



Travis County Commissioners Court Agenda Request

Meeting Date: August 13, 2013

Prepared By: Paul Scoggins **Phone #:** (512) 854-7619

Division Director/Manager: Donald W. Ward, P.E., Assistant Public Work Director
- Road and Bridge Division

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 acceptance of the dedication of the public street and drainage facilities within The Commons at Rowe Lane, Phase III-B - a subdivision in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The Commons at Rowe Lane, Phase III-B was recorded on February 5, 2008 at Document #200800040. This subdivision has been inspected for conformance with approved plans and specifications as listed. It will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within these subdivisions have been inspected by a Registered Accessibility Specialist. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

The Commons at Rowe Lane, Phase III-B is accessed from Windmill Ranch Avenue, a street maintained by Travis County. This action will add an overall total of 0.50 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

N/A

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

TNR Approval Letter

List of Streets
Requirements for Approval
RAS Inspection
Location Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director	Development Services and Long Range Planning	(512) 854-7561

CC:

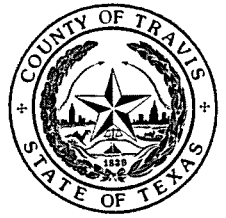
Lucious Henderson	Inspector	Development Services and Long Range Planning	(512) 266-7757
Stacey Scheffel	Program Manager	TNR Permits	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - The Commons at Rowe Lane, Phase III-B

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE



700 Lavaca Street-5th Floor
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

APPROVAL OF CONSTRUCTION

DATE: June 18, 2013

DEVELOPER:

Commons at Rowe Lane, L.P.
2929 W. 5th Street, Suite A
Fort Worth, TX 76107

ENGINEER:

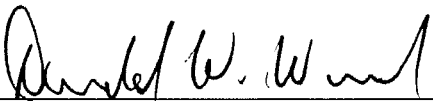
Gray & Associates, Inc.
8217 Shoal Creek Blvd, Suite 200
Austin, TX 78757-7592

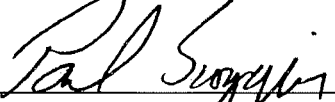
SUBJECT: The Commons at Rowe Lane, Phase III-B

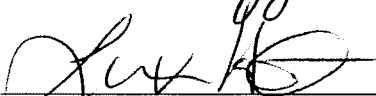
Effective this date, street and drainage construction within this project appears to be in conformance with the approved Construction Documents. This construction will enter into a one (1) year Performance Period, which will start at the time of approval by Travis County's Commissioners Court. Prior to the end of this Period, Travis County will re-inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the Performance Period. If not, the developer/owner shall take corrective actions, actions which are acceptable to the County.

The Developer is required to maintain Performance Period fiscal of 10% of the actual street and drainage cost, until the end of the Performance Period, plus 100% of the un-constructed residential sidewalks until all of the sidewalks are constructed to Travis County Standards.

OTHER REMARKS:

BY:  7/31/2013
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

 7/31/13
TNR Engineering Specialist – Paul Scoggins

 06.19.13
TNR Inspector – Lucious Henderson

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 409P

The Commons at Rowe Lane, Phase III-B

Pct.# 1
Atlas No. P-11

RECORDED AT DOCUMENT #201300102 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 05/30/2013

THIS SUBDIVISION CONTAINS 4 STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF		CURB & GUTTER
						PVMNT	PVMNT	
1	Windy Vane Drive	Windmill Ranch Avenue easterly to Windmill Ridge Street	1444	0.27	60	HMAC	40' F-F	YES
2	Windmill Ridge Street	Windy Vane Drive southerly to SW corner of Lot 29, Blk O	681	0.13	50	HMAC	30' F-F	YES
3	Meridian Boulevard	Windy Vane Drive southerly to SW corner of Lot 2, Blk M	325	0.06	50	HMAC	30' F-F	YES
4	Crested Vane Drive	Windy Vane Drive northerly to NW corner of Lot 6, Blk FF	190	0.04	50	HMAC	30' F-F	YES
Total Footage/Mileage			2640	0.50				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 43

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-4

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-4 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT ONE.

0.50 MILES BE ACCEPTED BY

13-Aug-13

DATE

- DP = DOUBLE PENETRATION
- HMAC = HOT MIX ASPHALT
- C = CONCRETE
- UPP = UNPAVED, PIT RUN
- UPS = UNPAVED, SELECT

Donald W Ward 7/31/2013

Donald W. Ward, PE
Assistant Public Works Director -
Road and Bridge Division

DATE APPROVED BY COMMISSIONERS COURT

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER



700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

“RIVER DANCE, PHASE SEVEN-A”
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND
DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 4/08/13 1. Professional Engineer’s certification of quantities of work completed (**Engineer’s Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- 4/08/13 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 4/08/13 3. Contractor’s (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 4/08/13 4. Reproducible Plans, certified as **“Record Drawings”** or **“As Built”**, by the Owner’s Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants sheets for each sign.
- 2/14/11 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. And must be posted by owner/developer. § 82.604(c)(4)
- NA 6. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- 4/08/13 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202, 203, 204
- 3/5/09 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, and sidewalks). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**
- 4/08/13 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- 7/22/13 10. License Agreement (**If there are private improvements in Public ROW.**)



TRANSPORTATION & NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

COMMONS AT ROWE LANE, PHASE III-B REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 9/27/12 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report, **if in COA ETJ, signed** by COA inspector. §82.604(c)(1)
- 9/27/12 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 10/2/12 4. Reproducible Plans, certified as "**Record Drawings**" or "**As Built**", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants sheets for each sign.
- TNR will calculate 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4)
- Rcv'd 6. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- 8/28/12
Common Area 7. **If applicable**, a letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required at time of street acceptance for maintenance. § 82.202(q)(2)
- 6/19/13 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, and sidewalks). § 82.401(c)(2)(C) Road Maintenance will have to approve construction before recommending acceptance to Commissioners Court.
- Rcv'd 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- NA 10. **If applicable**, a License Agreement (**if there are private improvements in Public ROW**).

