

PROJECT LOCATION MAP

NOT TO SCALE

SOURCE:
usgs.gov

FINAL PLAT OF 15000 CAMERON ROAD

87.520 ACRES

SITUATED IN THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

NUMBER OF LOTS: 3

LOT TYPE: DEVELOPMENT

NUMBER OF BLOCKS: 3

PREPARED ON: MARCH 26, 2025

SUBMITTAL DATE: APRIL 1, 2025

OWNER:

EASTGROUP PROPERTIES L.P., A
DELAWARE LIMITED PARTNERSHIP
6565 N. MACARTHUR BLVD., STE. 255
IRVING, TEXAS 75039

ENGINEER/SURVEYOR:

LANGAN ENGINEERING AND
ENVIRONMENTAL SERVICES, LLC
9606 N. MOPAC EXPRESSWAY, STE. 110
AUSTIN, TEXAS 78759
(737) 289-7800

PLAT AREA TABLE

LOT	AREA	LAND USE
LOT 1, BLOCK A	44.310 ACRES	DEVELOPMENT
LOT 1, BLOCK B	36.615 ACRES	DEVELOPMENT
LOT 1, BLOCK C	1.117 ACRES	PUBLIC UTILITY EASEMENT, STREETSCAPE BUFFER & LANDSCAPE AREA
R.O.W.	5.478 ACRES	TRANSPORTATION WAY: ≥70' WIDE, 1,793' LENGTH IMPACT WAY: ≥70' WIDE, 1,412' LENGTH
OVERALL	87.520 ACRES	-

LANGAN

Langan Engineering and
Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

Project No.

531019001

Date

2025/07/08

Drawn By

R. GONZALES

Checked By

Z. MOORE

THOMAS A. MOORE SURVEY
ABSTRACT NO. 526

BOUNDARY DESCRIPTION

DESCRIPTION OF THAT CERTAIN 87.520 ACRE (±3,812,395 SQUARE FEET) TRACT SITUATED IN THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING THE TRACT DESCRIBED AS 87.520 ACRES IN A WARRANTY DEED TO EASTGROUP PROPERTIES L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED UNDER INSTRUMENT NUMBER 2022172398, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE SUBJECT TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR FOUND IN THE NORTHWEST RIGHT OF WAY LINE OF CAMERON ROAD (A VARIABLE WIDTH RIGHT OF WAY PARTIALLY RECORDED UNDER INSTRUMENT NUMBER 2017070256 OF SAID OFFICIAL PUBLIC RECORDS), AT THE SOUTH CORNER OF SAID 87.520 ACRE TRACT;

THENCE NORTH 62° 24' 05" WEST, 2950.65 FEET IN PART WITH THE NORTHEAST LINE OF THE TRACT DESCRIBED AS 21.91 ACRES IN A DEED TO TC RESILIENCY, LLC, RECORDED UNDER INSTRUMENT NUMBER 2023047772 OF SAID OFFICIAL PUBLIC RECORDS, AND THE TRACT DESCRIBED AS 23.8257 ACRES IN A DEED TO TC CAMERON 24, LLC, RECORDED UNDER INSTRUMENT NUMBER 2023063126 OF SAID OFFICIAL PUBLIC RECORDS, TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF THE TRACT DESCRIBED AS 339.82 ACRES IN A DEED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 13131, PAGE 3751 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AT THE COMMON WEST CORNER OF SAID 87.520 ACRE TRACT AND SAID 23.8257 ACRE TRACT;

