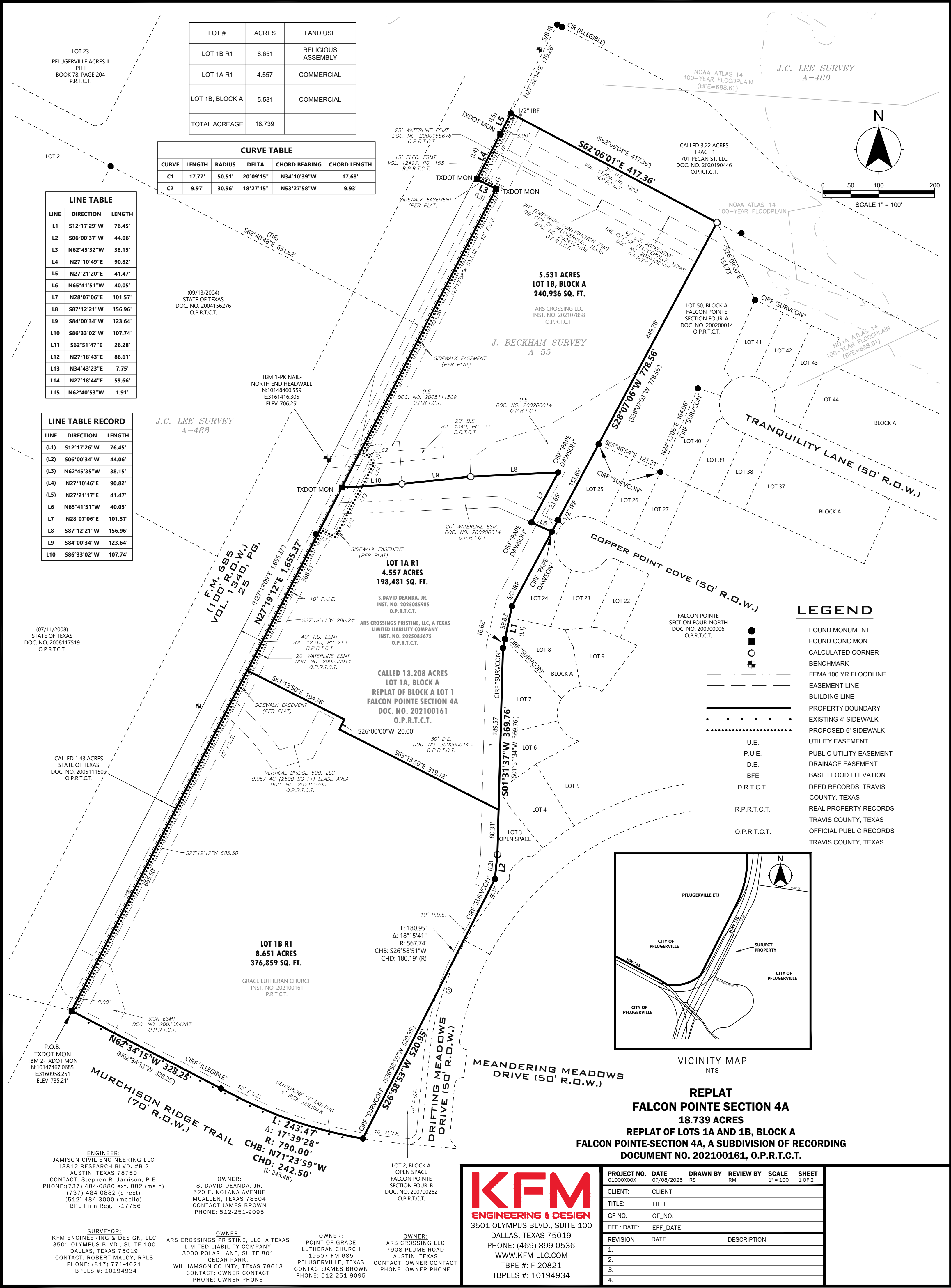


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STANDARD PLAT NOTES AS PROVIDED BELOW.

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE . 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.
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 SIX(6) FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE EAST SIDE OF FM 685.
8. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 10.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.
- 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, AS AMENDED.
- 13.THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLAN 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.SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 16.ALL PROPOSED FENCES AND WALLS 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 RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. FINISH FLOOR ELEVATIONS OF ANY STRUCTURES OR BUILDINGS LOCATED WITHIN 200-FEET OF THE NOAA ATLAS 14 100-YEAR FLOODPLAIN BOUNDARY SHALL BE ELEVATED A MINIMUM OF 2-FEET ABOVE THE NOAA ATLAS 14 100-YEAR WATER SURFACE ELEVATION.