August 20, 2012

Mr. Joe W. Straub
Commons at Rowe Lane, L.P.
2929 West 5th Street, Suite A
Fort Worth, Texas 76107-2241

Re: The Commons at Rowe Lane - Sections II-C & IIIB:
Water/Wastewater, Street & Drainage Improvements - Curb Ramp Inspection
Intersections at Wind Vane West @ Huckabee Bend, Meridian Blvd., Wind Vane Lane, & Windmill Ridge Street
Pflugerville, Travis County 78660

RAS Project No.: 12.062

Project Inspection Completed: 08-16-2012

INSPECTION COMPLETED - NO VIOLATIONS

Dear Mr. Straub:

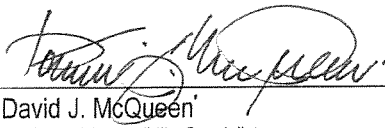
We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with provisions of the *Texas Government Code, Chapter 469*.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local, or federal requirement. For information on the ADA, call the United States Department of Justice, Civil Rights Division at (202) 514-0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record for the facility, contact David McQueen (RAS No. 41) at (512) 291-3246.

Please reference the RAS project number in all future correspondence pertaining to this project.

Sincerely,



David J. McQueen
Registered Accessibility Specialist
TDLR RAS No. 41

Enclosure(s): Inspection Report

xc: Mike Williams: Gray & Associates, Inc.
RAS Project File: 12.062

The review of documents as contract documents and field inspections by this Registered Accessibility Specialist (RAS) with the Texas Department of Licensing and Regulation (TDLR), Austin, Texas is based on a best efforts endeavor following instruction and certification by TDLR. Plan review and inspection in no way warrants complete compliance with the Texas Accessibility Standards. The business, the professional, his employees, and client for whom the review or inspection is made agrees to hold harmless and indemnify this RAS and TDLR from and against any liability arising from performance of the work.

INSPECTION REPORT

The Elimination of Architectural Barriers Act, Texas Government Code, Chapter 469
Texas Accessibility Standards

This report identifies deficiencies with the Texas Accessibility Standards ("TAS"). No response is required; however, all items noted as "UNACCEPTABLE" should be addressed prior to inspection. The review of documents as contract documents and field inspections by the Registered Accessibility Specialist ("RAS") with the Texas Department of Licensing and Regulation ("TDLR") is based on a best-efforts endeavor following instruction and certification by TDLR. Plan review and inspection in no way warrants complete compliance with TAS. The owner, business, professional, their employees, and client for whom the review or inspection is made agrees to hold harmless and indemnify this RAS and TDLR from and against any liability arising from performance of the work.

RAS INFORMATION:		
Inspector Name: David J. McQueen	RAS No.: 41	RAS Project Number: 12.062
PROJECT INFORMATION:		EABPRJ No.: N / A
Project Name: Water/Wastewater, Street & Drainage Improvements		Report Date: 08-20-2012
Facility Name: The Commons at Rowe Lane - Phase II-C & IIIB		Inspection Date: 08-16-2012
Project Address: Intersections at Wind Vane West @ Huckabee Bend, Meridian Blvd., Wind Vane Lane, & Windmill Ridge Street		
City: Pflugerville	County: Travis	Zip Code: 78660
Project Description: Accessibility inspection of new curb ramps (14 total) at subdivision intersections; all sidewalks were not constructed at the time of inspection.		
AR / EN / DS: Gray & Associates, Inc.		
OWNER INFORMATION:		
Name: Commons at Rowe Lane, L.P.	Contact Name: Mr. Joe Straub	
Address: 2929 West 5th Street, Suite A		
City: Fort Worth	State: Texas	Zip Code: 76107-2241
APPLICATION OF TAS:		
This report addresses compliance with the 1994 Texas Accessibility Standards (TAS), in accordance with TAS section(s):		
4.1.2 Accessible Sites and Exterior Facilities: New Construction.		

4. ACCESSIBLE ELEMENTS & SPACES: TECHNICAL REQUIREMENTS.

4.3 ACCESSIBLE ROUTE.....ACCEPTABLE

**NOTE: ACCEPTABLE - Refer to 4.7 (Curb Ramps) below; sidewalks were not constructed at the time of inspection).

4.7 CURB RAMPS.....ACCEPTABLE

**NOTE: ACCEPTABLE - Each of the 12 curb ramps surveyed consists of truncated dome pavers set within a concrete frame integral with adjacent sidewalks. Pavers have a contrasting light reflectance (or grayscale) value, relative to the adjoining paved surfaces. Each ramp was found to be within acceptable construction tolerances (+/- 1.0%), as summarized in the table below.

**SURVEY METHODOLOGY: Each ramp was measured with Mike Williams of Gray & Associates, Inc., using a 24" long M-D SmartTool™ electronic level; recording measurements of each ramp at approximate centerlines in both directions (running slope & cross slope) within the paver surface areas. Note that landing measurements are recorded with the Running Slope in the direction of the ramp, regardless of whether or not the adjoining sidewalk is perpendicular to the ramp itself.

INSPECTION REPORT

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Texas Accessibility Standards

