



Travis County Commissioners Court Agenda Request

Meeting Date: October 28, 2014

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

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

AB

Carol B. Engle
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 a request to use an Alternative Fiscal Agreement for Commons at Rowe Lane, Phase V-A – Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an Alternative Fiscal Agreement with Travis County. Under this agreement, the plat will be held in abeyance while the street and drainage facilities are constructed.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff which finds that the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

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 and 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's restoration and improvements has been posted with Travis County as a bond. The amount of the restoration and other associated costs is \$144,348.00.

Access to Publicly Maintained Road

Commons at Rowe Lane, Phase V-A takes access from Commons at Rowe Lane, Phase IV-A. Commons at Rowe Lane, Phase IV-A is finishing up construction and is not maintained by Travis County at this time.

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 #14-3892. The estimated cost of the improvements is \$1,120,941.20. 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:

N/A

ATTACHMENTS/EXHIBITS:

Alternative Fiscal Acknowledgment

Exhibit "A" – Description

Extension of Sixty-Day Period

Proposed Plat

Maps

REQUIRED AUTHORIZATIONS:

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

CC:

Stacey Scheffel	Permit Program Manager	TNR	(512) 854-7565

SM:AB:ps

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

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 13th day of October, 2014

OWNER: Rowe Lane 285, L.P.

Address: 1301 Municipal Way

By: [Signature]

Suite 200, Grapevine, TX, 76051

Name: Cara Obert

Phone: (817) 835-0650

Title: Chief Financial Officer
Authorized Representative

Fax: (817) 835-0383

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Tarrant §
~~TRAVIS~~

This instrument was acknowledged before me on the 13th day of October, 2014, by Cara Obert in the capacity stated herein.

[Signature]
Notary Public in and for the State of Texas

Jessica L. Gray
Printed or typed name of notary

My Commission Expires: May 29, 2017



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 _____, 20__, in the capacity stated herein.

Notary Public in and for the State of Texas

Printed or typed name of notary

My commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Alternative Fiscal



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

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

3500 McCall Lane
Austin, Texas 78744

**14.097 ACRES
JOHN KELSEY SURVEY (F/K/A JACOB CASNER SURVEY)
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 14.097 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 62.806 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007205045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.563 ACRE TRACT DESCRIBED IN VOLUME 11283, PAGE 443 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ATLAN ERNEST PFLUGER, JR. AND PATRICIA MAE HOFFMAN BY ORDER ADMITTING WILL TO PROBATE AS A MUNIMENT OF TITLE IN CAUSE NO. C-1-PB-10-000051 IN THE PROBATE COURT NUMBER ONE OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 42.009 TRACT DESCRIBED IN A WARRANTY DEED TO ATLAN ERNEST PFLUGER, JR., DATED JUNE 28, 1990 AND RECORDED IN VOLUME 11220, PAGE 172 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southwest corner of said 42.009 acre tract, same being the northwest corner of said 23.563 acre tract, also being in the east line of Lot 11, Rolling Hills, a subdivision recorded in Volume 76, Page 277 of the Plat Records of Travis County, Texas;

THENCE North 07°33'47" East, with the west line of said 42.009 acre tract, same being the east line of Lot 11 and Lot 12 of said Rolling Hills, a distance of 452.58 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found for the northwest corner of said 42.009 acre tract bears North 07°33'47" East, a distance of 716.68 feet;

THENCE crossing said 42.009 acre tract, said 23.563 acre tract and said 62.806 acre tract the following nineteen (19) courses and distances:

1. South 82°26'13" East, a distance of 169.64 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 07°33'47" West, a distance of 22.55 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 82°26'13" East, a distance of 290.00 feet to a 1/2" rebar with "Chaparral" cap set;

4. North 07°33'47" East, a distance of 3.65 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 82°26'13" East, a distance of 319.19 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 07°33'47" East, a distance of 24.42 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 82°26'13" East, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 07°33'47" East, a distance of 7.08 feet to a 1/2" rebar with "Chaparral" cap set;
9. South 82°26'13" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 07°33'47" West, at a distance of 549.79 feet passing a 1/2" rebar with "Chaparral" cap set in the north line of said 62.806 acre tract, from which a 1/2" rebar found for an angle point in the aforementioned line bears South 82°32'02" East, a distance of 6.19 feet, and continuing, for a total distance of 555.00 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 82°26'13" West, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
12. South 07°33'47" West, a distance of 2.66 feet to a 1/2" rebar with "Chaparral" cap set;
13. North 82°26'13" West, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
14. South 07°33'47" West, a distance of 35.41 feet to a 1/2" rebar with "Chaparral" cap set;
15. North 82°26'13" West, a distance of 489.19 feet to a 1/2" rebar with "Chaparral" cap set;
16. South 07°33'47" West, a distance of 35.41 feet to a 1/2" rebar with "Chaparral" cap set;
17. North 82°26'13" West, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;

18. South $07^{\circ}33'47''$ West, a distance of 34.13 feet to a 1/2" rebar with "Chaparral" cap set;

19. North $82^{\circ}26'13''$ West, a distance of 119.64 feet to a 1/2" rebar with "Chaparral" cap set in the west line of said 23.563 acre tract, same being the west line of said 62.806 acre tract, also being the east line of said Lot 11, from which a 1/2" rebar found for a corner of said 62.806 acre tract, same being the southeast corner of Lot 10 of said Rolling Hills, bears South $07^{\circ}33'47''$ West, a distance of 517.91 feet;

THENCE North $07^{\circ}33'47''$ East, with the west line of said 23.563 acre tract, in part being the west line of said 62.806 acre tract, same being the east line of said Lot 11, at a distance of 5.40 feet passing a 1/2" rebar with "ZWA" cap found for the northwest corner of said 62.806 acre tract, and continuing, for a total distance of 197.42 feet to the **POINT OF BEGINNING**, containing 14.097 acres of land, more or less.

