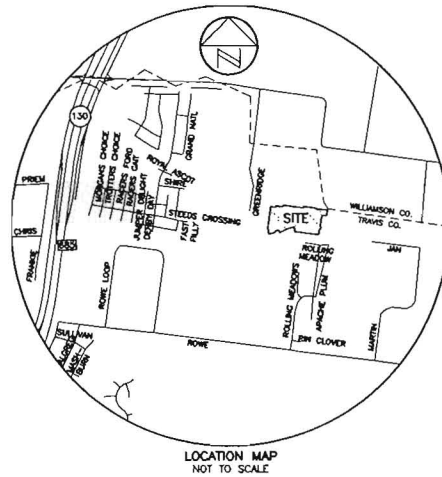
APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date



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



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.

 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: 01/24/13
	PLOT SCALE: 1"=100'
	DRAWN BY: EJD
SHEET 01 OF 04	

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 SUBMIDE 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 ____ DAY OF _____, 20__ 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: LEE NICOL, PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF PFLUGERVILLE

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

BY: NAJI NORDER, 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 ____ DAY OF _____, 20__ A.D.

BY: TREV FLETCHER, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

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 APRIL 4, 2012, 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.

Preliminary, this document shall not be recorded for any purpose.

ERIC J. DANNHEIM, R.P.L.S. 6075

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

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 PLAN NO. 4845X022804, DATED SEPTEMBER 26, 2008.

JOHN D. HINES, P.E. 96691

ENGINEERING BY:
GRAY & ASSOCIATES, INC.
B217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757
512-452-0371
TBPE # 2949

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 PLAN 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.
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 \$1362.00 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.
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 SATISFIED 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 6, BLOCK FF AND LOT 54, BLOCK O, PHASE III B.

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 DEBEALVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20__ A.D., 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 ____ DAY OF _____, 20__ A.D.

DANA DEBEALVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY


STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEALVOIR, 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 _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20__ A.D.

DANA DEBEALVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

 <p>Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724</p>	PROJECT NO.: 697-007
	DRAWING NO.: 697-007-IV-A
	PLOT DATE: 01/24/13
	PLOT SCALE: 1"=100'
	DRAWN BY: EJD
	SHEET 04 OF 04

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	N88°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'	76.45'	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			18	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						

