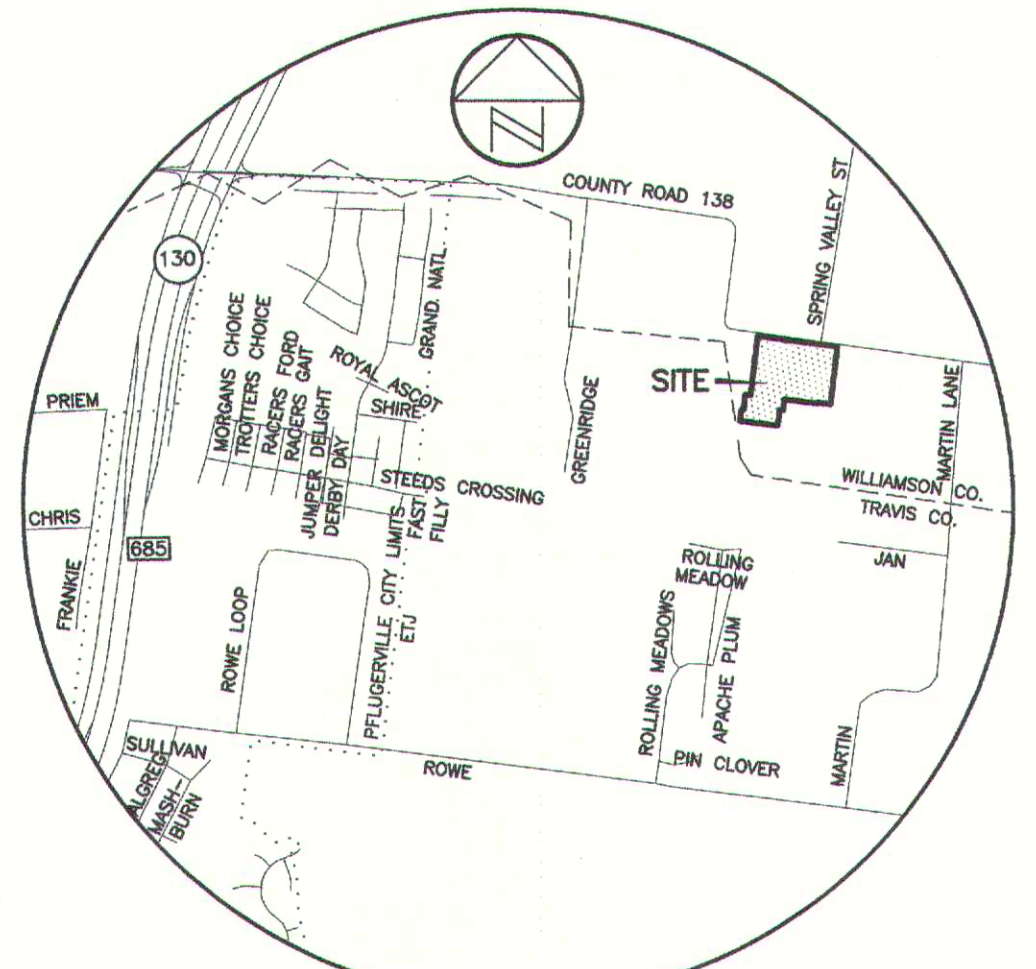
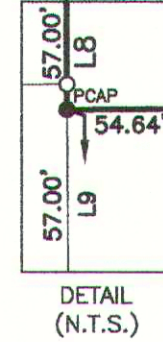


FINAL PLAT: THE COMMONS AT ROWE LANE PHASE VI B WILLIAMSON COUNTY, TEXAS



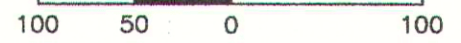
JOHN KELSEY SURVEY
(F/K/A JACOB CASNER SURVEY),
ABSTRACT NO. 2753
TRAVIS COUNTY
APPROXIMATE SURVEY LINE & COUNTY LINE
WILLIAMSON COUNTY
JACOB CASNER SURVEY,
ABSTRACT NO. 918



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'