Surveyed on the ground July 12, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from the LCRA control network. Attachments: Drawing 697-011-PH V A.

eu 11/05/2013

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

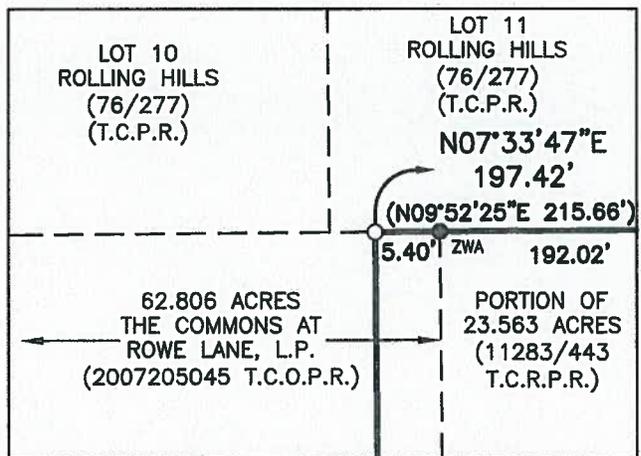


SKETCH TO ACCOMPANY A DESCRIPTION OF 14.097 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 62.806 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007205045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.563 ACRE TRACT DESCRIBED IN VOLUME 11283, PAGE 443 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ATLAN ERNEST PFLUGER, JR. AND PATRICIA MAE HOFFMAN BY ORDER ADMITTING WILL TO PROBATE AS A MUNIMENT OF TITLE IN CAUSE NO. C-1-PB-10-000051 IN THE PROBATE COURT NUMBER ONE OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 42.009 TRACT DESCRIBED IN A WARRANTY DEED TO ATLAN ERNEST PFLUGER, JR., DATED JUNE 28, 1990 AND RECORDED IN VOLUME 11220, PAGE 172 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

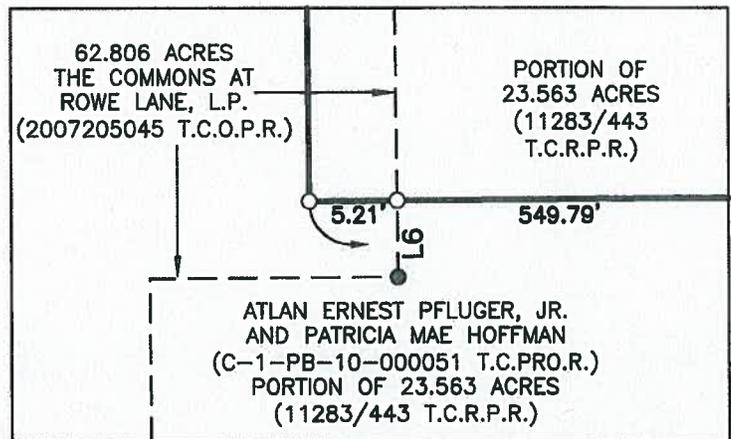
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ZWA 1/2" REBAR WITH "ZWA" CAP FOUND

- T.C.R.P.R. TRAVIS COUNTY REAL PROPERTY RECORDS
- T.C.O.P.R. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- T.C.PRO.R. TRAVIS COUNTY PROBATE RECORDS
- () RECORD INFORMATION



DETAIL A
(N.T.S.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°26'13"E	169.64'
L2	S07°33'47"W	22.55'
L3	S82°26'13"E	290.00'
L4	N07°33'47"E	3.65'
L5	S82°26'13"E	319.19'
L6	S82°32'02"E	6.19'
L7	N07°33'47"E	24.42'
L8	S82°26'13"E	170.00'
L9	N07°33'47"E	7.08'
L10	S82°26'13"E	120.00'
L11	S07°33'47"W	555.00'
L12	N82°26'13"W	120.00'
L13	S07°33'47"W	2.66'
L14	N82°26'13"W	170.00'
L15	S07°33'47"W	35.41'
L16	N82°26'13"W	489.19'
L17	S07°33'47"W	35.41'
L18	N82°26'13"W	170.00'
L19	S07°33'47"W	34.13'
L20	N82°26'13"W	119.64'



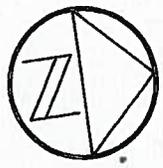
DETAIL B
(N.T.S.)

DATE OF SURVEY: 07/12/13
 PLOT DATE: 11/05/13
 DRAWING NO.: 697-011-PH V A
 PROJECT NO.: 697-011
 DRAWN BY: CWV
 SHEET 1 OF 2



Chaparral

EW 11/05/2013



1" = 200'

LOT 10
ROLLING HILLS
(76/277)
(T.C.P.R.)

LOT 11
ROLLING HILLS
(76/277)
(T.C.P.R.)

LOT 12
ROLLING HILLS
(76/277)
(T.C.P.R.)

S07°33'47"W 517.91'
(S07°34'09"W 523.15')

N07°33'47"E
197.42'

N07°33'47"E 452.58'
(N09°52'25"E
284.28')

N07°33'47"E 716.68'

(N09°50'40"E
479.82')

SEE DETAIL A
SHEET 1

ZWA
192.02'
5.40'

P.O.B.

L19
L18
L17

14.097 ACRES
APPROX. 614,050 SQ. FT.

L1
L2
L3



DETAIL
(N.T.S.)

62.806 ACRES
THE COMMONS AT ROWE
LANE, L.P.
(2007205045 T.C.O.P.R.)

PORTION OF 42.009 ACRES
ATLAN ERNEST PFLUGER, JR.
(11220/172 T.C.R.P.R.)

PORTION OF 42.009 ACRES
ATLAN ERNEST PFLUGER, JR.
(11220/172 T.C.R.P.R.)

PORTION OF 23.563 ACRES
(11283/443 T.C.R.P.R.)

L16

L15
L14

DETAIL
(N.T.S.)



SEE DETAIL B
SHEET 1

L7

L8

L9

L11

ATLAN ERNEST PFLUGER, JR.
AND PATRICIA MAE HOFFMAN
(C-1-PB-10-000051 T.C.PRO.R.)
PORTION OF 23.563 ACRES
(11283/443 T.C.R.P.R.)



eu
11/05/2013

DATE OF SURVEY: 07/12/13
PLOT DATE: 11/05/13
DRAWING NO.: 697-011-PH V A
PROJECT NO.: 697-011
DRAWN BY: CWW
SHEET 2 OF 2

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

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 697-011-PH V A

Chaparral

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

Date: June 12 2014

Owner's Name and Address: Rowe Lane 285, L.P.
1301 Municipal Way, Ste. 200
Grapevine, Texas 76051

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

THE COMMONS AT ROWE LANE, PHASE V-A, 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.

