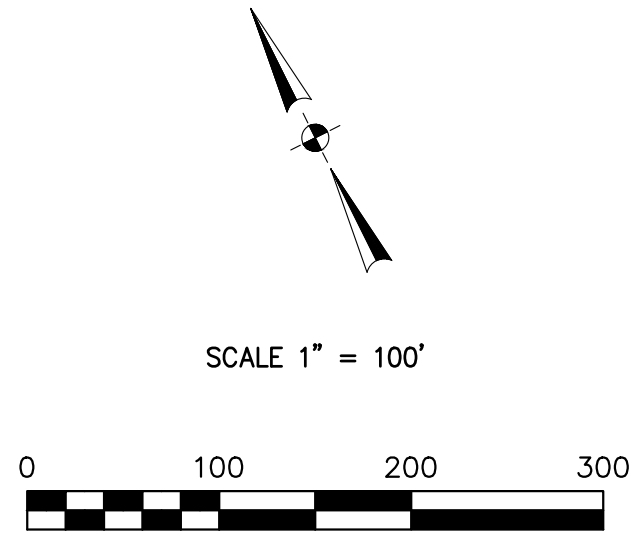
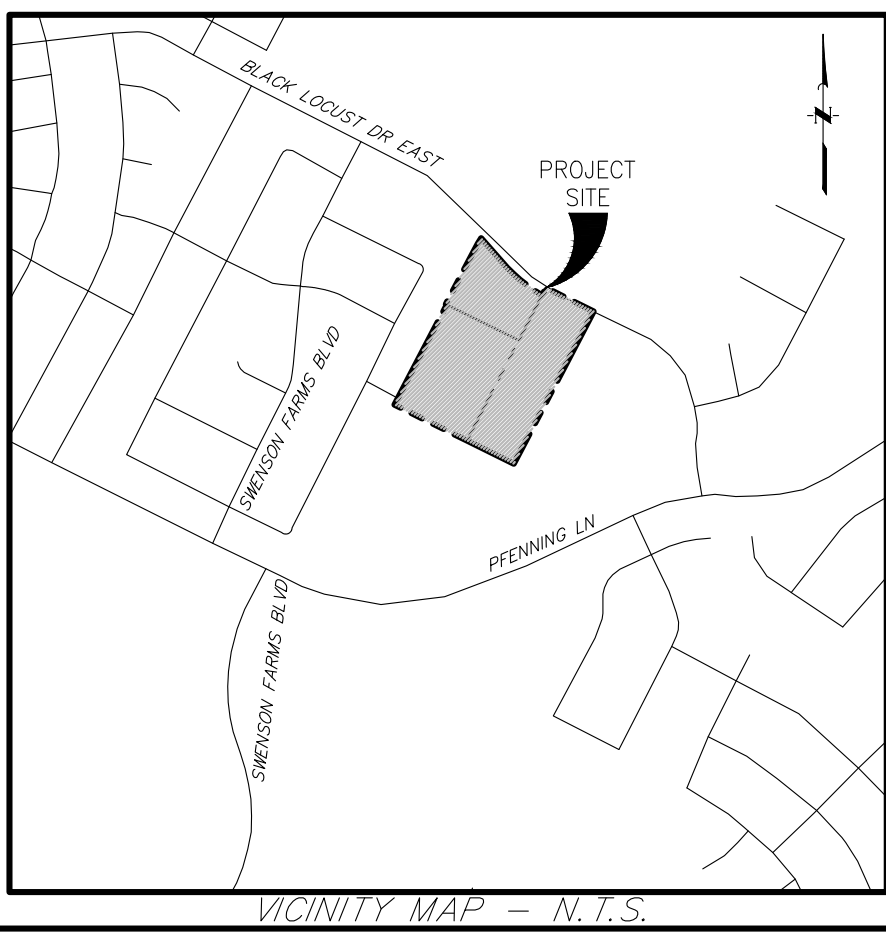