THENCE NORTH 27° 47' 56" EAST, 1411.61 FEET WITH THE COMMON LINE OF SAID 87.520 ACRE TRACT AND SAID 339.82 ACRE TRACT TO A 5/8-INCH REBAR FOUND AT THE COMMON WEST CORNER OF SAID 87.520 ACRE TRACT AND THE TRACT DESCRIBED AS 43.230 ACRES IN A DEED TO PLACEMKR 15218 CAMERON, LLC, RECORDED UNDER INSTRUMENT NUMBER 2023074301 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 62° 24' 11" EAST, 2431.05 FEET WITH THE COMMON LINE OF SAID 87.520 ACRE TRACT AND SAID 43.230 ACRE TRACT TO A 5/8-INCH REBAR FOUND (1/2-INCH REBAR FOUND IMMEDIATELY ADJACENT) IN THE WESTERLY RIGHT OF WAY LINE OF SH-130 (SOUTHBOUND EXIT TO CAMERON ROAD);

THENCE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID SH-130, THE FOLLOWING CALLS:

- SOUTH 18° 03' 04" WEST, 461.57 FEET** TO A 5/8-INCH REBAR WITH AN ALUMINUM CAP STAMPED TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOUND AT THE BEGINNING OF A CURVE TO THE LEFT (CONCAVE NORTHEAST),
- ALONG SAID CURVE TO THE LEFT, HAVING AN **ARC LENGTH OF 645.89 FEET**, A **RADIUS OF 500.00 FEET** AND A **CHORD BEARING SOUTH 18° 56' 51" EAST, 601.91 FEET** TO A 5/8-INCH CAPPED REBAR STAMPED "GBI PARTNERS" FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID SH-130 AND THE NORTHWEST RIGHT OF WAY LINE OF SAID CAMERON ROAD;

THENCE SOUTH 27° 28' 33" WEST, 542.52 FEET WITH THE NORTHWEST RIGHT OF WAY LINE OF SAID CAMERON ROAD TO THE **POINT OF BEGINNING**, ENCLOSING 87.520 ACRES (±3,812,395 SQUARE FEET) OF LAND.

PLACEMKR 15218 CAMERON, LLC
CALLED 43.230 ACRES (TRACT 1)
INST.# 2023074301
O.P.R.T.C.T.

LOT 1
BLOCK B
36.615 ACRES

LOT 1
BLOCK A
44.310 ACRES

LOT 1
BLOCK C
1.117 ACRE

TC RESILIENCY, LLC
CALLED 21.91 ACRES
INST.# 2023047772
O.P.R.T.C.T.

TC CAMERON 24, LLC
CALLED 23.8257 ACRES
INST.# 2023063126
O.P.R.T.C.T.

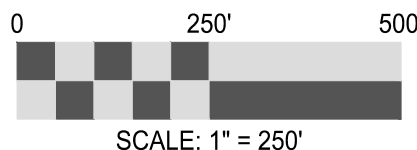
CAMERON 130
REALESTATE LLC
CALLED 1.843 AC
INST.# 2023120170
O.P.R.T.C.T.

CAMERON CROSSROADS LP
CALLED 19.561 ACRES (PART 1)
INST.# 2005104427
O.P.R.T.C.T.

HIDELL ADDITION TWO
INST.# 200500269
O.P.R.T.C.T.

BOUNDARY LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N51°05'42"W	20.40'
L2	N62°24'18"W	32.74'
L3	N40°12'11"W	60.75'
L4	N27°47'43"E	161.88'
L5	N18°42'18"E	25.32'
L6	S36°53'08"W	25.32'
L7	S27°47'43"W	209.05'
L8	S30°48'10"W	77.35'
L9	N27°47'43"E	35.54'
L10	S40°12'11"E	28.98'
L11	S60°11'34"E	28.05'