ROWE LANE 285, L.P.
A Texas limited partnership

By: Rowe Lane 285 GenPar, LLC,
a Texas limited partnership
its general partner

By: United Development Funding, L.P.,
a Delaware limited partnership
its sole member

By: United Development Funding, Inc.,
a Delaware corporation
its General Partner

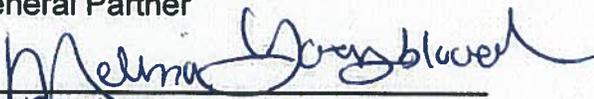
By: 
Name: Melissa Youngblood
Title: Vice President

EXHIBIT 82.201(C)

EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 3

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 12th day of June, 2014, by Melissa Youngblood, vice president of Rowe Lane 285, L.P., a Texas limited partnership, on behalf of said limited partnership.

Notary Public, State of Texas

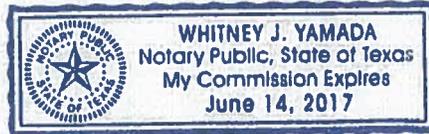


EXHIBIT 82.201(C)

EXTENSION OF SIXTY DAY PERIOD – PAGE 3 OF 3

Travis County

By: Carl B. Joffe
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17th day of October, 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

CR Draper

Carolyn R. Draper
(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

14.097 ACRES

JOHN KELSEY SURVEY (F/K/A JACOB CASNER SURVEY)

TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 14.097 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 62.806 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007205045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.563 ACRE TRACT DESCRIBED IN VOLUME 11283, PAGE 443 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ATLAN ERNEST PFLUGER, JR. AND PATRICIA MAE HOFFMAN BY ORDER ADMITTING WILL TO PROBATE AS A MUNIMENT OF TITLE IN CAUSE NO. C-1-PB-10-000051 IN THE PROBATE COURT NUMBER ONE OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 42.009 TRACT DESCRIBED IN A WARRANTY DEED TO ATLAN ERNEST PFLUGER, JR., DATED JUNE 28, 1990 AND RECORDED IN VOLUME 11220, PAGE 172 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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Surveyed on the ground July 12, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from the LCRA control network. Attachments: Drawing 697-011-PH V A.

fu 11/05/2013

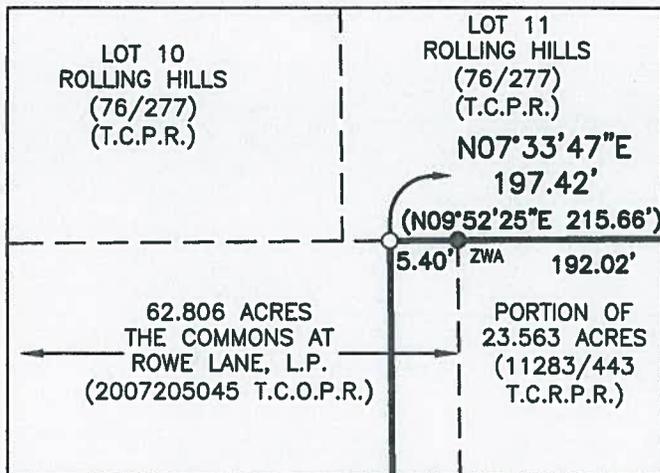
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



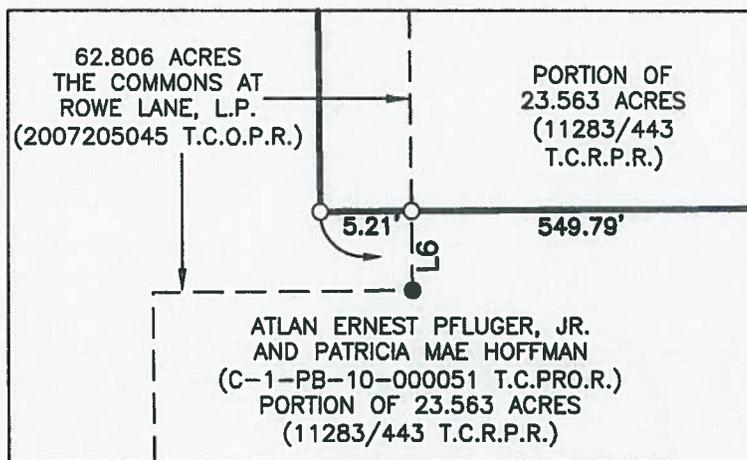
SKETCH TO ACCOMPANY A DESCRIPTION OF 14.097 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 62.806 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007205045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.563 ACRE TRACT DESCRIBED IN VOLUME 11283, PAGE 443 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ATLAN ERNEST PFLUGER, JR. AND PATRICIA MAE HOFFMAN BY ORDER ADMITTING WILL TO PROBATE AS A MUNIMENT OF TITLE IN CAUSE NO. C-1-PB-10-000051 IN THE PROBATE COURT NUMBER ONE OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 42.009 TRACT DESCRIBED IN A WARRANTY DEED TO ATLAN ERNEST PFLUGER, JR., DATED JUNE 28, 1990 AND RECORDED IN VOLUME 11220, PAGE 172 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ZWA 1/2" REBAR WITH "ZWA" CAP FOUND
- T.C.R.P.R. TRAVIS COUNTY REAL PROPERTY RECORDS
- T.C.O.P.R. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- T.C.PRO.R. TRAVIS COUNTY PROBATE RECORDS
- () RECORD INFORMATION



DETAIL A
(N.T.S.)



