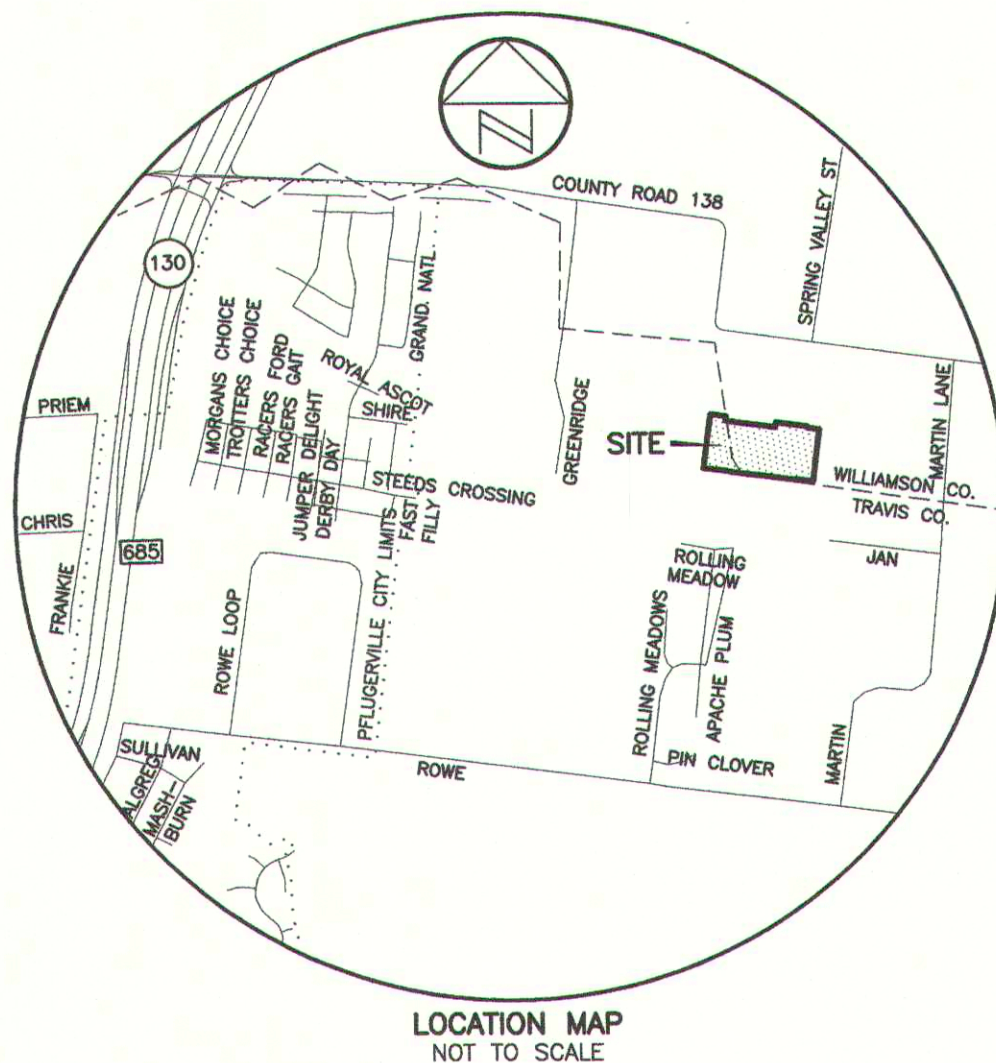


# FINAL PLAT: THE COMMONS AT ROWE LANE PHASE V B

TRAVIS COUNTY, TEXAS &  
WILLIAMSON COUNTY, TEXAS

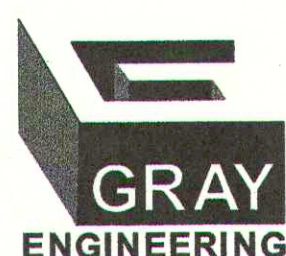


## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS.