BOUNDARY CURVE DATA TABLE					
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	645.89'	500.00'	074°00'49"	S18°56'51"E	601.91'
C2	110.82'	286.00'	022°12'07"	N51°18'15"W	110.13'
C3	86.03'	103.00'	047°51'21"	N16°16'31"W	83.55'
C4	94.91'	271.40'	020°02'15"	N17°43'26"E	94.43'
C5	45.57'	58.12'	044°55'23"	S48°54'15"W	44.41'
C6	2.81'	8.00'	020°08'25"	S81°27'33"W	2.80'
C7	61.11'	258.00'	013°34'16"	N81°41'07"W	60.97'
C8	61.98'	83.00'	042°47'17"	S31°33'05"E	60.55'
C9	2.23'	18.00'	007°05'45"	S06°36'34"E	2.23'
C10	83.84'	215.00'	022°20'31"	S08°06'34"W	83.31'
C11	20.98'	58.00'	020°43'19"	N38°09'22"E	20.86'
C12	2.34'	3.00'	044°40'55"	N70°51'29"E	2.28'
C13	75.64'	93.00'	046°35'52"	S63°30'07"E	73.57'
C14	60.99'	364.00'	009°35'59"	S45°00'11"E	60.91'
C15	51.57'	360.00'	008°12'25"	S58°18'06"E	51.52'



LEGEND OF MONUMENTS

- FOUND MONUMENT (AS NOTED)
- CRS ○ 1/2" REBAR STAMPED "LANGAN" SET
- MNS ○ MAG NAIL & WASHER STAMPED "LANGAN" SET
- CSS ○ COTTON SPINDLE SET
- TBM ⊕ SITE BENCHMARK (SEE VICINITY MAP FOR GENERAL LOCATION)
- TYPE III ● 5/8" REBAR WITH AN ALUMINUM CAP "TXDOT" FOUND
 - LOT CORNER: 1/2" REBAR STAMPED "LANGAN" SET (UNLESS NOTED OTHERWISE)

LEGEND OF ABBREVIATIONS

P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
VOL./PG./INST.# VOLUME/PAGE/INSTRUMENT NUMBER
P.O.B./P.O.C. POINT OF BEGINNING/POINT OF COMMENCING
ESMT/BL EASEMENT/BUILDING LINE
P.U.E. PUBLIC UTILITY EASEMENT

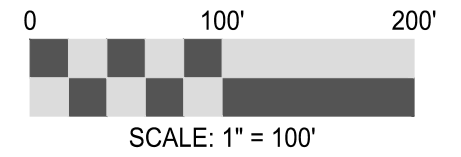
LEGEND OF LINE TYPES

- EASEMENT LINE
- . - . - SETBACK/BUFFER LINE
- DEED/ADJOINER LINE
- APPROXIMATE CITY LIMITS LINE
- APPROXIMATE SURVEY LINE
- PLAT BOUNDARY LINE
- PROPOSED 10' SIDEWALK CENTER LINE
- PROPOSED 6' SIDEWALK CENTER LINE