DETAIL B
(N.T.S.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°26'13"E	169.64'
L2	S07°33'47"W	22.55'
L3	S82°26'13"E	290.00'
L4	N07°33'47"E	3.65'
L5	S82°26'13"E	319.19'
L6	S82°32'02"E	6.19'
L7	N07°33'47"E	24.42'
L8	S82°26'13"E	170.00'
L9	N07°33'47"E	7.08'
L10	S82°26'13"E	120.00'
L11	S07°33'47"W	555.00'
L12	N82°26'13"W	120.00'
L13	S07°33'47"W	2.66'
L14	N82°26'13"W	170.00'
L15	S07°33'47"W	35.41'
L16	N82°26'13"W	489.19'
L17	S07°33'47"W	35.41'
L18	N82°26'13"W	170.00'
L19	S07°33'47"W	34.13'
L20	N82°26'13"W	119.64'

DATE OF SURVEY: 07/12/13
 PLOT DATE: 11/05/13
 DRAWING NO.: 697-011-PH V A
 PROJECT NO.: 697-011
 DRAWN BY: CWW
 SHEET 1 OF 2



Chaparral

EW 11/05/2013



1" = 200'

LOT 10
ROLLING HILLS
(76/277)
(T.C.P.R.)

LOT 11
ROLLING HILLS
(76/277)
(T.C.P.R.)

LOT 12
ROLLING HILLS
(76/277)
(T.C.P.R.)

S07°33'47"W 517.91'
(S07°34'09"W 523.15')

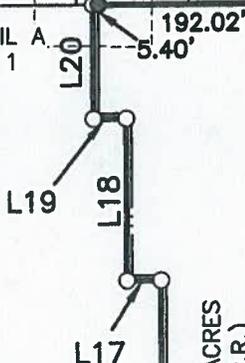
N07°33'47"E
197.42'

N07°33'47"E 452.58'
(N09°52'25"E
284.28')

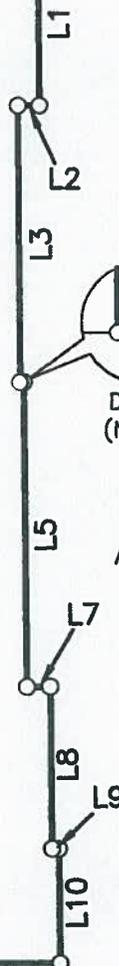
N07°33'47"E 716.68'

(N09°50'40"E
479.82')

SEE DETAIL A
SHEET 1



P.O.B.



14.097 ACRES
APPROX. 614,050 SQ. FT.

PORTION OF 42.009 ACRES
ATLAN ERNEST PFLUGER, JR.
(11220/172 T.C.R.P.R.)

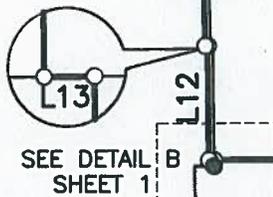
DETAIL
(N.T.S.)

PORTION OF 42.009 ACRES
ATLAN ERNEST PFLUGER, JR.
(11220/172 T.C.R.P.R.)

62.806 ACRES
THE COMMONS AT ROWE
LANE, L.P.
(2007205045 T.C.O.P.R.)

PORTION OF 23.563 ACRES
(11283/443 T.C.R.P.R.)

DETAIL
(N.T.S.)



SEE DETAIL B
SHEET 1

L11

ATLAN ERNEST PFLUGER, JR.
AND PATRICIA MAE HOFFMAN
(C-1-PB-10-000051 T.C.PRO.R.)
PORTION OF 23.563 ACRES
(11283/443 T.C.R.P.R.)



eru
11/05/2013

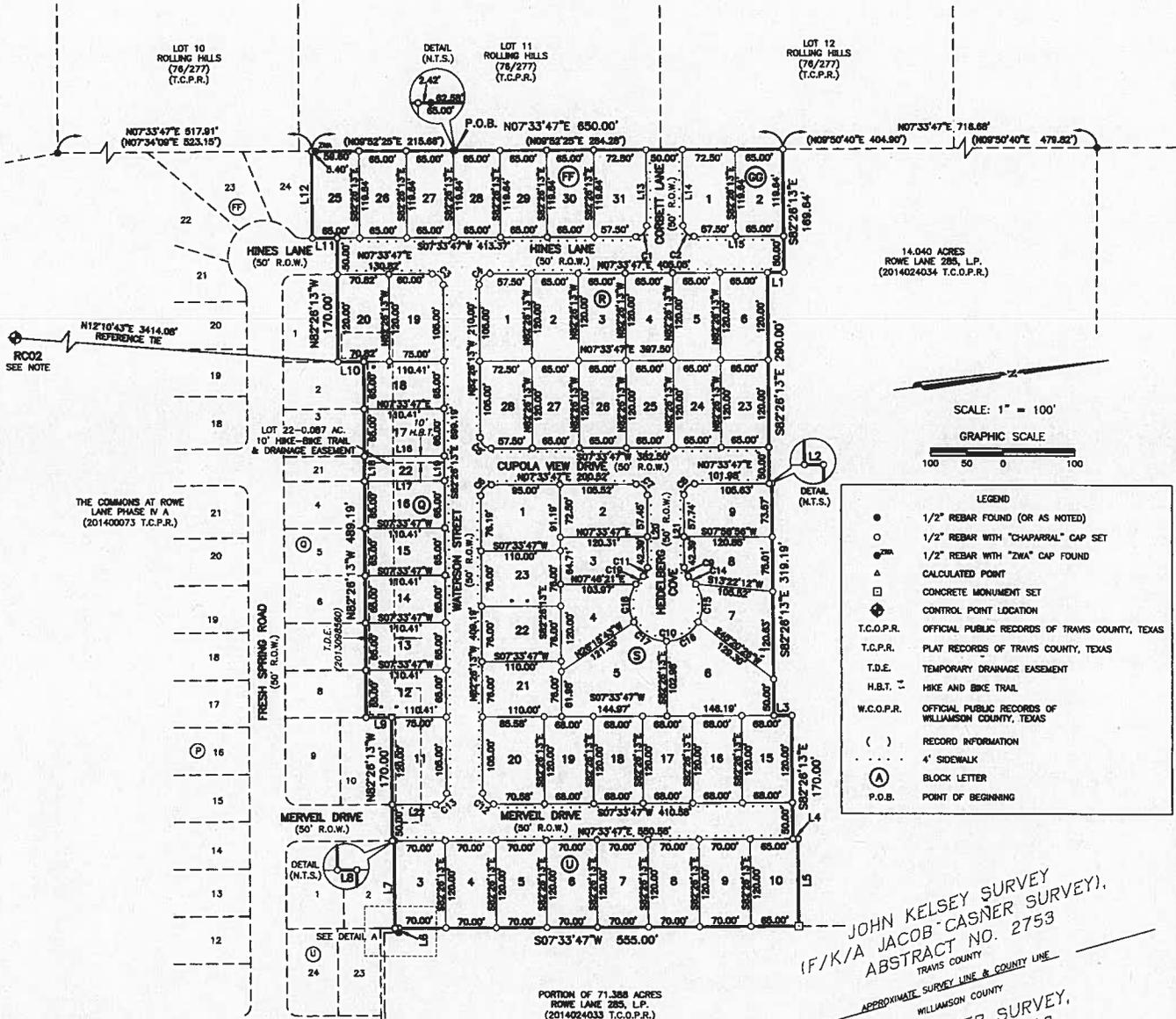
DATE OF SURVEY: 07/12/13
PLOT DATE: 11/05/13
DRAWING NO.: 697-011-PH V A
PROJECT NO.: 697-011
DRAWN BY: CWW
SHEET 2 OF 2

