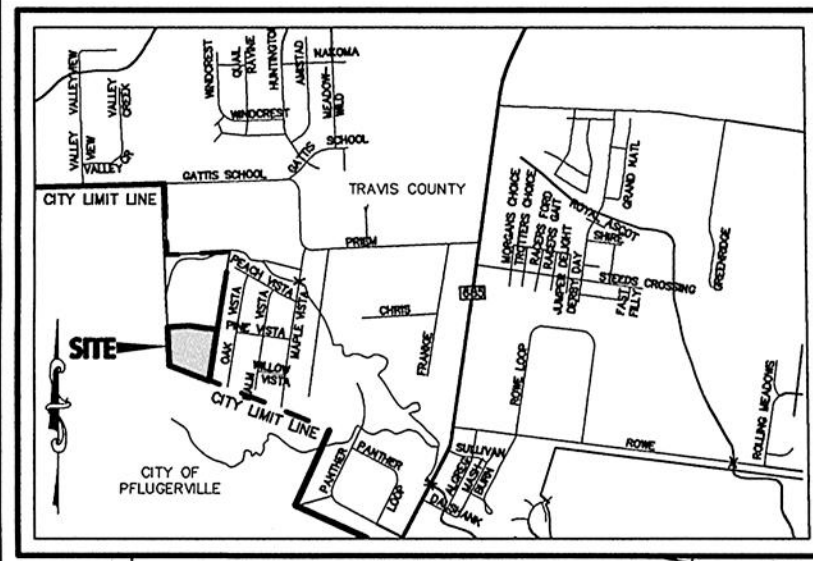


VICINITY MAP

SCALE: 1" = 2000'

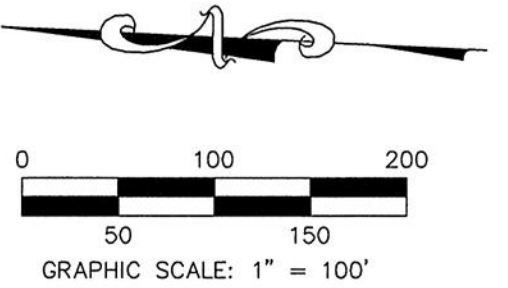


OAK VISTA DRIVE
(60' WIDE R.O.W.)

GRID N: 10152527.9793
GRID E: 3158248.5118
ELEVATION = 758.94'

SETBACKS:

TOWN HOMES:	GARDEN HOMES:	STANDARD LOTS:
FRONT YARD: 15'	FRONT YARD: 20'	FRONT YARD: 25'
COMMON LOT LINE: 0'	COMMON LOT LINE: 3'	COMMON LOT LINE: 5'
CORNER SIDE YARD: 5'	CORNER SIDE YARD: 15'	CORNER SIDE YARD: 15'
REAR YARD: 20'	REAR YARD: 10'	REAR YARD: 20'



LOT #	SQUARE FOOTAGE	ACREAGE
1	10,528	0.242
2	8,701	0.200
3	8,489	0.195
4	10,377	0.238
5	9,702	0.223
6	11,312	0.260
7	12,357	0.284
8	13,392	0.307
9	8,720	0.200
10	8,746	0.201
11	9,001	0.207
TOTAL	112,309	2.578

LOT #	SQUARE FOOTAGE	ACREAGE
1	14,266	0.328
2	1,980	0.046
3	1,980	0.046
4	1,980	0.046
5	1,980	0.046
6	1,350	0.031
7	1,980	0.046
8	1,980	0.046
9	1,980	0.046
10	2,382	0.055
11	2,382	0.055
12	1,980	0.046
13	1,980	0.046
14	1,980	0.046
15	1,980	0.046
16	1,800	0.041
17	1,980	0.046
18	1,980	0.046
19	1,980	0.046
20	1,980	0.046
21	1,975	0.045
22	3,575	0.082
23	1,980	0.046
24	1,980	0.046
25	1,980	0.046
26	1,980	0.046
27	2,382	0.055
28	7,793	0.179
TOTAL	75,578	1.734

LOT #	SQUARE FOOTAGE	ACREAGE
1	9,817	0.225
2	9,196	0.211
3	9,195	0.211
4	9,196	0.211
5	9,985	0.229
6	9,205	0.211
7	9,200	0.211
8	9,701	0.223
TOTAL	75,485	1.733

