



OWNER: LIDETA MARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH

ADDRESS: 16403 MILL CREEK ROAD
PFLUGERVILLE, TEXAS 78660

SURVEYOR: CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT

CONTACT: (512) 528-5308

ADDRESS: 1807 S. HIGHWAY 183
LEANDER, TEXAS 78641

ENGINEER: JASON ROGERS, PE
PROFESSIONAL ENGINEER, TEXAS REGISTRATION No. 87881
BLEYL ENGINEERING

CONTACT: (512) 454-2400

ADDRESS: 7701 SAN FELIPE BOULEVARD, SUITE # 200
AUSTIN, TEXAS 78729

SUBDIVISION DETAILS

TOTAL SUBDIVISION ACREAGE: 5.437 ACRES
TOTAL SUBDIVISION SQUARE FOOTAGE: ± 236,850 Sq. Ft.
TOTAL No. OF LOT(s) : ONE (1)
TOTAL No. OF BLOCK(s): ONE (1)

SUBDIVISION LOT DETAILS

LOT 1, BLOCK A (5.376 ACRES, ± 234,175 Sq. Ft.)

SUBDIVISION LAND USE

COMMERCIAL

PUBLIC ROAD DETAILS:

STREET NAME: MILL CREEK ROAD
EXISTING RIGHT-OF-WAY WIDTH: 60-FEET
DEDICATION RIGHT-OF-WAY WIDTH: 60-FEET
PROPOSED RIGHT-OF-WAY WIDTH: 60-FEET
DEDICATION ACREAGE: 0.0347 ACRES
DEDICATION SQUARE FOOTAGE: ± 1,509 Sq. Ft.
CLASSIFICATION: LOCAL LANE
DEDICATION: PUBLIC
LENGTH: 25.02 L.F.

STREET NAME: YELLOW SAGE
EXISTING RIGHT-OF-WAY WIDTH: 67-FEET
DEDICATION RIGHT-OF-WAY WIDTH: VARIABLE
PROPOSED RIGHT-OF-WAY WIDTH: 70-FEET
DEDICATION ACREAGE: 0.0268 ACRES
DEDICATION SQUARE FOOTAGE: ± 1,165 Sq. Ft.
CLASSIFICATION: LOCAL LANE
DEDICATION: PUBLIC
LENGTH: 369.11 L.F.

SUBMITTAL DATE:

GENERAL NOTES:

1). HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369).

2). VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 18.

3). GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET.

4). THE SUBJECT TRACT SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF PFLUGERVILLE, DEVELOPED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED AUGUST 18, 2014 UNDER MAP No. 48453C0260J.

• ZONE "X" UNSHADED : (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVELS).

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES HEREON, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE AND SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTE

B.M. # 54
"X" SCRIBED ON THE NORTHWESTERLY MOST CORNER OF AN EXISTING CURB INLET, ALONG THE WESTERLY MOST RIGHT-OF-WAY LINE OF HEATHERWILDE BOULEVARD, SAME BEING THE EASTERLY MOST LOT LINE OF LOT 1, BLOCK A, SAHD ADDITION #5, A SUBDIVISION APPEARING OF RECORD IN VOLUME 102, PAGE 311 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (± 58' SOUTH OF THE APPROXIMATE CENTERLINE OF YELLOW SAGE, AND ± 40' NORTH OF AN EXISTING FIRE HYDRANT).

GRID NORTHING: 10138877.2430'
GRID EASTING: 3146139.7530'
ELEVATION: 752.60'

B.M. # 55
"X" SCRIBED ON THE TOP OF CURB ALONG THE CURVING SOUTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW SAGE, SAME BEING THE NORTHWESTERLY CURVING LOT LINE OF LOT 1, BLOCK A, SAHD ADDITION #5, A SUBDIVISION APPEARING OF RECORD IN VOLUME 102, PAGE 311 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, (± 418' SOUTHWEST OF THE WESTERLY MOST RIGHT-OF-WAY LINE OF HEATHERWILDE BOULEVARD, AND ± 62' SOUTHEAST OF THE CENTER MEDIAN OF THE SOUTHEASTERLY ENTRANCE AND EXIT OF THE COVE AT HEATHERWILDE SENIOR APARTMENTS, LOCATED ON LOT 1, BLOCK A, SAHD FIFTEEN SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER DOCUMENT No. 200000251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS).

GRID NORTHING: 10138830.2800'
GRID EASTING: 3145760.5230'
ELEVATION: 762.29'

CALLED 2.005 ACRES
OWNER: PROSPER CREEK, LLC
(DOC. No. 2021013121)
O.P.R.T.C.T.

(N62° 05' 16"W 196.34')
S62° 12' 02"E 196.30'
(S59° 44' 59"E 196.50')

CAPPED
IRON ROD FOUND
STAMPED, "HARRIS 1729"

EXISTING LOT LINE FOR
LOT 1, BLOCK A
SAHD FIFTEEN SUBDIVISION
(DOC. No. 200000251)
O.P.R.T.C.T.

0.2870 ACRE
(± 12,502 Sq. Ft.)
JOINT USE ACCESS EASEMENT
(HEREBY DEDICATED)

0.0347 ACRE
(± 1,509 Sq. Ft.)
RIGHT-OF-WAY DEDICATION FOR "MILL CREEK ROAD"
(60' PUBLIC RIGHT-OF-WAY WIDTH)
(HEREBY DEDICATED)

10' WIDE PUBLIC UTILITY EASEMENT
(HEREBY DEDICATED)

LOT 1
BLOCK A
5.376 ACRES
(± 234,175 Sq. Ft.)

