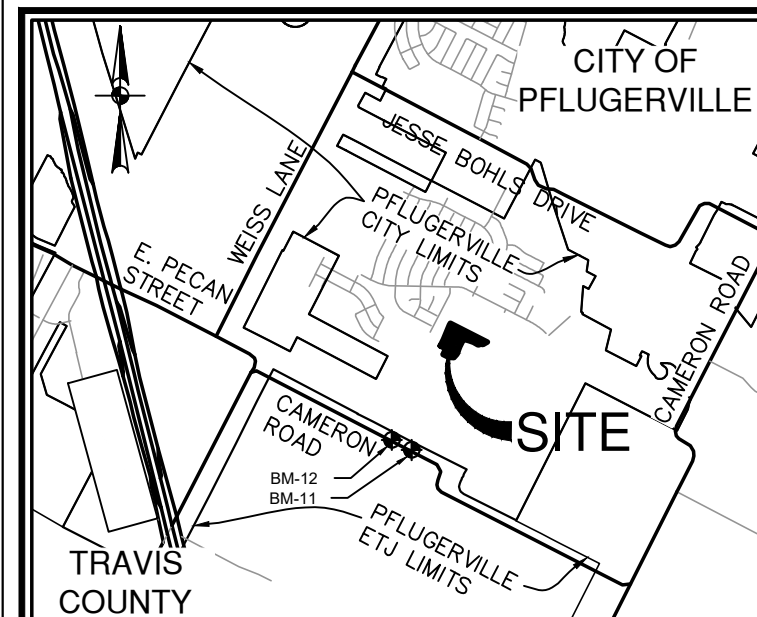


# FINAL PLAT OF MURCHISON TRACT, PHASE 3

A 10.700 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 99.02 ACRE TRACT, CONVEYED TO ARROYO CAP IV-2, LLC, RECORDED IN DOCUMENT NO. 2024076780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 7.140 ACRE TRACT (TRACT 6), CONVEYED TO CE DEVELOPMENT, INC., RECORDED IN DOCUMENT NO. 2015146187 OF THE SAID OFFICIAL PUBLIC RECORDS.



SCALE: 1" = 100'



## LOCATION MAP

1" = 5000'

**OWNER:** ARROYO CAP IV-2, LLC  
18575 JAMBOREE ROAD, SUITE 350  
IRVINE, CALIFORNIA 92612

**OWNER:** CE DEVELOPMENT INC.  
4720-4 ROCKCLIFF ROAD  
AUSTIN, TEXAS 78746

**SURVEYOR:** PAPE-DAWSON CONSULTING ENGINEERS, LLC  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

**ENGINEER:** PAPE-DAWSON CONSULTING ENGINEERS, LLC  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

**SUBMITTAL DATE:** MAY 20, 2024

**LOT SUMMARY**

TOTAL ACREAGE:	10.700 ACRES
TOTAL NUMBER OF BLOCKS:	2
OPEN SPACE LOTS:	2 (2.338 ACRES)
OPEN SPACE/ DRAINAGE LOTS:	1 (2.115 ACRES)
SINGLE FAMILY LOTS:	32 (4.829 ACRES)
RIGHT-OF-WAY:	1.418 ACRES

