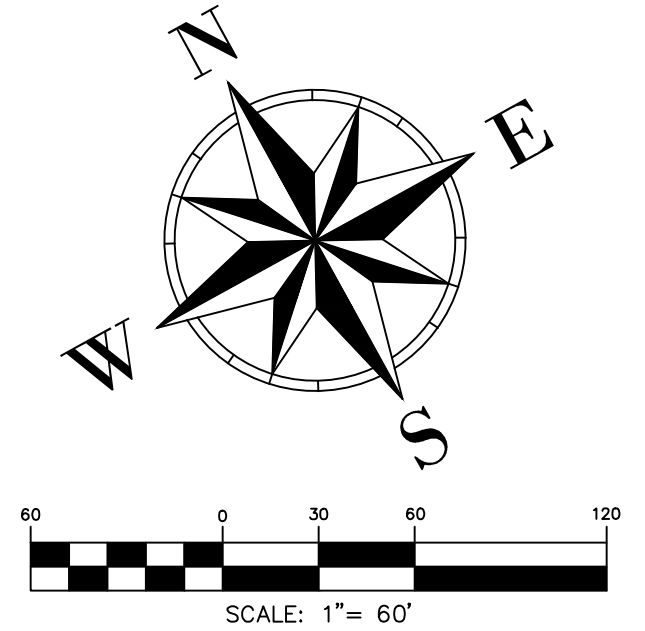
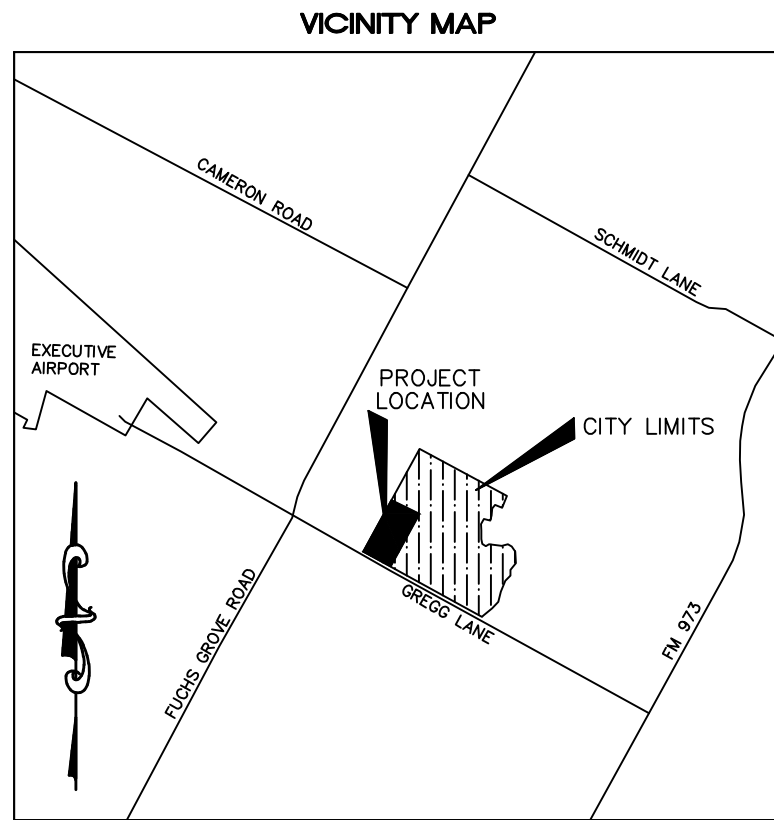


8" CEDAR POST LEANING SOUTHEAST  
NWC OF "72.883 ACRES"

# LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION REPLAT

"72.883 ACRES"  
SMD - CLIFTON L. GONZENBACH  
TO  
CITY OF PFLUGERVILLE  
7-31-2008 DOCUMENT NO.  
2008130172 OPRTC



**OWNERS:**

1. CITY OF PFLUGERVILLE  
P.O. Box 589  
PFLUGERVILLE, TX 78691
2. MANVILLE WATER SUPPLY CORPORATION  
P.O. BOX 248  
COUPLAND, TX 78615

**SURVEYOR:** BRYAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN STREET  
TAYLOR, TEXAS 76574  
PHONE: 512-352-9090  
FAX: 512-352-9091  
E-MAIL: [surveying@austin.tr.com](mailto:surveying@austin.tr.com)