0.1513 ACRE
(± 6,592 Sq. Ft.)
JOINT USE ACCESS EASEMENT
(DOC. No. _____)
O.P.R.T.C.T.

10' PUBLIC UTILITY EASEMENT
(HEREBY DEDICATED)

0.0268 ACRE
(± 1,166 Sq. Ft.)
RIGHT-OF-WAY DEDICATION FOR "YELLOW SAGE"
(HEREBY DEDICATED)

(FINAL PLAT)

LIDETA MARIAM E.O.T.C. SUBDIVISION

(SITUATED IN THE JOHN VAN WINKLE SURVEY 14)
(ABSTRACT 486, TRAVIS COUNTY, TEXAS)

SCALE: 1" = 60'

0 60 120 Feet

LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- SUBJECT PROPERTY LINE
- - - ADJOINING TRACTS PROPERTY LINE
- - - - EASEMENT
- PROPOSED SIDEWALK
- 6" WIDE ALONG YELLOW SAGE STREET

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

SCRIBED "X"
ON CONCRETE
FOUND

B.M. # 55
"X" SCRIBED ON TOP OF CURB
ELEVATION: 762.29'

LOT 1
BLOCK A
SAHD ADDITION # 5
(VOL. 102, PAGE 311)
P.R.T.C.T.

Line Table		
Line #	Length	Direction
L1	5.03'	N42° 16' 06"W
(L1)	(5.23')	(N39° 54' 05"W)
L2	52.36'	N78° 50' 23"W
(L2)	(52.11')	(N76° 14' 05"W)
L3	5.80'	N39° 13' 24"W
(L3)	(5.32')	(N39° 54' 05"W)
L4	3.20'	S62° 22' 10"E
L5	3.31'	N42° 12' 23"W
L6	2.84'	S62° 22' 11"E
(L6)	(3.25')	(N62° 18' 36"W)



1807 S. HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

WEB: eed.us
EMAIL: eagle@eed.us

T.B.P.L.S. FIRM
#10194139

PROJECT:
LIDETA MARIAM E.O.T.C.

CLIENT:
BLEYL ENGINEERING

DATE: 11/11/2025

SCALE: 1" = 60'

BY: rclcmb

SHEET
01 of 02

(FINAL PLAT)

LIDETA MARIAM E.O.T.C. SUBDIVISION

(SITUATED IN THE JOHN VAN WINKLE SURVEY 14)

(ABSTRACT 486, TRAVIS COUNTY, TEXAS)

CITY OF PFLUGERVILLE GENERAL PLAT NOTES:

- 1). THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
- 2). WATER AND WASTEWATER SHALL BE PROVIDED BY TEXAS WATER UTILITIES. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- 3). A 10-FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(s).
- 4). EASEMENTS DEDICATED TO THE PUBLIC SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED, PER ORDINANCE No. 1206-15-02-24. 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.
- 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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF YELLOW SAGE.
- 8). THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATING TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
- 9). THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR, 25-YEAR AND 100-YEAR STORM EVENTS.
- 10). ALL ELECTRIC UTILITY STRUCTURES INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE VISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- 11). 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.
- 12). CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND WCESD #3, PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 13). SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 14). ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTION PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 15). WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT LIDETA MARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH, BEING THE OWNER OF 5.438 ACRES (APPROX. 236,850 Sq. Ft.) OF LAND OUT OF THE JOHN WINKLE SURVEY 14, ABSTRACT 786, LOCATED IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD UNDER DOCUMENT No.(s) 2005239289, AND 2019135134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE SAID ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

LIDETA MARIAM E.O.T.C, SUBDIVISION

AND DO HEREBY DEDICATE TOT HE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2025.

LIDETA MARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHRUCH
DANIEL T. URGESSA -PASTOR

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL T. URGESSA, 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 THEREON STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, CHARLES M. BENSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNERS MONUMENTS SHOWN THEREON, 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.

PRELIMINARY, FOR REVIEW ONLY

CHARLES M. BENSON, R.P.L.S.
TEXAS REGISTRATION No. 4863
EAGLE EYE CONSTRUCTION LAYOUT

ENGINEER'S FLOODPLAIN CERTIFICATION
STATE OF TEXAS

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. 48453C0260J, DATED AUGUST 18, 2014.

JASON ROGERS, PE
PROFESSIONAL ENGINEER, TEXAS REGISTRATION No. 87881
BLEYL ENGINEERING

CITY CERTIFICATION

APPROVED THIS THE _____ DAY OF _____, 2025, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

-CHAIRMAN

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

ASHLEY BAILEY, -PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, -CITY SECRETARY

COUNTY CLERK
STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE _____ DAY OF _____, 2025, A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED

THIS THE DAY OF _____, 2025, A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC

RECORDS OF SAID COUNTY UNDER DOCUMENT No. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, AT THE DATE LAST SHOWN ABOVE WRITTEN.

DYANA LIMON-MERCADO
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
D. BARTHOLOMEW, DEPUTY



1807 S. HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

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#10194139

PROJECT:
LIDETA MARIAM E.O.T.C.

CLIENT:
BLEYL ENGINEERING

DATE: 11/11/2025

SCALE: N/A

BY: rc/cmb

SHEET
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