**LINEAR FEET OF NEW STREET**

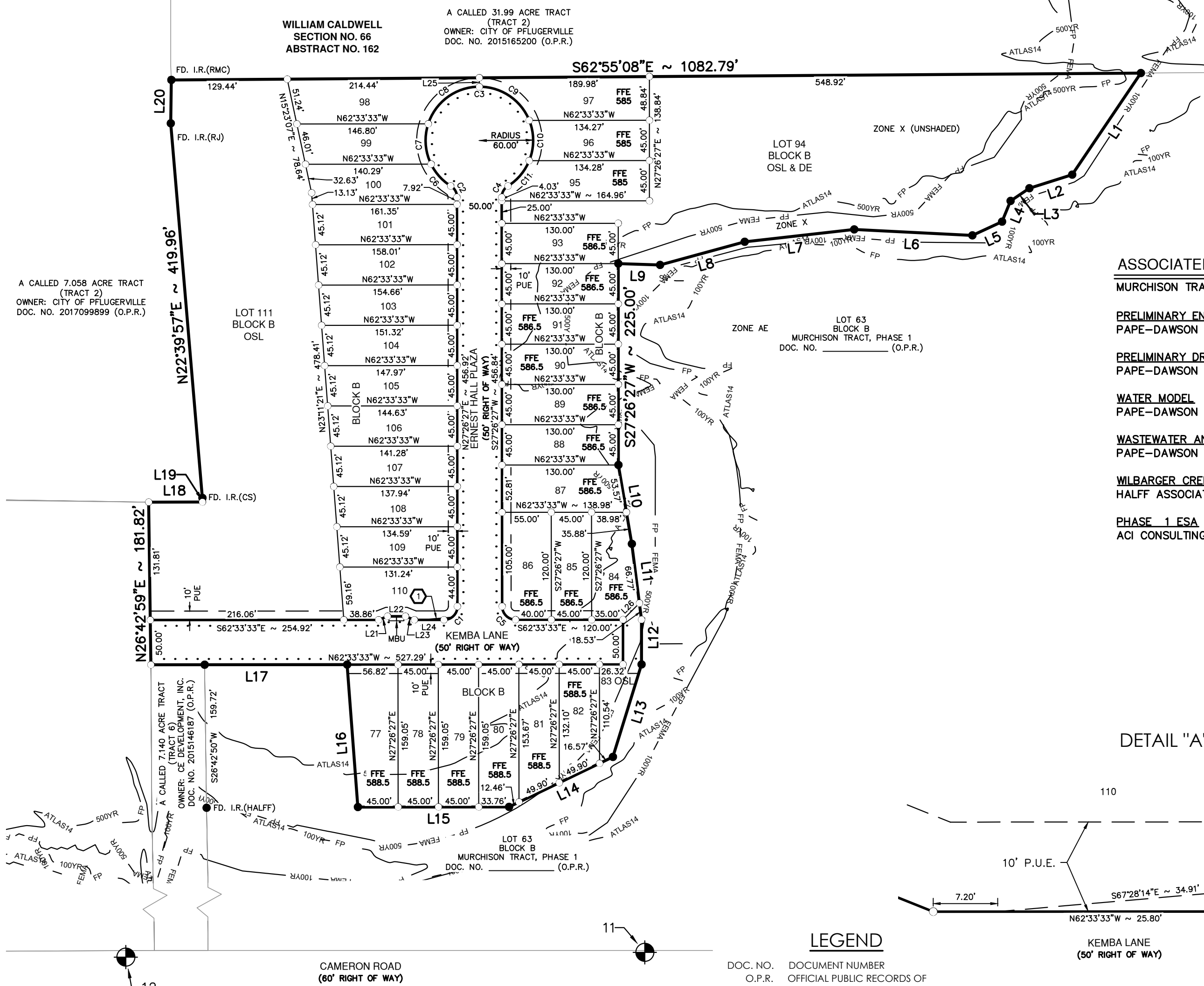
ERNEST HALL PLAZA (50' ROW):	560 LF	0.810 ACRES
KEMBRA LANE (50' ROW):	527 LF	0.608 ACRES
TOTALS:	1078 LF	1.418 ACRES

