



Travis County Commissioners Court Agenda Request

Meeting Date: March 25, 2014

Prepared By: Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619
Division Director/Manager: Anna Bowlin, Division Director, Development Services
 and Long Range Planning

Paul B. Scoggins
Department Head/Title: 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 VII; and
- B) The use of a Cash Security Agreement for the fiscal posting for Commons at Rowe Lane, Phase VII.

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 which finds that 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 Long Range Planning authorizes the issuance of a Basic Development Permit for the 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 \$185,799.50.

Access to Publicly Maintained Roads

Commons at Rowe Lane, Phase VII takes access from Windmill Ranch Avenue. This section of Windmill Ranch Avenue is maintained by Travis County.

Wastewater 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 #14-3277. The estimated cost of the improvements is \$1,605,783.50. 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 nor guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternative fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

EXHIBITS/ATTACHMENTS:

Alternative Fiscal Agreement
Exhibit "A" – Description
Cash Security Agreement
Extension of Sixty-Day Period
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 Long Range Planning	(512) 854-7561

CC:

Donna Williams-Jones	Senior Financial Analyst	TNR	(512) 854-7677
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AB:SM:ps

1101 - Development Services Long Range Planning- Commons at Rowe Lane, Phase VII

§ 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.

Executed this 20th day of February, 2014.

OWNER:

THE COMMONS AT ROWE LANE, L.P.,
a Texas limited partnership

By: Rowe Commons Corporation,
a Texas corporation,
its General Partner

By: 
Joseph W. Straub, Vice President

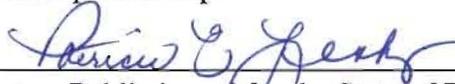
Address: 2929 W. 5th Street, Suite A
Fort Worth, Texas 76107
Phone: (817) 332-9600
Fax: (817) 332-1400

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 20th day of February, 2014, by Joseph W. Straub, Vice President of Rowe Commons Corporation, a Texas corporation, General Partner of The Commons at Rowe Lane, L.P., a Texas limited partnership, on behalf of said corporation and limited partnership.


Notary Public in and for the State of Texas
PATRICIA E. LEAHY
Printed or typed name of notary

My Commission Expires: 4/27/14

TRAVIS COUNTY, TEXAS:

By: _____
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 _____, 2014, in the capacity stated herein.

Notary Public in and for the State of Texas

My commission expires: _____

Printed or typed name of notary

EXHIBIT “A”



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**21.508 ACRES
PROPOSED SUBDIVISION
THE COMMONS AT ROWE LANE PHASE VII
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 21.508 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 9.999 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045832 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 5.003 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045833 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 10.032 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 10.006 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045838 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008179020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 21.508 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of said 10.032 acre tract, same being the southwest corner of Lot 9, Rolling Hills, a subdivision recorded in Volume 76, Page 277 of the Plat Records of Travis County, Texas, also being in the north line of Lot 6, Block N, The Commons at Rowe Lane Phase III B, a subdivision recorded in Document No. 201300102 of the Official Public Records of Travis County, Texas:

THENCE North 82°29'15" West, with the south line of said 10.032 acre tract, in part being the north line of said Lot 6, in part being the north terminus of a portion of Windmill Ranch Avenue (60' right-of-way) described on said subdivision plat recorded in Document No. 201300102, in part being the south terminus of a portion of Windmill Ranch Avenue (60' right-of-way) described as a Roadway and Public Utility Easement in Document No. 2007014114, and in part being the north line of Lot 11, Block EE, The Commons at Rowe Lane Phase II B, a subdivision recorded in Document No. 201100082 of the Official Public Records of Travis County, Texas, a distance of 400.41 feet to a 1/2" rebar with "Chaparral" cap set in the north line of said Lot 11 for the southwest corner of said 10.032 acre tract, same being the southeast corner of Lot 1, Block "K", Steeds Crossing, a subdivision recorded in Volume 88, Page 99 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found bears North 82°29'15"

West, a distance of 131.62 feet and South 7°19'10" West, a distance of 338.83 feet;

THENCE North 7°29'00" East, with the west line of said 10.032 acre tract, in part being the east line of said Lot 1, in part being the east terminus of a portion of Steeds Crossing (64' right-of-way) described on the said Steeds Crossing subdivision plat, in part being the west terminus of a portion of Steeds Crossing (60' right-of-way) described in said Roadway and Public Utility Easement, and in part being the east line of Lot 19, Block "D" of said Steeds Crossing subdivision, a distance of 197.23 feet to a 1/2" rebar found for the northeast corner of said Lot 19, same being the southeast corner of said 5.003 acre tract;