IF YOU ARE BUYING A LOT OR HOME IN THIS SUBDIVISION, YOU SHOULD DETERMINE  
WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER  
LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS, BECAUSE  
OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE  
LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON  
SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY,  
THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



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



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
TBPLS Firm No. 10124500

PROJECT NO.:  
697-015  
DRAWING NO.:  
697-015-PL-V B  
PLOT DATE:  
12/06/2018  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
JPA  
SHEET  
01 OF 05



FINAL PLAT:  
THE COMMONS AT ROWE LANE PHASE V B  
TRAVIS COUNTY, TEXAS &  
WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

THE COMMONS AT ROWE  
LANE PHASE V A  
(201500018) (T.C.O.P.R.)

THE COMMONS  
AT ROWE LANE  
PHASE VI A  
(201500019)  
(T.C.O.P.R.)

MERVEIL DR.  
(50' R.O.W.) (201500018)

KENNER DRIVE  
(50' R.O.W.)  
(201500019)

RC02  
REFERENCE TIE  
S24°31'14"W 3613.47'

THE COMMONS AT ROWE  
LANE PHASE IV A  
(201400073) (T.C.O.P.R.)

RESOURCE ROAD  
(50' R.O.W.) (201400073) BM B

RESOURCE ROAD  
(50' R.O.W.)

PORTION OF 48.325 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
(2016171690)  
(T.C.O.P.R.)

PROPOSED  
THE COMMONS AT ROWE  
LANE PHASE IV B

PORTION OF 48.325 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
(2016171690)  
(T.C.O.P.R.)

PROPOSED  
THE COMMONS AT ROWE  
LANE PHASE VI B

WILMILLER LANE (50' R.O.W.)

BIRD WING DRIVE (50' R.O.W.)

QUICK FOX DRIVE (50' R.O.W.)

TEMPORARY TURN  
AROUND EASEMENT  
DOC. 2016108412

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
- PCAP 1/2" REBAR WITH PLASTIC CAP FOUND
- △ CALCULATED POINT
- CONC. MONUMENT SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- E.E. ELECTRIC EASEMENT
- S.S.E. STORM SEWER EASEMENT
- 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 WILLIAMSON COUNTY, TEXAS
- 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:

LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
12401 RESEARCH BOULEVARD  
BUILDING 1, SUITE 300  
AUSTIN, TEXAS 78259

TOTAL ACREAGE: 20.595 ACRES  
JOHN KELSEY SURVEY, ABSTRACT NO. 2753 &  
JACOB CASNER SURVEY, ABSTRACT NO. 918  
TOTAL NUMBER OF LOTS: 101  
SINGLE FAMILY LOTS: 101

BLOCK T: 4 LOTS (0.636 AC.)  
BLOCK U: 11 LOTS (1.795 AC.)  
BLOCK V: 20 LOTS (3.378 AC.)  
BLOCK X: 24 LOTS (3.912 AC.)  
BLOCK Y: 5 LOTS (0.868 AC.)  
BLOCK AA: 16 LOTS (2.636 AC.)  
BLOCK AB: 21 LOTS (3.467 AC.)

R.O.W. AREA: 3.903 AC.

LINEAR FEET OF NEW ROADWAY: 3,460 L.F.  
THE MINIMAL DESIGN SPEED FOR LOCAL  
ROADS IS 25 MPH.

RESOURCE ROAD: 679 L.F.  
BIRD WING DRIVE: 711 L.F.  
WILMILLER LANE: 564 L.F.  
QUICK FOX DRIVE: 859 L.F.  
KENNER DRIVE: 647 L.F.

ADDITIONAL CONTROL POINTS/BENCHMARKS:

BM B: CUT "SQUARE" IN TOP OF CURB  
TCZ GRID COORDINATES  
N: 1015352.72  
E: 3168795.16  
ELEV: 725.44 (NAVD 88, GEOID 99)

BM D: CUT "SQUARE" IN TOP OF CURB  
TCZ GRID COORDINATES  
N: 10152679.04  
E: 3169545.52  
ELEV: 707.03 (NAVD 88, GEOID 99)

LOCATED AS SHOWN HEREON.

CHAPARRAL CONTROL POINT "RC02"  
4" ALUMINUM DISK SET IN ASPHALT, 4'  
NORTH OF CURB AT THE END OF A  
MEDIAN AT THE NORTH TERMINUS OF  
CASA NAVARRO DRIVE.