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

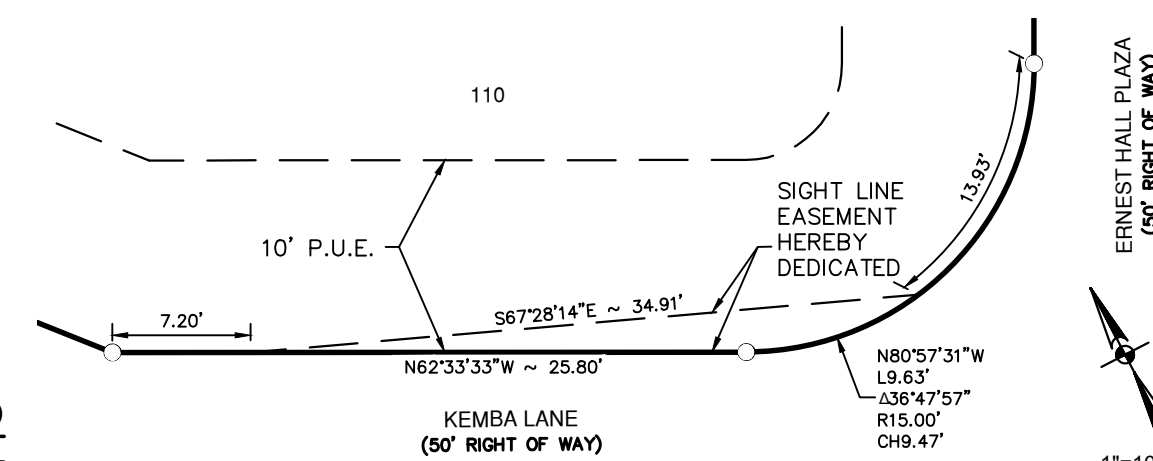
COMBINED SCALE FACTOR:  
0.99990001

**BENCHMARK NO. 11**  
FOUND IRON ROD  
GRID N: 10124098.7'  
GRID E: 3169640.7'  
ELEV: 609.11'

**BENCHMARK NO. 12**  
FOUND IRON ROD  
GRID N: 10124361.6'  
GRID E: 3169124.2'  
ELEV: 617.15'



## DETAIL "A"



## LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- MBU MAIL BOX UNIT
- MBU BENCHMARK
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- 10' EASEMENT
- ..... SIDEWALK (SEE NOTES 7)
- ATLAS14 500YR ATLAS 14 500 YEAR FLOODPLAIN
- FP FEMA 500YR FEMA FLOODPLAIN 500 YEAR
- ATLAS14 100YR ATLAS 14 100 YEAR FLOODPLAIN
- FP FEMA 100YR FEMA FLOODPLAIN 100 YEAR
- 1 SIGHT LINE EASEMENT AS NOTED

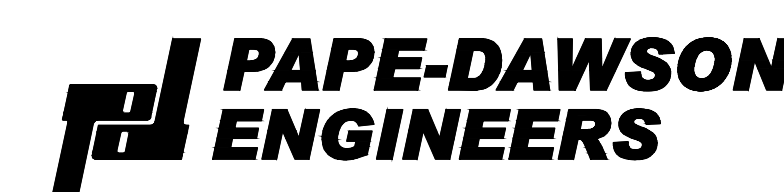
## EASEMENTS

- 1 SIGHT LINE EASEMENT LOT 27, BLOCK J SEE DETAIL "A" (THIS SHEET)

LINE #	BEARING	LENGTH
L1	S61°33'41"W	136.99'
L2	N80°12'44"W	50.07'
L3	S83°27'52"W	25.40'
L4	S49°46'44"W	25.04'
L5	N87°10'48"W	36.51'
L6	N59°37'03"W	132.17'
L7	N69°01'00"W	123.11'
L8	N77°44'02"W	97.99'
L9	N60°36'56"W	46.67'
L10	S17°47'14"W	89.45'
L11	S20°13'40"W	85.30'
L12	S27°26'27"W	50.00'
L13	S44°40'57"W	108.24'

LINE #	BEARING	LENGTH
L14	N88°09'40"W	128.83'
L15	N62°33'33"W	168.76'
L16	N23°11'21"E	159.49'
L17	N62°33'33"W	219.15'
L18	S62°33'39"E	60.00'
L19	N27°02'01"E	4.58'
L20	N28°14'41"E	48.41'
L21	S84°21'38"E	10.77'
L22	S62°33'33"E	20.00'
L23	S40°45'28"E	10.77'
L24	S62°33'33"E	33.00'
L25	S27°04'52"W	10.14'
L26	S72°26'27"W	26.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	15.00'	090°00'00"	N72°26'27"E	21.21'	23.56'
C2	15.00'	057°42'42"	N01°24'54"W	14.48'	15.11'
C3	60.00'	295°32'17"	S62°30'06"E	64.00'	309.49'
C4	15.00'	057°49'35"	S56°21'15"W	14.50'	15.14'
C5	15.00'	090°00'00"	S17°33'33"E	21.21'	23.56'
C6	60.00'	031°41'21"	S14°25'34"E	32.76'	33.18'
C7	60.00'	044°09'31"	S23°29'52"W	45.11'	46.24'
C8	60.00'	071°50'56"	S81°30'05"W	70.41'	75.24'
C9	60.00'	068°00'06"	N28°34'24"W	67.10'	71.21'
C10	60.00'	044°02'55"	N27°27'06"E	45.00'	46.13'
C11	60.00'	035°47'29"	N67°22'18"E	36.87'	37.48'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

FINAL PLAT  
OF  
**MURCHISON TRACT, PHASE 3**

A 10.700 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 99.02 ACRE TRACT, CONVEYED TO ARROYO CAP IV-2, LLC, RECORDED IN DOCUMENT NO. 2024076780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 7.140 ACRE TRACT (TRACT 6), CONVEYED TO CE DEVELOPMENT, INC., RECORDED IN DOCUMENT NO. 2015146187 OF THE SAID OFFICIAL PUBLIC RECORDS.

