



Curve Table					
Curve #	Arc Length	Radius	Chord Bearing	Chord Length	Delta
C5	162.87	2083.97	N63°34'43"W	162.83	4°28'41"
C6	147.54	97.51	S22°28'16"E	133.86	86°41'31"
C7	165.23	2093.97	N63°33'25"W	165.19	4°31'16"
C8	133.23	87.51	S22°12'06"E	120.73	87°13'54"
C9	37.69	955.00	S12°24'43"W	37.69	2°15'41"

Line Table			Line #		
Line #	Bearing	Length	Line #	Bearing	Length
L1	N23°21'58"W	42.89	L12	N43°27'07"W	35.88
L2	S74°02'58"E	14.51	L13	N62°02'03"W	183.37
L3	N61°52'26"W	365.41	L14	S87°57'57"W	21.55
L4	N43°27'07"W	35.89	L15	N43°27'07"W	34.88
L5	N62°02'03"W	187.68	L16	N11°11'22"E	23.78
L6	S87°57'57"W	21.53	L17	N20°52'28"E	131.36
L7	N61°52'26"W	350.83	L18	S74°02'58"E	14.51
L8	N43°27'07"W	34.83	L19	S78°40'04"E	25.00
L9	N20°52'28"E	124.54	L20	N11°19'56"E	100.00
L10	S74°02'58"E	6.33	L21	S78°40'04"E	25.00
L11	N11°19'56"E	493.29	L22	N11°11'22"E	23.80

LEGAL DESCRIPTION

WHEREAS, Parleys Canyon, LLP is the sole owner of that certain tract of land situated in the Alexander Walters Survey, Abstract No. 67, same being a part of that certain called 11.647 acre tract of land described in Warranty Deed to Parleys Canyon Limited, LLP, recorded in Document No. 2008005784, Official Public Records, Travis County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap (controlling monument (CM)) found in the north right-of-way line of Wells Branch Parkway (120' right-of-way), as described in Document No. 2005191991, O.P.R.T.C.T., same being the southeast corner of said 11.647 acre tract, same being an angle point on the south line of that certain tract of land called Lot 33, Block M, Mountain Creek Section Three, an addition to the City of Pflugerville, as recorded in Document No. 199900287, O.P.R.T.C.T.;

THENCE with the common north right-of-way line of said Wells Branch Parkway and the south line of said 11.647 acre tract, the following two (2) courses:

1. North 61°52'26" West, a distance of 1,034.39 feet to a 1/2" capped iron rod found (CM) found at the beginning of a curve to the left, having a radius of 2,060.00 feet, a central angle of 5°51'34", and a chord bearing North 64°48'12" West, a chord distance of 210.58 feet;

2. with said curve to the left, and arc distance of 210.67 feet to a 5/8" iron rod with plastic cap stamped "JQ Dallas Eng" set at the intersection of the north right-of-way line of said Wells Branch Parkway and the east right-of-way line of 10th Street (a variable width right-of-way at this point), as described in Special Warranty deed to the City of Pflugerville as Exhibit B, recorded in Document No. 2008203725, O.P.R.T.C.T.;

THENCE with the common east right-of-way line of said 10th Street and the west line of the herein described tract, the following courses and distances:

1. North 23°21'58" West, a distance of 42.89 feet to a 5/8" iron rod with plastic cap stamped "JQ Dallas Eng." set for corner;

2. North 21°01'39" East, a distance of 222.29 feet to a mag nail with washer stamped "All County" found in the south line of that certain called 0.881 acre tract of land for 10th Street right-of-way, as recorded in Document No. 200500090, O.P.R.T.C.T.;

3. South 74°02'58" East, with the south line of said 0.881 acre tract, a distance of 14.51 feet to a 1/2" iron rod with plastic cap stamped "All County" (CM) found for corner;

4. North 11°19'56" East, with the common east line of said 0.881 acre tract and the west line of the herein described tract, a distance of 491.61 feet to a 1/2" iron rod found with plastic cap stamped "Chaparral" (CM) found for the beginning of a curve to the right, having a radius of 965.00 feet, a central angle of 2°44'21", and a chord bearing North 12°39'03" East, a chord distance of 46.13 feet;

5. with said curve to the right, an arc distance of 46.13 feet to a 1/2" iron rod with plastic cap stamped "Chaparral" (CM) found for the north corner of said 11.647 acre tract, same being the southerly southwest corner of said Lot 33, Block M;

THENCE departing the common east right-of-way line of said 10th Street and the west line of said 11.647 acre tract, with the common north line of said 11.647 acre tract and the south line of said Lot 33, Block M the following (2) courses and distances:

1. South 37°32'37" East, a distance of 698.15 feet to a 1/2" iron rod with plastic cap stamped "Chaparral" (CM) found for corner;

2. South 31°53'53" East, a distance of 934.79 feet to the POINT OF BEGINNING, containing 11.520 acres of land, more or less.