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Inspector Name: David J. McQueen	RAS No.: 41	RAS Project Number: 12.062
PROJECT INFORMATION:		EABPRJ No.: N / A
Project Name: Water/Wastewater, Street & Drainage Improvements	Report Date: 08-20-2012	
Facility Name: The Commons at Rowe Lane - Phase II-C & IIIB	Inspection Date: 08-16-2012	
Project Address: Intersections at Wind Vane West @ Huckabee Bend, Meridian Blvd., Wind Vane Lane, & Windmill Ridge Street		
City: Pflugerville	County: Travis	Zip Code: 78660
Project Description: Accessibility inspection of new curb ramps (14 total) at subdivision intersections; all sidewalks were not constructed at the time of inspection.		
AR / EN / DS: Gray & Associates, Inc.		
OWNER INFORMATION:		
Name: Commons at Rowe Lane, L.P.	Contact Name: Mr. Joe Straub	
Address: 2929 West 5th Street, Suite A		
City: Fort Worth	State: Texas	Zip Code: 76107-2241
APPLICATION OF TAS:		
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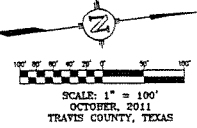
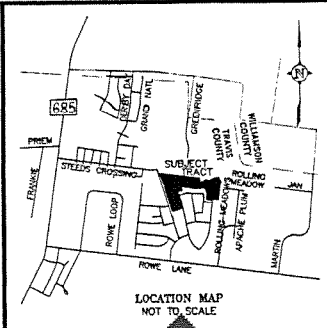
CURB RAMP SLOPE MEASUREMENTS				
Intersection:	Running Slope:	Cross Slope:	Landing Running Slope*:	Landing Cross Slope:
<i>Phase II-C: Wind Vane West at Huckabee Bend</i>				
1. West Corner Ramp:	5.5%	0.9%	1.1%	0.9%
2. East Corner Ramp:	7.4%	1.4%	0.5%	0.9%
<i>Phase IIIB: Wind Vane West at Windmill Ranch</i>				
1. South Corner Ramp:	6.0%	1.0%	0.6	0.5%
2. North Corner Ramp:	6.3%	0.1%	0.1%	0.4%
<i>Phase IIIB: Wind Vane West at Meridian Blvd.</i>				
3. NW Ramp (no Corner):	6.4%	0.0%	1.0%	0.0%
4. SW Corner Ramp, North:	5.2%	1.0%	0.6%	0.7%
5. SW Corner Ramp, East	7.3%	0.4%	0.2%	0.6%
6. SE Corner Ramp, West:	6.4%	0.2%	0.6%	0.4%
<i>Phase IIIB: Wind Vane West at Wind Vane Lane</i>				
7. NW Corner Ramp:	3.8%	0.4%	1.2%	0.0%
8. NE Corner Ramp:	7.4%	1.2%	0.2%	0.1%
<i>Phase IIIB: Wind Vane West at Windmill Ridge Street</i>				
9. NW Corner Ramp:	6.6%	0.2%	0.4%	0.1%
10. SW Corner Ramp, North	7.3%	0.0%	0.1%	0.2%
11. SW Corner Ramp, East	6.2%	0.6%	0.3%	0.7%
12. SE Corner Ramp, West	7.6%	0.5%	1.2%	0.5%

****NOTE:** Landing Running Slope is measured in the direction of the curb ramp's running slope, even if the measurement is perpendicular to the adjoining sidewalk's running slope.

201300102

FINAL PLAT THE COMMONS AT ROWE LANE PHASE III B

THE COMMONS AT ROWE LANE, LP
(10.032 ACRES)
DOC. NO. 2005045836
O.P.R.T.C.T.



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH CAP SET
 - CONCRETE MONUMENT SET
 - ⊕ BENCHMARK
 - 4' SIDEWALK
 - ROW RIGHT-OF-WAY
 - BL BUILDING SETBACK LINE
 - SF SQUARE FEET
 - POB POINT OF BEGINNING
 - PUE PUBLIC UTILITY EASEMENT
 - Ⓜ BLOCK LETTER
- R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS
- BENCHMARK LIST**
- BM#1: COTTON SPINDLE SET IN THE SOUTHWEST BASE OF A 13" LIVE OAK. APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. & COMMONS PARKWAY.
NORTHING= 10,152,756.81
EASTING= 3,167,197.81
ELEV.= 687.87
- BM#2: ARROW MARK IN CONCRETE ON NORTH EDGE OF WASTEWATER MANHOLE LIP.
NORTHING= 10,154,130.49
EASTING= 3,166,557.76
ELEV.= 695.10
- ROLLING HILLS
BOOK 76, PAGE 277
P.R.T.C.T.



LAND USE

SINGLE FAMILY LOTS= 38
DRAINAGE ESMT & PARKLAND LOTS= 2
DRAINAGE ESMT & OPEN SPACE LOTS= 2
DETENTION POND, DRAINAGE ESMT & OPEN SPACE LOTS= 1

CUMULATIVE DENSITY CALCULATIONS

TOTAL NUMBER OF RESIDENTIAL UNITS: 38
TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL AND COLLECTOR STREETS: 10.635 AC.

ACREAGE

BLOCK H	6.904 AC.
BLOCK M	4.814 AC.
BLOCK N	4.206 AC.
BLOCK O	4.143 AC.
BLOCK P	1.392 AC.
RIGHT-OF-WAY	3.243 AC.
TOTAL ACREAGE	24.902 AC.

WIDTHS FEET OF NEW STREETS

WINDY VANE DRIVE	80' ROW	1444 L.F.
WINDMILL RIDGE STREET	30' ROW	981 L.F.
MERIDIAN BOULEVARD	50' ROW	325 L.F.
SIXPENCE LANE DRIVE	30' ROW	190 L.F.
TOTAL		2640 L.F.

THE COMMONS AT ROWE LANE, PHASE III B

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP
2929 WEST 5TH STREET, SUITE A
FORT WORTH, TEXAS 76107
PHONE: (817)332-9900 FAX: (817)332-1400

ACREAGE: 24.902 AC.
SURVEY: JACOB CASNER SURVEY A-2753
NUMBER OF BLOCKS: 5
NUMBER OF LOTS: 43
LINEAR FEET OF NEW STREETS: 2640 L.F.
DATE: OCTOBER, 2011
SURVEYOR: ZAMORA, L.L.C. (ZWA)
1435 SOUTH LOOP 4
DUDA, TEXAS 76010
PHONE: (512)295-6201 FAX: (512)295-6091
ENGINEER: GRAY & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7592
PHONE: (512)452-0371 FAX: (512)454-9933

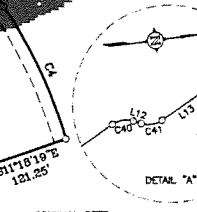
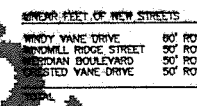
LOCATIONS

