

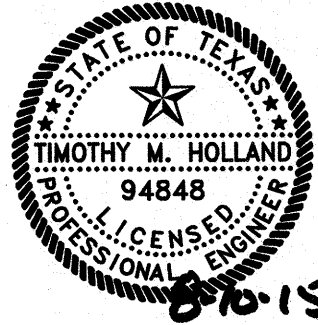
SUBMITTAL DATE:

DATE

SUBMITTED BY:

Timothy M. Holland

TIMOTHY M. HOLLAND, P.E.
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY.,
SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371



APPROVED BY:

WILLIAMSON COUNTY

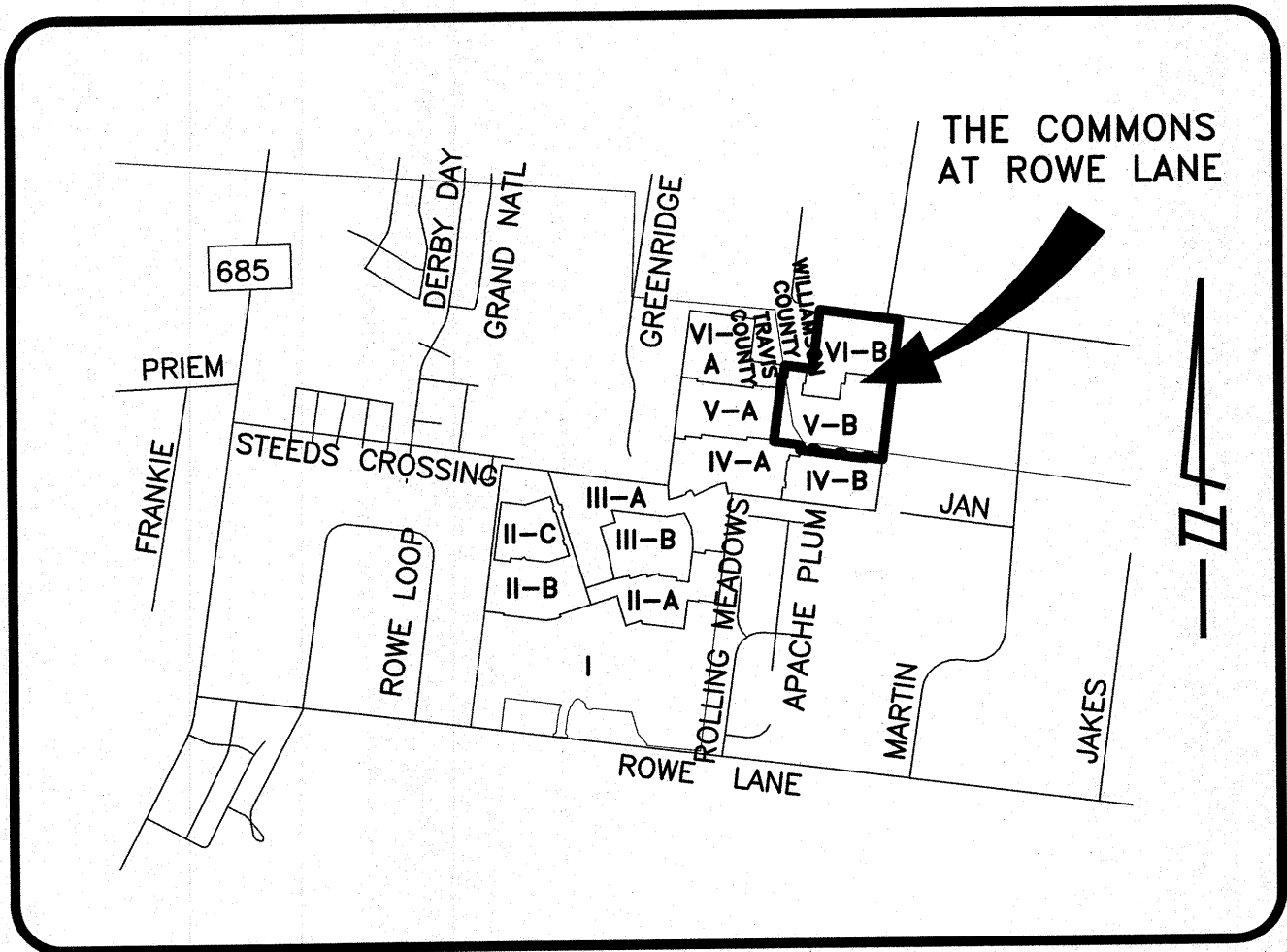
DATE

PRELIMINARY PLANS ONLY - NOT FOR RECORDATION

THE COMMONS AT ROWE LANE

PHASE V-B & VI-B

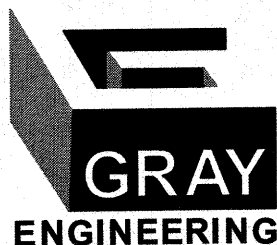
PFLUGERVILLE, WILLIAMSON COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED, AND IS CLASSIFIED AS SUBURBAN. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF PFLUGERVILLE OR T.C.E.Q.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, WILLIAMSON COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0280J (EFFECTIVE 8/18/2014), 48453C0285H (EFFECTIVE 9/26/2008), AND 48491C0675E (EFFECTIVE 9/26/2008) FOR TRAVIS & WILLIAMSON COUNTIES, TEXAS AND INCORPORATED AREAS.
- THIS PROPERTY IS PART OF AND WITHIN THE LAKESIDE MUNICIPAL UTILITY DISTRICT NO. 3 AND WILL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR CREATION OF THE DISTRICT.
- WATER WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512) 452-0371