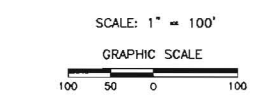
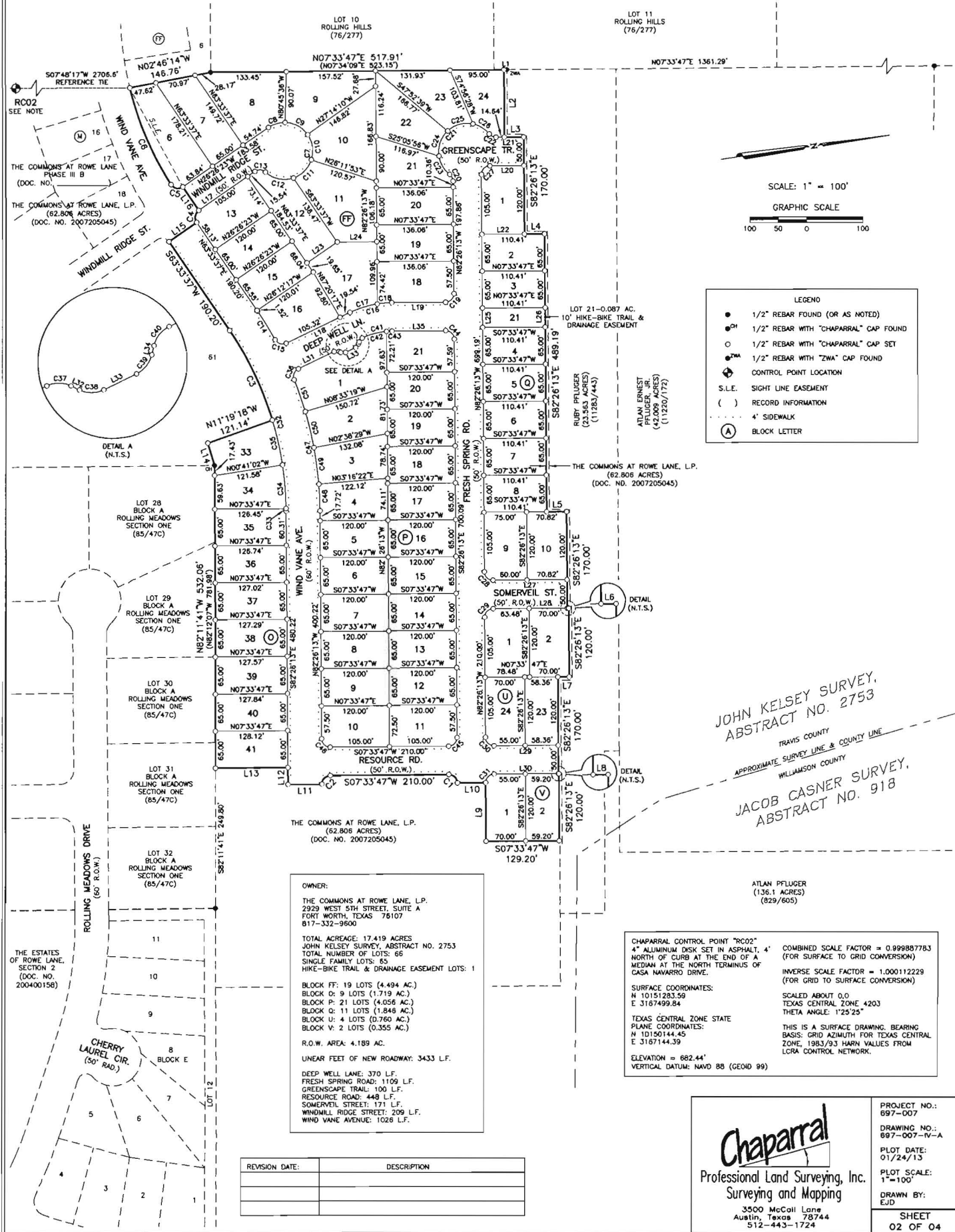


Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 697-007
DRAWING NO.: 697-007-IV-A
PLOT DATE: 01/24/13
PLOT SCALE: 1"=100'
DRAWN BY: EJO
SHEET 03 OF 04

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



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - 1/2" REBAR WITH "ZWA" CAP FOUND
 - ⊕ CONTROL POINT LOCATION
 - S.L.E. SIGHT LINE EASEMENT
 - () RECORD INFORMATION
 - 6' SIDEWALK
 - (A) BLOCK LETTER

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 (1.848 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.

DEEP WELL LANE: 370 L.F.
FRESH SPRING ROAD: 1109 L.F.
GREENSCAPE TRAIL: 100 L.F.
RESOURCE ROAD: 448 L.F.
SOMERVELL STREET: 171 L.F.
WINDMILL RIDGE STREET: 209 L.F.
WIND VANE AVENUE: 1026 L.F.

ATLAN PFLUGER
(136.1 ACRES)
(829/605)

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.