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

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 697-011-PH V A

Chaparral

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



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ◐ 1/2" REBAR WITH "ZMA" CAP FOUND
- △ CALCULATED POINT
- CONCRETE MONUMENT SET
- ◆ CONTROL POINT LOCATION
- T.C.O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- T.D.E. TEMPORARY DRAINAGE EASEMENT
- H.B.T. HIKE AND BIKE TRAIL
- W.C.O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- ⋯ 4' SIDEWALK
- Ⓐ BLOCK LETTER
- P.O.B. POINT OF BEGINNING

OWNERS:
 ROWE LANE 285, L.P.
 1301 MUNICIPAL WAY, SUITE 200
 GRAPEVINE, TX 76051

TOTAL ACREAGE: 14.087 ACRES
 JOHN KELSEY SURVEY, ABSTRACT NO. 2753
 TOTAL NUMBER OF LOTS: 58
 SINGLE FAMILY LOTS: 57
 HIKE-BIKE TRAIL & DRAINAGE EASEMENT LOTS: 1

BLOCK FF: 7 LOTS (1,289 AC.)
 BLOCK GG: 2 LOTS (0,377 AC.)
 BLOCK Q: 11 LOTS (1,848 AC.)
 BLOCK R: 12 LOTS (2,188 AC.)
 BLOCK S: 18 LOTS (3,781 AC.)
 BLOCK U: 8 LOTS (1,529 AC.)

R.O.W. AREA: 3,087 AC.
 LINEAR FEET OF NEW ROADWAY: 2704 L.F.

HINES LANE: 616 L.F.
 CORBETT LANE: 145 L.F.
 HEDDLBERG COVE: 191 L.F.
 WATKINSON STREET: 779 L.F.
 MERVEL DRIVE: 551 L.F.
 CUPOLA VIEW DRIVE: 422 L.F.

CHAPARRAL CONTROL POINT "TR002"
 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 10151253.59
 E 3167499.84

TEXAS CENTRAL ZONE STATE
 PLANE COORDINATES:
 N 10150144.43
 E 3167144.39

ELEVATION = 652.44'
 VERTICAL DATUM: NAVD 88 (GEOID 99)

COMBINED SCALE FACTOR = 0.999887763
 (FOR SURFACE TO GRID CONVERSION)

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

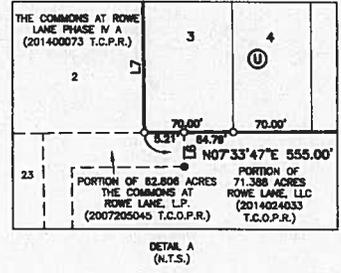
SCALED ABOUT 0,0
 TEXAS CENTRAL ZONE 4203
 THETA ANGLE: 1°25'25"

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

JOHN KELSEY SURVEY
 (F/K/A JACOB CASNER SURVEY),
 ABSTRACT NO. 2753
 TRAVIS COUNTY

APPROXIMATE SURVEY LINE & COUNTY LINE
 WILLIAMSON COUNTY

JACOB CASNER SURVEY,
 ABSTRACT NO. 918



STATE OF TEXAS
 SURVEYING
 6075
 ERIC J. DANNEHEIM
 PROFESSIONAL LAND SURVEYOR

EW 9/29/2014

GRAY ENGINEERING

6834 N. Capital of Texas Hwy.
 Austin, Texas 78759
 Suite 140
 (512)452-0371
 FAX(512)454-9933
 TBP# FIRM #2946

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

3500 McCall Lane
 Austin, Texas 78744
 512-443-1724
 TBP#s Firm No. 10124500

PROJECT NO.: 687-011
 DRAWING NO.: 687-011-PL-V A
 PLOT DATE: 9/29/2014
 PLOT SCALE: 1"=100'
 DRAWN BY: CWW
 SHEET 02 OF 04

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

LOT SUMMARY TABLES											
BLOCK FF		BLOCK GG		BLOCK Q		BLOCK R		BLOCK S		BLOCK U	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
25	7,777	1	8,626	11	8,952	1	8,652	1	9,983	3	8,400
26	7,777	2	8,626	12	7,177	2	7,800	2	8,684	4	8,400
27	7,777			13	7,177	3	7,800	3	7,658	5	8,400
28	7,777			14	7,177	4	7,800	4	8,487	6	8,400
29	7,777			15	7,177	5	7,800	5	14,538	7	8,400
30	7,777			16	7,177	6	7,800	6	14,020	8	8,400
31	8,626			17	3,775	23	7,800	7	8,824	9	8,400
				18	7,177	24	7,800	8	8,248	10	7,800
				19	7,177	25	7,800	9	8,779		
				20	8,498	26	7,800	15	8,160		
				21	8,498	27	7,800	16	8,160		
				22	3,775	28	8,652	17	8,160		
								18	8,160		
								19	8,160		
								20	10,221		
								21	8,360		
								22	8,360		
								23	8,360		