GRAPHIC SCALE



FRANCIS BRADLEY
SURVEY NO. 3,
ABSTRACT NO. 75

ADDITIONAL CONTROL POINTS/BENCHMARKS:

BM B: CUT "SQUARE" IN TOP OF CURB
TCZ GRID COORDINATES
N: 10153352.72
E: 3168795.16
ELEV: 725.44 (NAVD 88, GEOID 99)

BM C: CUT "SQUARE" IN THE CONCRETE
BASE OF A GUARDRAIL
TCZ GRID COORDINATES
N: 10154701.20
E: 3170181.96
ELEVATION: 679.85' (NAVD 88, GEOID 99)
LOCATED AS SHOWN HEREON.

SPRING VALLEY ST.
(50' R.O.W. WIDTH)

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

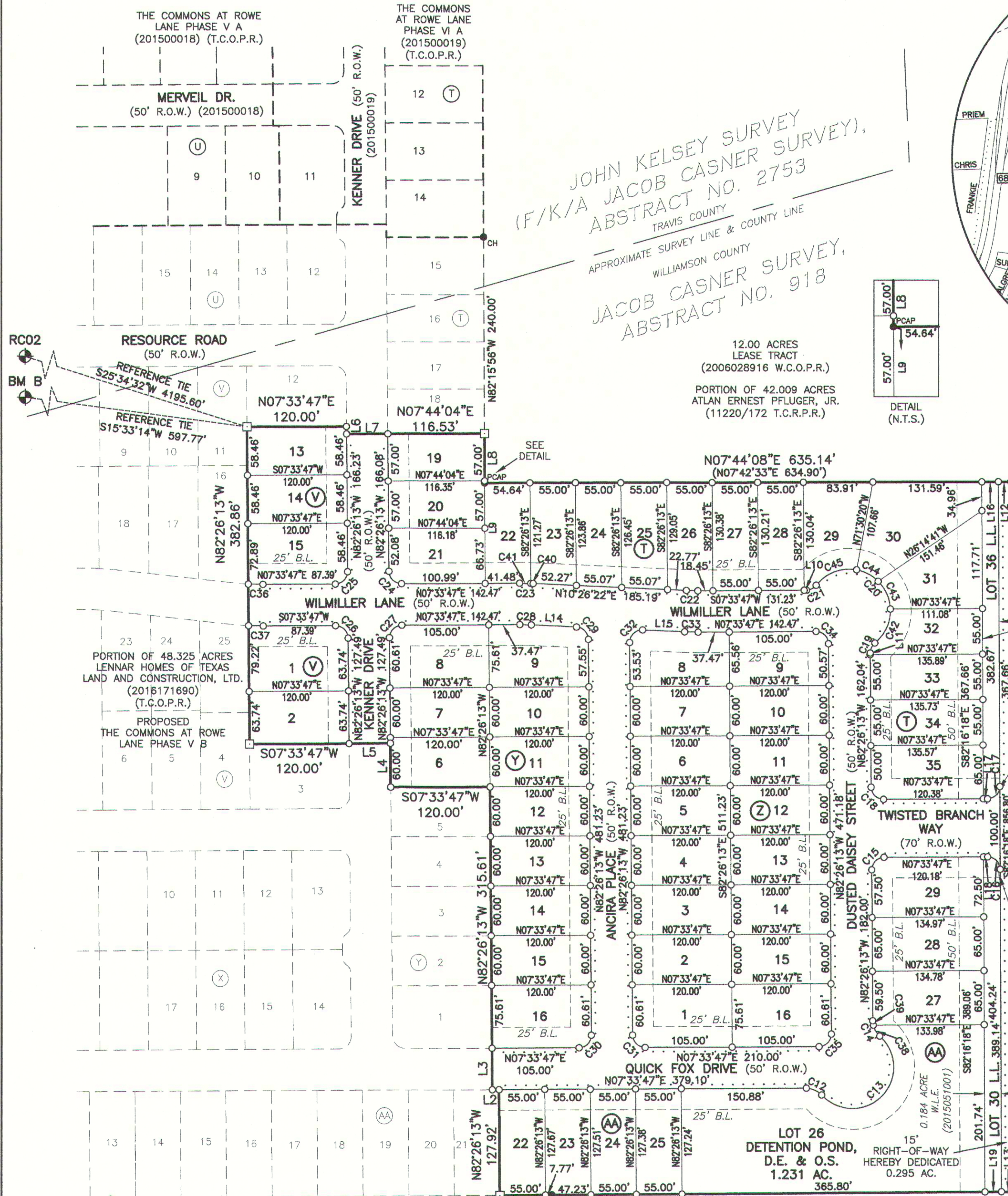
TOTAL ACREAGE: 15.050 ACRES
JACOB CASNER SURVEY, ABSTRACT NO. 918
TOTAL NUMBER OF LOTS: 59
SINGLE FAMILY LOTS: 58 (9.850 AC.)
DETENTION POND, DRAINAGE EASEMENT, AND
OPEN SPACE LOTS: 1 (1.231 AC.)
LANDSCAPE LOTS: 2 (0.359 AC.)