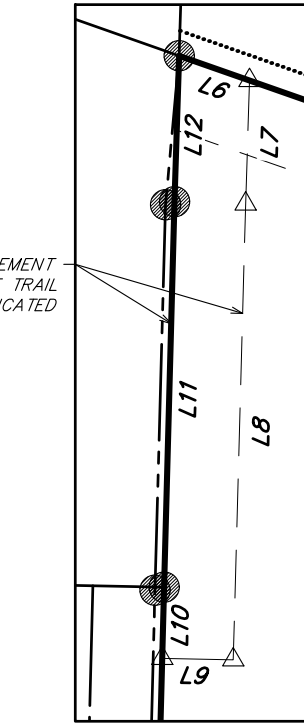
# BLACK LOCUST TOWNHOMES FINAL PLAT

CITY OF PFLUGERVILLE,  
TRAVIS COUNTY, TEXAS



LEGEND

- IRON ROD FOUND
- 5/8" IRON ROD SET W/CAP STAMPED "JONES/CARTER" CALCULATED POINT
- △ TBM TEMPORARY BENCHMARK
- ◆ EXISTING 6' WIDE SIDEWALK
- ⋯ PROPOSED 4' WIDE SIDEWALK
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



DEVELOPER: ASHTON GRAY (HOMES)  
BLACK LOCUST, LLC  
3902 BYRON STREET  
HOUSTON, TX 77005  
(713) 204-8162  
ATTN: MARK PEARSON

SURVEYOR: QUIDDITY ENGINEERING, LLC  
3100 ALVIN DEVANE BLVD  
SUITE 150  
AUSTIN TX, 78741  
(512) 441-9493  
ATTN: REX HACKETT, RPLS, LSLs

ENGINEER: QUIDDITY ENGINEERING, LLC  
3100 ALVIN DEVANE BLVD  
SUITE 150  
AUSTIN TX, 78741  
(512) 441-9493  
ATTN: WILLIAM A.C. MCASHAN, PE

SWENSON FARM  
SINGLE FAMILY  
PHASE B  
DOC. NO. 200400075  
O.P.R.T.C.T.

TBM #1  
"X" cut in concrete  
Elevation of 732.26' (NAVD 88) as result of the on the ground survey  
completed September 20, 2021.

(Surface Coordinates with scale factor of 1.0001043694 at 0,0 origin point)  
N = 10,141,303.85  
E = 3,150,413.73