FINAL PLAT
OF
15000 CAMERON ROAD
87.520 ACRES
SITUATED IN THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

LOT 1
BLOCK A
44.310 ACRES

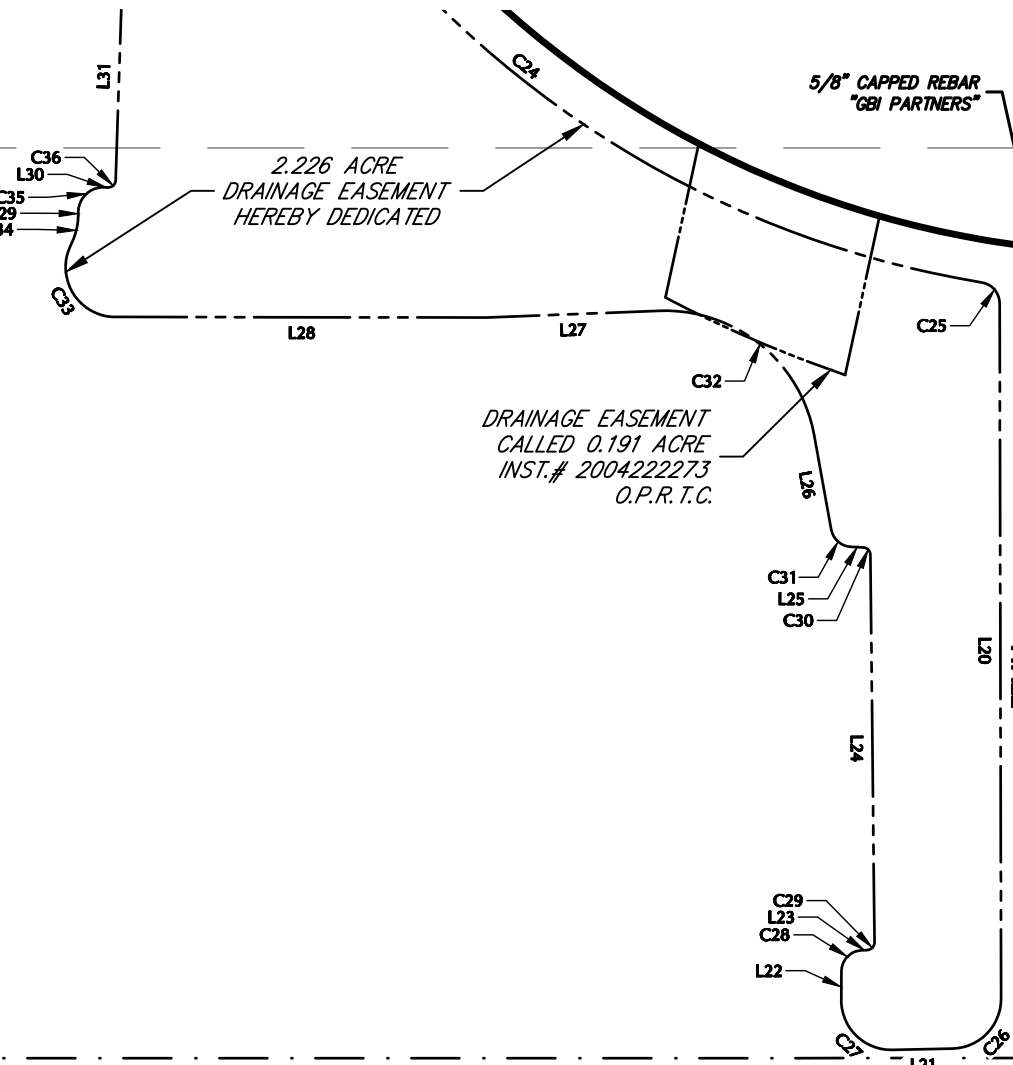
SHEET 5
SHEET 2



CAMERON 130
REALESTATE LLC
CALLED 1.843 AC
INST.# 2023120170
O.P.R.T.C.T.

REMAINDER OF
CAMERON CROSSROADS LP
CALLED 19.561 ACRES (PART 1)
INST.# 2005104427
O.P.R.T.C.T.

HIDELL ADDITION TWO
INST.# 200500269
O.P.R.T.C.T.



TC RESILIENCY, LLC
CALLED 21.91 ACRES
INST.# 2023047772
O.P.R.T.C.T.

LOT 1
BLOCK C
1.117 ACRE
PUBLIC UTILITY EASEMENT,
STREETSCAPE BUFFER &
LANDSCAPE LOT

LEGEND OF LINE TYPES

- EASEMENT LINE
- SETBACK/BUFFER LINE
- DEED/ADJOINER LINE
- APPROXIMATE CITY LIMITS LINE
- APPROXIMATE SURVEY LINE
- PLAT BOUNDARY LINE
- PROPOSED 10' SIDEWALK CENTER LINE
- PROPOSED 6' SIDEWALK CENTER LINE