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4, P.O. Box 1036, Duda, Texas 76010
Tel (512) 295-6201 • Fax (512) 295-6091

SHEET
2
OF
4

TECH: SEDURA SURV: GRZ
DATE: OCTOBER, 2011 SCALE: 1" = 100'
DRAWING FILE: 11-1002-11 CARL M-B SHEETS 1-3.DWG
PROJECT: COMMONS @ ROWE LANE - PHASE III-B
JOB NO: 11-1002-11

GRAY & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX:(512)454-9933
TDEP FIRM # 2946



20130010Z

FINAL PLAT
THE COMMONS AT ROWE LANE
PHASE III B

LEGAL DESCRIPTION

DESCRIPTION OF A 24,502 ACRE TRACT OF LAND, SITUATED IN THE JACOB CASHNER SURVEY, ABSTRACT NO. 2733, BEING A PORTION OF THAT CERTAIN 108,529 ACRE TRACT OF LAND CONVEYED TO THE COMMONS AT ROWE LANE, L.P., OF RECORD IN DOCUMENT NO. 2005022370 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 71,402 ACRE TRACT OF LAND CONVEYED TO THE COMMONS AT ROWE LANE, L.P., OF RECORD IN DOCUMENT NO. 2007000445 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 24,502 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND MEASUREMENTS AS FOLLOWS:

BEGNNING of said Monument set for the northeast corner of the herein described tract, being also the northeast corner of The Commons at Rowe Lane Phase II B as shown in document No. 201100002 of the Official Public Records of Travis County, Texas, being also the north line of said 108,529 acre tract, one being the north line of that certain 10,032 acre tract of land conveyed to The Commons at Rowe Lane, L.P., of record in Document No. 2005045836 of the Official Public Records of Travis County, Texas;

THENCE, along the north line of said 108,529 acre tract, the south line of said 10,032 acre tract, at 21.50 feet past the northeast corner of said 108,529 acre tract, being also the northeast corner of said 71,402 acre tract, at 32.14 feet past the southeast corner of said 10,032 acre tract, being also the southwest corner of said Rolling Hills, a subdivision of record in Book 70, Page 277 of the Plat Record of Travis County, Texas, at 834.25 feet past the southwest corner of said Rolling Hills, a subdivision of record in Book 70, Page 277 of the Plat Record of Travis County, Texas, at 834.25 feet past the southwest corner of said Rolling Hills, a subdivision of record in Book 70, Page 277 of the Plat Record of Travis County, Texas, for a total distance 1294.25 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 10, being also an all corner of said 71,402 acre tract;

THENCE, departing the southeast line of said Rolling Hills subdivision, over and across said 71,402 acre tract the following ten (10) courses and distances:

- 1. N 15°18'19" E, for a distance of 186.75 feet to a 1/2 inch iron rod with cap (ZWA) set on a curve to the left,
2. along said curve to the right, passing at an arc distance of 186.12 feet, said curve having a radius of 570.00 feet, a central angle of 18°42'33" and a chord bearing of N 74°32'30" E for a distance of 186.30 feet to a 1/2 inch iron rod with cap (ZWA) set at the beginning of a compound curve to the left,
3. along said curve to the right, passing at an arc distance of 23.98 feet, said curve having a radius of 15.00 feet, a central angle of 91°37'43" and a chord bearing of N 19°22'22" E for a distance of 23.98 feet to a 1/2 inch iron rod with cap (ZWA) set at the end of said curve,
4. N 83°48'55" E, for a distance of 15.00 feet to a 1/2 inch iron rod with cap (ZWA) set at the beginning of a curve to the left,
5. along said curve to the left, passing at an arc distance of 15.00 feet, said curve having a radius of 15.00 feet, a central angle of 90°00'00" and a chord bearing of S 71°26'30" E for a chord distance of 21.50 feet to a 1/2 inch iron rod with cap (ZWA) set at the end of said curve,
6. S 28°29'30" E, for a distance of 90.00 feet to a 1/2 inch iron rod with cap (ZWA) set,
7. N 82°33'30" E, for a distance of 190.25 feet to a 1/2 inch iron rod with cap (ZWA) set at the beginning of a curve to the right,
8. along said curve to the right, passing at an arc distance of 175.43 feet, said curve having a radius of 570.00 feet, a central angle of 17°36'23" and a chord bearing of N 72°22'42" E for a chord distance of 175.43 feet to a 1/2 inch iron rod with cap (ZWA) set at the end of said curve,
9. S 11°18'19" E, for a distance of 121.25 feet to a 1/2 inch iron rod with cap (ZWA) set,

10. N 81°10'17" E, for a distance of 41.36 feet to a 1/2 inch iron rod found at the southeast corner of said 71,402 acre tract, being also the northeast corner of Lot 24, Block A, Rolling Meadows Section One, a subdivision of record in Book 70, Page 277 of the Plat Record of Travis County, Texas, and being the northeast corner of the herein described tract;

THENCE, along the east line of said 71,402 acre tract and the west line of said Rolling Meadows, Section One, at 224.06 feet past the southeast corner of said Lot 26, Block A, being also the northeast corner of said Rolling Meadows, Section One subdivision, at 579.23 feet past the southwest corner of said Lot 27, Block A, being also the northwest corner of Lot 12, Block B, of said Rolling Meadows, Section One subdivision, for a total distance of 643.00 feet to a 1/2 inch iron rod found at the south corner of the herein described tract, being also the northeast corner of The Commons at Rowe Lane, Phase II A, a subdivision of record in Document No. 2007000445, of the Official Public Records of Travis County, Texas;

THENCE, departing the west line of said Rolling Meadows, Section One, over and across said 71,402 acre tract, being also along the north line of said The Commons at Rowe Lane, Phase II A, the following three (3) courses and distances:

- 1. N 82°25'04" W, for a distance 210.35 feet to a 1/2 inch iron rod with cap (ZWA) found at the most northerly northeast corner of said The Commons at Rowe Lane, Phase II A, being also the northeast corner of Lot 26, Block M of said The Commons at Rowe Lane, Phase II A, as shown in Document No. 201100002 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod with cap (ZWA) found on an all corner in the north line of said The Commons at Rowe Lane, Phase II A, being also the southwest corner of said The Commons at Rowe Lane, Phase II A, being also a point in the south line of said Rolling Meadows, Section One, being also a point in the north line of said 108,529 acre tract, bears S 07°34'50" W, for a distance of 323.25 feet;

THENCE, departing the north line of said The Commons at Rowe Lane, Phase II A, over and across said 71,402 acre tract, being also along the north, and west lines of said The Commons at Rowe Lane, Phase II A, the following twelve (12) courses and distances:

- 1. N 07°34'50" E, for a distance of 82.46 feet to a 1/2 inch iron rod with cap (ZWA) set,
2. N 01°11'09" W, for a distance of 99.26 feet to a 1/2 inch iron rod with cap (ZWA) set,
3. N 06°50'48" W, for a distance of 144.83 feet to a 1/2 inch iron rod with cap (ZWA) set,
4. N 26°28'30" W, for a distance of 186.76 feet to a 1/2 inch iron rod with cap (ZWA) set,
5. 78°59'23" W, for a distance of 186.57 feet to a 1/2 inch iron rod with cap (ZWA) set,
6. N 86°01'24" W, for a distance of 73.15 feet to a 1/2 inch iron rod with cap (ZWA) set,
7. N 82°28'22" W, for a distance of 320.09 feet to a 1/2 inch iron rod with cap (ZWA) set,
8. S 16°44'31" E, for a distance of 132.41 feet to a 1/2 inch iron rod with cap (ZWA) set,
9. S 73°15'29" W, for a distance of 170.00 feet to a 1/2 inch iron rod with cap (ZWA) set,
10. S 16°44'31" E, for a distance of 256.10 feet to a 1/2 inch iron rod with cap (ZWA) set at the beginning of a curve to the right,
11. along said curve to the right, passing at an arc distance of 51.81 feet, said curve having a radius of 570.00 feet, a central angle of 02°08'48" and a chord bearing of S 14°28'38" E for a chord distance of 51.79 feet to a 1/2 inch iron rod with cap (ZWA) set at the end of said curve, and,

12. S 11°34'49" E, for a distance of 226.38 feet to a 1/2 inch iron rod with cap (ZWA) set for the southwest corner of said The Commons at Rowe Lane, Phase II A, being also an angle point in the common line of said 71,402 acre tract and 108,529 acre tract, being also an angle point in the sold north line of The Commons at Rowe Lane, Phase II A, being also the north line of said Lot 2, Block H, a 1.315 acre Drainage Way and Parkland Lot of the sold The Commons at Rowe Lane, Phase II A, and being the northeast corner of Windmill Ranch Avenue;

THENCE, leaving the sold The Commons at Rowe Lane, Phase II A, along the sold common line of said 71,402 acre tract and 108,529 acre tract, being also the north line of said The Commons at Rowe Lane, Phase II A, being also the north line of said Lot 2, Block H, of said The Commons at Rowe Lane, Phase II A, S 72°48'49" W, passing at a distance of 298.89 feet, the southwest corner of said 71,402 acre tract, being also an all corner in the north line of said 108,529 acre tract, for a total distance of 316.72 feet for the southwest corner of the of the herein described tract, also being in the east line of The Commons at Rowe Lane, Phase II B, a subdivision of record in Document No. 201100002, of the Official Public Records of Travis County, Texas, being also in the east line of Windmill Ranch Avenue;

THENCE, over and across said 108,529 acre tract and said 71,402 acre tract, being also in the sold east line of The Commons at Rowe Lane, Phase II B, being also in the east line of said Windmill Ranch Avenue the following five (5) courses and distances:

- 1. N 17°13'19" W, for a distance of 851.03 feet to a 1/2 inch iron rod found at the beginning of a curve to the right,
2. along said curve to the right, passing at an arc distance of 33.92 feet, the sold common line of 108,529 acre tract and 71,402 acre tract, for a total arc distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing of N 27°46'45" E for a chord distance of 35.36 feet to a 1/2 inch iron rod found at the end of said curve,
3. N 17°13'19" W, for a distance of 90.00 feet to a 1/2 inch iron rod found at the beginning of a curve to the right,
4. along said curve to the right, passing at an arc distance of 5.37 feet, the sold common line of 71,402 acre tract and 108,529 acre tract, for a total arc distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing of N 62°13'15" W for a chord distance of 35.36 feet to a 1/2 inch iron rod found at the end of said curve, and
5. N 17°13'19" W, for a distance of 390.73 feet to the POINT OF BEGINNING and containing 24,502 acres of land.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD. Contains 48 rows of curve data.

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 19 rows of line data.

LOT SQUARE FOOTAGE TABLES with columns: BLOCK, LOT, SQ. FEET. Contains two tables for block and lot area calculations.

LOCATIONS map of Texas with star in Travis County. ZWA Zamora, L.L.C. Professional Land Surveyors. 1435 South Loop 4, P.O. Box 1008, Buckle, Texas 78601. Tel (512) 295-0201 • Fax (512) 295-0001. Includes technical details: TECH: SECURA, SURV: GRZ, DATE: OCTOBER, 2007, SCALE: 1" = 100', DRAWING FILE: 11-1002-11 CARL II-B SHEETS 1-3.DWG, PROJECT: COMMONS @ ROWE LANE, JOB NO: 10-1001-05. SHEET 3 OF 4.

GRAY & ASSOCIATES, INC. Consulting Engineers 8217 Shoals Creek Blvd., Suite 200 Austin, Texas 78757-7592 (512)452-0371 FAX(512)454-9933 TWP FIRM # 2948

201300102

FINAL PLAT THE COMMONS AT ROWE LANE PHASE III B

PLAT NOTES AND TRAVIS COUNTY STANDARD NOTES

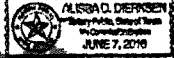
THE STATE OF TEXAS §
THE COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

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 0.563 ACRES OF LAND OUT OF THE JACOB CASNER SURVEY NO. 9, ABSTRACT NO. 2753, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 100.529 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005022370 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING THE OWNER OF 23.939 ACRES OF LAND OUT OF THE JACOB CASNER SURVEY NO. 9, ABSTRACT NO. 2753, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 71.402 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007205498 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS; PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE; DO HEREBY SUBDIVIDE SAID 24.502 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS THE COMMONS AT ROWE LANE PHASE III B AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF November 2012, A.D.

