

LEGEND

	1/2" ROD FOUND
	1/2" ROD W/CAP SET "ALLSTAR 5729"
	"X" SCRIBE FOUND IN CONC.
AE	ACCESS ESMT
DE	DRAINAGE ESMT
EE	ELECTRIC ESMT
TE	TELEPHONE ESMT
SDE	SIGHT DISTANCE ESMT
SWE	SIDEWALK ESMT
PUE	PUBLIC UTILITY ESMT
WLE	WATERLINE ESMT
WWE	WATER, WASTEWATER ESMT
JUAE	JOINT-USE ACCESS ESMT
()	RECORD INFORMATION
	EXISTING SIDEWALK

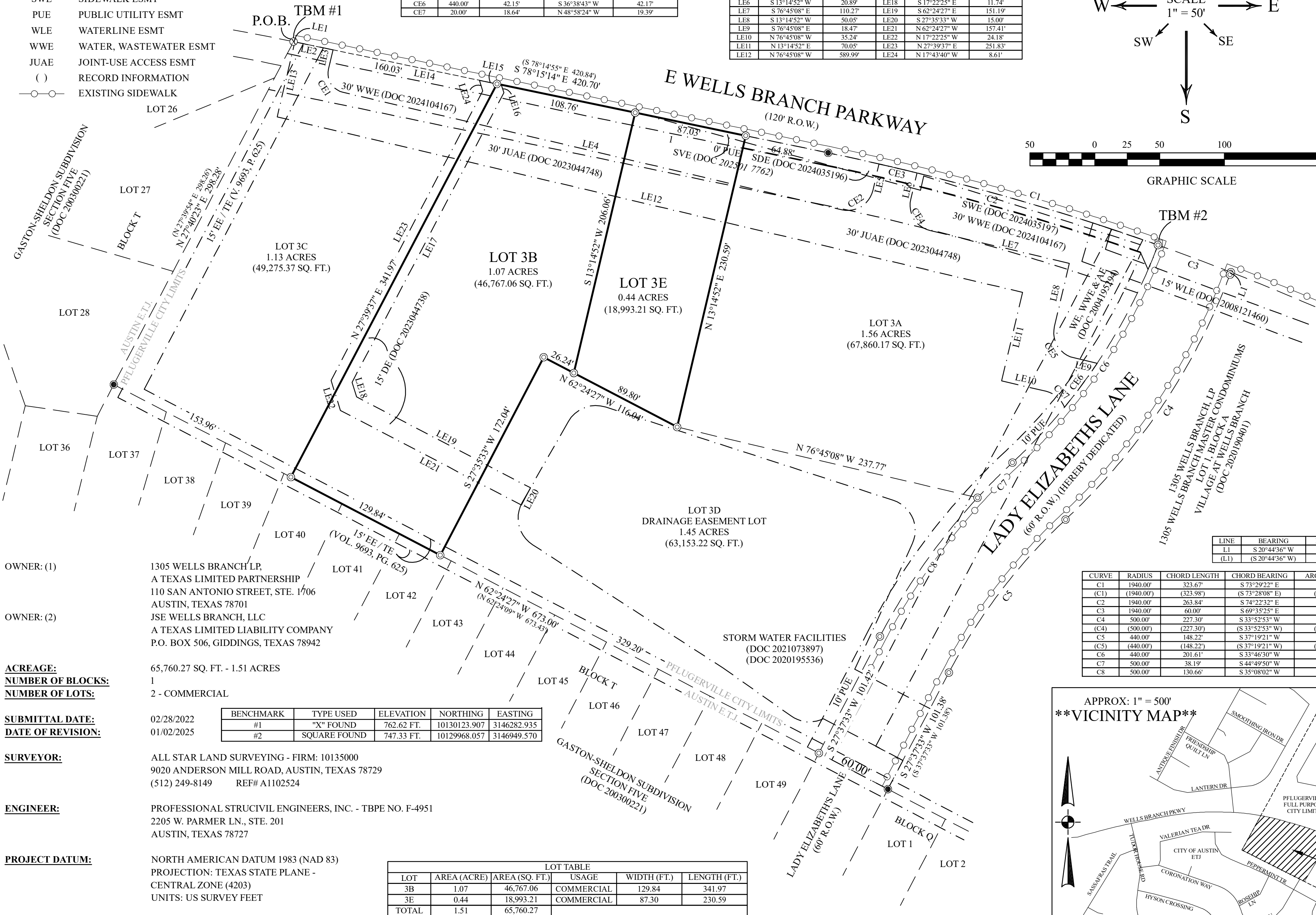
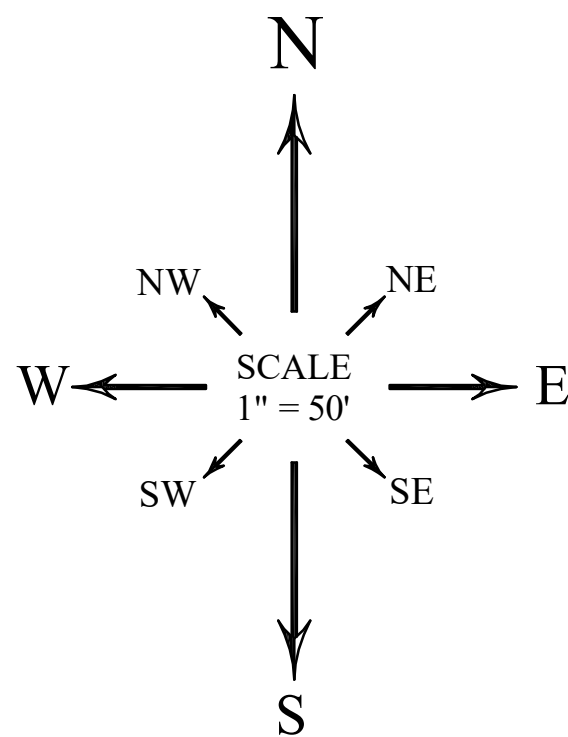
REPLAT OF LOT 3B THE VILLAGE AT WELLS BRANCH