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 14.097 ACRES IN THE JOHN NELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, CONVEYED TO ROWE LANE 285, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2014024034 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 82,806 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007205048 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23,563 ACRE TRACT DESCRIBED IN VOLUME 11283, PAGE 443 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO ATLAN ERNEST PFLUGER, JR. AND PATRICIA MAE HOFFMAN BY ORDER ADMITTING WILL TO PROBATE AS A MUMENT OF TITLE IN CAUSE NO. C-1-PB-10-000051 IN THE PROBATE COURT NUMBER ONE OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 42,009 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO ATLAN ERNEST PFLUGER, JR., DATED JUNE 28, 1990 AND RECORDED IN VOLUME 11220, PAGE 172 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for an angle point in the west line of said 14.097 acre tract, being the southwest corner of said 42,009 acre tract, same being the northwest corner of said 23,563 acre tract, also being in the east line of Lot 11, Rolling Hills, a subdivision recorded in Volume 76, Page 277 of the Plat Records of Travis County, Texas;

THENCE North 07°33'47" East, with the west line of said 14.097 acre tract and said 42,009 acre tract, same being the east line of Lot 11 and Lot 12 of said Rolling Hills, a distance of 452.56 feet to a 1/2" rebar with "Chaparral" cap set for the northwest corner of said 14,097 acre tract, same being the southwest corner of a 14,040 acre tract also described in said Document No. 2014024034, from which a 1/2" rebar found for the northeast corner of said 42,009 acre tract bears North 07°33'47" East, a distance of 716.66 feet;

THENCE crossing said 42,009 acre tract with the common line of said 14,097 acre tract and said 14,040 acre tract the following nine (9) courses and distances:

1. South 82°26'13" East, a distance of 189.84 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 07°33'47" West, a distance of 22.55 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 82°26'13" East, a distance of 290.00 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 07°33'47" East, a distance of 3.85 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 82°26'13" East, a distance of 319.19 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 07°33'47" East, a distance of 24.42 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 82°26'13" East, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 07°33'47" East, a distance of 7.08 feet to a 1/2" rebar with "Chaparral" cap set;
9. South 82°26'13" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner of said 14,097 acre tract, same being the southeast corner of said 14,040 acre tract;

THENCE South 07°33'47" West, crossing said 42,009 acre tract, said 23,563 acre tract and said 82,806 acre tract, with the east line of said 14,097 acre tract, at a distance of 549.79 feet, passing a 1/2" rebar with "Chaparral" cap set in the north line of said 82,806 acre tract, from which a 1/2" rebar found for an angle point in the aforementioned line bears South 82°32'02" East, a distance of 6.19 feet, and continuing, for a total distance of 555.00 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of said 14,097 acre tract, same being the northeast corner of Lot 2, Block U, The Commons at Rowe Lane Phase IV A, a subdivision recorded in Document No. 2014000073 of the Official Public Records of Travis County, Texas;

THENCE crossing said 82,806 acre tract and said 23,563 acre tract with the south line of said 14,097 acre tract, same being the north line of The Commons at Rowe Lane Phase IV A, the following nine (9) courses and distances:

1. North 82°26'13" West, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 07°33'47" West, a distance of 2.68 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 82°26'13" West, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 07°33'47" West, a distance of 35.41 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 82°26'13" West, a distance of 489.19 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 07°33'47" West, a distance of 35.41 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 82°26'13" West, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 07°33'47" West, a distance of 34.13 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 82°26'13" West, a distance of 119.84 feet to a 1/2" rebar with "Chaparral" cap set in the west line of said 23,563 acre tract, same being the west line of said 82,806 acre tract, also being the east line of said Lot 11, in the southwest corner of said 14,097 acre tract, same being the northwest corner of Lot 24, Block FF of The Commons at Rowe Lane Phase IV A, from which a 1/2" rebar found for a corner of said 82,806 acre tract, same being the southeast corner of Lot 10 of said Rolling Hills, bears South 07°33'47" West, a distance of 517.81 feet;

THENCE North 07°33'47" East, with the west line of said 14,097, being west line of said 23,563 acre tract, in part being the west line of said 82,806 acre tract, same being the east line of said Lot 11, at a distance of 5.40 feet, passing a 1/2" rebar with "CWA" cap found for the northwest corner of said 82,806 acre tract, and continuing, for a total distance of 197.42 feet to the POINT OF BEGINNING, containing 14.097 acres of land, more or less.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT
C1	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'	15.00'
C2	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'	15.00'
C3	15.00'	90°00'00"	23.56'	N82°26'13"E	21.21'	15.00'
C4	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'	15.00'
C5	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'	15.00'
C6	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'	15.00'
C7	15.00'	90°12'35"	23.62'	N52°40'04"E	21.25'	15.05'
C8	15.00'	89°47'25"	23.51'	N37°19'56"W	21.17'	14.95'
C9	15.00'	52°01'12"	13.62'	S71°45'45"W	13.16'	7.32'
C10	50.00'	284°02'25"	247.87'	N07°46'21"E	61.54'	39.04'
C11	15.00'	52°01'12"	13.62'	S56°13'02"E	13.16'	7.32'
C12	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'	15.00'
C13	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'	15.00'
C14	50.00'	17°18'39"	15.11'	S54°24'28"W	15.05'	7.61'
C15	50.00'	62°53'17"	54.88'	N85°29'33"W	52.17'	30.57'
C16	50.00'	61°36'41"	53.77'	N23°14'34"W	51.21'	29.81'
C17	50.00'	62°01'51"	54.13'	N38°34'42"E	51.53'	30.06'
C18	50.00'	62°53'17"	54.88'	S78°57'44"E	52.17'	30.57'
C19	50.00'	17°18'39"	15.11'	S38°51'46"E	15.05'	7.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°33'47"W	22.55'
L2	N07°33'47"E	3.85'
L3	N07°33'47"E	24.42'
L4	N07°33'47"E	7.08'
L5	S82°26'13"E	120.00'
L6	N82°32'02"W	6.19'
L7	N82°26'13"W	120.00'
L8	S07°33'47"W	2.68'
L9	S07°33'47"W	35.41'
L10	S07°33'47"W	35.41'
L11	S07°33'47"W	34.13'
L12	N82°26'13"W	119.84'
L13	S82°26'13"E	104.84'
L14	N82°26'13"W	104.84'
L15	S07°33'47"W	122.50'
L16	N07°33'47"E	110.41'
L17	S07°33'47"W	110.41'
L18	N82°26'13"W	34.19'
L19	N82°26'13"W	34.19'
L20	S82°13'39"E	99.83'
L21	N82°13'39"W	100.12'
L22	S07°33'47"W	60.00'



