

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS: THAT SERENIAH BRELAND, CITY MANAGER FOR THE CITY OF PFLUGERVILLE, BEING THE OWNER OF 29.0922 ACRES OUT OF THE C.S. PARISH SURVEY NO. 2, ABSTRACT NO. 621, AND THE SEFRIM EISELIN SURVEY NO. 1, ABSTRACT NO. 265, BOTH IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 29.075 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2021279186 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 29.0922 ACRES OF LAND ACCORDING WITH THE ATTACHED PLAT HERETO, TO BE KNOWN AS:

FINAL PLAT DOWNTOWN EAST SUBDIVISION

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, IN WITNESS WHEREOF, SERENIAH BRELAND HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BY:
SERENIAH BRELAND

SERENIAH BRELAND, CITY MANAGER
CITY OF PFLUGERVILLE
100 E. MAIN STREET
PFLUGERVILLE, TX 78660

STATE OF TEXAS §
COUNTY OF TRAVIS §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERENIAH BRELAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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 FOR TRAVIS, COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

THIS PROPERTY IS PARTIALLY LOCATED PARTIALLY WITHIN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY LOCATED WITHIN ZONE "X"-SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NUMBER 48453C 0280J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

I, ANNA MERRYMAN, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ANNA MERRYMAN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 138766
GARZAEMC
7708 RIALTO BLVD., SUITE 125
AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION:

THAT I, STEVEN M. DUARTE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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 AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940
SDUARTE@4WARDLS.COM

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, 20____ AD. BY THE PLANNING AND ZONNING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

JONATHAN COFFMAN, CHAIRMAN

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

JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

GENERAL NOTES:

- 1) THIS PLAT 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) THIS SUBDIVISION SHALL BE SUBJECT TO DEVELOPMENT REGULATIONS SET FORTH BY THE CITY OF PFLUGERVILLE PUD2024-00142 AND ASSOCIATED ORDINANCES.
- 4) PUBLIC UTILITY EASEMENT (P.U.E.) REQUIREMENT ALONG ALL STREET FRONTAGE PER SECTION 15.16.9.A OF THE CITY OF PFLUGERVILLE UNIFIED DEVELOPMENT CODE IS NOT PROVIDED AS A PROVISION OF SECTION 5.10 OF PUD2024-00142.
- 5) 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. 1208-15-02-24. THE GRANTOR LC PFLUGERVILLE II LLC, AN OHIO LIMITED LIABILITY COMPANY AND LC PFLUGERVILLE III LLC, AN OHIO LIMITED LIABILITY COMPANY, 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 LITER, DEBRIS, AND TRASH.
- 6) NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 7) 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.
- 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) 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.
- 10) 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.
- 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 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) 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) MAIN STREET IS INTENDED TO BE EXTENDED AS A BRIDGE ACROSS GILLELAND CREEK TO THE WEST OF THIS SUBDIVISION AND CONNECTED TO RAILROAD AVENUE AS PART OF FUTURE SUBDIVISION(S) AND ASSOCIATED PLANS. THE CONSTRUCTION OF THIS EXTENSION AND THE MAIN STREET BRIDGE IS NOT PART OF THE CONSTRUCTION SCOPE ASSOCIATED WITH THIS SUBDIVISION.
- 18) 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.
- 19) BUILDINGS LOCATED WITHIN 200 FEET OF THE ZONE A FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION A MINIMUM OF 2 FEET ABOVE THE CLOSEST FLOOD ELEVATION.
- 20) THE FINISHED FLOOR ELEVATIONS OF ANY STRUCTURES OR BUILDINGS LOCATED WITHIN 200-FEET OF THE PROPOSED GRADED 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.
- 21) PER PUD2024-0014, AN EIGHT (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF MAIN STREET, AND A FIVE (5) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF B STREET AND C STREET.
- 22) THE PUBLIC PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE SHALL BE CALCULATED PER SECTION 6.2 AND EXHIBIT H OF PUD2024-00142.
- 23) DRAINAGE EASEMENT TO CONTAIN THE PROPOSED NOAA ATLAS-14 100 YEAR FLOODPLAIN IS TO BE DEDICATED BY SEPARATE INSTRUMENT AFTER FEMA LOMR PROCESS HAS BEEN COMPLETED.

STATE OF TEXAS §
COUNTY OF TRAVIS §
THAT I, DYANA LIMON-MERCADO, 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 PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

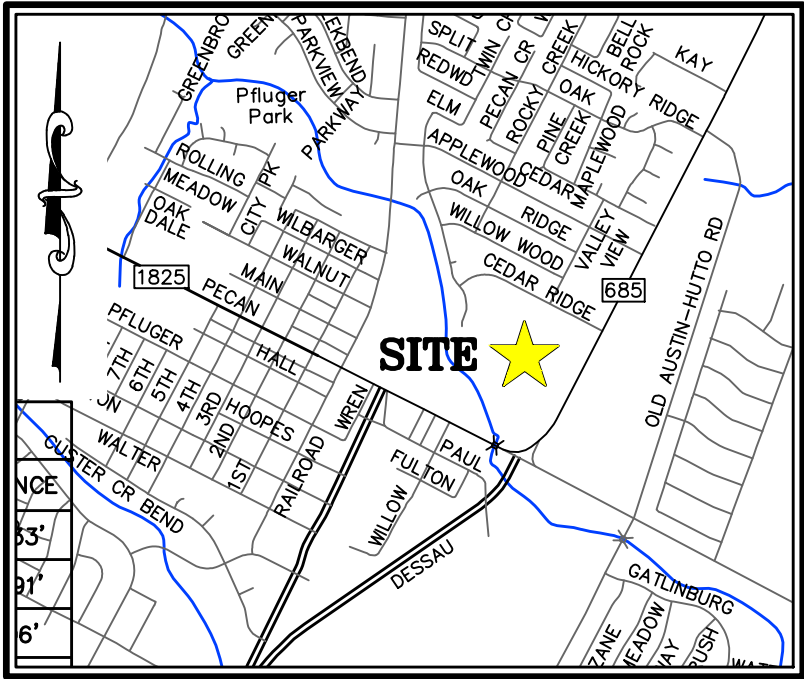
DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS

BY: DEPUTY

ENGINEER:
GARZAEMC
7708 RIALTO BLVD., SUITE 125
AUSTIN, TEXAS 78735
512-298-3284

SURVEYOR:
4WARD LAND SURVEYING
PO BOX 90876
AUSTIN, TEXAS 78709
512-537-2384

OWNERS:
CITY OF PFLUGERVILLE
CONTACT: SERENIAH BRELAND
CITY MANAGER
100 E MAIN ST, SUITE 300
PFLUGERVILLE, TX 78660



VICINITY MAP

SCALE: 1" = 2000'

FLOODPLAIN NOTE:

THIS PROPERTY IS PARTIALLY LOCATED PARTIALLY WITHIN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY LOCATED WITHIN ZONE "X"-SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NUMBER 48453C 0280J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

THIS PROPERTY IS PARTIALLY LOCATED WITHIN THE EXISTING NOAA ATLAS 14 100-YEAR FLOODPLAIN AS ANALYZED IN THE CITY OF PFLUGERVILLE DRAINAGE MASTER PLAN PREPARED BY HALFF ASSOCIATES, INC. DATED AUGUST 2022, AND THE PROPOSED NOAA ATLAS 14 100-YEAR FLOODPLAIN AS MODIFIED BY GARZA EMC TO INCORPORATE SITE-SPECIFIC TOPOGRAPHIC INFORMATION AND PROPOSED SUBDIVISION GRADING IN THE PFLUGERVILLE DTE FLOODPLAIN ANALYSIS REPORT, DATED JULY 2024.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JANUARY 24, 2024, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT 4004-136-1, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,134,374.861, E 3,139,758.521, ELEV. 806.96'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000104047266.

ELEVATION BASIS NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON SITE BENCHMARKS PROVIDED BY ATS ON A SURVEY DATED 8/8/22.

BENCHMARK NOTE:

TBM #1- COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825, ± 1,000' WEST OF FARM TO MARKET ROAD 685, AND ± 6' WEST FROM A LIGHT POLE ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825.
ELEVATION = 686.67'.

TBM #2- COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTHEAST INTERSECTION CORNER OF FARM TO MARKET ROAD 1825 AND FARM TO MARKET ROAD 685, AND ± 22' WEST FROM A DRAIN INLET ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825.
ELEVATION = 678.72'.

LOT SUMMARY TABLE

LOT 1 – PER PUD2024-00142:	1.7652 ACRES (76,891 SQ. FT.)
LOT 2 – PER PUD2024-00142:	1.5612 ACRES (68,001 SQ. FT.)
LOT 3 – PER PUD2024-00142:	0.4689 ACRES (20,422 SQ. FT.)
LOT 4 – PER PUD2024-00142:	2.6685 ACRES (116,240 SQ. FT.)
LOT 5 – PER PUD2024-00142:	1.4692 ACRES (64,000 SQ. FT.)
LOT 6 – PER PUD2024-00142:	2.3508 ACRES (102,400 SQ. FT.)
LOT 7 – PER PUD2024-00142:	3.8612 ACRES (168,194 SQ. FT.)
LOT 8 – PER PUD2024-00142:	3.0987 ACRES (134,981 SQ. FT.)
LOT 9 – PER PUD2024-00142:	3.7265 ACRES (162,326 SQ. FT.)
LOT 10 – PER PUD2024-00142:	4.5738 ACRES (199,236 SQ. FT.)
R.O.W. DEDICATION:	3.5482 ACRE (154,567 SQ. FT.)
TOTAL:	29.0922 ACRES (1,267,258 SQ. FT.)

R.O.W. LINEAR FEET: 2,423.16

ROAD TABLE

MAIN STREET
R.O.W. DEDICATION 1.8080 ACRES
ROAD WIDTH 70 FEET
ROAD LENGTH 1,125 LINEAR FEET

POLLINATOR PATH
R.O.W. DEDICATION 0.4824 ACRE
ROAD WIDTH 60 FEET
ROAD LENGTH 385 LINEAR FEET

WANDERLUST WAY
R.O.W. DEDICATION 1.2578 ACRES
ROAD WIDTH 60 FEET
ROAD LENGTH 913 LINEAR FEET

FINAL PLAT
DOWNTOWN EAST
SUBDIVISION
City of Pflugerville,
Travis County, Texas

 7708 Rialto Blvd., Suite 125 Austin, Texas 78735 Tel. (512) 298-3284 Fax (512) 298-2592 TBPE # F-14629 Garza EMC, LLC © Copyright 2024	 <i>A Limited Liability Company</i> PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	9/12/2024
		Project:	01799
		Scale:	N/A
		Reviewer:	SMD
		Tech:	DDL
		Field Crew:	MW/NH
		Survey Date:	APRIL 2024
Sheet:	2 OF 2		

FP2024-000249