LANGAN

Langan Engineering and
Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

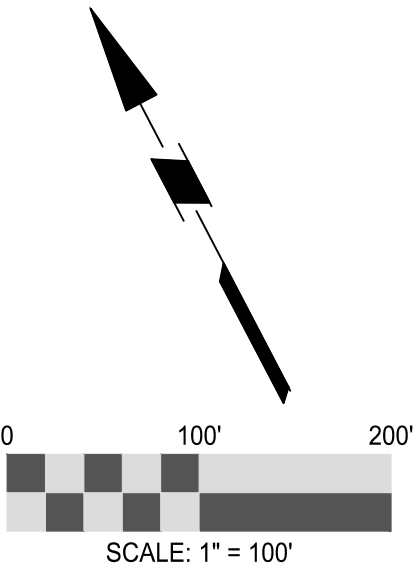
Project No.
531019001

Date
2025/07/08

Drawn By
R. GONZALES

Checked By
Z. MOORE

FINAL PLAT
OF
15000 CAMERON ROAD
87.520 ACRES
SITUATED IN THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS



BENCHMARK SET
MAG NAIL "LANGAN"
N: 10122997.0490'
E: 3159993.5860'
EL=633.03

TRAVIS COUNTY
CALLED 339.82 ACRES
VOL. 13131, PG. 3751
REAL PROPERTY RECORDS

N27°47'56"E 1411.61'

LOT 1
BLOCK B
36.615 ACRES

SHEET 4
SHEET 3

ROW HEREBY DEDICATED
5.478 ACRES

SHEET 2
SHEET 3

APPROXIMATE LOCATION OF
INTERIOR "ELL" CORNER IN WEST LINE OF THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162

WILLIAM CALDWELL SURVEY
ABSTRACT NO. 162

APPROXIMATE SURVEY LINE

THOMAS A. MOORE SURVEY
ABSTRACT NO. 526

CONCRETE
MONUMENT

APPROXIMATE SURVEY LINE

1135.52'

TC CAMERON 24, LLC
CALLED 23.8257 ACRES
INST.# 2023063126
O.P.R.T.C.T.

TRANSPORTATION WAY
(WIDTH VARIES)

N62°24'05"W 2950.65'

LOT 1
BLOCK C
1.117 ACRE
PUBLIC UTILITY EASEMENT,
STREETSCAPE BUFFER &
LANDSCAPE LOT

LANGAN

Langan Engineering and
Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

Project No.