FAX (512) 454-9933
TBPE FIRM #2946

OWNER:
C/O: JEFF GILPATRICK
ROWE LANE 285, L.P.
1301 MUNICIPAL WAY, STE. 200
GRAPEVINE, TX 76051
(817) 332-0028
FAX (817) 332-1400

ENGINEER:
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY.,
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SHEET INDEX

SHEET #	TITLE
1	COVER
2	PRELIMINARY PLAT (PLAN)
3	PRELIMINARY PLAT (NOTES & DETAILS)
EXHIBITS	
E-1	OVERALL TREE SURVEY
E-2	OVERALL EROSION CONTROL PLAN
E-3	OVERALL WATER DISTRIBUTION PLAN
E-4	OVERALL WASTEWATER COLLECTION PLAN
E-5	OVERALL DRAINAGE PLAN
E-6	OVERALL ILLUMINATION PLAN

BENCHMARK DESCRIPTIONS:

CHAPARRAL CONTROL POINT "RC02" 4" ALUMINUM DISK SET IN ASPHALT. 4' NORTH OF CURB AT THE END OF A MEDIAN AT THE NORTH TERMINUS OF CASA NAVARRO DRIVE.
SURFACE COORDINATES: N 10151283.59
E 3167499.84
TEXAS CENTRAL ZONE STATE PLANE COORDINATES: N 10150144.45
E 3167144.39

BM A: CUT "SQUARE" ON TOP OF A CONCRETE CURB LINE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDY VANE DRIVE, APPROXIMATELY 30' SOUTHEAST OF THE INTERSECTION OF WINDY VANE DRIVE AND RESOURCE ROAD.
N: 10152945.82, E: 3168741.85
ELEVATION: 717.58'
VERTICAL DATUM: NAVD 88 (GEOID 99)