THENCE North 82°31'38" West, departing the west line of said 10.032 acre tract, with the south line of said 5.003 acre tract, same being the north line of said Block "D", a distance of 503.74 feet to a 3/8" rebar found for the southwest corner of said 5.003 acre tract, same being the northwest corner of Lot 11 of said Block "D", also being in the east line of Lot 9 of said Block "D";

THENCE North 7°41'14" East, with the west line of said 5.003 acre tract, same being the east line of said Block "D", a distance of 433.30 feet to a 3/8" rebar found for the northwest corner of said 5.003 acre tract, same being the southwest corner of said 9.999 acre tract, also being in the east line of Lot 1 of said Block "D";

THENCE with the west line of said 9.999 acre tract, the following two (2) courses and distances:

1. North 7°36'44" East, in part with the east line of said Lot 1, Block "D", in part with the east line of Lot 2, Block "H", The Ridge at Steeds Crossing Section One, a subdivision recorded in Volume 98, Page 196 of the Plat Records of Travis County, Texas, in part with the east terminus of Shire Street (50' right-of-way) as described on the aforementioned subdivision plat, and in part with the east line of Block "E" of the aforementioned subdivision, a distance of 368.01 feet to a 1/2" rebar found in the east line of Lot 27 of said Block "E";
2. North 7°38'19" East, with the east line of said Lot 27, a distance of 135.90 feet to a calculated point, from which a 3/8" rebar found for the northwest corner of said 9.999 acre tract bears North 7°38'19" East, a distance of 365.16 feet;

THENCE crossing said 9.999 acre tract, said 10.006 acre tract and said 1.00 acre tract, the following four (4) courses and distances:

1. South 82°58'30" East, a distance of 109.05 feet to a calculated point;
2. South 81°15'06" East, a distance of 426.59 feet to a calculated point;
3. With a non-tangent curve to the right, having a radius of 2470.00 feet, a delta

angle of $1^{\circ}09'46''$, an arc length of 50.13 feet, and a chord which bears North $4^{\circ}35'48''$ East, a distance of 50.13 feet to a calculated point;

4. South $81^{\circ}15'06''$ East, a distance of 368.15 feet to a calculated point in the east line of said 10.006 acre tract, same being the west line of Lot 6 of said Rolling Hills subdivision, from which a calculated point for the northeast corner of said 10.006 acre tract bears North $7^{\circ}27'58''$ East, at a distance of 941.31 feet passing a 1/2" rebar found, and continuing for a total distance of 1013.89 feet;

THENCE South $7^{\circ}27'58''$ West, in part with the east line of said 10.006 acre tract and in part with the east line of said 10.032 acre tract, same being the west line of said Rolling Hills subdivision, a distance of 1167.94 feet to the **POINT OF BEGINNING**, containing 21.508 acres of land, more or less.

Surveyed on the ground June 15, 2004. Bearing Basis: Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 697-008-Phase A.

EW 8/07/2013

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



§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: The Commons at Rowe Lane, L.P.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$185,799.50

SUBDIVISION: The Commons at Rowe Lane, Phase VII

DATE OF POSTING: March ____, 2014

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

DEVELOPER

THE COMMONS AT ROWE LANE, L.P.,
a Texas limited partnership

By: Rowe Commons Corporation,
a Texas corporation,
its General Partner

By: 
Name: Joe Straub
Title: General Partner

ADDRESS OF DEVELOPER

The Commons at Rowe Lane, L.P.
Attn: Lee Nicol
5959 W. 5th Street, Suite A
Fort Worth, Texas 76107
Phone: (817) 332-0028

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

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

Date: February 20, 2014

Owner's Name and Address: The Commons at Rowe Lane, L.P.
2929 W. 5th Street, Suite A
Fort Worth, Texas 76107

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

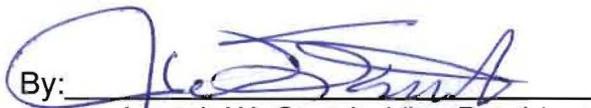
THE COMMONS AT ROWE LANE, PHASE VII, as more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein.