531019001

Date

2025/07/08

Drawn By

R. GONZALES

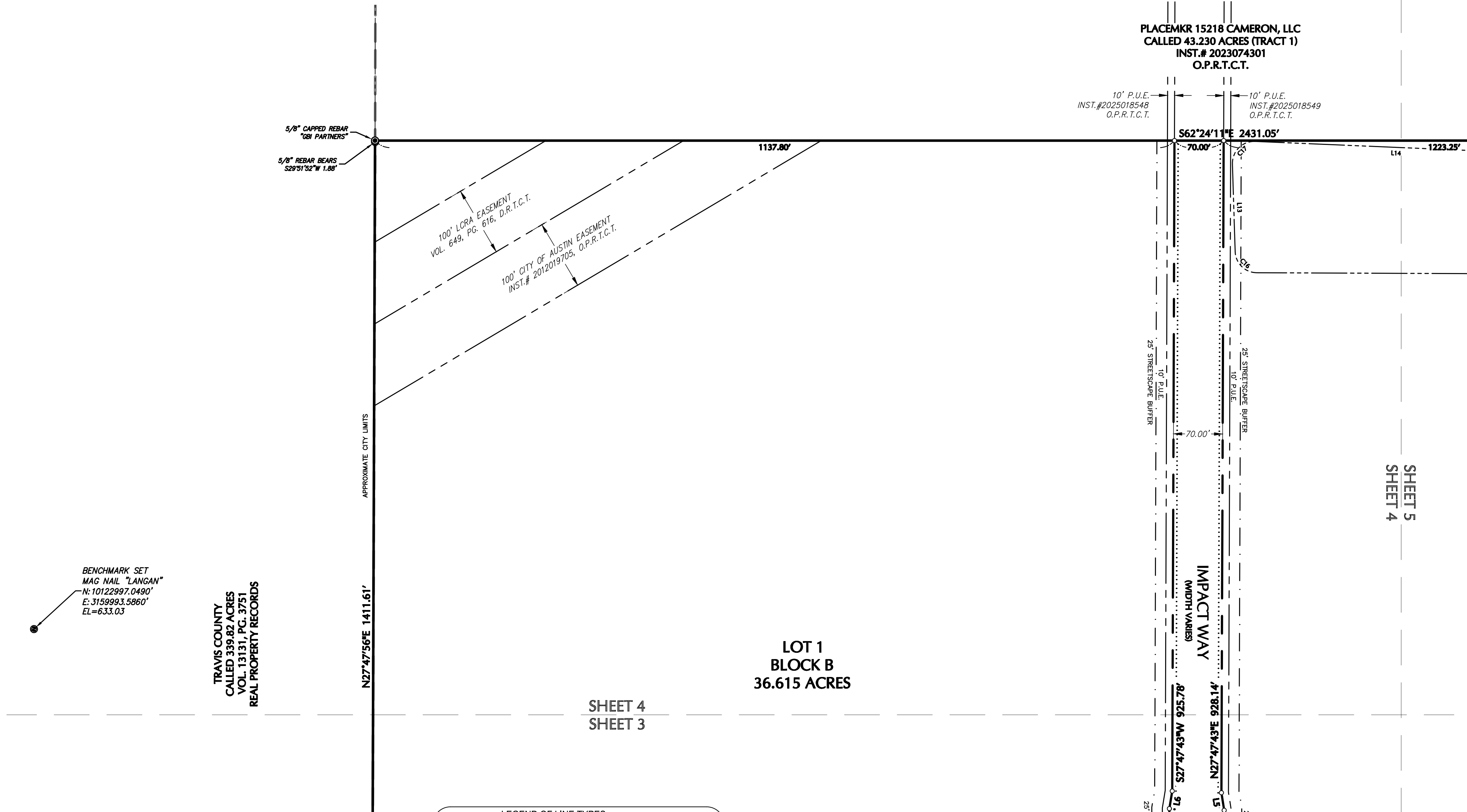
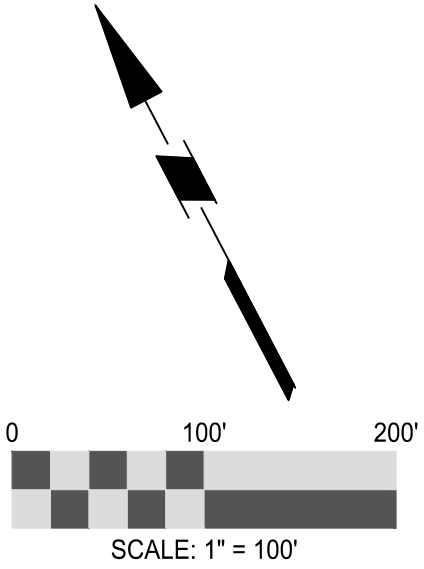
Checked By

Z. MOORE

LEGEND OF LINE TYPES

- EASEMENT LINE
- SETBACK/BUFFER LINE
- DEED/ADJOINER LINE
- APPROXIMATE CITY LIMITS LINE
- APPROXIMATE SURVEY LINE
- PLAT BOUNDARY LINE
- PROPOSED 10' SIDEWALK CENTER LINE
- PROPOSED 6' SIDEWALK CENTER LINE

FINAL PLAT
OF
15000 CAMERON ROAD
87.520 ACRES
SITUATED IN THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS



LANGAN

Langan Engineering and
Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

Project No.