BLOCK T: 18 LOTS (3.139 AC.)
BLOCK V: 5 LOTS (0.914 AC.)
BLOCK Y: 11 LOTS (1.941 AC.)
BLOCK Z: 16 LOTS (2.760 AC.)
BLOCK AA: 9 LOTS (2.686 AC.)

R.O.W. AREA: 3.610 AC.

LINEAR FEET OF NEW ROADWAY: 3,393 L.F.
THE MINIMAL DESIGN SPEED FOR LOCAL ROADS
IS 25 MPH.

KENNER DRIVE: 374 L.F.
QUICK FOX DRIVE: 435 L.F.
ANCIRA PLACE: 556 L.F.
DUSTED DAISEY STREET: 551 L.F.
WILMILLER LANE: 1,297 L.F.
TWISTED BRANCH WAY: 180 L.F.



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.)

5.076 ACRES
CHARLES MEEK AND SHERRI MEEK
(2013058991) (W.C.O.P.R.)

JOHN CARUTHERS SURVEY, ABSTRACT NO. 127

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.

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

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

SURFACE COORDINATES:
N 10151283.59
E 3167499.84

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10150144.45
E 3167144.39

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

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

THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED ON
1983/93 HARN VALUES FROM THE LCRA
CONTROL NETWORK FOR CHAPARRAL
CONTROL POINT "RC02".

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - ^{PCAP} 1/2" REBAR WITH PLASTIC CAP FOUND
 - CONC. MONUMENT SET
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - ⊕ 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
O.S. OPEN SPACE
D.E. DRAINAGE EASEMENT
W.L.E. WATER LINE EASEMENT
L.L. LANDSCAPE LOT
W.C.O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
() RECORD INFORMATION
... 4' SIDEWALK TYPICAL (6' SIDEWALK ALONG CR 138)
Ⓐ BLOCK LETTER
P.O.B. POINT OF BEGINNING

**GRAY
ENGINEERING**

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-VI B

PLOT DATE:
02/26/19

PLOT SCALE:
1"=100'

DRAWN BY:
JPA

SHEET
01 OF 03

**FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE VI B
WILLIAMSON COUNTY, TEXAS**

I, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016096693 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS THE COMMONS AT ROWE LANE PHASE VI B

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7th DAY OF February, 2019.

Richard Maier
RICHARD MAIER, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
12401 RESEARCH BOULEVARD
BUILDING 1, SUITE 300
AUSTIN, TEXAS 78259

SURVEYOR'S CERTIFICATION

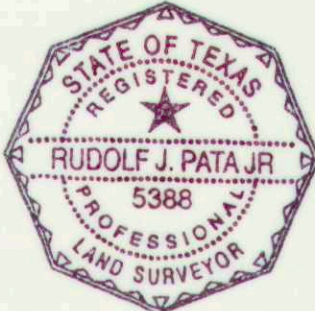
STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RUDOLF J. PATA, JR., 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: MARCH 5, 2015 THROUGH DECEMBER 15, 2017.