THE COMMONS AT ROWE LANE, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: ROWE COMMONS CORPORATION
A TEXAS CORPORATION
ITS GENERAL PARTNER
LEE NICOL, PRESIDENT
232 SOUTH LOOP 4, SUITE A
BUDD, TEXAS 78610

BY: ALISSA D. DIETRICH
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 2, 2012, BY LEE NICOL, PRESIDENT OF ROWE COMMONS CORPORATION, GENERAL PARTNER OF THE COMMONS AT ROWE LANE, L.P., A TEXAS LIMITED PARTNERSHIP.



Alissa D. Dietrich
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
PRINTED NAME OF NOTARY

WITNESS MY HAND THIS 2 DAY OF November 2012, A.D.

THE STATE OF TEXAS §
THE CITY OF PFLUGERVILLE §
APPROVED THIS 5th DAY OF November 2012, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY AND COUNTY COMMISSIONERS COURT.

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY AND COUNTY COMMISSIONERS COURT.

BY: Emily M. Barron
EMILY BARRON, PLANNING DIRECTOR



ATTEST:
Karen Thompson
KAREN THOMPSON, CITY SECRETARY

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

THAT I, G. RENE ZAMORA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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 HEREON 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 HEREBY.

G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5682
STATE OF TEXAS
ZAMORA, L.L.C., DBA ZWA
1435 SOUTH LOOP 4
P.O. BOX 1030
BUDD, TEXAS 78610
PHONE: (512) 295-6201, FAX: (512) 295-6091



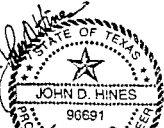
I, JOHN D. HINES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C-0220N FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008. A LETTER OF MAP REVISION (LOMR #1824-0222N) HAS BEEN APPROVED BY TRAVIS COUNTY AND IS UNDER REVIEW BY FEMA. THE ULTIMATE 100-YEAR FLOODPLAIN SHOWN IS BASED ON THE STUDY USED FOR THE LETTER OF MAP REVISION. THE ULTIMATE 100-YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON, UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS.

WITNESS MY HAND THIS 2nd DAY OF November 2012, A.D.

GRAY & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78758
TELE # 2946

John D. Hines
JOHN D. HINES
REGISTERED PROFESSIONAL ENGINEER NO. 96691
November 2, 2012



- THIS PROPERTY IS OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, BUT WITHIN THE E.T.J.
- 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.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL LOCAL STREETS IN THIS SUBDIVISION. SIDEWALK RAMPAS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
- A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL WITH AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.
- THE 25 AND 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.
- MEVILLE WSC SHALL PROVIDE WHOLESALE WATER SERVICE TO THE SUBDIVISION. RETAIL WATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. WASTEWATER WHOLESALE AND RETAIL SERVICES WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- THERE SHALL BE NO OCCUPANCY OF ANY LOT IN THIS SUBDIVISION UNTIL CONNECTION HAS BEEN MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- 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.
- FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK AREAS WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHA'S). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHA'S OR FEMA FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LOANS ARE MADE, HOME EXTENSION OR HOME IMPROVEMENT, COMMERCIAL OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
- LAKEOSIDE MUNICIPAL UTILITY DISTRICT NO. 3 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWING LOTS. ALSO, THE FOLLOWING LOTS WILL BE DEDICATED TO AND OWNED BY LAKEOSIDE MUNICIPAL UTILITY DISTRICT NO. 3 UNTIL DEEDED TO THE CITY OF PFLUGERVILLE:
 - LOT 3, BLOCK H DRAINAGE EASEMENT AND PARKLAND (PUBLIC) 6.904 ACRES
 - LOT 8, BLOCK N DRAINAGE EASEMENT AND PARKLAND (PUBLIC) 2.893 ACRES
 - LOT 7, BLOCK M DRAINAGE EASEMENT AND OPEN SPACE (PUBLIC) 0.335 ACRES
 - LOT 6, BLOCK FT DRAINAGE EASEMENT AND OPEN SPACE (PUBLIC) 0.493 ACRES
 - LOT 54, BLOCK O DETENTION POND, DRAINAGE EASEMENT, AND OPEN SPACE (PUBLIC) 3.272 ACRES
- 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.
- ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKEOSIDE WOOD NO. 3, BETWEEN ROWE LANE DEVELOPMENT, LTD., H2H CORPORATION, ATLAN ERNEST PFLUGER, JR., RUBY MAE PFLUGER, PATRICIA PFLUGER HOFFMAN, AND THE CITY OF PFLUGERVILLE, TEXAS, EFFECTIVE DATE NOVEMBER 22, 2004 (AS SOBE, 25' FRONT, 20' REAR, UNLESS SHOWN OTHERWISE).
- 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 HEREBY PROVIDED.
- WHERE EXISTING OVERHEAD ELECTRIC SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- 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.
- 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.
- 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 LAKEOSIDE WOOD NO. 3 (THE DISTRICT DATED NOVEMBER 22, 2004, AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY AND THE DISTRICT).
- 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.
- PARKLAND DEDICATION FOR THIS SUBDIVISION IS SATISFIED BY ELIGIBLE PARKLAND PLATTED IN PHASE I (18,290 ACRES), PHASE II (1,962 ACRES), PHASE III B (3,287 ACRES), AND WITH THE ADDITION OF LOT 3, BLOCK H, LOT 6, BLOCK N, AND LOT 54, BLOCK O FOR THE 13,069 ACRES WITH THIS PLAT.