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.

THE COMMONS AT ROWE LANE, L.P.,
a Texas limited partnership

By: Rowe Commons Corporation,
a Texas corporation,
its General Partner

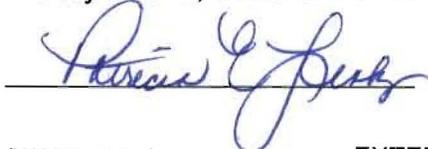
By: 
Joseph W. Straub, Vice President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

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Notary Public, State of Texas



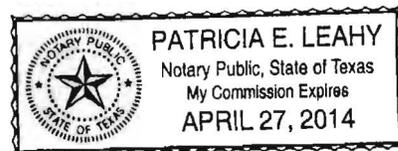


EXHIBIT 82.201(C)

EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2

Travis County

By: Carol B. Joseph
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 13th day of March, 2014, 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

CK Draper
4-17-18
(Printed Name of Notary)



My Commission Expires:

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**21.508 ACRES
PROPOSED SUBDIVISION
THE COMMONS AT ROWE LANE PHASE VII
TRAVIS COUNTY, TEXAS**

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2. South 81°15'06" East, a distance of 426.59 feet to a calculated point;
3. With a non-tangent curve to the right, having a radius of 2470.00 feet, a delta

angle of $1^{\circ}09'46''$, an arc length of 50.13 feet, and a chord which bears North $4^{\circ}35'48''$ East, a distance of 50.13 feet to a calculated point;

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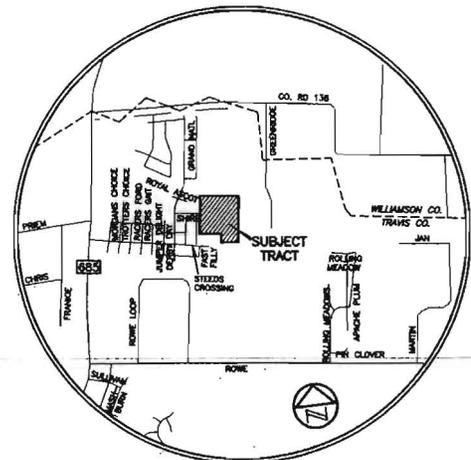
Surveyed on the ground June 15, 2004. Bearing Basis: Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 697-008-Phase A.

EW 8/07/2013

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



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



VICINITY MAP
1"=2000'

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.: 697-008
	DRAWING NO.: 697-008-PHASE A
	PLOT DATE: 1/21/2014
	PLOT SCALE: 1"=100'
	DRAWN BY: CWW
	SHEET 01 OF 04