LOT #	SQUARE FOOTAGE	ACREAGE
1	10,202	0.234
2	8,750	0.201
3	8,750	0.201
4	8,750	0.201
5	8,750	0.201
6	8,750	0.201
7	8,750	0.201
8	8,750	0.201
9	8,750	0.201
10	8,750	0.201
11	8,750	0.201
12	8,750	0.201
13	8,750	0.201
TOTAL	115,423	2.650

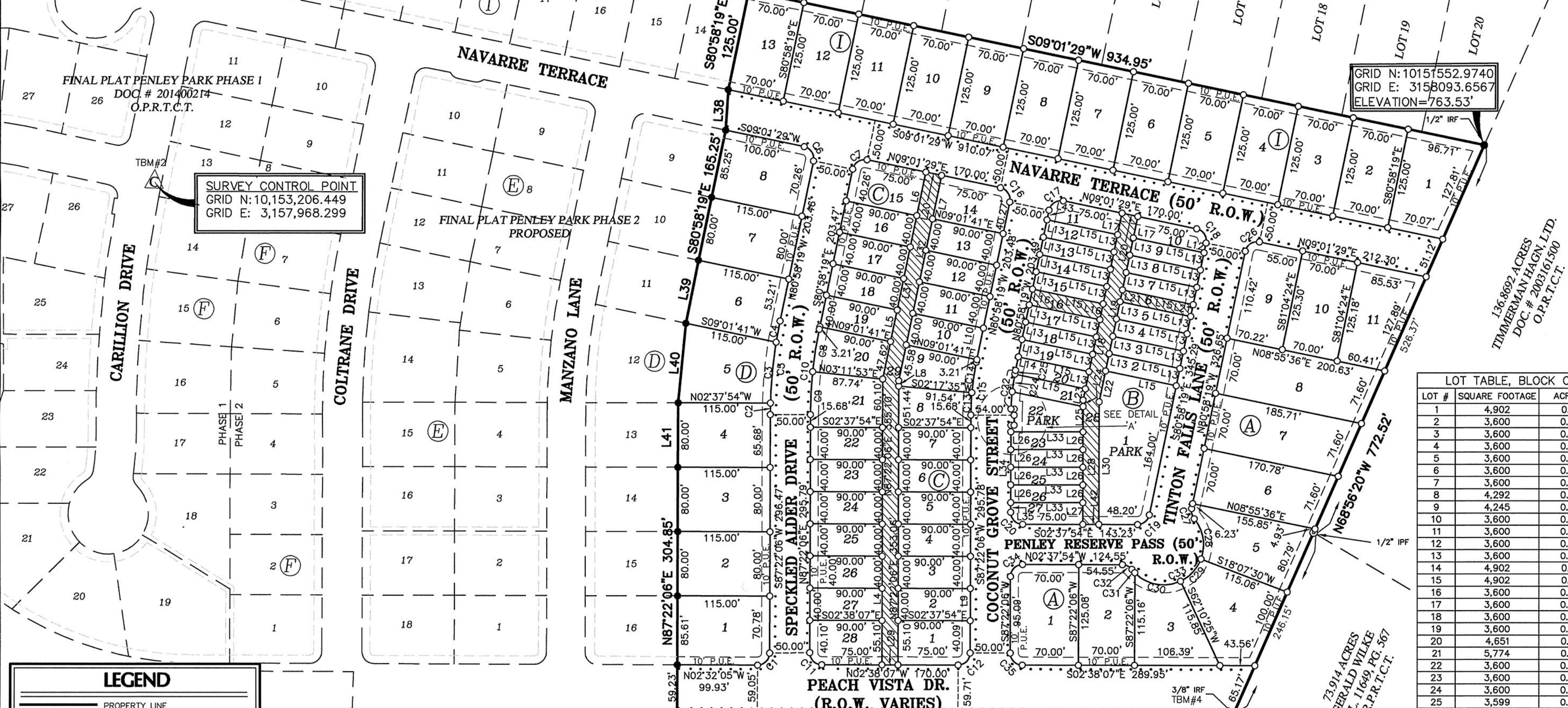
FINAL PLAT PENLEY PARK PHASE 3

City of Pflugerville, Travis County, Texas

DA DOUCET & ASSOCIATES

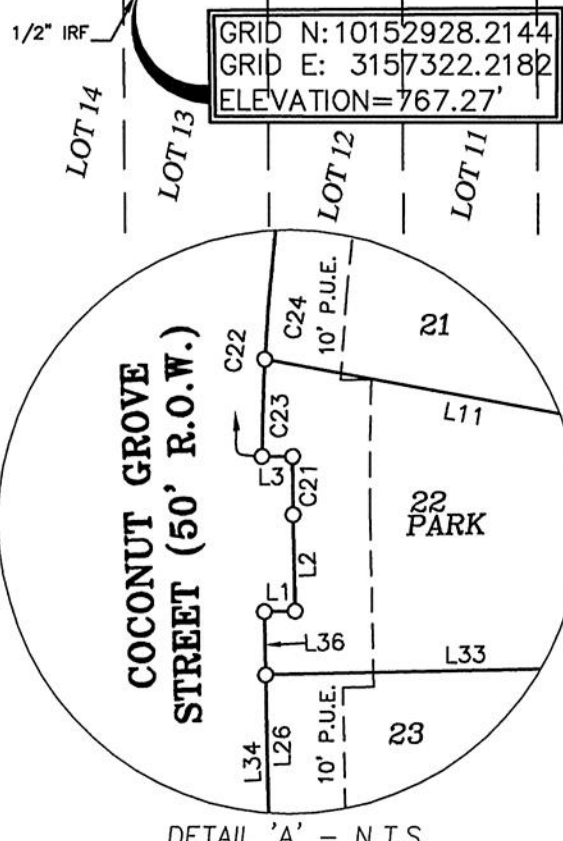
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date: 08/22/2016
Scale: 1"=100'
Drawn by: JWS/ESH/DRK
Reviewer: SSX
Project: 972-001
Sheet: 1 OF 2
Field Book: 176
Party Chief: JM
Survey Date: FEB 2007



LEGEND

—	PROPERTY LINE
- - -	ADJOINER LINES
- - -	EASEMENT LINES
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD FOUND WITH "DOUCET" CAP (UNLESS NOTED)
⊙	1" IRON PIPE FOUND (UNLESS NOTED)
— · — · —	4' SIDEWALK
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
Ⓢ	BLOCK DESIGNATION
▨	P.U.E. AND ACCESS EASEMENT LOTS (CROSS HATCHED)



BENCHMARKS

TBM #1 - A 1/2" IRON ROD SET WITH "DOUCET CONTROL" ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF GATTIS SCHOOL ROAD AND PENLEY LANE, ELEVATIONS DERIVED FROM GPS OBSERVATIONS, STATIC DATA PROCESSED BY O.P.U.S. ELEVATION = 744.90'