(Grid Coordinates)  
N = 10,140,245.52  
E = 3,150,084.96

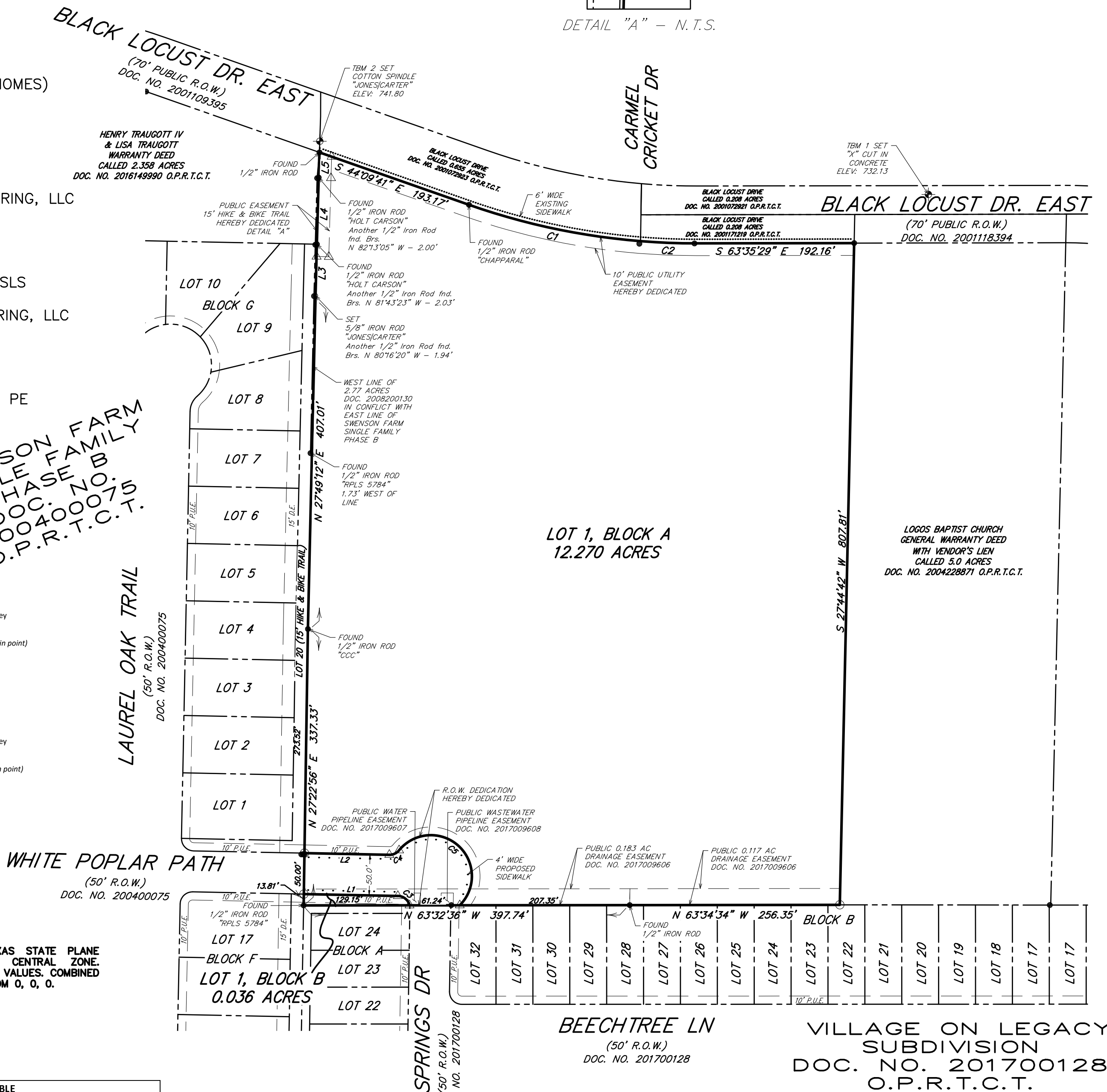
TBM #2  
cotton spindle with shiner stamped "JONES/CARTER"  
Elevation of 741.80' (NAVD 88) as result of the on the ground survey  
completed September 20, 2021.

(Surface Coordinates with scale factor of 1.0001043694 at 0,0 origin point)  
N = 10,141,711.99  
E = 3,149,845.24

(Grid Coordinates)  
N = 10,140,653.62  
E = 3,149,516.53

**BEARING BASIS NOTE:**

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.  
COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED  
SCALE FACTOR IS 1.0001043694 SCALED FROM 0, 0, 0.



LOT SUMMARY TABLE	
Total Acreage	12.31 Ac.
# of Lots	2
Lot 1, Block A	12.27 Ac.
Lot 1, Block B	.04 Ac.
Land Use	Lot 1, Block A - Townhomes, Lot 1, Block B - Street Dedication
Proposed ROW	Length = 190' Width = 30' Acreage = .28 ac
Site Area	12.59 Ac.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°20'34" W	114.70'
L2	S 62°20'34" E	103.54'
L3	N 27°59'01" E	62.76'
L4	N 28°03'43" E	81.33'
L5	N 28°18'01" E	30.81'
L6	S 44°09'41" E	15.73'
L7	S 28°18'01" W	26.04'
L8	S 28°03'43" W	96.20'
L9	N 62°20'13" W	14.98'
L10	N 27°59'01" E	15.00'
L11	N 28°03'43" E	81.33'
L12	N 28°18'01" E	30.81'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°43'51"	834.99'	214.68'	S 51°31'36" E	214.09'
C2	4°41'56"	835.00'	68.48'	S 61°14'31" E	68.46'
C3	74°56'38"	15.00'	19.62'	N 24°52'15" W	18.25'
C4	52°01'12"	15.00'	13.62'	S 88°21'10" E	13.16'
C5	186°09'35"	50.00'	162.45'	S 21°16'59" E	99.86'

FILE: K:\16759\16759-0009-00 Black Locust Townhomes - Prelim\1 Surveying Phase\CAD Files\Working Dwg\16759-0009-00 Plat.dwg	
JOB NO: 16759-0009-00	DRAWN BY: ASH
DATE: December 10, 2021	CHECKED BY: RLH
SCALE: 1" = 100'	REVISED: April 11, 2022