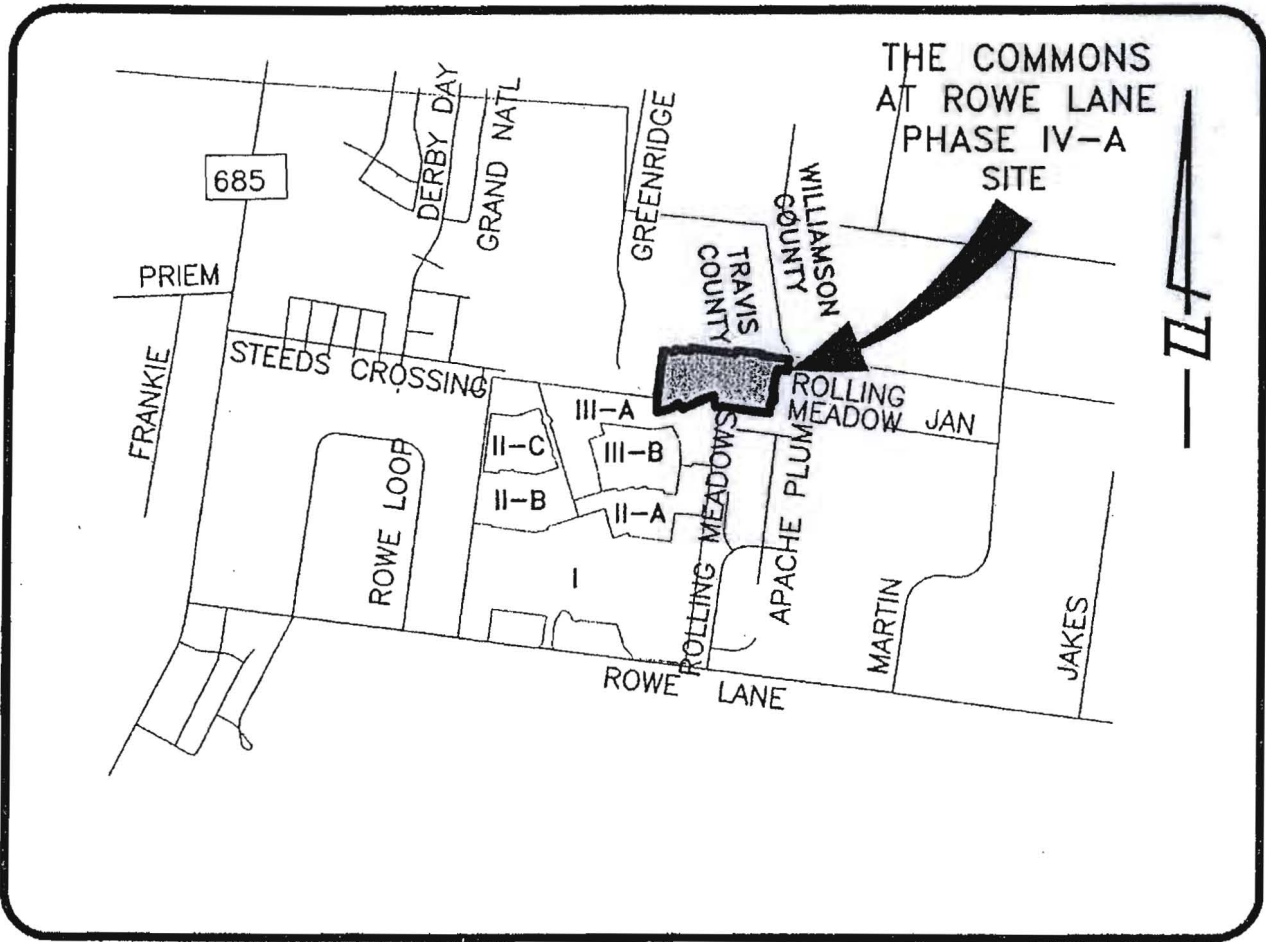
JOHN KELSEY SURVEY,
ABSTRACT NO. 2753
TRAVIS COUNTY
APPROXIMATE SURVEY LINE & COUNTY LINE
WILLIAMSON COUNTY
JACOB CASNER SURVEY,
ABSTRACT NO. 918