**STANDARD PLAT NOTES**

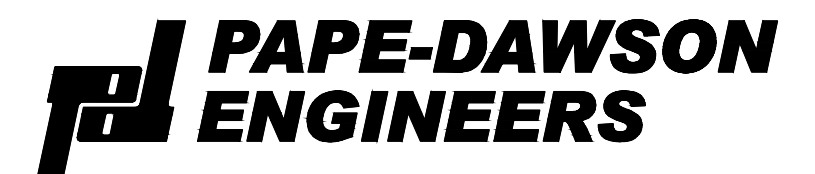
1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENTS(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 AND THE GRANTOR'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 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 OF PFLUGERVILLE.
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 MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE LOCAL STREETS.
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 AND CITY RESOLUTION #1224-09-08-25 8A.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1557-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. 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.
15. 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.
16. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019. .

17. 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.
18. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. 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.
20. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE DISTRICT REQUIREMENTS FOR ALL RESIDENTIAL LOTS. PER THE CITY OF PFLUGERVILLE UDC 4.2.4 RESIDENTIAL DISTRICTS SETBACK CHART, THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT STREET - 20', SIDE STREET (CORNER LOTS) - 15', REAR - 20', INTERIOR SIDE - 5'.
21. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
22. FINISHED FLOOR ELEVATIONS FOR EVERY HOME WITHIN 200 FEET OF THE NOAA ATLAS 14 100 YEAR FLOODPLAIN SHALL BE AT LEAST 2 FEET ABOVE THE INDICATED 100-YEAR WATER SURFACE ELEVATIONS. FINISH FLOOR ELEVATIONS SHOWN ON THE FACE OF THIS PLAT ARE MINIMUM REQUIRED ELEVATIONS.
23. ALL OPEN SPACE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
25. A DEAD-END STREET LENGTH VARIANCE TO UDC SECTION 15.16.3.M WAS APPROVED BY PLANNING & ZONING COMMISSION ON MAY 6, 2024

BLOCK B		
LOT #	AREA (SQ. FT.)	LOT TYPE
77	8,098	OSL
78	7,157	SINGLE FAMILY
79	7,157	SINGLE FAMILY
80	7,127	SINGLE FAMILY
81	6,430	SINGLE FAMILY
82	5,460	SINGLE FAMILY
83	4,483	SINGLE FAMILY
84	5,556	SINGLE FAMILY
85	5,400	SINGLE FAMILY
86	6,552	SINGLE FAMILY
87	7,103	SINGLE FAMILY
88	5,850	SINGLE FAMILY
89	5,850	SINGLE FAMILY
90	5,850	SINGLE FAMILY
91	5,850	SINGLE FAMILY
92	5,850	SINGLE FAMILY
93	5,850	SINGLE FAMILY
94	92,143	OSL & DE
95	6,792	SINGLE FAMILY
96	5,910	SINGLE FAMILY
97	7,651	SINGLE FAMILY
98	8,901	SINGLE FAMILY
99	6,326	SINGLE FAMILY
100	6,894	SINGLE FAMILY
101	7,186	SINGLE FAMILY
102	7,035	SINGLE FAMILY
103	6,885	SINGLE FAMILY
104	6,734	SINGLE FAMILY
105	6,583	SINGLE FAMILY
106	6,433	SINGLE FAMILY
107	6,282	SINGLE FAMILY
108	6,132	SINGLE FAMILY
109	5,981	SINGLE FAMILY
110	7,446	SINGLE FAMILY
111	97,376	OSL

MURCHISON TRACT PHASE 3 PARKLAND DEDICATION TABLE					
LOT TYPE	ACREAGE	LOTS	*PPU	PARKLAND REQUIRED PER UDC (ACREAGE)	PARK DEVELOPMENT FEE**
SF-MU	4.83	32	2.70	0.57	\$21,440.00
TOTAL	4.83	32		0.57	\$21,440.00

\*PPU = PERSONS PER UNIT  
TOTAL PUBLIC PARKLAND DEDICATED = 30.20 AC (DEDICATED WITH MURCHISON TRACT PHASE 1 FINAL PLAT)  
\*\*PARKLAND DEVELOPMENT FEE PER UDC 14.4.2:  
SF-MU = 32\*670 = \$21,440.00



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