Eu
9/29/2014

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0971
FAX (512)454-9933
TBP Firm #2946

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.: 697-011
DRAWING NO.: 697-011-PL-V A
PLOT DATE: 9/29/2014
PLOT SCALE: 1"=100'
DRAWN BY: CWV
SHEET 03 OF 04

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

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT ROWE LANE 285, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MELISSA YOUNGBLOOD, VICE PRESIDENT OF ROWE COMMONS CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER, BEING OWNERS OF 14.097 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, IN TRAVIS COUNTY, TEXAS, CONVEYED TO ROWE LANE 285, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2014024034 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 14.097 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 V 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 _____ DAY OF _____ 20____ A.D.

ROWE LANE 285, L.P., A TEXAS LIMITED PARTNERSHIP

BY: ROWE COMMONS CORPORATION
A TEXAS CORPORATION
ITS GENERAL PARTNER
1301 MUNICIPAL WAY, STE. 200
GRAPEVINE, TEXAS 76051

BY: MELISSA YOUNGBLOOD, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELISSA YOUNGBLOOD, 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: _____
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: _____
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. DANNHEIM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, ON SEPTEMBER 8, 2014, 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.

Eric J. Dannheim 9/29/2014
ERIC J. DANNHEIM, R.P.L.S. 6075



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

ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

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

THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 484530280A, DATED AUGUST 18, 2014.

John D. Hines
JOHN D. HINES, P.E. 90691



ENGINEERING BY:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
512-443-0371
TBP# 22946

PLAT NOTES AND TRAVIS COUNTY STANDARD NOTES

- 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.
- 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.
- 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.
- WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE, RESPECTIVELY.
- 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.
- 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 LAKESIDE 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.
- 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 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 LAKESIDE WOOD NO. 3 (THE DISTRICT) DATED NOVEMBER 22, 2004, AND RELATED SUPPORTING DOCUMENTS BETWEEN THE CITY AND THE DISTRICT; FOLLOWING CITY ORDINANCE 891-07-04-26 AND PAYABLE PER LOT AT THE TIME OF BUILDING PERMIT.
- 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 (18,280 ACRES), PHASE II (1,822 ACRES), PHASE II B (3,287 ACRES), PHASE II B (13,068 ACRES), PHASE N-8 (0,087 ACRES), AND WITH THE ADDITION OF LOT 22, BLOCK Q.
- ALL STREETS IN THIS SUBDIVISION ARE PUBLIC.

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 DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

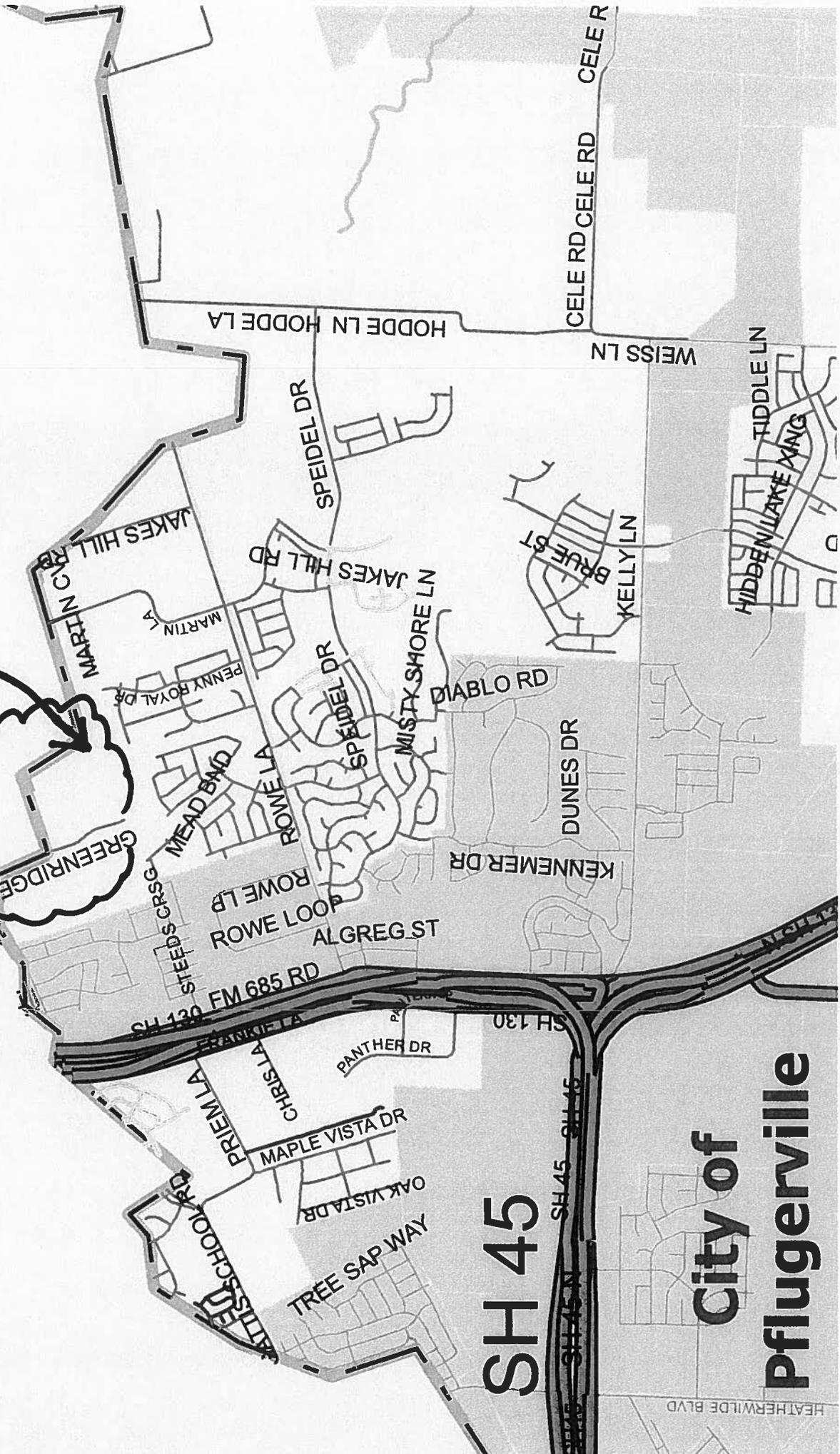
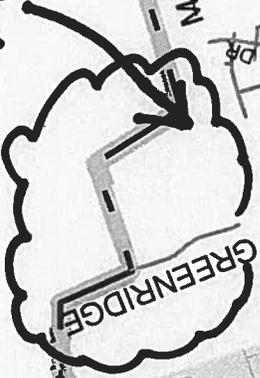
BY: _____
DEPUTY