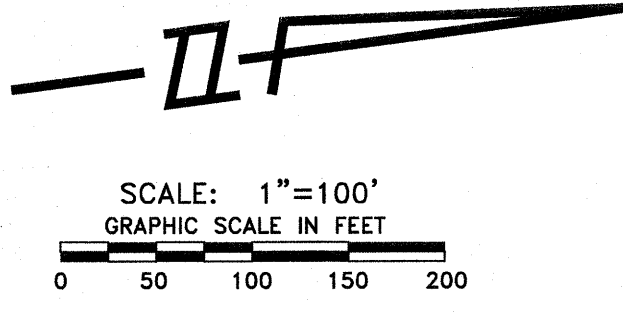
BM B: CUT "SQUARE" ON THE TOP OF A CONCRETE CURB LINE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RESOURCE ROAD, APPROXIMATELY 70' NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF FRESH SPRING ROAD.
N: 10153352.72, E: 3168795.16
ELEVATION: 725.44'
VERTICAL DATUM: NAVD 88 (GEOID 99)

BM D: CUT "SQUARE" ON THE TOP OF A CONCRETE CURB LINE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE PENNY ROYAL DRIVE, APPROXIMATELY 350' NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF ROLLING MEADOWS DRIVE.
N: 10152679.04, E: 3169545.52
ELEVATION: 707.03'
VERTICAL DATUM: NAVD 88 (GEOID 99)

REVISION NO.	DATE MADE	SHEET NO.	MADE BY	ACCEPTED BY	DATE MADE

PRELIMINARY PLANS
FOR
THE COMMONS AT ROWE LANE
JOB NO: 1518-10955-11

PRELIMINARY PLAT ONLY—NOT FOR RECORDATION
SUBDIVISION OF THE COMMONS AT ROWE LANE,
PHASE V-B & VI-B



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - RJ 1/2" REBAR WITH "RJ" CAP FOUND
 - ZWA 1/2" REBAR WITH "ZWA" CAP FOUND
 - PCAP 1/2" REBAR WITH PLASTIC CAP FOUND
 - ▲ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - T.C.O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - T.C.R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - W.C.O.R. OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS
 - W.C.O.P.R. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
 - () RECORD INFORMATION
 - ⓐ 4' SIDEWALK
 - ⓐ BLOCK LETTER
 - P.O.B. POINT OF BEGINNING