- LEGEND**
- MONUMENT FOUND OR SET (AS NOTED)
 - C.M. CONTROLLING MONUMENT
 - BOUNDARY LINE-SUBJECT
 - BOUNDARY LINE-ADJOINER
 - - - PUBLIC UTILITY EASEMENT
 - - - SIDEWALK EASEMENT
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - Sq. Ft. SQUARE FEET
 - INST. No. INSTRUMENT NUMBER
 - VOL. / PG. VOLUME / PAGE

VILLAGES AT WELLS BRANCH
 LOT 1, BLOCK A
 CALLED 18.345 ACRES
 1305 WELLS BRANCH, LP
 INST. No. 202000253
 O.P.R.T.C.T.

LOT SUMMARY	
TOTAL NUMBER OF LOTS: 1	
LOT 1	11.52 AC
TOTAL	11.52 AC
PROPOSED LAND USE: SCHOOL PURPOSES	

GENERAL NOTE:

1. THE HORIZONTAL DATUM IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (2011), BASED UPON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VERTICAL REFERENCE NETWORK, EPOCH 2011.
2. THE VERTICAL DATUM IS THE NORTH AMERICAN DATUM OF 1988 (NAVD83), GEOID 12B (BASED ON GPS OBSERVATIONS).
3. DATE OF SURVEY: JUNE 2021

SITE BENCHMARKS:

1. 5/8" CAPPED IRON ROD
 NORTHING = 10131474.18
 EASTING = 314033.77
 ELEVATION = 727.88'
2. 5/8" CAPPED IRON ROD
 NORTHING = 10130415.20
 EASTING = 3148604.84
 ELEVATION = 713.20'

COORDINATES SHOWN HEREON ARE SURFACE.
 STATE PLANE COORDINATE SYSTEM
 (SURFACE TO GRID SCALE FACTOR = 0.999990009).

OWNER
 PARLEYS CANYON LIMITED, LP
 C/O WASATCH, LLC
 9317 MCNEIL RD
 AUSTIN, TX 78758
 Phone: (512) 826-6886

ENGINEERING FIRM
 JQ ENGINEERING, LLP
 100 NE LOOP 410, SUITE 950
 SAN ANTONIO, TX 78216
 Phone: (210) 858-9803
 T.B.P.E.L.S. Firm No. 1294

LAND SURVEYOR
 JQ ENGINEERING, LLP
 100 GLASS STREET
 DALLAS, TEXAS 75207
 Phone: (214) 752-9098
 T.B.P.E.L.S. Firm No. 10056600

shaping the built environment

JQ ENGINEERING, LLP
 100 GLASS STREET
 DALLAS, TEXAS 75207
 Phone: (214) 752-9098
 JQENGG.COM
 JQ JOB NO: 3200319 TEXAS LAND SURVEYING FIRM REGISTRATION NO. 10056600

FILE NUMBER: FP2102-04

DRAWN:	IG
CHECKED:	SC
DATE:	JUNE 2021
CREW:	MS/TD
SHEET:	1 of 2

FINAL PLAT
BASIS PFLUGERVILLE
 LOT 1, BLOCK 1
 SITUATED IN THE
 ALEXANDER WALTERS SURVEY, ABSTRACT No. 67
 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

STATE OF TEXAS;

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT PARLEYS CANYON LIMITED, LLP, BEING THE OWNER OF 11.52 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN INSTRUMENT NO. 2008005784, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 11.52 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS BASIS PFLUGERVILLE. 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 _____, 2021,AD

PARLEYS CANYON LIMITED, LLP
9317 MCNEIL RD
AUSTIN, TX 78758
BY: WASATCH, LLC, general partner
Morgan C. Mills, President

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 OF 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 _____, 2021,A.D.

(SEAL)

NOTARY PUBLIC'S SIGNATURE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS;

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS:

THAT I Clifford E. Cameron, RPLS, 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 THE CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

CLIFFORD E. CAMERON
TEXAS REGISTERED LAND SURVEYOR No. 6415
JQ ENGINEERING, LLP
DATE OF SURVEY: 12/21/2020

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. 48453C0270J, DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

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 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET 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.
5. THE GRANTOR [PROPERTY OWNER(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 TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, 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. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE SUBJECT SITE'S SIDE OF THE STREET ALONG BOTH 10TH STREET AND WELLS BRANCH PARKWAY.
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 ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14 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.
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. 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.
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.

STATE OF TEXAS
CITY OF PFLUGERVILLE

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

BY: _____
CHAIRMAN, ROBERT ROMIG

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

BY: _____
PLANNING DIRECTOR, EMILY M. BARRON

ATTEST:

CITY SECRETARY, TRISTA EVANS

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

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 _____, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____M., THIS ____ DAY OF _____, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT

BASIS PFLUGERVILLE

LOT 1, BLOCK 1

SITUATED IN THE
ALEXANDER WALTERS SURVEY, ABSTRACT No. 67
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Table with 2 columns: LOT, ACRES. Includes total number of lots (1) and proposed land use (SCHOOL PURPOSES).

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OWNER
PARLEYS CANYON LIMITED, LP
C/O WASATCH, LLC
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DALLAS, TX 75207
Phone: (214) 752-9098
T.B.P.E.L.S. Firm No. 10056600

JQ ENGINEERING, LLP logo and contact information including address, phone numbers, and registration details.

FILE NUMBER: FP2102-04

Table with 2 columns: FIELD, VALUE. Includes DRAWN: IG, CHECKED: SC, DATE: JUNE 2021, CREW: MS/TD, SHEET: 2 of 2.