TBM #2 - A SQUARE CUT WITH X CHISELED ON THE CENTER OF A CURB INLET IN LINE WITH THE BACK OF CURB AT THE SOUTH SIDE OF CARILLION DRIVE & HIDDEN GULLY LN. ELEV = 749.36'

TBM #3 - A MAG NAIL SET WITH A DOUCET SHINER IN THE CENTER OF A CURB INLET IN LINE WITH THE BACK OF CURB AT THE SOUTHWEST CORNER OF PEACH VISTA DR & HIDDEN GULLY LN. ELEV = 745.06'

TBM #4 - A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT BEING THE WEST R.O.W. OF PEACH VISTA DRIVE AND THE SOUTHEAST CORNER OF LOT 14, GREENRIDGE PHASE 5 FINAL PLAT. ELEV = 785.48'

TBM #5 - A 1" BOLT FOUND AT THE WEST PROPERTY LINE OF LOT 11, BLOCK "G", SHALLOW CREEK AND THE EAST PROPERTY LINE OF LOT 14, BLOCK "I", FINAL PLAT PENLEY PARK PHASE 2. ELEV = 758.94'

ROADWAY TABLE

STREET NAME	R.O.W. WIDTH	LINEAR FEET	ACRES
SPECKLED ALDER DR.	50' R.O.W.	±695'	0.743
PEACH VISTA DRIVE	R.O.W. VARIES	±705'	0.965
COCONUT GROVE ST.	50' R.O.W.	±645'	0.684
PENLEY RESERVE PASS	50' R.O.W.	±216'	0.254
TINTON FALLS LANE	50' R.O.W.	±418'	0.486
NAVARRE TERRACE	50' R.O.W.	±899'	1.034
TOTAL		±3578'	4.158