SURFACE COORDINATES:  
N 10151283.59  
E 3167499.84

TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10150144.45  
E 3167144.39

ELEVATION = 682.44'  
VERTICAL DATUM: NAVD 88 (GEOID 99)

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

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

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

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

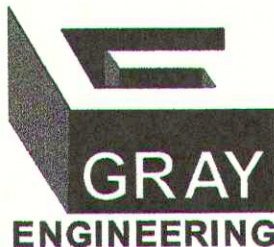
5.004 ACRES  
SAMUEL A. THIELEPAPE  
(9718185) (W.C.O.R.)

11.59 ACRES  
GEORGE L. SCHLAGE TRUST  
(2003110175) (W.C.O.P.R.)

10.05 ACRES  
JUSTIN A. MONTANDON AND  
CASSI R. MONTANDON  
(2010042666) (W.C.O.P.R.)

JOHN CARUTHERS  
SURVEY, ABSTRACT  
NO. 2700

JOHN CARUTHERS SURVEY,  
ABSTRACT NO. 127



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
(512)452-0371  
FAX(512)454-9933  
TBPE 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.:  
697-015  
DRAWING NO.:  
697-015-PL-V B  
PLOT DATE:  
12/06/2018  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
JPA  
SHEET  
02 OF 05



FINAL PLAT:  
THE COMMONS AT ROWE LANE PHASE V B  
TRAVIS COUNTY, TEXAS &  
WILLIAMSON COUNTY, TEXAS

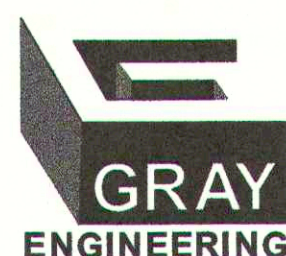
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°33'47"E	20.12'
L2	N07°33'47"E	128.49'
L3	S82°26'13"E	15.82'
L4	N07°44'04"E	117.24'
L5	S07°44'04"W	50.00'
L6	N82°26'13"W	9.15'
L7	S07°33'47"W	120.00'
L8	N07°33'47"E	50.00'
L9	S82°26'13"E	53.13'
L10	N07°33'47"E	120.00'
L11	S82°26'13"E	50.00'
L12	N07°33'47"E	8.21'
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	29.65'
L22	N07°33'47"E	59.20'
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'
L27	S87°34'41"W	0.15'
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	73.46'
L32	S82°26'13"E	78.74'
L33	N82°26'13"W	63.74'
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	N07°17'42"E	62.77'
L41	S82°15'56"E	59.57'

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'	3°02'51"	14.63'	N12°45'30"E	14.63'
C3	325.00'	3°36'47"	20.49'	N12°28'33"E	20.49'
C4	275.00'	6°43'09"	32.25'	N10°55'21"E	32.23'
C5	325.00'	3°15'35"	18.49'	N09°11'34"E	18.49'
C6	325.00'	3°27'34"	19.62'	N12°33'09"E	19.62'
C7	275.00'	4°18'31"	20.68'	N09°43'02"E	20.67'
C8	275.00'	2°24'38"	11.57'	N13°04'37"E	11.57'
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'

LOT SUMMARY TABLES							
BLOCK U		BLOCK V		BLOCK X		BLOCK AA	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
12	8,166	3	7,800	2	7,003	6	7,370
13	7,003	4	6,600	3	7,003	7	7,339
14	7,003	5	6,911	4	7,003	8	7,309
15	7,003	6	7,104	5	7,003	9	7,278
16	7,003	7	7,104	6	7,003	10	7,247
17	7,003	8	7,104	7	7,004	11	7,216
18	7,003	9	7,104	8	7,003	12	7,186
19	7,003	10	7,104	9	7,003	13	7,157
20	7,003	11	7,104	10	7,003	14	7,142
21	7,003	12	8,767	11	7,003	15	7,128
22	7,003	16	8,395	12	7,003	16	7,114
		17	7,974	13	8,164	17	7,099
		18	7,555	14	8,164	18	7,085
		19	7,347	15	7,003	19	7,071
		20	7,343	16	7,003	20	7,057
		21	7,335	17	7,003	21	7,043
		22	6,740	18	7,003		
		23	7,659	19	7,003		
		24	7,353	20	7,004		
		25	6,740	21	7,003		
				22	7,003		
				23	7,003		
				24	7,003		
				25	7,003		