SECTION 2 COMMERCIAL PLAT

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
CE1	15.00'	21.21'	S 31°45'08" E	23.56'
CE2	20.00'	28.28'	N 58°14'52" E	31.42'
CE3	1311.05'	30.00'	S 76°45'08" E	30.00'
CE4	20.00'	28.28'	S 31°45'08" E	31.42'
CE5	20.00'	28.28'	S 31°45'08" E	31.42'
CE6	440.00'	42.15'	S 36°38'43" W	42.17'
CE7	20.00'	18.64'	N 48°58'24" W	19.39'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
LE1	S 78°15'14" E	0.98'	LE13	N 13°14'52" E	59.30'
LE2	S 78°15'14" E	30.01'	LE14	S 78°15'14" E	115.25'
LE3	S 13°14'52" W	15.09'	LE15	S 78°15'14" E	17.23'
LE4	S 76°45'08" E	394.71'	LE16	S 17°43'40" E	6.41'
LE5	N 13°14'52" E	20.89'	LE17	S 27°39'37" W	251.88'
LE6	S 13°14'52" W	20.89'	LE18	S 17°22'25" E	11.74'
LE7	S 76°45'08" E	110.27'	LE19	S 62°24'27" E	151.19'
LE8	S 13°14'52" W	50.05'	LE20	S 27°35'33" W	15.00'
LE9	S 76°45'08" E	18.47'	LE21	N 62°24'27" W	157.41'
LE10	N 76°45'08" W	35.24'	LE22	N 17°22'25" W	24.18'
LE11	N 13°14'52" E	70.05'	LE23	N 27°39'37" E	251.83'
LE12	N 76°45'08" W	589.99'	LE24	N 17°43'40" W	8.61'



OWNER: (1)

1305 WELLS BRANCH LP,
A TEXAS LIMITED PARTNERSHIP
110 SAN ANTONIO STREET, STE. 1706
AUSTIN, TEXAS 78701

OWNER: (2)

JSE WELLS BRANCH, LLC
A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 506, GIDDINGS, TEXAS 78942

ACREAGE:

65,760.27 SQ. FT. - 1.51 ACRES

NUMBER OF BLOCKS:

1

NUMBER OF LOTS:

2 - COMMERCIAL

SUBMITTAL DATE:

02/28/2022

DATE OF REVISION:

01/02/2025

SURVEYOR:

ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A1102524

ENGINEER:

PROFESSIONAL STRUCIVIL ENGINEERS, INC. - TBPE NO. F-4951
2205 W. PARMER LN., STE. 201
AUSTIN, TEXAS 78727

PROJECT DATUM:

NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE -
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

LOT TABLE					
LOT	AREA (ACRE)	AREA (SQ. FT.)	USAGE	WIDTH (FT.)	LENGTH (FT.)
3B	1.07	46,767.06	COMMERCIAL	129.84	341.97
3E	0.44	18,993.21	COMMERCIAL	87.30	230.59
TOTAL	1.51	65,760.27			

CASE NUMBER - RP2024-000436

ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

1" = 50'

02/25/2022

DAMIAN SMITH

A1102524

01/22/2025

SCALE:

DRAWN BY:

JOB NO.:

REVISED DATE:

REPLAT OF LOT 3B THE VILLAGE AT WELLS

BRANCH SECTION 2 COMMERCIAL PLAT

BEING ALL OF THE FINAL PLAT THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL

PLAT, RECORDED IN DOCUMENT NO. 202300106, OFFICIAL PUBLIC RECORDS, TRAVIS

COUNTY, TEXAS, BEING 6.31 ACRE TRACT OF LAND OUT OF THE ALEXANDER

WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, CONVEYED TO

1305 WELLS BRANCH, LP IN A SPECIAL WARRANTY DEED RECORDED IN

DOCUMENT NO. 2020030783, AND USE WELLS BRANCH, LLC, IN A SPECIAL WARRANTY DEED

RECORDED IN DOCUMENT NO. 2024010557, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,

TEXAS.

FIRM MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD

PLAIN, AND HAS A ZONE "X".

RATINGS SHOWN

ON THE FLOOD INSURANCE RATE MAPS

FIRM MAP NO.: 48453C0270

PANEL: 02/70

DATED: 08/18/2014

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY

AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR

WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN

ADMINISTRATOR FOR THE CURRENT STATUS OF THIS

TRACT.

SHEET

1

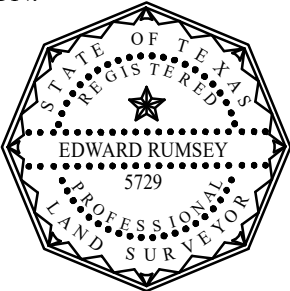
OF 2

REPLAT OF LOT 3B THE VILLAGE AT WELLS BRANCH
SECTION 2 COMMERCIAL PLAT

NOTES:

- 1) THIS REPLAT 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 REPLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR 1305 WELLS BRANCH, LP, AND JSE WELLS BRANCH, LLC., 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.
- 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, 1305 WELLS BRANCH, LP, AND JSE WELLS BRANCH, LLC, HIS OR HER OR ITS HEIRS, SUCCESSORS AND ASSIGNS 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, AN INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- 7) A TEN (10) FOOT WIDE SIDEWALK EXISTS ALONG THE SOUTH SIDE OF WELLS BRANCH PARKWAY, AND SIX (6) FOOT WIDE SIDEWALK EXISTS ALONG THE WEST SIDE LADY ELIZABETH LANE.
- 8) THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1367-18-11-13, AND CITY RESOLUTION #1224-09-08-25-8A.
- 9) THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY 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. 1577-23-01-10. 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, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 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 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)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.
- 17)WATER AND WASTEWATER 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 SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 18)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.

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.



EDWARD C. RUMSEY R.P.L.S. # 5729
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
REF# A0109422

01/22/2025
DATE

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

THAT I, _____, FOR JSE WELLS BRANCH, LLC, A LIMITED LIABLILITY COMPANY, BEING THE OWNER OF LOT 3A AND 0.44 OF AN ACRE OUT OF LOT 3B, FINAL PLAT THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT, RECORDED IN DOCUMENT NUMBER 202300106, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO JSE WELLS BRANCH, LLC IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024010557, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 6.31 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"REPLAT OF LOT 3B THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT".