P:\972-001\survey\DA_drawings\PLATS\972-001 PLAT PHASE 3 IN SURFACE REVISION 1.dwg

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT PENLEY PARK DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION, BEING THE OWNER OF 46.3376 ACRES OF LAND OUT OF THE PETER CONRAD SURVEY NO. 71 SITUATED IN TRAVIS COUNTY, TEXAS, TOGETHER WITH THAT CERTAIN APPURTENANT EASEMENT TRACT, ALL OF WHICH WAS CONVEYED BY DEED OF RECORD TO DECLARANT IN DOCUMENT #2007124369, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE 15.683 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PENLEY PARK PHASE 3 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREON.

PENLEY PARK DEVELOPMENT COMPANY, INC.

BY: _____

FRANK SEVERINO, PRESIDENT
6 DEANNAS WAY
TINTON FALLS, NJ 07724

STATE OF)
COUNTY OF)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK SEVERINO, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY

NOTARY SIGNATURE AND DATE

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY _____
DEPUTY

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. 48453C0280J, DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

DAVOOD SALEK, P.E.
DOUCET AND ASSOCIATES, INC.
7401 B, HWY 71 WEST
SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600
TBPE FIRM# 3937

SURVEYOR'S CERTIFICATION:

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

THAT I, SYDNEY SMITH XINOS, 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 MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, 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.

SYDNEY SMITH XINOS, R.P.L.S.
TEXAS REGISTRATION NO. 5361
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W., STE. 160
AUSTIN, TX 78735
STATE OF TEXAS SURVEYING FIRM CERTIFICATION# 10105800