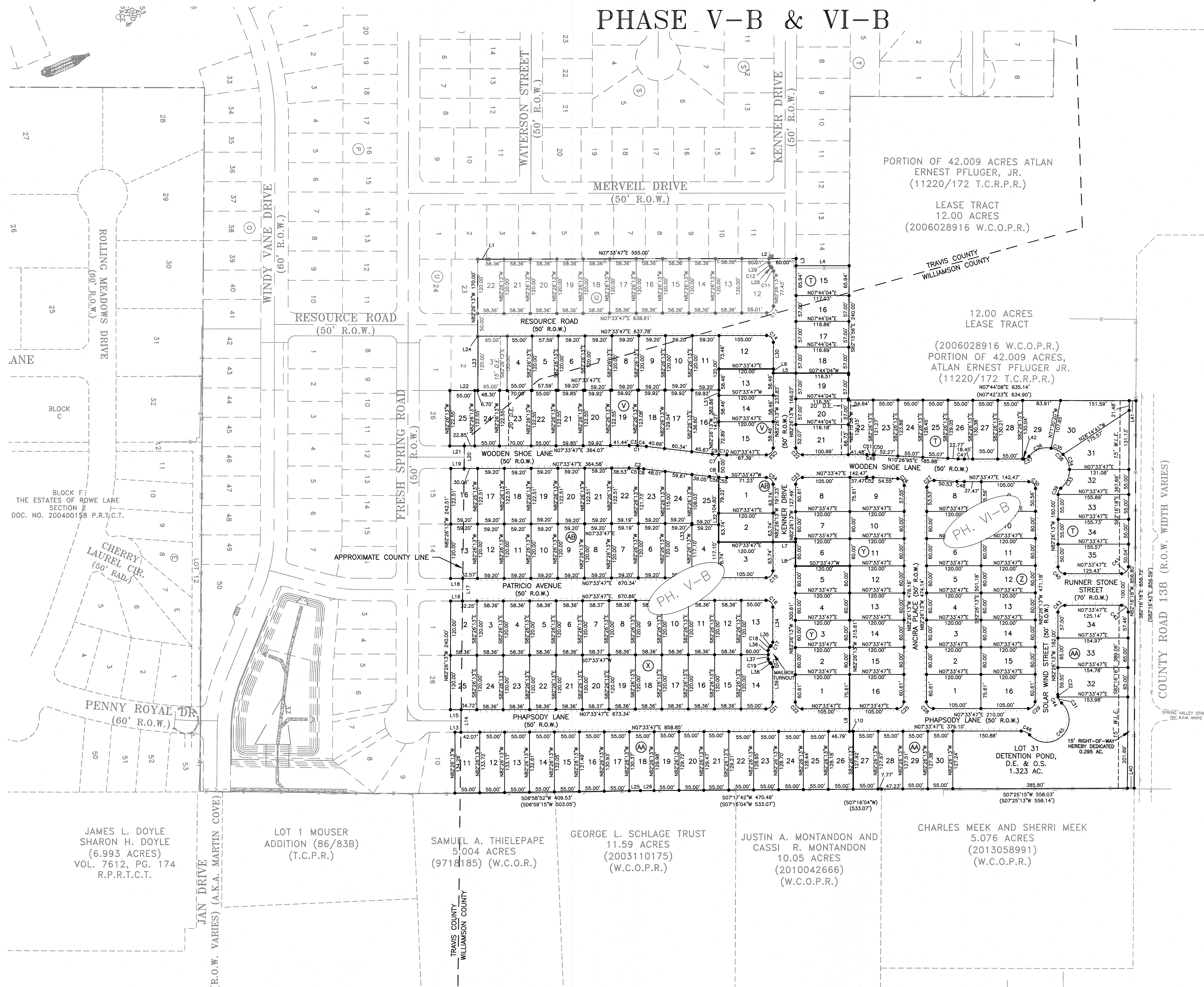
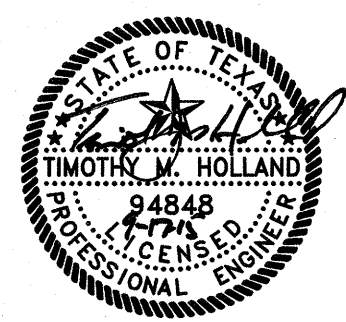
STREET SUMMARY				
STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)	SIDEWALK LOCATION
RUNNER STONE STREET (COLLECTOR)	70'	180'	40' C&G	EACH SIDE
ANCIRA PLACE (LOCAL)	50'	556'	33' C&G	EACH SIDE
KENNER DRIVE (LOCAL)	50'	839'	30' C&G	EACH SIDE
PATRICIO AVENUE (LOCAL)	50'	711'	30' C&G	EACH SIDE
PHAPSODY LANE (LOCAL)	50'	1332'	30' C&G	EACH SIDE
RESOURCE ROAD (LOCAL)	50'	679'	30' C&G	EACH SIDE
SOLAR WIND STREET (LOCAL)	50'	442'	33' C&G	EACH SIDE
WOODEN SHOE LANE (LOCAL)	50'	1325'	33' C&G	EACH SIDE
TOTAL LINEAR FEET		4849'		
PROPOSED STREETS TO BE DEDICATED TO THE PUBLIC				

OWNER INFORMATION
ROWE LANE 285, L.P.
1301 MUNICIPAL WAY, STE. 200
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TBPE FIRM #2946

SURVEYOR
CHAPARRAL PROFESSIONAL LAND SURVEYING
3500 MCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

LAND USE SUMMARY
OVERALL AREA 35.645 ACRES
RESIDENTIAL AREA 28.149 ACRES
TOTAL LOTS 158
RESIDENTIAL LOTS 157
LANDSCAPE LOTS, OPEN SPACE, DRAINAGE EASMENTS 1
PROPOSED DENSITY 4.43 UNITS/ACRE