REVISION DATE:	DESCRIPTION

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

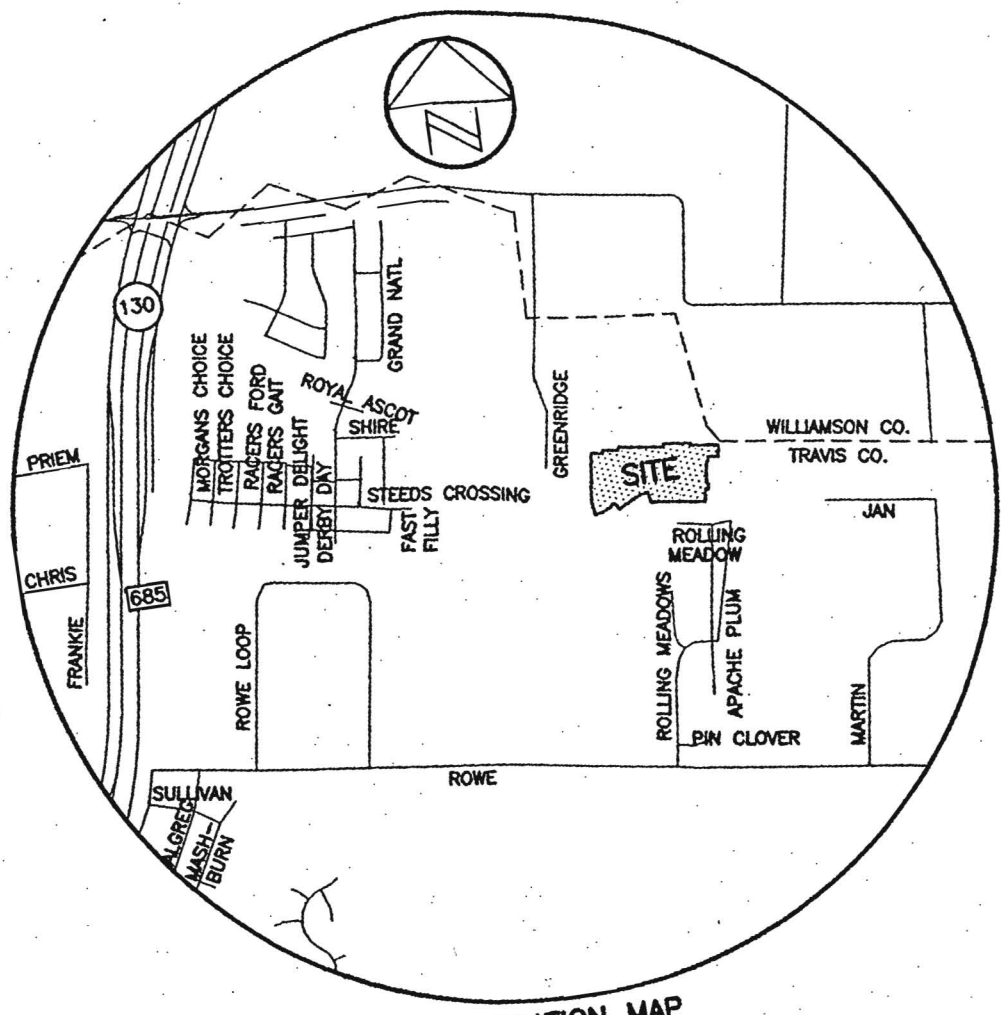
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 697-007
DRAWING NO.: 897-007-IV-A
PLOT DATE: 01/24/13
PLOT SCALE: 1"=100'
DRAWN BY: EJD
SHEET 02 OF 04