COMMONS AT ROWE LANE (LAKESIDE MUD NO. 3) PARKLAND ACREAGE TABLE	
TOTAL SUBDIVISIONS = 283.262 AC. PARKLAND REQUIRED = 28.326 AC.	
PARKLAND PROVIDED	
PHASE	ACRES
I	18.260
IIA	1.862
IIB	5.287
IIC	0.067
IIIB	13.069
VII	3.901
PARKLAND PROVIDED:	42.446 ACRES

LOT SUMMARY TABLES			
BLOCK T		BLOCK Y	
LOT#	SQ. FT.	LOT#	SQ. FT.
15	7,729	1	9,025
16	6,666	2	7,200
17	6,657	3	7,200
18	6,647	4	7,200
		5	7,200



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
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FINAL PLAT:  
THE COMMONS AT ROWE LANE PHASE V B  
TRAVIS COUNTY, TEXAS &  
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 20.595 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, AND THE JACOB CASNER SURVEY, ABSTRACT NO. 918, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 48.325 ACRE TRACT DESCRIBED IN A DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., DATED OCTOBER 12, 2016 AND RECORDED IN DOCUMENT NO. 2016171690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.595 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Rj" cap found for an angle point in the west line of said 48.325 acre tract, for the northwest corner of Lot 23, Block U, The Commons at Rowe Lane Phase IV A, a subdivision recorded in Document No. 201400073 of the Official Public Records of Travis County, Texas, being in the east line of Lot 2, Block U of The Commons at Rowe Lane Phase IV A;

THENCE North 07°33'47" East, with the west line of said 48.325 acre tract with the east line of Lot 2, a distance of 20.12 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of said Lot 2, same being the southeast corner of Lot 3, Block U, The Commons at Rowe Lane Phase V A, a subdivision recorded in Document No. 201500018 of the Official Public Records of Travis County, Texas;

THENCE North 07°33'47" East, with the west line of said 48.325 acre tract, same being the east line of said Lot 3, at a distance of 5.21 feet passing a 1/2" rebar with "Chaparral" cap found, and continuing with east line of Lots 3 through 10 of said Block U, for a total distance of 555.00 feet to a concrete monument found for the northeast corner of said Lot 10, same being the southeast corner of Lot 11, Block U, The Commons at Rowe Lane Phase VI A, a subdivision recorded in Document No. 201500019 of the Official Public Records of Travis County, Texas;

THENCE North 07°33'47" East, continuing with the west line of said 48.325 acre tract and with the east line of said Lot 11, at distance of 68.49 feet passing a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 11, same being the southeast corner Kenner Drive (50' right-of-way), and continuing with the east terminus of Kenner Drive, for a total distance of 128.49 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Kenner Drive, being in the south line of Lot 14, Block T, The Commons at Rowe Lane Phase VI A;

THENCE with the west line of said 48.325 acre tract, same being the south and east lines of said Lot 14, the following two (2) courses and distances:

1. South 82°26'13" East, a distance of 15.82 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 7°44'04" East, a distance of 117.24 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 14, same being the northwest corner of the 48.325 acre tract, also being the south line of a 12.00 acre lease tract described in Document No. 2006028916 of the Official Public Records of Williamson County, Texas, said 12.00 acres being a portion of a 42.009 acre tract described in a deed to Atlan Ernest Pfluger, Jr., recorded in Volume 11220, Page 172 of the Real Property Records of Travis County, Texas;

THENCE South 82°15'56" East, with the common line of the 48.325 acre tract and the 12.00 acre tract, a distance of 236.94 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar with plastic cap found for a common corner of the 48.325 acre tract and the 12.00 acre tract bears South 82°15'56" East, a distance of 59.57 feet;

THENCE crossing the 48.325 acre tract the following thirteen (13) courses and distances:

1. South 07°44'04" West, a distance of 116.53 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 07°33'47" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 82°26'13" West, a distance of 9.15 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 07°33'47" West, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 82°26'13" East, a distance of 382.86 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 07°33'47" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 07°33'47" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 82°26'13" East, a distance of 53.13 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 07°33'47" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 82°26'13" East, a distance of 315.61 feet to a 1/2" rebar with "Chaparral" cap set;
11. South 82°26'13" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 07°33'47" East, a distance of 8.21 feet to a 1/2" rebar with "Chaparral" cap set;
13. South 82°26'13" East, a distance of 127.92 feet to a concrete monument set in the east line of the 48.325 acre tract, same being the west line of a 10.05 acre tract described in a deed to Justin A. Montandon and Cassi R. Montandon, recorded in Document No. 2010042666 of the Official Public Records of Williamson County, Texas, from which a 3/8" rebar found for a common corner of the 48.325 acre tract and said 10.05 acre tract bears North 7°17'42" East, a distance of 62.77 feet;

THENCE South 07°17'42" West, with the east line of said 48.325 acre tract, in part being the west line of said 10.05 acre tract, and in part being the west line of an 11.59 acre tract described in deed to the George L. Schlage Trust, recorded in Document No. 2003110175 of the Official Records of Williamson County, Texas, a distance of 470.49 feet to a 1/2" rebar found for an angle point in the common line of said 48.325 acre tract and said 11.59 acre tract;

THENCE South 06°58'52" West, continuing with the east line of the 48.325 acre tract, in part being the west line of the 11.59 acre tract, and in part being the west line of a 5.004 acre tract described in deed to Samuel A. Thielepape, recorded in Document No. 9718185 of the Official Records of Williamson County, Texas, a distance of 409.53 feet to a concrete monument set in the common line of said 48.325 acre tract and said 5.004 acre tract, from which a 1/2" rebar found for an angle point in the east line of the 48.325 acre tract bears South 6°58'52" West, a distance of 113.61 feet;

THENCE crossing the 48.325 acre tract, the following thirteen (13) courses and distances:

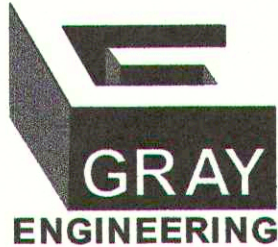
1. North 82°26'13" West, a distance of 134.28 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 07°33'47" East, a distance of 12.93 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 81°50'43" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 07°33'47" West, a distance of 23.64 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 82°26'13" West, a distance of 240.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 07°33'47" East, a distance of 26.11 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 81°50'43" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 07°33'47" West, a distance of 26.63 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 82°26'13" West, a distance of 242.51 feet to a 1/2" rebar with "Chaparral" cap set;
10. North 07°33'47" East, a distance of 29.14 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 81°50'43" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
12. South 07°33'47" West, a distance of 29.65 feet to a 1/2" rebar with "Chaparral" cap set;
13. North 82°26'13" West, a distance of 122.55 feet to a 1/2" rebar with "Chaparral" cap found in the west line of the 48.325 acre tract, for the common corner of Lot 1 and Lot 2, Block V, The Commons at Rowe Lane Phase IV A;

THENCE with the west line of the 48.325 acre tract, the following four (4) courses and distances:

1. North 07°33'47" East, with the east line of Lot 2, Block V, a distance of 59.20 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 2, Block V;
2. North 82°26'13" West, with the north line of Lot 2, Block V, a distance of 120.00 feet to a calculated point for the northwest corner of Lot 2, Block V, from which a 1/2" rebar with plastic cap found bears South 87°34'41" West, a distance of 0.15 feet;
3. South 07°33'47" West, with the west line of Lot 2, Block V, a distance of 0.84 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Resource Road (50' right of way width);
4. North 82°26'13" West, in part with the north terminus of Resource Road, and in part with the north line of said Lot 23, a distance of 170.00 feet to the POINT OF BEGINNING, containing 20.595 acres of land, more or less.