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN 18.379 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE J. BECKHAM SURVEY, ABSTRACT NO. 55 TRAVIS COUNTY, TEXAS, BEING ALL OF REPLAT OF BLOCK A LOT 1, FALCON POINTE SECTION 4A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202100161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE TXDOT MONUMENT FOUND (GRID COORDINATES N:10352795.8991; E:3426106.8103) AT THE SOUTHWEST CORNER OF SAID LOT 1A, OF SAID REPLAT OF BLOCK A, LOT 1, FALCON POINTE, SECTION 4A, SAME BEING A THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF F.M. HWY 685 (R.O.W. VARIES), AND THE NORTH RIGHT-OF-WAY LINE OF MURCHISON RIDGE TRAIL (70' R.O.W.)

THENCE ALONG THE WEST LINE OF SAID REPLAT OF BLOCK A, LOT 1, FALCON POINTE, SECTION 4A, SAME BEING THE EAST LINE OF F.M. HWY 685, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N27°19'12"E A DISTANCE OF 1655.37 FEET (RECORD -N27°19'09"E A DISTANCE OF 1655.37 FEET)TO A TXDOT MONUMENT FOUND;
2. N62°45'32"W A DISTANCE OF 38.15 FEET (RECORD N62°45'35"W A DISTANCE OF 38.15 FEET TO A CONCRETE TXDOT MONUMENT FOUND;
3. N27°10'49"E A DISTANCE OF 90.82 FEET (RECORD N27°10'46"E A DISTANCE OF 90.82 FEET TO A CONCRETE TXDOT MONUMENT FOUND;
4. N27°21'20"E A DISTANCE OF 41.47 FEET (RECORD N27°21'17"E A DISTANCE OF 41.47 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE REPLAT OF BLOCK A, LOT 1, FALCON POINTE, SECTION 4A, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.22 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN DEED TO 701 PECAN ST LLC RECORDED IN DOCUMENT NO. 2020190446 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 3.22 ACRE TRACT BEARS, N27°32'14"E A DISTANCE OF 179.26 FEET;

THENCE S62°06'01"E ALONG THE NORTH LINE OF THE REPLAT OF BLOCK A, LOT 1, FALCON POINTE, SECTION 4A, SAME BEING THE SOUTH LINE OF THE 3.22 ACRE TRACT, A DISTANCE OF 417.36 FEET (RECORD - 417.36 FEET), FROM WHICH AN IRON ROD WITH PLASTIC CAP STAMPED "SURVCON" AT THE NORTHWEST CORNER OF LOT 41, BLOCK A, FALCON POINTE, SECTION FOUR-A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200200014 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, BEARS S26°09'00"E A DISTANCE OF 154.73 FEET;

THENCE ALONG THE EAST LINE OF THE REPLAT OF BLOCK A, LOT 1, FALCON POINTE, SECTION 4A, THE FOLLOWING FIVE (5 COURSES AND DISTANCES:

1. S28°07'06"W A DISTANCE OF 778.56 FEET (RECORD - S28°07'03"W A DISTANCE OF 778.56 FEET) TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE REPLAT OF BLOCK A, LOT 1, FALCON POINTE, SECTION 4A SAME BEING THE WEST LINE OF LOT 24, BLOCK A, FALCON POINTE, SECTION FOUR-NORTH, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200900006 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
2. S12°17'29"W A DISTANCE OF 76.45 FEET (RECORD S12°17'26"W A DISTANCE OF 76.45 FEET) TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "SURVCON" FOR AN ANGLE POINT IN THE EAST LINE OF THE REPLAT OF BLOCK A, LOT FALCON POINTE, SECTION 4A, SAME BEING THE WEST LINE OF LOT 7, BLOCK A, OF SAID FALCON POINTE, SECTION FOUR-NORTH;
3. S01°31'37"W A DISTANCE OF 369.76 FEET (RECORD - S01°31'34"W A DISTANCE OF 369.76 FEET) TO A 5/8" CAPPED IRON ROD WITH PLASTIC CAP STAMPED "SURVWEST" AT AN ANGLE POINT IN HE EAST LINE OF THE REPLAT OF BLOCK A, LOT FALCON POINTE, SECTION 4A, SAME BEING THE WEST LINE OF LOT 3, BLOCK A, OF SAID FALCON POINTE, SECTION FOUR-NORTH;
4. S06°00'37"W A DISTANCE OF 44.06 FEET (RECORD - S06°00'34"W A DISTANCE OF 44.06 FEET) TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "SURVCON" FOR AN ANGLE POINT IN THE EAST LINE OF THE REPLAT OF BLOCK A, LOT FALCON POINTE, SECTION 4A, SAME BEING THE WEST LINE OF LOT 3, BLOCK A, OF SAID FALCON POINTE, SECTION FOUR-NORTH;
5. S26°58'53"W A DISTANCE OF 520.95 FEET (RECORD - S26°58'50"W A DISTANCE OF 520.95 FEET) TO A AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "SURVCON" FOR AN ANGLE POINT IN THE EAST LINE OF THE REPLAT OF BLOCK A LOT , FALCON POINTE, SECTION 4A, SAME BEING THE WEST LINE OF LOT 2, BLOCK A, OF SAID FALCON POINTE SECTION FOUR-NORTH, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID MURCHISON RIDGE TRAIL;