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

LINE TABLE		
No.	BEARING	LENGTH
L5	S87°58'30"E	109.05'
L7	S88°46'57"E	89.22'
L8	N88°46'57"W	52.60'
L9	S88°46'57"E	36.62'
L11	N88°46'57"W	56.10'
L12	S88°46'57"E	31.62'
L13	N07°40'23"E	50.58'
L14	N07°40'23"E	50.58'
L15	S07°40'23"W	44.99'
L18	N09°02'09"W	57.52'
L19	N77°12'58"E	82.20'
L20	S77°12'58"W	82.20'
L21	N17°13'15"E	56.63'
L22	S17°13'15"W	16.79'
L23	S17°13'15"E	39.84'
L24	S82°24'04"E	73.00'
L25	N72°46'39"E	29.24'
L26	N72°46'39"E	60.00'
L27	S17°13'15"E	56.63'
L31	S07°29'00"W	36.43'
L32	S82°29'15"E	32.51'
L33	N88°46'57"W	87.72'
L34	N82°24'04"E	72.89'
L35	S72°46'39"W	29.24'
L36	N17°13'15"E	73.32'
L37	N26°41'15"W	114.08'
L38	N37°01'17"E	5.57'
L39	N82°15'12"E	16.72'
L40	S52°58'43"E	5.86'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C41	89°51'22"	15.00'	14.96'	23.52'	21.19'	S43°51'17"E
C42	2°56'31"	2470.00'	63.43'	126.83'	126.81'	S02°32'40"W
C43	1°09'46"	2470.00'	25.07'	50.13'	50.13'	N04°35'48"E
C46	49°59'41"	20.00'	9.33'	17.45'	16.90'	N68°13'12"E
C47	5°11'02"	50.00'	2.26'	4.52'	4.52'	S43°48'52"W
C48	85°49'38"	50.00'	32.36'	57.45'	54.34'	S79°19'12"W
C49	39°49'15"	50.00'	18.11'	34.75'	34.06'	N47°51'21"W
C50	55°27'29"	50.00'	26.28'	48.40'	46.53'	N00°12'59"W
C51	35°49'00"	50.00'	16.15'	31.24'	30.74'	N45°24'45"E
C52	65°07'03"	50.00'	31.93'	56.83'	53.82'	S84°07'43"E
C53	12°46'56"	50.00'	5.60'	11.15'	11.13'	S45°10'44"E
C54	49°59'41"	20.00'	9.33'	17.45'	16.90'	N67°47'07"W
C55	92°00'41"	15.00'	15.54'	24.09'	21.58'	S45°12'42"W
C56	2°25'39"	2470.00'	52.33'	104.65'	104.64'	S02°00'28"E
C63	89°05'58"	15.00'	14.77'	23.33'	21.05'	N58°14'03"W
C64	1°06'28"	2530.00'	24.46'	48.91'	48.91'	S14°14'18"E
C65	1°24'17"	2530.00'	31.02'	62.03'	62.03'	S15°29'41"E
C66	1°01'26"	2530.00'	22.60'	45.21'	45.21'	S16°42'32"E
C67	1°19'46"	350.00'	4.06'	8.12'	8.12'	S83°10'18"E
C68	7°30'36"	350.00'	22.97'	45.88'	45.84'	S67°35'29"E
C69	11°28'18"	350.00'	35.05'	69.87'	69.75'	N82°56'05"E
C70	49°59'38"	20.00'	9.32'	17.45'	16.90'	S72°28'43"W
C71	40°24'24"	50.00'	18.40'	35.26'	34.54'	N67°42'06"E
C72	40°45'37"	50.00'	18.58'	35.57'	34.82'	S71°42'54"E
C73	36°48'28"	50.00'	16.84'	32.12'	31.57'	S32°55'51"E
C74	42°45'04"	50.00'	19.57'	37.31'	36.45'	S06°50'55"W
C75	29°24'37"	50.00'	13.12'	25.67'	25.38'	S42°55'46"W
C76	49°57'41"	20.00'	9.32'	17.44'	16.89'	N32°39'14"E
C77	90°10'48"	30.00'	30.09'	47.22'	42.49'	S37°25'01"E
C78	6°42'26"	300.00'	17.56'	35.12'	35.10'	S85°51'38"E
C82	1°17'51"	2530.00'	28.65'	57.29'	57.29'	S03°28'45"W
C83	1°20'34"	2530.00'	29.85'	59.29'	59.29'	S02°09'32"W
C84	1°20'34"	2530.00'	29.85'	59.29'	59.29'	S00°48'59"W
C85	1°20'34"	2530.00'	29.85'	59.29'	59.29'	S00°31'35"E
C86	1°20'34"	2530.00'	29.85'	59.29'	59.29'	S01°52'09"E
C87	1°20'34"	2530.00'	29.85'	59.29'	59.29'	S01°12'43"E
C88	1°20'34"	2530.00'	29.85'	59.29'	59.29'	S04°33'17"E
C89	1°20'34"	2530.00'	29.85'	59.29'	59.29'	S05°53'51"E
C90	1°14'00"	2530.00'	27.23'	54.47'	54.46'	S07°11'08"E
C91	1°14'00"	2530.00'	27.23'	54.47'	54.46'	S06°25'08"E
C92	1°14'38"	2530.00'	27.47'	54.93'	54.93'	S09°39'28"E
C93	1°36'14"	2530.00'	35.41'	70.82'	70.82'	S11°04'54"E
C94	89°05'58"	15.00'	14.77'	23.33'	21.05'	N32°39'59"E
C95	89°58'15"	15.00'	14.99'	23.55'	21.21'	N37°18'44"W
C96	90°01'45"	20.00'	20.01'	31.43'	28.29'	N52°41'16"E
C97	49°59'41"	20.00'	9.33'	17.45'	16.90'	N17°19'27"W
C98	3°51'54"	20.00'	0.67'	1.35'	1.35'	N40°23'21"W
C99	71°03'56"	50.00'	35.71'	62.02'	58.12'	S06°47'20"E
C100	42°57'51"	50.00'	19.88'	37.48'	36.62'	S50°13'34"W
C101	57°25'11"	50.00'	27.39'	50.11'	48.04'	N79°34'55"W
C102	38°10'17"	50.00'	17.30'	33.31'	32.70'	N31°47'11"W
C103	60°43'14"	50.00'	29.29'	52.99'	50.54'	N17°39'35"E
C104	9°38'53"	50.00'	4.22'	8.42'	8.41'	N52°50'38"E
C105	49°59'41"	20.00'	9.33'	17.45'	16.90'	S32°40'14"W
C110	279°59'23"	50.00'	41.96'	244.34'	64.29'	S01°13'03"W
C111	279°59'23"	50.00'	41.96'	244.34'	64.29'	S82°19'37"E
C112	190°08'11"	50.00'	563.78'	165.93'	99.81'	N37°26'01"W
C115	16°00'41"	2530.00'	355.82'	707.01'	704.71'	N03°52'40"W
C118	20°16'37"	350.00'	82.59'	123.87'	123.22'	S87°21'16"W
C119	3°32'11"	2530.00'	78.10'	156.15'	156.13'	N15°27'10"W
C121	89°59'54"	25.00'	25.01'	39.27'	35.35'	N27°46'42"E
C122	24°49'13"	270.00'	59.41'	116.96'	118.05'	N85°11'18"E
C123	18°26'38"	270.00'	43.84'	86.91'	86.54'	N82°00'00"E
C124	6°22'35"	270.00'	15.04'	30.05'	30.03'	S85°35'23"E
C125	24°49'13"	330.00'	72.62'	142.96'	141.84'	S85°11'18"W
C126	90°00'00"	25.00'	25.00'	39.27'	35.36'	N62°13'21"W
C127	46°07'47"	20.00'	8.52'	16.10'	15.67'	N15°23'30"W
C128	10°04'58"	300.00'	26.46'	52.79'	52.72'	S87°32'54"E
C129	45°50'58"	10.00'	4.23'	8.00'	7.79'	N59°56'48"E
C130	45°25'36"	10.00'	4.19'	7.93'	7.72'	N59°44'05"E
C131	44°34'24"	10.08'	4.13'	7.84'	7.65'	S75°27'36"E
C132	45°00'00"	10.00'	4.14'	7.85'	7.65'	S75°28'43"E
C133	16°25'36"	2470.00'	356.52'	708.15'	705.73'	S09°00'27"E
C134	13°59'58"	2470.00'	303.26'	603.51'	602.00'	S10°13'16"E
C135	3°22'32"	300.00'	8.84'	17.67'	17.67'	N89°05'53"E