PRELIMINARY PLAT ONLY—NOT FOR RECORDATION
SUBDIVISION OF THE COMMONS AT ROWE LANE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°33'47"E	20.12'
L2	N07°33'47"E	128.49'
L3	S82°26'13"E	15.82'
L4	N07°44'04"E	117.24'
L5	S07°33'47"W	50.00'
L6	N82°26'13"W	20.81'
L7	N07°33'47"E	50.00'
L8	S82°26'13"E	39.39'
L9	S82°26'13"E	50.00'
L10	N07°33'47"E	8.21'
L13	N07°33'47"E	12.93'
L14	N81°50'43"W	50.00'
L15	S07°33'47"W	23.64'
L16	N07°33'47"E	26.11'
L17	N81°50'43"W	50.00'
L18	S07°33'47"W	26.63'
L19	N07°33'47"E	29.14'
L20	N81°50'43"W	50.00'
L21	S07°33'47"W	32.15'
L22	N07°33'47"E	61.70'
L23	N82°26'13"W	120.00'
L24	S07°33'47"W	0.84'
L25	N06°58'52"E	24.51'
L26	N07°17'42"E	30.49'
L28	S46°35'36"W	3.34'
L29	N82°26'13"W	9.93'
L30	S82°26'13"E	58.46'
L31	S82°26'13"E	11.92'
L32	S82°26'13"E	25.38'
L33	N82°26'13"W	2.90'
L34	S82°26'13"E	77.43'
L35	S31°28'00"E	3.34'
L36	S82°26'13"E	9.93'
L37	S82°26'13"E	9.93'
L38	N46°35'36"E	3.34'
L39	S82°26'13"E	77.43'
L40	S07°25'15"W	15.00'
L41	N07°44'08"E	15.00'
L42	N07°33'47"E	2.78'

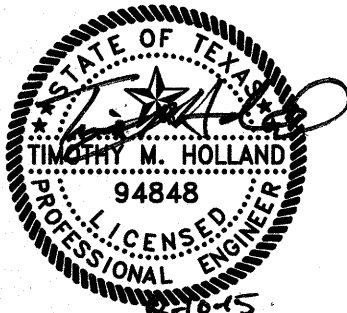
LOT SUMMARY TABLES															
BLOCK T		BLOCK U		BLOCK V		BLOCK X		BLOCK Y		BLOCK Z		BLOCK AA		BLOCK AB	
LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.
15	7724	12	8166	3	7104	2	7003	1	9025	1	9025	11	7370	1	9404
16	6666	13	7003	4	7104	3	7003	2	7200	2	7200	12	7339	2	7649
17	6656	14	7003	5	7104	4	7003	3	7200	3	7200	13	7309	3	9401
18	6646	15	7003	6	7104	5	7003	4	7200	4	7200	14	7278	4	6932
19	6636	16	7003	7	7104	6	7003	5	7200	5	7200	15	7247	5	7104
20	6627	17	7003	8	7104	7	7005	6	7200	6	7200	16	7217	6	7104
21	7718	18	7003	9	7104	8	7003	7	7200	7	7200	17	7186	7	7104
22	6638	19	7003	10	7104	9	7003	8	9025	8	7953	18	7158	8	7104
23	6741	20	7003	11	7104	10	7003	9	8889	9	7819	19	7142	9	7104
24	6884	21	7003	12	8767	11	7003	10	7200	10	7200	20	7128	10	7104
25	7026	22	7003	13	7015	12	7003	11	7200	11	7200	21	7114	11	7104
26	7153			14	7015	13	8164	12	7200	12	7200	22	7099	12	7104
27	7166			15	8763	14	8164	13	7200	13	7200	23	7085	13	7104
28	7157			16	8396	15	7003	14	7200	14	7200	24	7071	16	7252
29	8320			17	7974	16	7003	15	7200	15	7200	25	7057	17	7252
30	12105			18	7555	17	7003	16	9025	16	9025	26	7043	18	7252
31	11654			19	7347	18	7003					27	7029	19	7252
32	7758			20	7344	19	7003					28	7017	20	7252
33	8569			21	7344	20	7005					29	7009	21	7252
34	8561			22	7344	21	7003					30	7002	22	7247
35	10010			23	7966	22	7003					31	57661	23	7014
				24	6740	23	7003					32	10054	24	6601
				25	6740	24	7003					33	10067	25	6365
						25	7003					34	11146		
TOTAL	164415 (3.77 AC)	TOTAL	78198 (1.80 AC)	TOTAL	170244 (3.91 AC)	TOTAL	170402 (3.91 AC)	TOTAL	122365 (2.81 AC)	TOTAL	120223 (2.76 AC)	TOTAL	231828 (5.32 AC)	TOTAL	168059 (3.86 AC)

