

1. THE PLAT LES WITHIN THE OTT OF PRUGERNULE CAN'T CORPORATION, WASTEWATER WILL BE PROCESSED AN AL APPROVED ON-SITE CEPTIO FACULTY (OSS). 3. A 25-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HERRY DEDICATED ALONG ALL ROAD FRONTAGE. FROM TAGE. 4. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 4. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 4. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 4. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 4. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 4. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 4. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 5. BLASHED CONDITIONS OF THE FURBLESHING DESIGN MANUAL PER ORDINATION. 6. BLASHED CONDITIONS OF THE PERSON BUT PORT MANUAL PER ORDINATION. 6. BLASHED CONDITIONS OF THE PERSON BUT PORT MANUAL PER ORDINATION. 6. BLASHED CONDITIONS OF THE PERSON BUT PORT MANUAL PER ORDINATION. 6. BLASHED CONDITIONS OF THE PERSON BUT PORT MANUAL PERSON. 6. BLASHED CONDITIONS OF THE PERSON BUT PORT MANUAL PERSON. 6. BLASHED CONDITIONS OF THE PERSON BUT PORT MANUAL PERSON. 6. BLASHED CONDITIONS OF THE PERSON. 6. B	
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P.O. BOX 248 COUPLAND, TEXAS. 78615 STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS COUNTY OF TRAVIS: THAT CITY OF PFLUGERVILLE, BEING THE OWNER OF 72.883 ACRES OF LAND OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008/30172, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 5.17 ACRES, APART OF AND OUT OF SAID 72.883 ACRES, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS MYSC PFLUGERVILLE SUBDIVISION REPLAT, 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 SERENIAH BRELAND (City Manager) 100 East Main Street Suite 300 P.O. Box 589 Pflugerville, TX 78691 STATE OF TEXAS: COUNTY OF TRAVIS: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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.	
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NOTARY PUBLIC IN AND FOR COUNTY, TEXAS	
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NOTARY SIGNATURE AND DATE

LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION REPLAT

SUBDIVISION REPLAT CITY CERTIFICATION APPROVED THIS ___ DAY OF __ _ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE DANIEL FLORES, CHAIRMAN THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE. EMILY BARRON, PLANNING DIRECTOR ATTEST: KAREN THOMPSON, CITY SECRETARY SURVEYOR'S CERTIFICATE STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS: DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE 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 BRUCE LANE BRYAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 STATE OF TEXAS FLOOD NOTE: NO STRUCTURE OR LAND ON THIS PLAT SHALL BE HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE CITY OF PFLUGERVILLE FLOOD PLAIN THIS TRACT <u>IS NO</u>T LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0295H, DATE 9-26-2008 FOR TRAVIS COUNTY, TEXAS. JERRY F. FONTAINE LICENSED PROFESSIONAL ENGINEER NO. 20318 STATE OF TEXAS STATE OF TEXAS COUNTY OF TRAVIS I, DANA DEBEAUVOIR, 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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK. THIS ______ DAY OF ______, 20_____, 20_____A.D. DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS DEPUTY FILED FOR RECORD AT _____ O'CLOCK ____.M., THIS THE _____ DAY OF ______A.D. DANA DEBEAUVOIR. COUNTY CLERK TRAVIS COUNTY, TEXAS

5.170 ACRES

THESE NOTES DESCRIBE THAT CERTAIN "5.170 ACRES" OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT— NO. 62, ABSTRACT—63 AND LOCATED IN TRAVIS COUNTY, TEXAS; SUBJECT TRACT BEING A PART OF AND OUT OF A CALLED "72.883 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM CLIFTON L. GONZENBACH TO CITY OF PFLUGERVILLE, DATED 7—31—2008 AND RECORDED IN DOCUMENT NO. 2008130172 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (OPRTC) AND ALL OF LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION, A DEDICATED SUBDIVISION AS RECORDED IN DOCUMENT NO. 201400315, OPRTC, SAME BEING CONVEYED IN A SPECIAL WARRANTY DEED FROM THE CITY OF PFLUGERVILLE TEXAS TO MANVILLE WATER SUPPLY CORPORATION DATED 01—29—2015 AS RECORDED IN DOCUMENT NO. 2015016500, BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING JULY, 2018; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS {BEARINGS DESCRIBED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, 93 ADJ. DISTANCES AND AREAS ARE SHOWN IN GRID VALUES.}:

COMMENCING AT A NAIL IN SHINER FOUND IN A BOX CULVERT FLOW LINE (NORTH = 10,114,895.666 EAST = 3,174,392.034) AT THE SOUTHEAST CORNER OF A CALLED "101 1/2 ACRES" TO CLIFTON L. GONZENBACH, RECORDED IN VOLUME 1094, PAGE 157 DRTC, IN THE NORTH RIGHT—OF—WAY LINE OF GREGG LANE, THE SOUTHWEST CORNER OF SAID "72.883 ACRES", AN 8"CEDAR POST LEANING SOUTHEAST MARKING THE NORTHWEST CORNER OF SAID "72.883 ACRES" BEARS NORTH 27'43'01" EAST, A DISTANCE OF 2534.52 FEET; THENCE SOUTH 62'49'32" EAST, A DISTANCE OF 50.00 FEET, TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "BRYAN TECH SERVICES" FOUND AT THE SOUTHWEST CORNER OF SUBJECT TRACT AND A 40 FOOT WIDE ROADWAY DEDICATION; THENCE NORTH 27'43'01" EAST WITH THE WEST LINE OF SAID 40 FOOT WIDE ROADWAY DEDICATION, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION, SAME BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 27°43'01"EAST, WITH THE WEST LINE OF SUBJECT TRACT, PASSING A LINE OF A CALLED "3.312 ACRES 50' EASEMENT" CONVEYED IN A DEED FROM CITY OF PFLUGERVILLE TO CROSS COUNTY WATER SUPPLY CORP., DATED 10–16–2008 AND RECORDED IN DOCUMENT NO. 2008176566 OPRTC AT 42.99 FEET, FROM WHICH WAS FOUND A 1/2" IRON ROD (CAPPED SAM INC) AT AN EXTERIOR CORNER OF SAME BEARING NORTH 32° 16' 59" WEST, 57.74 FEET, AND CONTINUING WITH THE WEST LINE OF SUBJECT TRACT AND EAST LINE OF SAID "3.312 ACRES 50' EASEMENT", PASSING A FOUND 1/2"IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "BRYAN TECH SERVICES" AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION AT 465.00 FEET, AND CONTINUING AN ADDITIONAL 293.35 FEET FOR A TOTAL DISTANCE OF 798.35 FEET TO A 1/2"IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "BRYAN TECH SERVICES" SET AT THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE SOUTH 62°49'32"EAST, OVER AND ACROSS SAID "72.883 ACRES", A DISTANCE OF 297.00 FEET, TO A 1/2"IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "BRYAN TECH SERVICES" SET, AND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 27°43'01" WEST, OVER AND ACROSS SAID "72.883 ACRES", PASSING A FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "BRYAN TECH SERVICES" AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION AT 293.35 FEET, AND CONTINUING AN ADDITIONAL A DISTANCE OF 465.00 FEET FOR A TOTAL DISTANCE OF 798.35 FEET TO A 1/2" IRON ROD FOUND WITH AN ORANGE PLASTIC CAP STAMPED "BRYAN TECH SERVICES" SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION;

THENCE NORTH 62'49'32" WEST, WITH THE COMMON LINE OF SAID LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION AND AFOREMENTIONED 40 FOOT WIDE ROADWAY DEDICATION DISTANCE OF 297.00 FEET, TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 5.170 ACRES (225,218 SQUARE FEET).



SHEET 2 OF 2

DEPUTY