PLAT NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 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.
- ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
- 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 GUIDELINES.
- A 10-FOOT PUE SHALL BE DEDICATED ALONG THE STREET FRONTAGE OF LOTS AS SHOWN ON THE PLAT.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL STREET WITHIN THIS SUBDIVISION.
- WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY AND WASTEWATER SHALL BE PROVIDED BY WINDEMERE UTILITY COMPANY.
- 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.
- DECLARANT, PENLEY PARK HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, MAY ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF PFLUGERVILLE TO MAINTAIN THE DEDICATED PARK LAND.
- LOT 1, BLOCK B, AND LOT 22, BLOCK B ARE PUBLIC PARKLAND LOTS TO BE DEDICATED TO THE CITY OF PFLUGERVILLE THROUGH A SEPARATE GENERAL WARRANTY DEED FOLLOWING THE SUBJECT FINAL PLAT RECORDATION.
- 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.
- LOTS 6 AND 16 BLK B ARE PEDESTRIAN ACCESS EASEMENTS AND LOTS 28 BLK B AND LOT 29 BLK C ARE ACCESS EASEMENTS AND SHALL BE MAINTAINED AND OWNED BY THE HOA.
- PER THE PRELIMINARY PLAN APPROVED BY THE CITY OF PFLUGERVILLE PLANNING AND ZONING COMMISSION ON JUNE 1, 2015, A TOTAL OF 4.66 ACRE PARKLAND IS PROPOSED IN PHASE 1 AND PHASE 3 OF PENLEY PARK SUBDIVISION. PARKLAND REQUIRED IS 3.24 ACRES.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°37'54"W	4.00'
L2	S87°22'06"W	12.50'
L3	S01°02'32"E	4.00'
L4	N87°22'06"E	40.00'
L5	S80°58'19"E	40.00'
L6	S80°58'19"E	55.27'
L7	S80°58'19"E	55.27'
L8	N87°22'06"E	6.61'
L9	N87°22'06"E	40.00'
L10	N80°58'19"W	40.00'
L11	N09°01'41"E	90.32'
L12	N80°58'19"W	12.00'
L13	N80°58'19"W	22.00'
L14	N80°58'19"W	17.21'
L15	N09°01'41"E	90.00'
L16	N80°58'19"W	20.00'
L17	N80°58'19"W	27.28'
L18	N80°58'19"W	237.38'
L19	N80°58'19"W	235.34'
L20	N09°01'29"E	20.00'
L21	S80°58'19"E	15.00'
L22	N80°58'19"W	39.05'
L23	N80°58'19"W	14.10'
L24	S87°22'06"W	8.07'
L25	S87°22'06"W	31.50'
L26	S87°22'06"W	22.00'
L27	S87°22'06"W	27.00'
L28	S87°22'06"W	154.57'
L29	S02°38'07"E	20.00'
L30	S87°22'06"W	152.53'
L31	S80°58'19"E	262.89'
L32	S80°58'19"E	260.85'
L33	S02°37'54"E	90.00'
L34	S87°22'06"W	108.18'
L35	S87°22'06"W	12.00'
L36	S87°22'06"W	8.18'
L37	N09°01'29"E	50.63'
L38	S89°04'04"E	50.50'
L39	S81°25'09"E	80.00'
L40	S87°16'38"E	99.20'
L41	S87°29'46"E	80.00'
L42	N02°37'54"E	20.00'
L43	S80°58'19"E	12.28'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.59'	15.00'	90°00'49"	S47°35'00"E	21.23'
C2	14.32'	575.00'	01°25'36"	N88°04'54"E	14.32'
C3	75.89'	575.00'	07°33'44"	S87°25'26"E	75.84'
C4	26.80'	575.00'	02°40'15"	S82°18'27"E	26.80'
C5	117.01'	575.00'	11°39'35"	S86°48'07"E	116.81'
C6	23.56'	15.00'	90°00'12"	N54°01'35"E	21.21'
C7	23.56'	15.00'	89°59'48"	S35°58'25"E	21.21'
C8	53.42'	525.00'	05°49'47"	S83°53'13"E	53.40'
C9	53.42'	525.00'	05°49'47"	S89°43'00"E	53.40'
C10	106.84'	525.00'	11°39'35"	S86°48'07"E	106.65'
C11	23.56'	15.00'	90°00'13"	N42°21'59"E	21.21'
C12	23.56'	15.00'	89°59'47"	N47°38'01"W	21.21'
C13	27.93'	325.00'	04°55'29"	N89°49'51"E	27.93'
C14	38.20'	325.00'	06°44'06"	S84°20'22"E	38.18'
C15	66.14'	325.00'	11°39'35"	S86°48'07"E	66.02'
C16	23.56'	15.00'	90°00'13"	N54°01'34"E	21.21'
C17	23.56'	15.00'	89°59'48"	S35°58'25"E	21.21'
C18	23.56'	15.00'	90°00'05"	N54°01'34"E	21.21'
C19	20.48'	15.00'	78°14'24"	S41°51'07"E	18.93'
C20	23.56'	15.00'	90°00'00"	N42°22'06"E	21.21'
C21	7.52'	271.00'	01°35'23"	S88°09'47"W	7.52'
C22	48.33'	275.00'	10°04'13"	S86°00'25"E	48.27'
C23	21.50'	275.00'	04°28'44"	S88°48'10"E	21.49'
C24	22.04'	275.00'	04°35'33"	S84°16'01"E	22.04'
C25	4.79'	275.00'	00°59'56"	S81°28'17"E	4.79'
C26	23.56'	15.00'	89°59'25"	N35°58'25"W	21.21'
C27	13.62'	15.00'	52°01'12"	S73°00'05"W	13.16'
C28	53.33'	50.00'	61°07'02"	N77°33'59"E	50.84'
C29	38.44'	50.00'	44°02'55"	N49°51'02"W	37.50'
C30	61.87'	50.00'	70°54'04"	S07°37'27"W	58.00'
C31	5.51'	50.00'	06°18'49"	N46°13'54"E	5.51'
C32	13.62'	15.00'	52°01'12"	N23°22'42"E	13.16'
C33	159.16'	50.00'	182°22'50"	S41°48'07"E	99.98'
C34	23.56'	15.00'	90°00'00"	N47°37'54"W	21.21'
C35	23.56'	15.00'	90°00'13"	S42°21'59"W	21.21'

LEGAL DESCRIPTION:

DESCRIPTION OF A TRACT OF LAND CONTAINING 15.683 ACRES BEING OUT OF THE PETER CONRAD SURVEY NUMBER 71, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO PENLEY PARK DEVELOPMENT COMPANY, INC. PER DOCUMENT NUMBER 2007124390 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 15.683 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011142):