*PROPOSED PUBLIC R.O.W. = 7.51 AC.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	325.00'	6°43'09"	38.11'	N10°55'21"E	38.09'
C2	275.00'	6°43'09"	32.25'	N10°55'21"E	32.23'
C3	325.00'	3°15'35"	18.49'	S9°11'34"W	18.49'
C4	325.00'	3°27'34"	19.62'	S12°33'09"W	19.62'
C5	275.00'	4°18'33"	20.68'	N09°43'03"E	20.68'
C6	275.00'	2°24'36"	11.57'	N10°04'38"E	11.57'
C7	275.00'	6°43'09"	32.25'	N10°55'21"E	32.23'
C8	325.00'	6°43'09"	38.11'	N10°55'21"E	38.09'
C9	275.00'	3°02'51"	14.63'	S12°45'30"W	14.63'
C10	275.00'	3°40'18"	17.62'	S9°23'56"W	17.62'
C11	10.00'	50°58'14"	8.90'	S72°04'43"W	8.61'
C12	10.00'	50°58'11"	8.90'	S72°04'41"W	8.61'
C13	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'
C14	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'
C15	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'
C16	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'
C17	10.00'	50°58'13"	8.90'	S56°57'07"E	8.61'
C18	10.00'	50°58'13"	8.90'	S56°57'07"E	8.61'
C19	10.00'	50°58'11"	8.90'	N72°04'41"E	8.61'
C20	10.00'	50°58'11"	8.90'	N72°04'41"E	8.61'
C21	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C22	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'
C23	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C24	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'
C25	15.00'	90°00'00"	23.56'	N37°26'13"W	21.21'
C26	14.62'	90°00'00"	22.96'	N54°00'04"E	20.67'
C27	15.00'	92°52'35"	24.32'	N35°59'56"W	21.74'
C28	50.00'	186°22'46"	162.65'	S37°26'13"E	99.85'
C29	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C30	15.00'	90°00'00"	23.56'	N52°33'47"E	21.21'
C31	25.00'	35°28'50"	15.48'	N67°06'49"E	15.24'
C32	25.00'	12°42'33"	5.55'	S88°47'30"E	5.53'
C33	50.00'	53°59'46"	47.12'	S57°24'51"E	45.40'
C34	50.00'	42°43'02"	37.28'	N74°13'45"E	36.42'
C35	50.00'	34°22'35"	30.00'	N35°40'57"E	29.55'
C36	50.00'	62°57'09"	54.94'	N12°58'55"W	52.22'
C37	15.00'	52°01'16"	13.62'	N18°26'51"W	13.16'
C38	50.00'	194°02'31"	169.34'	S52°33'47"W	99.25'
C39	15.00'	52°01'16"	13.62'	S56°25'36"E	13.16'
C40	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'
C41	15.00'	89°50'04"	23.52'	S37°21'15"E	21.18'
C42	15.00'	90°09'56"	23.61'	S52°38'45"W	21.24'
C43	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C44	25.00'	48°11'23"	21.03'	N73°28'05"E	20.41'
C45	50.00'	186°22'46"	162.65'	S37°26'13"E	99.85'
C46	25.00'	48°11'23"	21.03'	S31°39'28"W	20.41'
C47	275.00'	2°52'35"	13.81'	N09°00'04"E	13.80'
C48	325.00'	2°52'35"	16.32'	N09°00'04"E	16.31'
C49	325.00'	2°52'35"	16.32'	N09°00'04"E	16.31'
C50	325.00'	0°29'34"	2.79'	N10°11'35"E	2.79'
C51	325.00'	2°23'02"	13.52'	N8°45'17"E	13.52'
C52	275.00'	2°52'35"	13.81'	N9°00'04"E	13.80'
C53	15.00'	90°00'00"	23.56'	S37°26'13"E	21.21'
C54	15.00'	90°00'00"	23.56'	S52°33'47"W	21.21'
C55	325.00'	3°06'23"	17.62'	S9°06'58"W	17.62'
C56	325.00'	3°36'47"	20.49'	N12°28'33"E	20.49'