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

JSE WELLS BRANCH, LLC.
P.O. BOX 506
GIDDINGS, TEXAS 78942

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 ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

THAT I, TAYLOR WILSON, FOR 1305 WELLS BRANCH , LP, A TEXAS LIMITED PARTNERSHIP, BEING OWNERS OF LOTS 3B, LOT 3C AND LOT 3D, FINAL PLAT THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT, RECORDED IN DOCUMENT NUMBER 202300106, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO 1305 WELLS BRANCH, LP. IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020030783, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 6.31 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"REPLAT OF LOT 3B THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT".

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

TAYLOR WILSON
1305 WELLS BRANCH, LP
110 SAN ANTONIO STREET, STE. 1706
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF TRAVIS

I, MIRZA TAHIR BAIG, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS REPLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF THE TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0270J DATED 08/18/2014, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

MIRZA TAHIR BAIG, P.E. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W. PARKER LN., STE. 201
AUSTIN, TX, 78727
TBPE FIRM REGISTRATION NO. F-4951

01/22/2025
DATE

FIELD NOTES:

BEING 1.51 ACRES OF LAND, OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NUMBER 791, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3B, FINAL PLAT THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 202300106, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN JSE WELLS BRANCH LLC 0.44 ACRE TRACT, RECORDED AS (TRACT 3) IN DOCUMENT NUMBER 2024010557, AND THAT CERTAIN WELLS BRANCH, LLC TRACT, RECORDED IN DOCUMENT NUMBER 2020030783, BOTH IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.51 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF E. WELLS BRANCH PARKWAY, AT THE NORTHWEST CORNER OF LOT 3C, SAME BEING THE NORTHEAST CORNER OF LOT 3B, SAID SUBDIVISION, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 78 DEGREES 15 MINUTES 14 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF E. WELLS BRANCH PARKWAY, ALONG THE NORTHERLY LINE OF LOT 3B, 195.79 FEET TO AN IRON ROD SET, IN SAID LINE, AT THE NORTHWEST CORNER OF LOT 3A, SAME BEING THE NORTHEAST CORNER OF SAID LOT 3B, FOR THE NORTHEAST HEREOF;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 3A, ALONG THE NORTHERLY & WESTERLY LINES OF LOT 3D, ALONG THE EASTERLY LINE OF SAID LOT 3B, THE FOLLOWING 3 CALLS:

- 1: SOUTH 13 DEGREES 14 MINUTES 52 SECONDS WEST, 230.59 FEET TO AN IRON ROD SET;
- 2: NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, 116.04 FEET TO AN IRON ROD SET;
- 3: SOUTH 27 DEGREES 35 MINUTES 33 SECONDS WEST, 172.04 FEET TO AN IRON ROD SET, IN THE NORTHERLY LINE OF LOT 42, GASTON-SHELDON SUBDIVISION SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, RECORDED IN DOCUMENT NUMBER 200300221, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID LOT 3D, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 3B, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, ALONG THE NORTHERLY LINES OF LOTS 40 – 42, SAID SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID LOT 3B, 129.84 FEET TO AN IRON ROD SET, IN SAID LINE, AT THE SOUTHEAST CORNER OF SAID LOT 3C, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 3B, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 27 DEGREES 39 MINUTES 37 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 3C, ALONG THE WESTERLY LINE OF LOT 3B, 341.97 FEET TO THE POINT OF BEGINNING.

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

ROBERT ROMIG, CHAIRMAN

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

EMILY BARRON,
PLANNING AND DEVELOPMENT SERVICE DIRECTOR

TRISTA EVANS, CITY SECRETARY

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

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., DULY RECORDED ON THE ____ DAY OF

_____, 20__ A.D. AT ____ O'CLOCK ____ M., OF SAID

COUNTY AND THE STATE IN 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

CASE NUMBER - RP2024-000436

ALLSTAR Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPB FIRM NO. 10135000

SCALE: 1" = 50'

02/25/2022

DAMIAN SMITH

A1102524

01/22/2025

REPLAT OF LOT 3B THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT

BEING ALL OF THE FINAL PLAT THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT, RECORDED IN DOCUMENT NO. 202300106, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING 6.31 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS; CONVEYED TO 1305 WELLS BRANCH, LP IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020030783, AND JSE WELLS BRANCH, LLC, IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024010557, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS

F.I.R.M. MAP NO.: 48453C0270J

PANEL: 0270J

DATED: 08/18/2014

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET

2

OF 2