BEGINNING AT A 1/2-INCH ROD FOUND AT THE SOUTHWESTERLY CORNER LOT 20, BLOCK "G" OF SHALLOW CREEK ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN VOLUME 85, PAGE 8C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID POINT BEING IN THE NORTHERLY BOUNDARY LINE OF THE TRACT CONVEYED TO TIMMERMAN HAGN, LTD. ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 2003161500 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID TIMMERMAN HAGN TRACT AND THE SOUTHERLY LINE OF SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT, N68°56'20"W, A DISTANCE OF 526.37 FEET TO A ½-INCH IRON PIPE FOUND AS THE NORTHERLY COMMON CORNER OF SAID TIMMERMAN HAGN TRACT, AND THE TRACT OF LAND CONVEYED TO GERALD WILKE, ACCORDING TO THE DEED RECORDED IN VOLUME 11649, PAGE 567 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.);

THENCE, ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID GERALD WILKE TRACT AND THE SOUTHERLY LINE OF SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT , N68°56'20"W, A DISTANCE OF 246.15' FEET TO A 3/8-INCH IRON ROD FOUND AT A COMMON CORNER OF SAID GERALD WILKE TRACT, AND SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT;

THENCE, OVER AND ACROSS SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT, N02°38'23"W, A DISTANCE OF 691.87 FEET TO A 1/2-INCH ROD WITH 'DOUCET' CAP FOUND AT THE SOUTHWESTERLY CORNER OF THE FINAL PLAT OF PENLEY PARK, PHASE 2;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PENLEY PARK, PHASE 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- N87°21'49"E, A DISTANCE OF 384.95 FEET TO A ½-INCH ROD WITH 'DOUCET' CAP FOUND;
- S87°32'45"E, A DISTANCE OF 99.28 FEET TO A ½-INCH ROD WITH 'DOUCET' CAP FOUND;
- S80°58'36"E, A DISTANCE OF 244.78 FEET TO A ½-INCH ROD WITH 'DOUCET' CAP FOUND;
- S89°03'25"E, A DISTANCE OF 50.50 FEET TO A ½-INCH ROD WITH 'DOUCET' CAP FOUND;
- S80°58'36"E, A DISTANCE OF 125.00 FEET TO A ½-INCH ROD WITH 'DOUCET' CAP FOUND AT THE THE SOUTHEASTERLY CORNER OF SAID PENLEY PARK, PHASE 2, SAID POINT BEING ON THE WESTERLY LINE OF LOT 11 OF SAID BLOCK "G", FROM WHICH A 1" IRON BOLT BEARS N09°01'29"E, A DISTANCE OF 52.39 FEET;

THENCE, ALONG THE COMMON LINE OF SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT, AND THE WESTERLY LINE OF SAID BLOCK "G" OF SHALLOW CREEK, S09°01'29"W, A DISTANCE OF 934.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.683 ACRES OF LAND, MORE OR LESS.

ACREAGE
15.683 ACRES

NUMBER OF BLOCKS
5

NUMBER OF LOTS
89

LINEAR FEET OF NEW STREETS
3,578 LF

ENGINEER

DOUCET & ASSOCIATES, INC.
7401 B. HIGHWAY 71 WEST
SUITE 160
AUSTIN, TEXAS 78735

SURVEYOR

DOUCET & ASSOCIATES, INC.
7401 B. HIGHWAY 71 WEST
SUITE 160
AUSTIN, TEXAS 78735

OWNER/SUBDIVIDER

FRANK SEVERINO
PENLEY PARK DEVELOPMENT CO., INC.
6 DEANNAS WAY
TINTON FALLS, NJ 07724

BEARING BASIS:

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011422414.

LAND USE:

RESIDENTIAL
TOTAL AREA = 11.079 AC.
NUMBER OF LOTS = 89 LOTS

FINAL PLAT
PENLEY PARK
PHASE 3

City of Pflugerville, Travis County, Texas

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date: 04/22/2016

Scale: 1"=100'

Drawn by: JWS/ESH/DRK

Reviewer: SSX

Project: 972-001

Sheet: 2 OF 2

Field Book: 176

Party Chief: JM

Survey Date: FEB 2007