LOT SUMMARY TABLES							
BLOCK A		BLOCK B		BLOCK D		BLOCK E	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
1	8,532	2	9,339	1	8,214	1	14,594
2	8,865	3	9,402	2	6,476		
3	8,734	4	10,048	3	7,929		
4	10,059	5	13,582	4	8,543		
5	10,133	6	10,354	5	9,859		
6	7,142	7	12,533	6	9,110		
7	7,143	8	8,455	7	6,804		
8	7,144	9	7,606	8	7,065		
9	7,145	10	7,700	9	9,140		
10	6,570	11	7,700	10	32,784		
11	7,458	12	7,702	10-B	169,948		
12	12,454	13	7,977				
13	7,528	14	8,445				
14	7,604	15	8,912				
15	7,964	16	9,379				
16	7,964	17	8,526				
17	7,963	18	7,370				
18	7,962	19	7,360				
19	7,964	20	7,351				
20	9,370	21	7,280				
21	8,106	22	11,272				
		23	6,687				
		24	11,480				
		25	11,507				
		26	12,166				
		27	11,845				
		28	11,318				
		29	10,592				
		30	9,968				
		31	9,443				
		32	9,015				
		33	9,186				

CHAPARRAL CONTROL POINT "R002"
 4" ALUMINUM DISK SET IN ASPHALT, 4'
 NORTH OF CURB AT THE END OF A
 MEDIAN AT THE NORTH TERMINUS OF
 CASA HAVARRO DRIVE.