531019001

Date

2025/07/08

Drawn By

R. GONZALES

Checked By

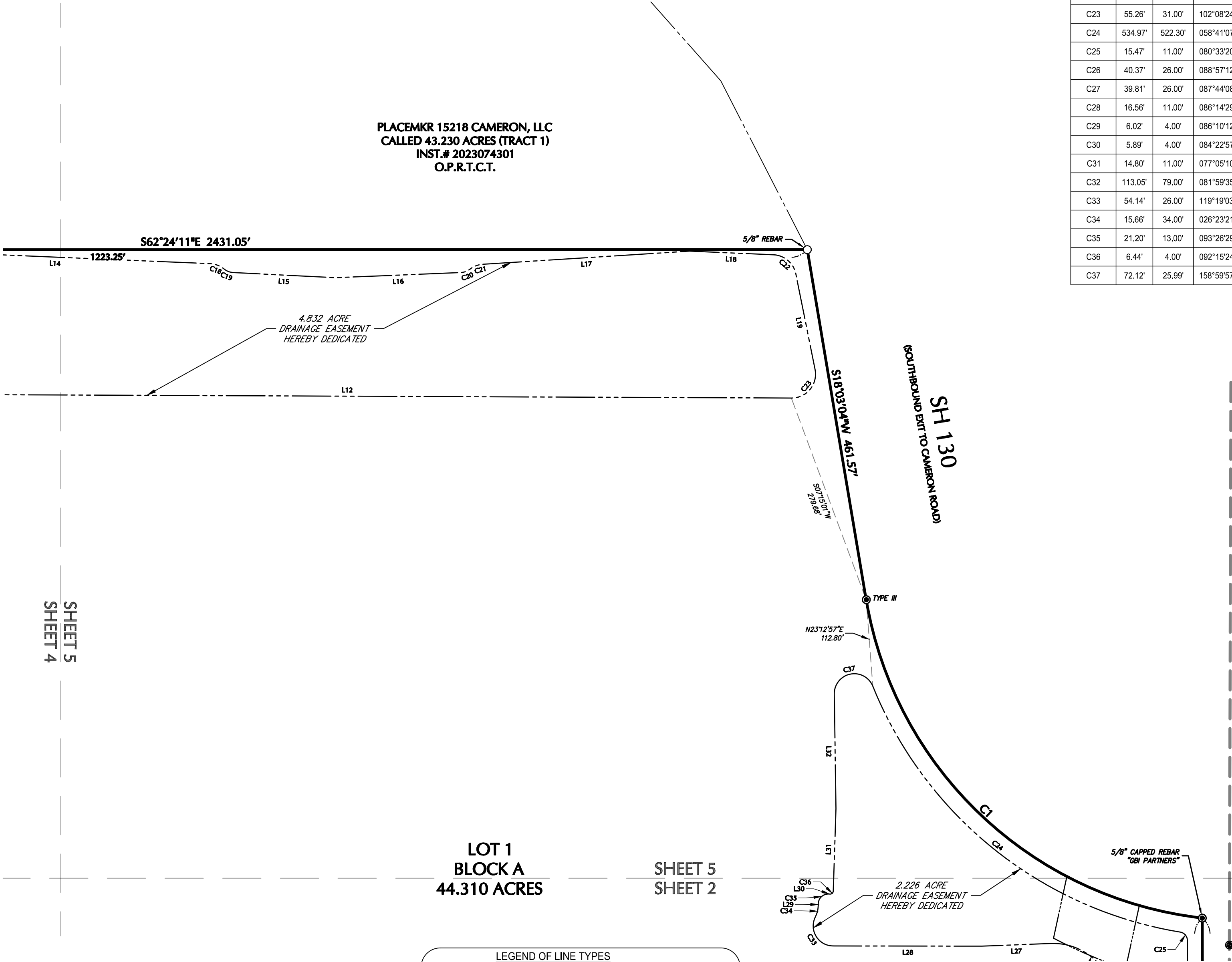
Z. MOORE

LEGEND OF LINE TYPES

- EASEMENT LINE
- SETBACK/BUFFER LINE
- DEED/ADJOINER LINE
- APPROXIMATE CITY LIMITS LINE
- APPROXIMATE SURVEY LINE
- PLAT BOUNDARY LINE
- PROPOSED 10' SIDEWALK CENTER LINE
- PROPOSED 6' SIDEWALK CENTER LINE

FINAL PLAT
OF
15000 CAMERON ROAD
87.520 ACRES
SITUATED IN THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

PLACEMKR 15218 CAMERON, LLC
CALLED 43.230 ACRES (TRACT 1)
INST.# 2023074301
O.P.R.T.C.T.