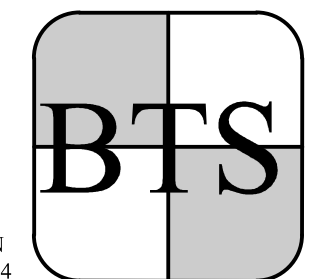
**ENGINEER:** JERRY F. FONTAINE  
FONTAINE AND ASSOCIATES  
700 N. SYCAMORE STREET  
PALESTINE, TX 75801  
PHONE - 903-729-6005

**SITE DATA:**  
SURVEY: SUMNER BACON SURVEY ABSTRACT NO. 62, A-63  
TOTAL AREA OF SITE:  
EXISTING LAND: 3.17 ACRES  
ADDED LAND: 2.0 ACRES  
TOTAL ACREAGE: 5.17 ACRES  
LINEAR FEET OF NEW STREETS: NONE  
NUMBER OF LOTS: 1  
NUMBER OF BLOCKS: 1  
LAND USE: COMMERCIAL

**NOTE:** A SMALL SERVICE BUILDING LOCATED AT AND ALONG THE SOUTH LINE OF THIS SUBDIVISION APPEARS TO BE LOCATED WITHIN FLOOD PLAIN.

5.170 ACRE TRACT OUT OF THE SUMNER BACON SURVEY ABSTRACT NO. 62, NO. 63 TRAVIS COUNTY, TEXAS

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500  
[surveying@austin.tr.com](mailto:surveying@austin.tr.com)  
[www.bryantechanicalservices.com](http://www.bryantechanicalservices.com)

NO.	DATE	REVISIONS	BY

DRAWN BY: BM                      CHECKED BY: BLB  
DATE: NOVEMBER 8, 2018            APPROVED BY: BLB  
PROJECT NO. 14-126 V3                SHEET 1 OF 2

SUMNER BACON SURVEY NO. 62, A-63  
"101 1/2 ACRES"  
CLIFTON L. GONZENBACH  
1094/157 DRTC

THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

TBM=1/4 BOLT IN HEADWALL  
N=10114900.800  
E=3174370.297  
ELEV.= 538.82

P.O.C.  
N=10114895.666  
E=3174392.034

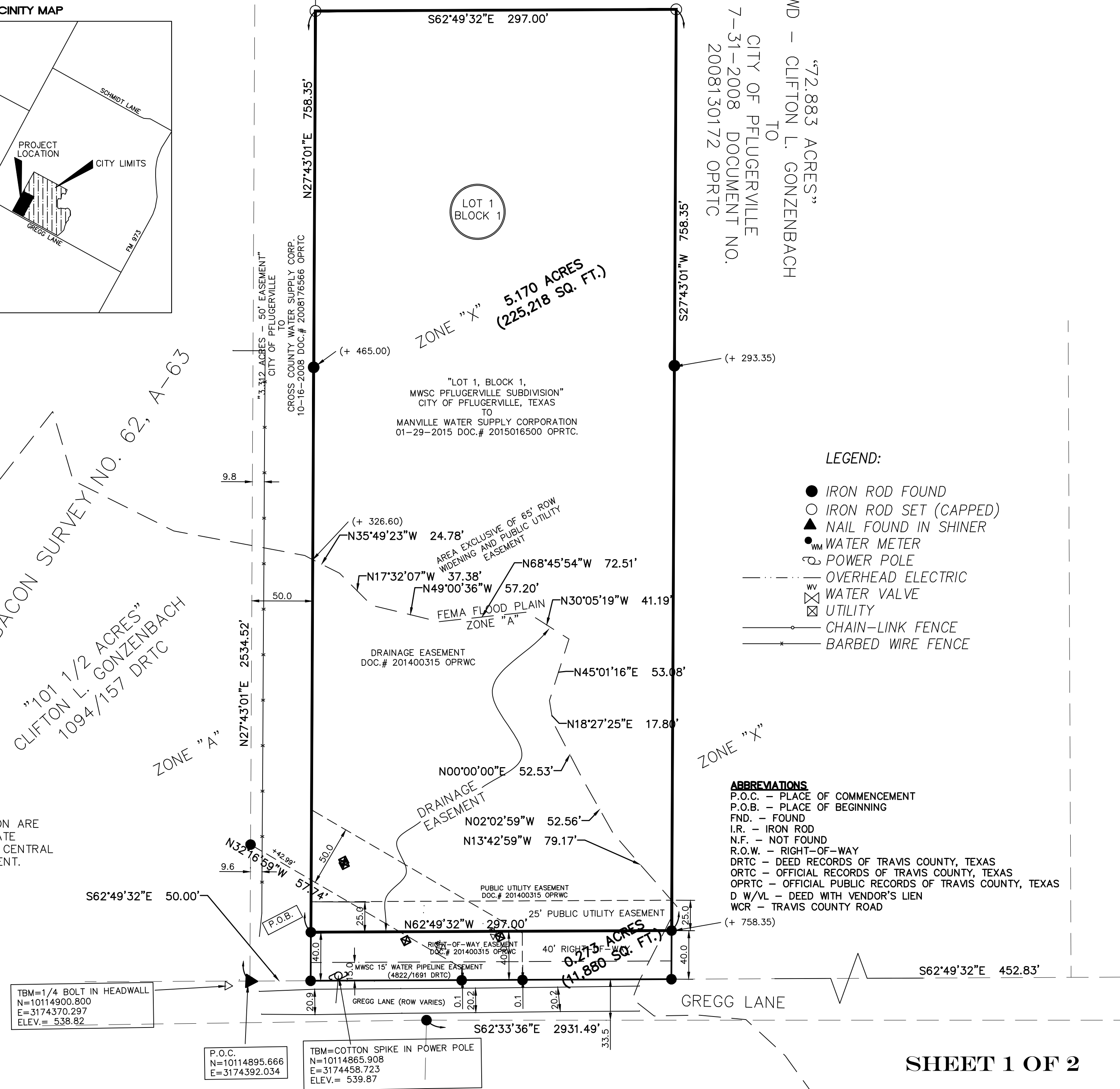
TBM=COTTON SPIKE IN POWER POLE  
N=10114865.908  
E=3174458.723  
ELEV.= 539.87

