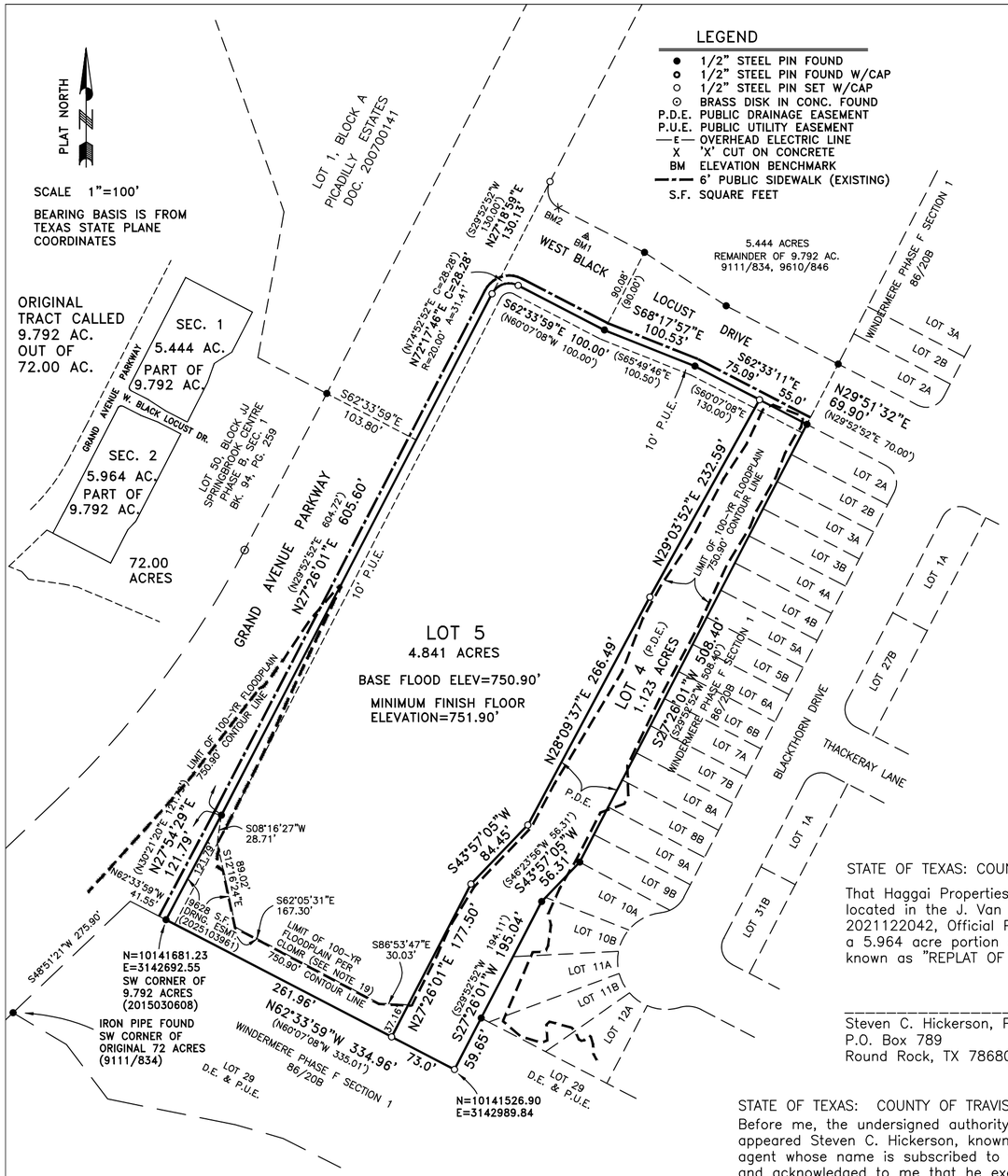

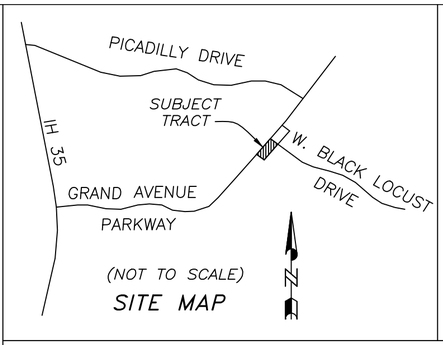

OWNER: HAGGAI PROPERTIES, LTD.
STEVEN C. HICKERSON, PRESIDENT
P.O. BOX 789
ROUND ROCK, TX 78680

ACREAGE: 5.964 ACRES
PATENT SURVEY: J. VAN WINKLE SURVEY NO. 14
NO. OF LOTS: 2
NO. OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: NONE
DATE OF SUBMITTAL: JULY 7, 2025