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 340
(512)453-0371
FAX(512)454-9933
TBP# FIRM #2946

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 TBP# Firm No. 10124500</p>	PROJECT NO.: 687-011
	DRAWING NO.: 687-011-PL-V A
	PLAT DATE: 9/29/2014
	PLAT SCALE: 1"=100'
DRAWN BY: CWW	SHEET 04 OF 04

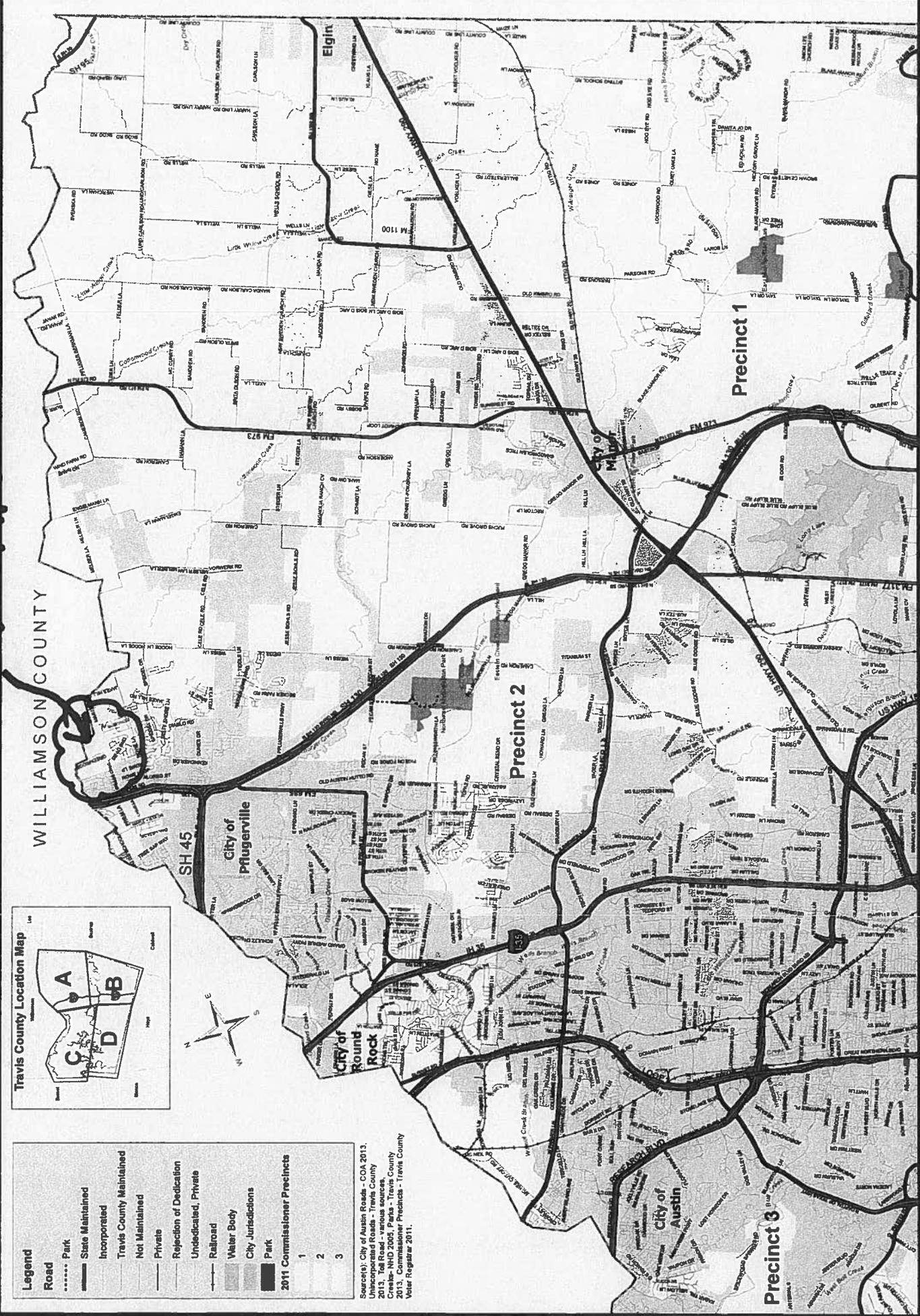
Site Area



SH 45

City of Pflugerville

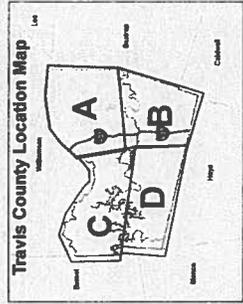
SITE AREA



Map Prepared by: Travis County
 Dept. of Transportation & Natural Resources
 Date: 5/2/2013



Travis County Roadways, Map A



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.
 Unincorporated Roads - Travis County 2013, Toll Road - various sources.
 Credits: NHD 2005, Parks - Travis County 2013, Commissioner Precincts - Travis County Voter Registrar 2011.

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.