Rudolf J. Pata Jr.
RUDOLF J. PATA JR., R.P.L.S. 5388

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



ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, WILL WHEELER, 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.

Will Wheeler
WILL WHEELER, P.E. 112029

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



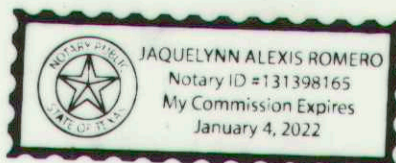
STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF February, 2019, BY RICHARD MAIER, IN THE CAPACITY OF AUTHORIZED AGENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 7 DAY OF February, 2019, AD.

Jaquelyn Alexis Romero
NOTARY PUBLIC, STATE OF TEXAS

Jaquelyn Alexis Romero Jan. 4, 2022
PRINTED NAME MY COMMISSION EXPIRES



STATE OF TEXAS
CITY OF PFLUGERVILLE

APPROVED THIS 7 DAY OF March, 2019, AD., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: At Council
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

4 DAY OF March, 2019, AD.

BY: Emily Barron
EMILY BARRON, PLANNING DIRECTOR

ATTEST: Karen Thompson
KAREN THOMPSON, CITY SECRETARY



| LOT SUMMARY TABLES | | | | | | | | | |
|--------------------|---------|---------|---------|---------|---------|---------|---------|----------|---------|
| BLOCK T | | BLOCK V | | BLOCK Y | | BLOCK Z | | BLOCK AA | |
| LOT# | SQ. FT. | LOT# | SQ. FT. | LOT# | SQ. FT. | LOT# | SQ. FT. | LOT# | SQ. FT. |
| 19 | 6,637 | 1 | 9,404 | 6 | 7,200 | 1 | 9,025 | 22 | 7,029 |
| 20 | 6,627 | 2 | 7,649 | 7 | 7,200 | 2 | 7,200 | 23 | 7,017 |
| 21 | 7,544 | 13 | 7,015 | 8 | 9,025 | 3 | 7,200 | 24 | 7,009 |
| 22 | 6,637 | 14 | 7,015 | 9 | 8,886 | 4 | 7,200 | 25 | 7,002 |
| 23 | 6,740 | 15 | 8,763 | 10 | 7,200 | 5 | 7,200 | 26 | 53,628 |
| 24 | 6,884 | | | 11 | 7,200 | 6 | 7,200 | 27 | 8,753 |
| 25 | 7,026 | | | 12 | 7,200 | 7 | 7,200 | 28 | 8,767 |
| 26 | 7,152 | | | 13 | 7,200 | 8 | 7,953 | 29 | 9,745 |
| 27 | 7,166 | | | 14 | 7,200 | 9 | 7,820 | 30 | 8,036 |
| 28 | 7,157 | | | 15 | 7,200 | 10 | 7,200 | | |
| 29 | 8,320 | | | 16 | 9,025 | 11 | 7,200 | | |
| 30 | 11,541 | | | | | 12 | 7,200 | | |
| 31 | 9,166 | | | | | 13 | 7,200 | | |
| 32 | 6,659 | | | | | 14 | 7,200 | | |
| 33 | 7,470 | | | | | 15 | 7,200 | | |
| 34 | 7,461 | | | | | 16 | 9,025 | | |
| 35 | 8,758 | | | | | | | | |
| 36 | 7,604 | | | | | | | | |

| COMMONS AT ROWE LANE (LAKESIDE MUD NO. 3) PARKLAND ACREAGE TABLE | |
|---|--------------|
| TOTAL SUBDIVISIONS = | 283.262 AC. |
| PARKLAND REQUIRED (1090) = | 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 |

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., 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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
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 _____ 2019, A.D., AT ___ O'CLOCK ___ M., AND

DULY RECORDED THIS THE ___ DAY OF _____ 2019, 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

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ___ DAY OF _____, 2019 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

PROJECT NO.: 697-015
DRAWING NO.: 697-015-PL-VI B
PLOT DATE: 01/29/19
PLOT SCALE: 1"=100'
DRAWN BY: JPA
SHEET 03 OF 03