LOT 1  
BLOCK 1  
ZONE "X" 5.170 ACRES  
(225,218 SQ. FT.)

"LOT 1, BLOCK 1,  
MWSC PFLUGERVILLE SUBDIVISION"  
CITY OF PFLUGERVILLE, TEXAS  
TO  
MANVILLE WATER SUPPLY CORPORATION  
01-29-2015 DOC.# 2015016500 OPRTC.

- LEGEND:**
- IRON ROD FOUND
  - IRON ROD SET (CAPPED)
  - ▲ NAIL FOUND IN SHINER
  - <sub>WM</sub> WATER METER
  - POWER POLE
  - OVERHEAD ELECTRIC
  - ⊗ WATER VALVE
  - ⊗ UTILITY
  - CHAIN-LINK FENCE
  - BARBED WIRE FENCE

- ABBREVIATIONS**
- P.O.C. - PLACE OF COMMENCEMENT
  - P.O.B. - PLACE OF BEGINNING
  - FND. - FOUND
  - I.R. - IRON ROD
  - N.F. - NOT FOUND
  - R.O.W. - RIGHT-OF-WAY
  - DRTC - DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - ORTC - OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
  - OPRTC - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - D W/VL - DEED WITH VENDOR'S LIEN
  - WCR - TRAVIS COUNTY ROAD



**SHEET 1 OF 2**

# LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION REPLAT

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. WASTEWATER WILL BE PROCESSED BY AN APPROVED ON-SITE SEPTIC FACILITY (OSSF).
3. A 25-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HERENY DEDICATED ALONG ALL ROAD 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, SUCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING 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 ALLOED 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 EASEMENTS AND RELATED APPURTUNANCES.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
8. 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.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24.
10. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. 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, ELETRIC 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 RESONSIBLTY 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 IMPROVEMENTSSHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

*CITY CERTIFICATION*

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

\_\_\_\_\_  
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:

THAT I, \_\_\_\_\_, 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 SHOWN HEREON.

\_\_\_\_\_  
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 ADMINISTRATOR.

THIS TRACT IS NOT 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\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

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).

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT MANVILLE WATER SUPPLY CORPORATION, BEING THE OWNER OF 3.443 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. 2015016500, 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 MWSC 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

\_\_\_\_\_  
TONY GRAF

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. 2008130172, 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 MWSC 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:

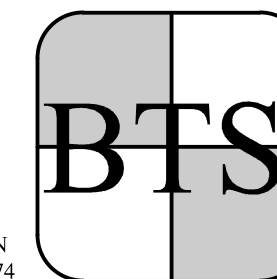
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

\_\_\_\_\_  
NOTARY SIGNATURE AND DATE

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500  
surveying@austin.rr.com  
www.bryantechanicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BM	CHECKED BY: BLB
DATE: NOVEMBER 8, 2018	APPROVED BY: BLB
PROJECT NO. 14-126	SHEET 2 OF 2

**SHEET 2 OF 2**