**QUIDDITY**  
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

**BLACK LOCUST TOWNHOMES  
FINAL PLAT**

**BLACK LOCUST TOWNHOMES  
FINAL PLAT  
CITY OF PFLUGERVILLE,  
TRAVIS COUNTY, TEXAS**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That BL 12 HOLDINGS LLC, being the owner of a 12.588-acre tract of land in a General Warranty Deed to BL 12 Holdings LLC in Document No. 2021191387 of the Official Public Records of Travis County, Texas, out of the Elnathan Bebee Survey, Abstract No. 53, situated in the City of Pflugerville, do hereby subdivide 12.59-acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

**BLACK LOCUST TOWNHOMES FINAL PLAT**

And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: Ashton Oak (Homes) Black Locust, LLC

Name: Mark Pearson  
Title: \_\_\_\_\_  
Address: 3902 Byron Street  
Houston, TX 77005

STATE OF TEXAS §  
COUNTY OF TRAVIS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day did personally appear \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Rex L. Hackett, 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 subdivision, in accordance with all city of Pflugerville, Texas codes and ordinances and that all known easements within the boundary of the plat are shown hereon.

*Rex L. Hackett*

Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
Date 4/11/2022  
**QUIDDITY ENGINEERING, LLC.**  
3100 Alvin Devane Blvd., Suite 150  
Austin, Texas 78744



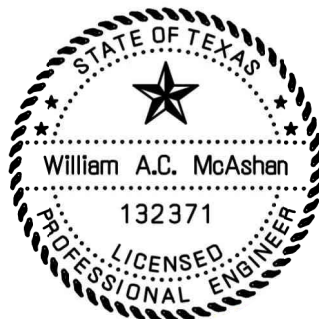
**ENGINEER'S FLOOD PLAIN CERTIFICATION**

**FLOOD PLAIN NOTE:**

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0260J, dated August 18, 2014 and FIRM Map #48453C0280J, dated August 18, 2014 for the City of Pflugerville, Travis County, Texas.

*William A.C. McAshen*

William A.C. McAshen  
Registered Professional Engineer No. 132371  
Date 04/11/2022  
**QUIDDITY ENGINEERING, LLC**  
3100 Alvin Devane Blvd., Suite 150  
Austin, Texas 78744



APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, by the Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of the city.

Chair  
This Plat reflects the approval granted by the planning and zoning commission on the date indicated above.

Emily Barron, Planning and Development Services Director

Attest:

Trista Evans, City Secretary

**NOTES:**

1. This plan lies within the City of Pflugerville full purpose jurisdiction.
2. Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
3. 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage(s).
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. 1206-02-24. The Grantor, 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.
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. An existing six (6) foot wide sidewalk already exists along the south side of Black Locust Drive. A four (4) foot minimum width sidewalk shall be installed along both sides of the public street. It will extend from the existing four (4) foot wide sidewalks on White Poplar Path and Warm Springs Drive.
8. 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.
9. The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by Ordinance # 1203-15-02-24.
10. The Community Impact Fee rate for water and wastewater is hereby accessed and established according to the City of Pflugerville Ordinance No. 1440-20-04-14. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
11. This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.
17. The assessed roadway impact fee is hereby assessed and established according to the City of Pflugerville Ordinance No. 1470-20-11-24. Roadway impact fees will be paid prior to the issuance of any building permit.
18. Parkland dedication fee in-lieu of land for 2.17 required acres is \$94,701.18.
19. BL 12 HOLDINGS LLC will be responsible for the maintenance of Lot 1, Block B.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, Rebecca Guerrero, 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., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Rebecca Guerrero, County Clerk, Travis County, Texas

Deputy

FILE: K:\16759\16759-0009-00 Black Locust Townhomes - Prelim\1 Surveying Phase\CAD Files\Working Dwg\16759-0009-00 Plat.dwg	
JOB NO: 16759-0009-00	DRAWN BY: ASH
DATE: December 10, 2021	CHECKED BY: RLH
SCALE: Not to Scale	REVISED: April 11, 2022
<b>BLACK LOCUST TOWNHOMES FINAL PLAT</b>	



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