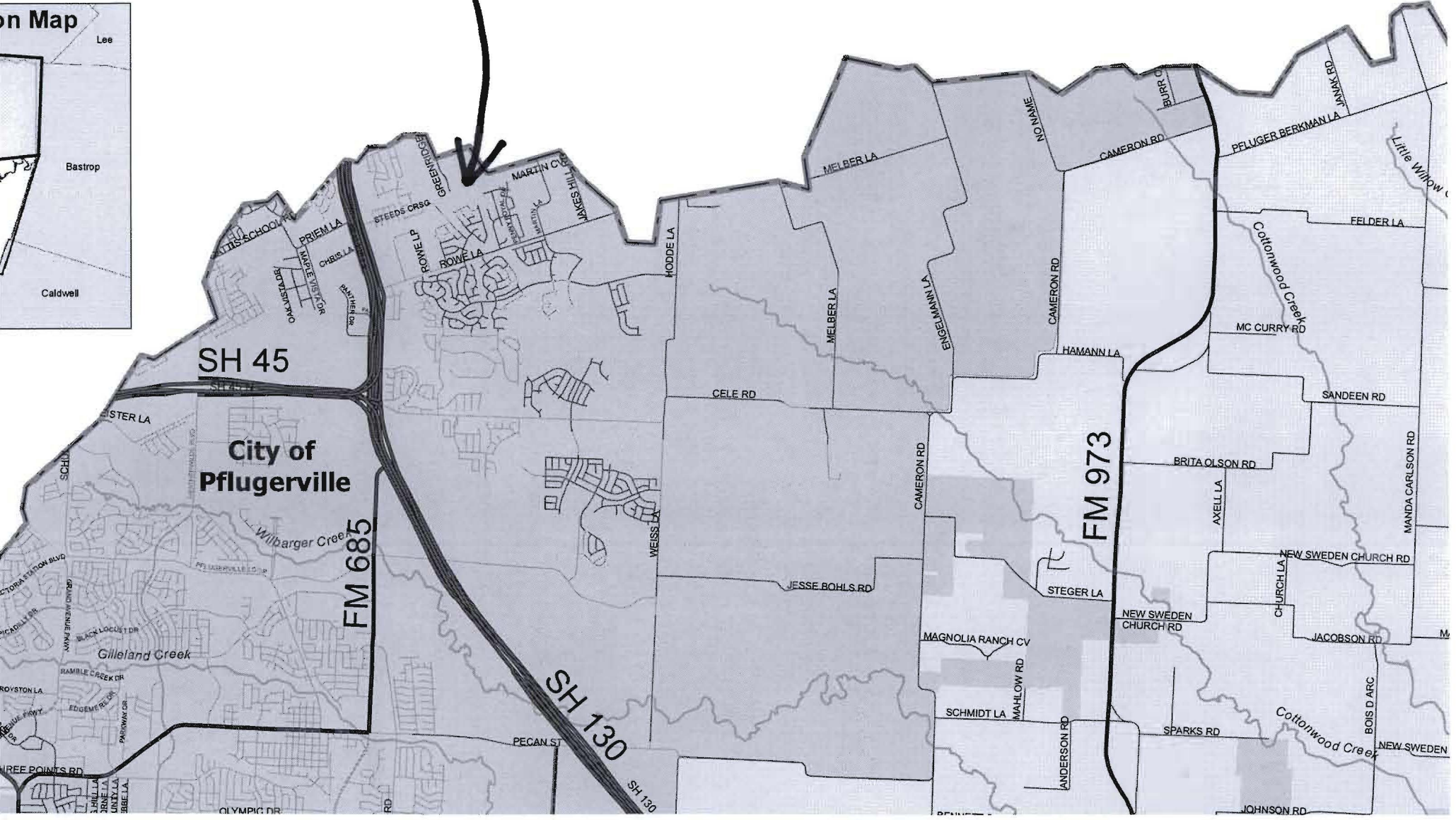
LOCATION MAP
N.T.S.

COMMONS at Rowe Lane, Phase IV-A



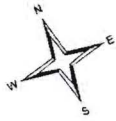
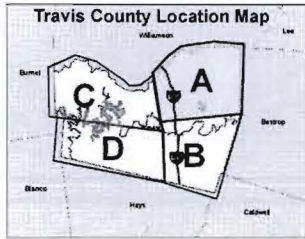
LOCATION MAP
NOT TO SCALE