THENCE ALONG THE SOUTH LINE OF THE REPLAT OF BLOCK A, LOT , FALCON POINTE, SECTION 4A, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF MURCHISON RIDGE TRAIL THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 243.47 FEET, DELTA ANGLE OF 17°39'28", AND A CHORD WHICH BEARS N71°23'59"W A DISTANCE OF 242.50 (RECORD - 243.58 FEET)TO A IRON ROD FOUND WITH PLASTIC CAP "ILLEGIBLE" FOR A POINT OF TANGENCY;
2. N62°34'15"W A DISTANCE OF 328.25 FEET (RECORD N62°34'18"W A DISTANCE OF 328.25 FEET)TO THE POINT OF BEGINNING AND CONTAINING 18.739 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS COUNTY OF : TRAVIS

THAT POINT OF GRACE LUTHERAN CHURCH, BEING THE OWNER OF 8.651 ACRES OF LAND OUT OF THE JJ. BECKHAM SURVEY, ABSTRACT NO. 55 IN TRAVIS COUNTY COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 202100161. OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 18.739 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS REPLAT OF LOTS 1A AND 1B, BLOCK A, FALCON POINTE-SECTION 4A , AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE DAY OF , AD

POINT OF GRACE LUTHERAN CHURCH
19507 FM 685
PFLUGERVILLE, TEXAS

STATE OF TEXAS:
COUNTY OF: TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20 , A.D.

(SEAL)

NOTARY PUBLIC'S SIGNATURE

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS COUNTY OF : TRAVIS

THAT S. DAVID DEANDA, JR., BEING THE OWNER OF 4.557 ACRES OF LAND OUT OF THE JJ. BECKHAM SURVEY, ABSTRACT NO. 55 IN TRAVIS COUNTY COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2025085985, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 18.739 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS REPLAT OF LOTS 1A AND 1B, BLOCK A, FALCON POINTE-SECTION 4A , AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE DAY OF , AD

S. DAVID DEANDA, JR.
520 E. NOLANA AVENUE
MCALLEN, TEXAS 78504

STATE OF TEXAS:
COUNTY OF: TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20 , A.D.

(SEAL)

NOTARY PUBLIC'S SIGNATURE

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS COUNTY OF : TRAVIS

THAT ARS CROSSINGS PRISTINE, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF 4.557 ACRES OF LAND OUT OF THE JJ. BECKHAM SURVEY, ABSTRACT NO. 55 IN TRAVIS COUNTY COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2025085675, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 18.739 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS REPLAT OF LOTS 1A AND 1B, BLOCK A, FALCON POINTE-SECTION 4A , AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE DAY OF , AD

ARS CROSSINGS PRISTINE, LLC, A TEXAS LIMITED LIABILITY COMPANY
3000 POLAR LANE, SUITE 801
CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78613

STATE OF TEXAS:
COUNTY OF: TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20 , A.D.

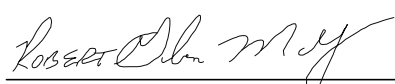
(SEAL)

NOTARY PUBLIC'S SIGNATURE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF:

THAT I, ROBERT GLEN MALOY, 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 ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES ND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

 04-30-2025

ROBERT GLEN MALOY
RPLS NO. 6028

DATE



ENGINEER'S FLOOD PLAIN CERTIFICATION

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 PANEL NO. , DATE , FOR COUNTY, TEXAS.

(SEAL)

REPLAT
FALCON POINTE SECTION 4A
18.739 ACRES
REPLAT OF LOTS 1A AND 1B, BLOCK A
FALCON POINTE-SECTION 4A, A SUBDIVISION OF RECORDING
DOCUMENT NO. 202100161, O.P.R.T.C.T.

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT NO.	DATE	DRAWN BY	REVIEW BY	SCALE	SHEET
01000X00X	07/08/2025	RS	RM	N/A	2 OF 2
CLIENT:	CLIENT				
TITLE:	TITLE				
GF NO.	GF_NO.				
EFF.: DATE:	EFF_DATE				
REVISION	DATE	DESCRIPTION			
1.					
2.					
3.					
4.					