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

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

SURFACE COORDINATES:
 N 10151283.59
 E 3167498.84

TEXAS CENTRAL ZONE STATE
 PLANE COORDINATES:
 N 10150144.49
 E 3167144.39

ELEVATION = 682.44'
 VERTICAL DATUM: NAVD 86 (GEOID 99)

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, 1983/83 HARN VALUES FROM
 LCRA CONTROL NETWORK.



Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping

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

PROJECT NO.: 697-008	DRAWING NO.: 697-008-PHASE A
PLOT DATE: 1/21/2014	PLOT SCALE: 1"=100'
DRAWN BY: CWW	SHEET 03 OF 04

**FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VII
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 JOE STRAUB, MANAGING PARTNER OF ROWE COMMONS CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER, BEING THE OWNER OF 21,508 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 9.999 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045832 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 5.003 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045833 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 10.032 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 10.008 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005045838 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008179020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 21,508 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 232, TO BE KNOWN AS

THE COMMONS AT ROWE LANE PHASE VII

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 4 DAY OF February 2014 A.D.

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

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

Joe Straub
BY: JOE STRAUB, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joe Straub 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 4 DAY OF February 2014 A.D.

Patricia E. Leahy
NOTARY PUBLIC, STATE OF TEXAS
Patricia E. Leahy
PRINTED NAME Patricia E. Leahy MY COMMISSION EXPIRES 4/27/14



STATE OF TEXAS
CITY OF PFLUGERVILLE

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

BY: THOMAS ANKER, 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 AD.

BY: EMILY BARRON, 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. DANNHAM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON, SUBJECT TO TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS.

ERIC J. DANNHAM, 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, SUBJECT TO TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS.

THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN (ZONE A), AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 4845302200H, DATED SEPTEMBER 26, 2008, AND AS MODIFIED BY FEMA LOWR 13-08-077P, EFFECTIVE AUGUST 28, 2013.

John D. Hines 2/5/14
JOHN D. HINES, P.E. 96891

ENGINEERING BY:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
512-452-0371
TPE FIRM 2948



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, DOC.
13. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCD NO. 3, BETWEEN ROWE LANE DEVELOPMENT, LTD., H2M CORPORATION, ATLAN ERNEST PFLUGER, JR., RUBY MAE PFLUGER, PATRICIA PFLUGER HOFFMAN, AND THE CITY OF PFLUGERVILLE, TEXAS, EFFECTIVE DATE NOVEMBER 22, 2004, AND AMENDMENTS.
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 DISTS, 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 FISCAL IMPACT FEE RATE FOR THE CITY OF PFLUGERVILLE WASTEWATER IMPROVEMENTS TO BE \$1392.00 AS STATED THROUGH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCD 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 (18,280 ACRES), PHASE II A (1,882 ACRES), PHASE II B (5,287 ACRES), PHASE II C (0,097 ACRES), PHASE II B (13,069 ACRES), AND WITH THE ADDITION OF LOT 10-B, BLOCK D THIS SUBDIVISION.

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 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 DEBEAUMOUR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF 20 AD., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE DAY OF 20 AD.

DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

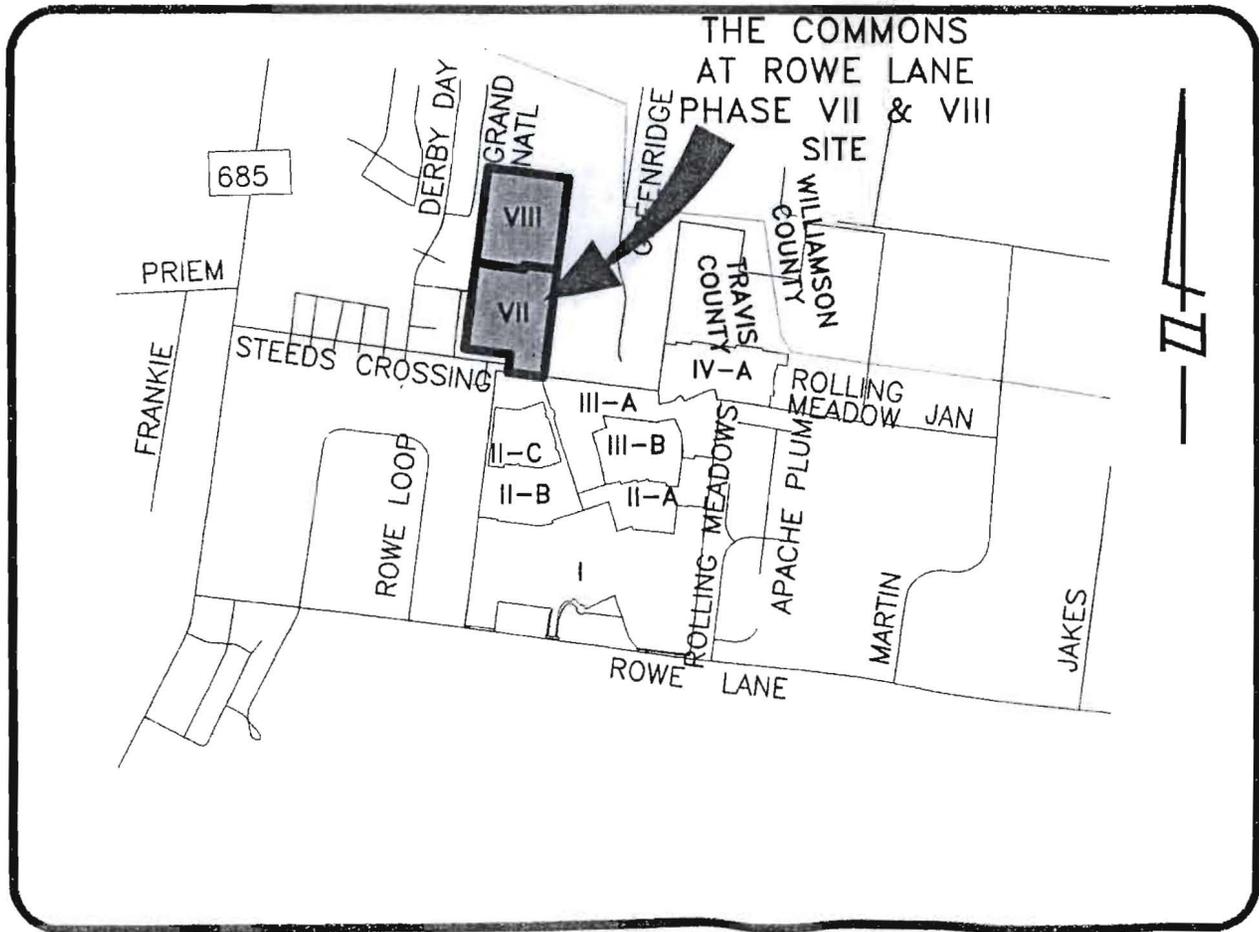
I, DANA DEBEAUMOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20 AD., AT O'CLOCK M., DULY RECORDED ON THE DAY OF 20 AD., AT O'CLOCK M., PLAT RECORDS OF SAID COUNTY AND 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 AD.

DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: DEPUTY

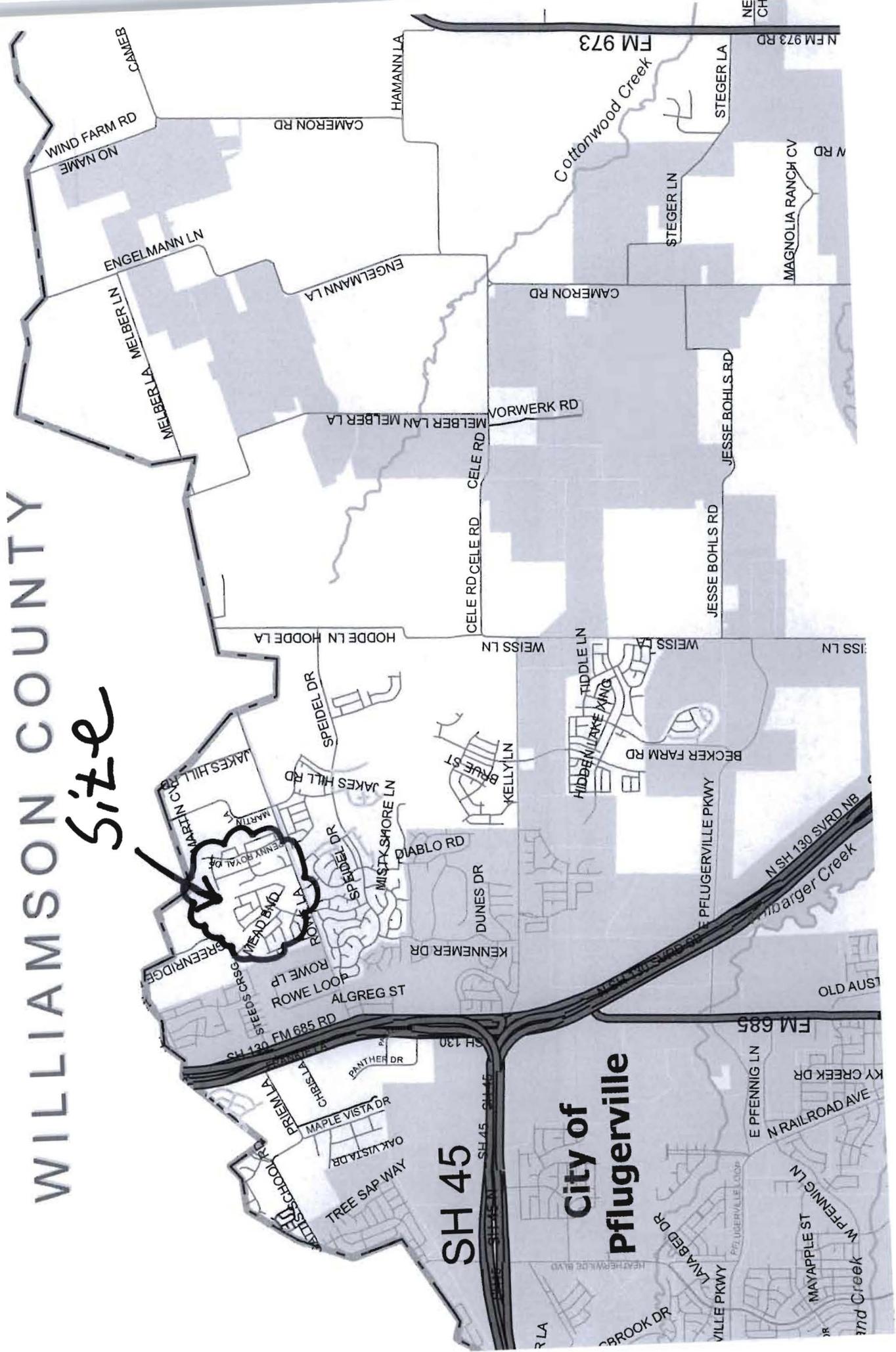
<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724</p>	PROJECT NO.: 697-008
	DRAWING NO.: 697-008-PHASE A
	PLOT DATE: 1/21/2014
	PLOT SCALE: 1"=100'
DRAWN BY: CWM	SHEET 04 OF 04



LOCATION MAP
N.T.S.

WILLIAMSON COUNTY

Site



**City of
Pflugerville**

SH 45

FM 973

FM 685

N RAILROAD AVE

W PFENNING LN

MAYAPPLE ST

WIND FARM RD

ENGELMANN LN

ENGELMANN LN

CAMERON RD

MELBER LN MELBER LA

VORWERK RD

HODDE LN HODDE LA

WEISS LN

WEISS LN

JESSE BOHLS RD

JESSE BOHLS RD

SPIDEL DR

JAKES HILL RD

SPIDEL DR

MEADOW

ROWE LP

ROWE LOOP

ALGREG ST

FM 685 RD

SH 45

MAPLE VISTA DR

OAK VISTA DR

TREE SAP WAY

BRUE ST

KELLY LN

DIABOLO RD

DUNES DR

KENNEMER DR

SH 130

PANTHER DR

PREMIA

CHRESTA

HEATHERMILK BLVD

LAKEVIEW BLVD

LAKEVIEW BLVD

HIDDEN LAKE XING

BECKER FARM RD

E PFLUGERVILLE PKWY

N SH 130 SVRD NIB

OLD AUST

E PFENNING LN

LAKEVIEW BLVD

LAKEVIEW BLVD

MAGNOLIA RANCH CV

STEGER LN

STEGER LN

JESSE BOHLS RD

JESSE BOHLS RD

WEISS LN

WEISS LN

TIDDLE LN

KELLY LN

DIABOLO RD

DUNES DR

KENNEMER DR

SH 130

PANTHER DR

PREMIA

CHRESTA

HEATHERMILK BLVD

LAKEVIEW BLVD

NE CH

NEM 973 RD

MAGNOLIA RANCH CV

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