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 GULLY CUTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES AND GULLY CUTS 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 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. IN THE EVENT OF A PUBLIC POSTED TO SECURE FISCAL IMPROVEMENTS TO SECURE THIS MAINTENANCE, 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 OWNER AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC 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 STREETS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGN, STREET TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH ARE CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 30th DAY OF May 2012, A.D., AT 2:24 O'CLOCK P.M., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING 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 CLERK, THIS 30th DAY OF May 2012, A.D.
DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, ON THE 30th DAY OF May 2012, A.D., AT 2:24 O'CLOCK P.M., AND WAS DULY RECORDED ON THE 30th DAY OF May 2012, A.D., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 30th DAY OF May 2012, A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

LOCATIONS

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4, P.O. Box 1030, Budd, Texas 78610
Tel (912) 295-6201 • Fax (912) 295-6091

GRAY & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7092
(512) 452-0371 FAX (512) 454-9933
TELE FIRM # 2946

TECH: SEGURA	SURV: GRZ	SHEET 4 OF 4
DATE: OCTOBER, 2007	SCALE: 1" = 100'	
DRAWING FILE: 11-1002-11 CARL II-B SHEETS 1-3.DWG		
PROJECT: COMMONS @ ROWE LANE		
JOB NO: 10-1001-05		



TRV 201300102
4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FINAL PLAT THE COMMONS AT ROWE LANE PHASE II B

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

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2013098201--TAX CERTIFICATE
2013098220--AMENDMENT

RETURN:

JOE ARRIAGA, TNR
512-854-7562

Recorders Memorandum: At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

May 30, 2013 02:24 PM 201300102

MITCHELLM: \$119.00

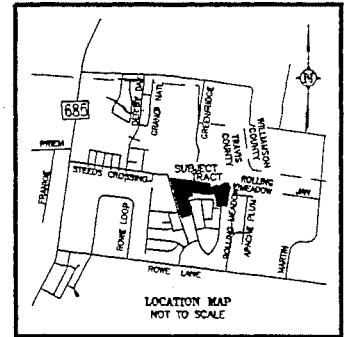
Dana DeBeauvoir, County Clerk
Travis County TEXAS

UNOFFICIAL COPY

119.00

05-30-2013

201300102



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.

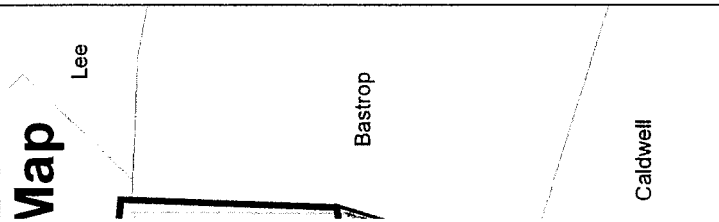


GRAY & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78737-7592
(512)452-0371 FAX(512)454-9933
TRF# FIRM # 2946

LOCATIONS

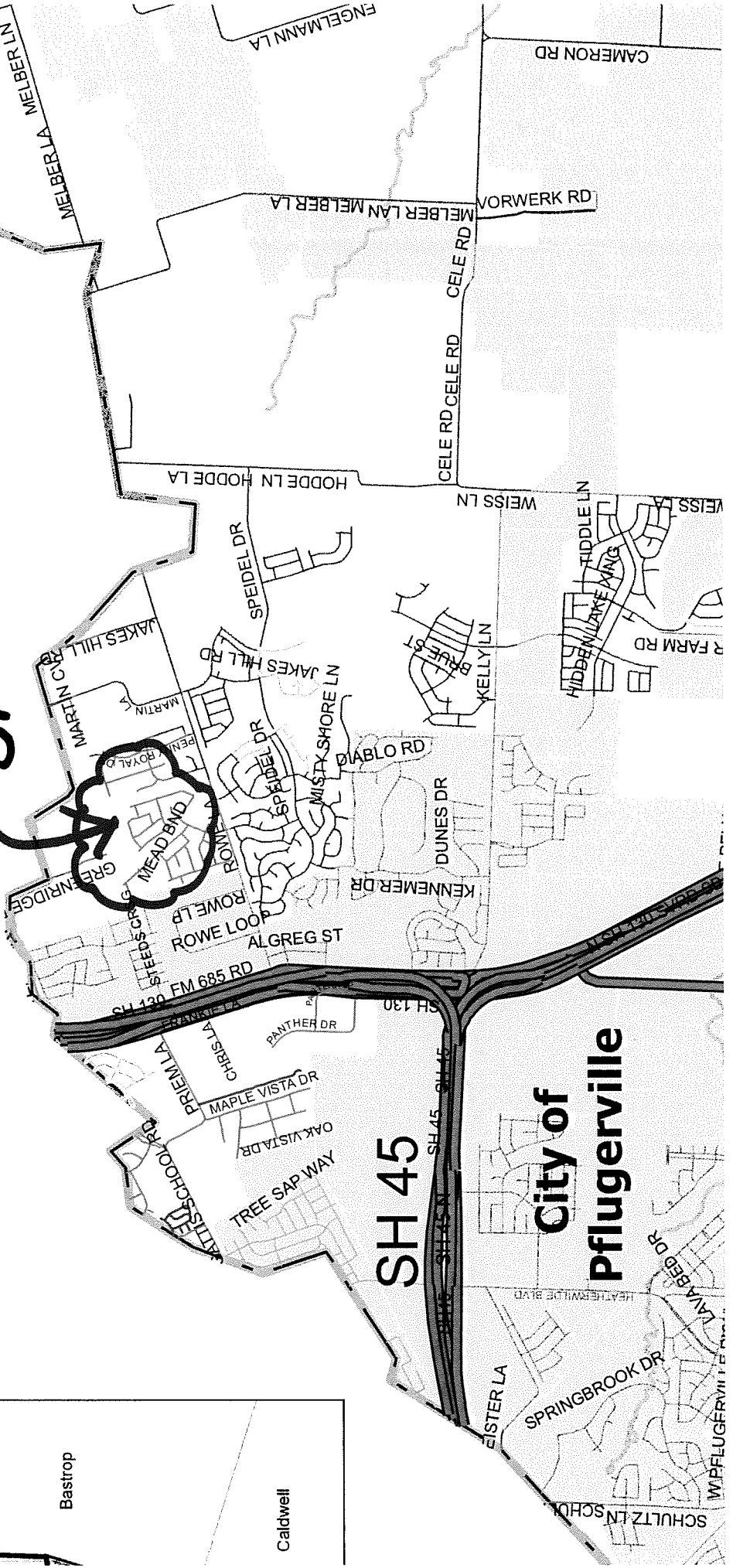
ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4, P.O. Box 1006, Becks, Texas 78610
Tel (512) 295-6201 • Fax (512) 295-6081