PLAT NOTES AND TRAVIS COUNTY AND WILLIAMSON COUNTY STANDARD NOTES

1. THIS PLAT LIES OUTSIDE THE CITY OF PFLUGERVILLE CITY LIMITS, BUT WITHIN THE ETJ.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE, RESPECTIVELY. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL LOCAL STREET(S) ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE# 1203-15-02-24 AND CITY RESOLUTION# 1224-09-08-25 8A.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24. (SEE PARKLAND ACREAGE TABLE ON SHEET 3)(PER THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCID NO. 3, A MINIMUM OF 10% OF THE TOTAL ACREAGE OF THE DEVELOPMENT IS TO BE DEDICATED TOWARD PARKLAND.)
11. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS. THE 25 AND 100 YEAR FLOOD WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.
13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
15. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
16. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
19. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT ON LOTS LOCATED WITHIN TRAVIS COUNTY.
20. 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.
21. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AND CONSENT AGREEMENT FOR LAKESIDE WCID NO. 3, BETWEEN ROWE LANE DEVELOPMENT, LTD., H2N CORPORATION, ATLAN ERNEST PFLUGER, JR., RUBY MAE PFLUGER, PATRICIA PFLUGER HOFFMAN, AND THE CITY OF PFLUGERVILLE, TEXAS, EFFECTIVE DATE NOVEMBER 22, 2004. SETBACKS BEING 5-FT SIDE, 25-FT FRONT, 20-FT REAR, AND 15-FT SIDE STREET (CORNER LOT)
22. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC.
23. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS IN THIS SUBDIVISION LOCATED PARTIALLY OR WHOLLY WITHIN WILLIAMSON COUNTY. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
24. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
25. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
26. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
27. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
28. 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, DOCUMENT NO.: \_\_\_\_\_ AND WILLIAMSON COUNTY, TEXAS, DOCUMENT NO.: \_\_\_\_\_
29. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
30. 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 TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
31. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
(512)452-0371  
FAX(512)454-9933  
TBPE 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.: 697-015
DRAWING NO.: 697-015-PL-V B
PLOT DATE: 12/06/2018
PLOT SCALE: 1"=100'
DRAWN BY: JPA
SHEET 04 OF 05



**FINAL PLAT:**  
**THE COMMONS AT ROWE LANE PHASE V B**  
TRAVIS COUNTY, TEXAS &  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 20.595 ACRES IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, AND THE JACOB CASNER SURVEY, ABSTRACT NO. 918, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 48.325 ACRE TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016171690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 20.595 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 B

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 15 DAY OF September, 2017 A.D.

LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
12401 RESEARCH BOULEVARD  
BUILDING 1, SUITE 300  
AUSTIN, TEXAS 78259

BY: LENNAR TEXAS HOLDING COMPANY  
A TEXAS CORPORATION  
ITS: GENERAL PARTNER

BY: [Signature]  
NAME: RICHARD MAIER  
TITLE: AUTHORIZED AGENT

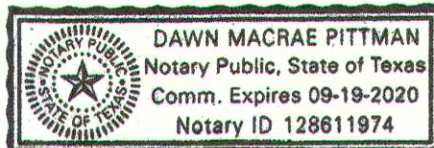
STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15 DAY OF September, 2017, BY RICHARD MAIER, IN THE CAPACITY OF VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 15 DAY OF September, 2017 A.D.

[Signature]  
DAWN MACRAE PITTMAN  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME

09-19-2020  
MY COMMISSION EXPIRES



STATE OF TEXAS  
CITY OF PFLUGERVILLE

APPROVED THIS 13 DAY OF September, 2017 A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: [Signature]  
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 13 DAY OF September, 2017 A.D.

BY: [Signature]  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:  
[Signature]  
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, 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 PURSUANT TO CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

DATE OF SURVEY: SEPTEMBER 13, 2017

[Signature] 9/13/17  
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, JASON REECE, 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, PURSUANT TO CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS, 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. 48453C0280J, DATED AUGUST 18, 2014.

[Signature]  
JASON REECE, P.E. 127126

ENGINEERING BY:  
GRAY ENGINEERING, INC.  
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140  
AUSTIN, TEXAS 78759  
512-452-0371  
TBPE # 2946



**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 DEBEAUVOIR, 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 DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS §

COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

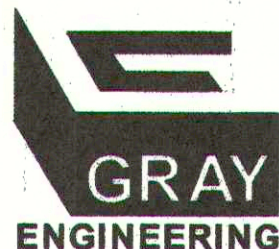
RECORD IN MY OFFICE, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE

PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS.

BY: DEPUTY



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
(512)452-0371  
FAX (512)454-9933  
TBPE 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.:  
697-015  
DRAWING NO.:  
697-015-PL-V B  
PLOT DATE:  
9/13/17  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
JPA  
SHEET  
05 OF 05