PLAT NOTES AND WILLIAMSON COUNTY STANDARD NOTES:

- THIS PROPERTY IS OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, WITHIN THE E.T.J.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY WILLIAMSON COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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. ALL SIDEWALKS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS.
- A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL WITH AND ADJACENT TO ALL STREET RIGHTS-OF-WAY. PUBLIC UTILITY EASEMENTS SHALL ONLY BE USED TO SERVE RESIDENTS WITHIN THE SUBDIVISION. NO NEW PASS-THRU UTILITIES ALLOWED.
- 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 WILLIAMSON 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., H2N CORPORATION, ATLAN ERNEST PFLUGER, JR., RUBY MAE PFLUGER, PATRICIA PFLUGER HOFFMAN, AND THE CITY OF PFLUGERVILLE, TEXAS, EFFECTIVE DATE NOVEMBER 22, 2004. SETBACKS BEING 5-FT SIDE, 25-FT FRONT, 20-FT REAR, AND 15-FT SIDE STREET (CORNER LOT)
- 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.
- 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.
- 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 (18.260 ACRES), PHASE II A (1.862 ACRES), PHASE II B (5.287 ACRES), PHASE II C (0.067 ACRES), PHASE III B (13.069 ACRES), AND WITH THE ADDITION OF LOT 31/AA, FOR 1.323 ACRES.
 - LAKESIDE MUD NO.3 PROPERTY: 294.942 ACRES
 - COMMERCIAL PROPERTY 10.00 ACRES
 - TOTAL PARKLAND DEDICATION (10%) REQUIRED: 28.00 ACRES
 - PROPOSED PHASE V-B & VI-B PARKLAND: 1.323 ACRES
 - PREVIOUS EXISTING PARKLAND DEDICATION: 38.545 ACRES
- THE FOLLOWING LOTS WILL BE OWNED AND MAINTAINED BY LAKESIDE MUD NO. 3, HOA, OR ASSIGNS:
 - LOT 31/BLOCK AA — DRAINAGE EASEMENT & P.U.E.: 1.323 ACRES
- DRIVEWAYS FOR LOTS 31-35 (BLOCK T) AND LOTS 32-34 (BLOCK AA) SHALL CONNECT ONLY TO SOLAR WIND STREET AND NOT DIRECTLY TO CR 138.



PRELIMINARY NOTES
THE COMMONS AT ROWE LANE
SHEET 3 OF 3

PROJECT NO: 1518-10955	DESIGNED BY: CJB
FILE NO:	DRAWN BY: CJB
DATE: MAY 2015	CHECKED BY: JDH
SCALE: 1" = 100'	REVISED BY:



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