TECH: SEDUMA	SURV: GRZ	SHEET 1 OF 4
DATE: OCTOBER, 2011	SCALE: 1" = 100'	
DRAWING FILE: 11-1022-11 OWL III-B SHEETS 1-3.DWG		
PROJECT: COMMONS @ ROWE LANE - PHASE III-B		
JOB NO: 11-1022-11		

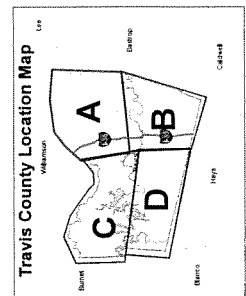
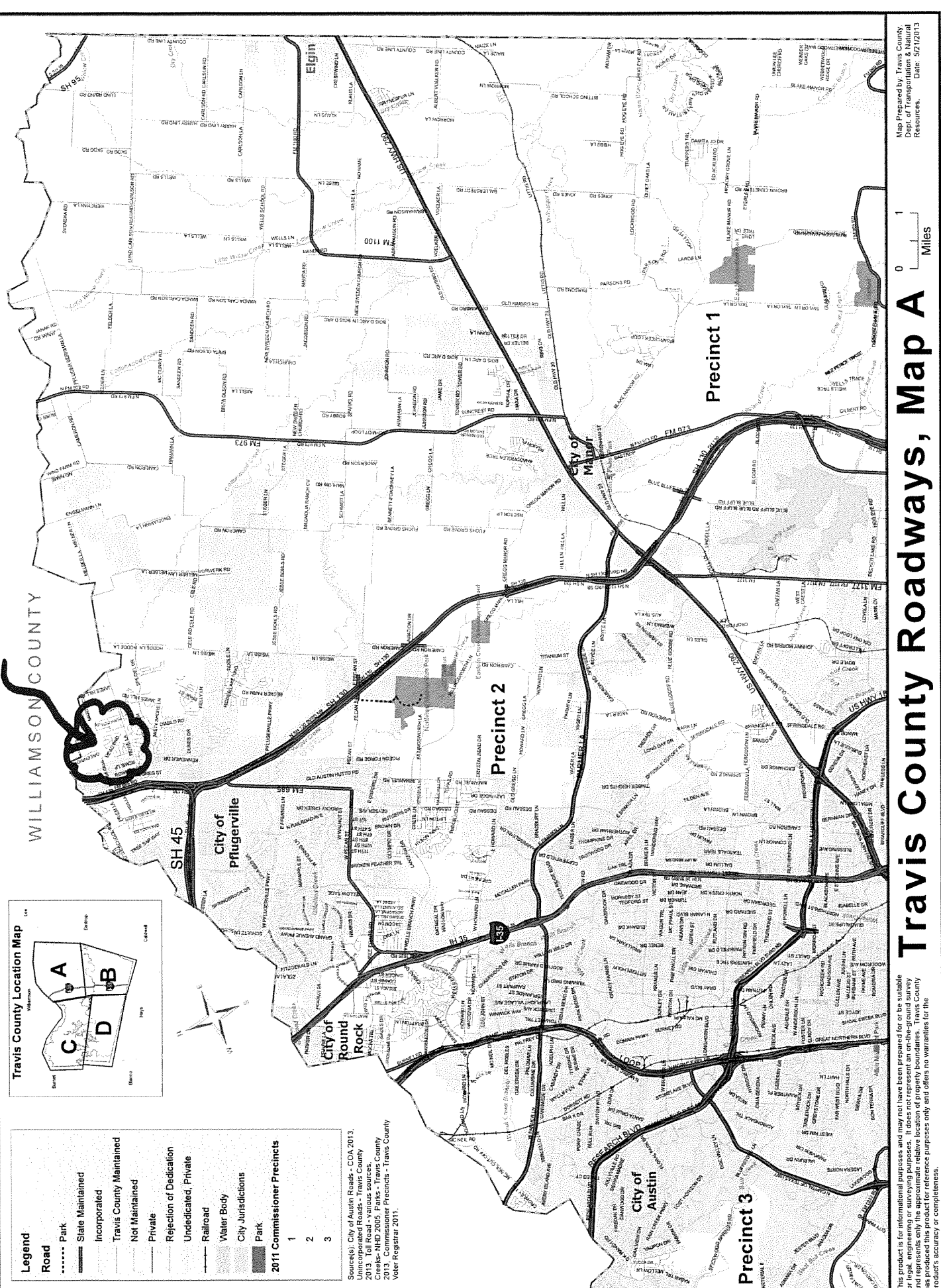


WILLIAMSON COUNTY

Site



Site



Legend	
	Road
	State Maintained
	Incorporated
	Travis County Maintained
	Not Maintained
	Private
	Rejection of Dedication
	Undedicated, Private
	Railroad
	Water Body
	City Jurisdictions
	Park
2011 Commissioner Precincts	
	1
	2
	3

Sources: City of Austin Roads - COA, 2013.
 City of Austin - City of Austin, 2013.
 2013 Toll Road - various sources
 Creeks - NHD 2005, Parks - Travis County
 2013, Commissioner Precincts - Travis County
 Voter Registrar 2011.

Map Prepared by: Travis County
 Dept. of Transportation & Natural
 Resources.
 Date: 5/21/2013



Travis County Roadways, Map A

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.