Site

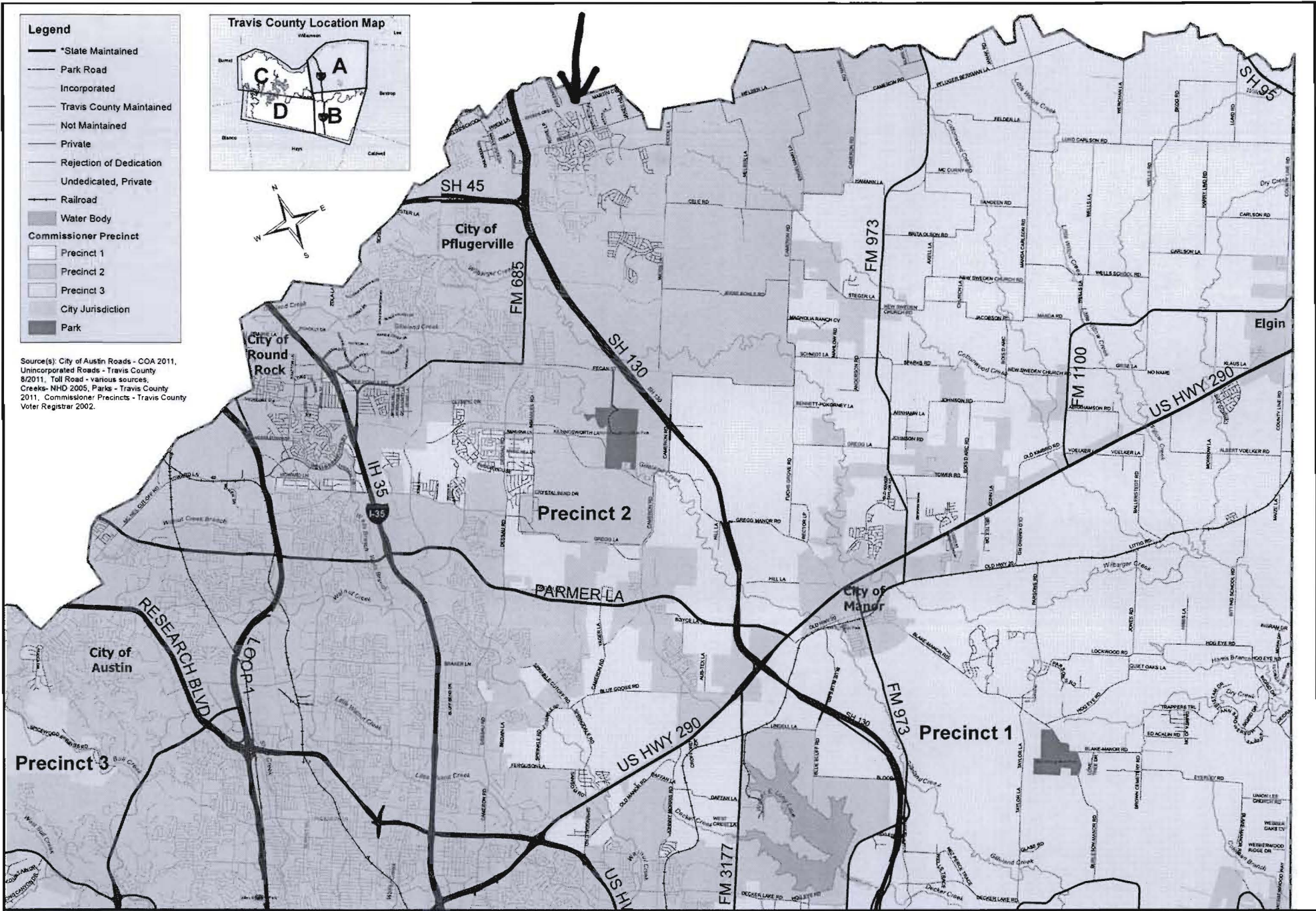


Site

- Legend**
- *State Maintained
 - Park Road
 - Incorporated
 - Travis County Maintained
 - Not Maintained
 - Private
 - Rejection of Dedication
 - Undedicated, Private
 - Railroad
 - Water Body
 - Commissioner Precinct**
 - Precinct 1
 - Precinct 2
 - Precinct 3
 - City Jurisdiction
 - Park

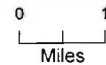


Source(s) City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks- NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map A



Map Prepared by Travis County, Dept. of Transportation & Natural Resources. Date: 8/9/2011