SURVEYOR: STUART W. WATSON, RPLS #4550
9501 CAP. OF TEX. HWY., SUITE 303
AUSTIN, TX 78759
PHONE 512-346-8566

ENGINEER: TERRY R. HAGOOD, PE #52960
HAGOOD ENGINEERING ASSOCIATES
900 EAST MAIN STREET
ROUND ROCK, TX 78664
PHONE 512-244-1546

BENCHMARK (BM) DESCRIPTIONS:

BM1-TRIANGLE CUT IN CURB ON NORTH SIDE OF BLACK LOCUST DRIVE, WITH ELEVATION OF 755.00' (NAVD 1988). NORTHING=10142385.42 EASTING=3143125.54'

BM2-'X' CUT IN CONCRETE ON NORTH SIDE OF BLACK LOCUST DRIVE, WITH ELEVATION OF 756.42' (NAVD 1988). NORTHING=10142415.07 EASTING=3143096.98'

STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That Haggai Properties Ltd., as the owner of that certain 9.792 acre tract of land located in the J. Van Winkle Survey No. 14 and recorded in Document Number 2021122042, Official Public Records of Travis County, Texas, does hereby subdivide a 5.964 acre portion of said 9.792 acres in accordance with this plat, to be known as "REPLAT OF WINDERMERE PARKE GARDEN VILLAS SECTION TWO".

_____
Steven C. Hickerson, President
P.O. Box 789
Round Rock, TX 78680

STATE OF TEXAS: COUNTY OF TRAVIS:
Before me, the undersigned authority, on this day personally appeared Steven C. Hickerson, known to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consderations therein expressed and in the capacity therein stated.

_____
NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION EXPIRES: _____

APPROVED THIS ___ DAY OF _____, 20__, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
CHAIR

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

BY: _____
PLANNING DIRECTOR

ATTEST:

BY: _____
CITY SECRETARY

STATE OF TEXAS: COUNTY OF TRAVIS:

I, Stuart W. Watson, 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 Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plat are shown hereon.

_____
Stuart W. Watson, R.P.L.S. #4550

_____
DATE

WATSON SURVEYING
9501 CAP OF TEX HWY, #303
AUSTIN, TEXAS 78759
PHONE (512) 346-8566

REPLAT OF WINDERMERE PARKE GARDEN VILLAS SECTION TWO

STANDARD PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY WINDERMERE UTILITY COMPANY. 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.) SHALL BE 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. THE GRANTOR (RIDGE HILL INVESTMENTS), 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. IN THE EVENT THERE ARE DIFFERENT OWNERS OF LOT 1 AND/OR LOT 3, THEY SHALL BE JOINTLY RESPONSIBLE FOR THE FOREGOING OBLIGATIONS.
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.
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 SIX(6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE EAST SIDE OF GRAND AVE. AND SOUTH SIDE OF W. BLACK LOCUST DR. A SIDEWALK SHALL BE CONSTRUCTED AT THE PROPERTY BORDERS NOT LATER THAN THE ADJACENT SITE DEVELOPMENT, UNLESS EXISTING SIDEWALKS ALREADY MEET THIS REQUIREMENT.
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 REQUIRED PARKLAND DEDICATION AND THE DEVELOPMENT FEE HAVE BEEN SATISFIED THROUGH PREVIOUS DEDICATIONS WHEN THE WINDERMERE SUBDIVISION WAS ESTABLISHED WHILE LOCATED IN THE CITY OF AUSTIN ETJ.
11. 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.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OF 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. 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.
16. 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 RE-PLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE.
17. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR, 25-YEAR AND 100-YEAR STORM EVENTS.
18. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "DRAINAGE EASEMENT" AS RECORDED IN VOLUME 9416, PAGE 280-290.
19. THE BASE FLOOD ELEVATION SHOWN HEREON IS FROM A "CONDITIONAL LETTER OF MAP REVISION" (CLOMR), FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), WITH THE APPROVED DATE OF APRIL 15, 2025.
20. 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.

PART OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA (ZONES "AE" AND "A") SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0260J, EFFECTIVE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

_____
TERRY R. HAGOOD, P.E. #52960
HAGOOD ENGINEERING ASSOCIATES
900 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD

IN MY OFFICE ON THE ____ DAY OF _____ A.D., 20__, AT _____ O'CLOCK __.M.

AND DULY RECORDED ON THE ___ DAY OF _____ A.D., 20__ AT _____ O'CLOCK __.M.

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE

___ DAY OF _____ 20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

ojects\Projects 14-000\14-021 3 Windermere Replat\CAD\Survey\11-17-2025 Update Plat from Stuart\Replat Windermere-Parke-Garden-Villas-Section2-PDF\removed-new 100yrfloodplain.dwg, 11/17/2025 10:43:22 AM, toma