EASEMENT CURVE DATA TABLE					
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C16	48.18'	31.00'	089°02'41"	N18°41'34"W	43.47'
C17	50.96'	31.00'	094°10'57"	N72°55'15"E	45.41'
C18	20.06'	31.00'	037°04'30"	S41°27'02"E	19.71'
C19	12.50'	20.00'	035°48'05"	S40°48'49"E	12.29'
C20	12.45'	20.00'	035°40'19"	S82°35'23"E	12.25'
C21	18.58'	31.00'	034°20'47"	S83°15'09"E	18.31'
C22	41.21'	31.00'	076°09'28"	S21°51'02"E	38.24'
C23	55.26'	31.00'	102°08'24"	S67°17'54"W	48.23'
C24	534.97'	522.30'	058°41'07"	S23°44'26"E	511.89'
C25	15.47'	11.00'	080°33'20"	S12°48'20"E	14.22'
C26	40.37'	26.00'	088°57'12"	S71°56'56"W	36.43'
C27	39.81'	26.00'	087°44'08"	N19°42'23"W	36.04'
C28	16.56'	11.00'	086°14'29"	N71°27'20"E	15.04'
C29	6.02'	4.00'	086°10'12"	N71°29'28"E	5.46'
C30	5.89'	4.00'	084°22'57"	N17°32'25"W	5.37'
C31	14.80'	11.00'	077°05'10"	N21°11'19"W	13.71'
C32	113.05'	79.00'	081°59'35"	N23°38'31"W	103.65'
C33	54.14'	26.00'	119°19'03"	N04°58'47"W	44.88'
C34	15.66'	34.00'	026°23'21"	N41°29'05"E	15.52'
C35	21.20'	13.00'	093°26'29"	N75°00'39"E	18.93'
C36	6.44'	4.00'	092°15'24"	N75°36'12"E	5.77'
C37	72.12'	25.99'	158°59'57"	S73°53'05"E	51.10'

EASEMENT LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L12	N62°09'43"W	1154.79'
L13	N25°49'47"E	124.97'
L14	S59°59'16"E	402.39'
L15	S59°31'05"E	133.38'
L16	S64°45'14"E	163.22'
L17	S66°02'29"E	269.16'
L18	S59°55'46"E	109.23'
L19	S16°13'42"W	126.83'
L20	S27°28'20"W	362.13'
L21	N63°34'28"W	31.31'
L22	N27°46'17"E	16.55'
L23	S65°25'26"E	3.03'
L24	N26°59'54"E	201.96'
L25	N59°43'54"W	6.30'
L26	N17°21'17"E	49.80'
L27	N64°38'18"W	89.93'
L28	N62°18'51"W	192.19'
L29	N28°17'24"E	1.83'
L30	S58°16'06"E	1.26'
L31	N29°28'30"E	107.27'
L32	N26°46'22"E	149.09'

LANGAN

Langan Engineering and
Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

Project No.

531019001

Date

2025/07/08

Drawn By

R. GONZALES

Checked By

Z. MOORE

LEGEND OF LINE TYPES

- EASEMENT LINE
- SETBACK/BUFFER LINE
- DEED/ADJOINER LINE
- APPROXIMATE CITY LIMITS LINE
- APPROXIMATE SURVEY LINE
- PLAT BOUNDARY LINE
- PROPOSED 10' SIDEWALK CENTER LINE
- PROPOSED 6' SIDEWALK CENTER LINE

FINAL PLAT
OF
15000 CAMERON ROAD
87.520 ACRES
SITUATED IN THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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 [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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A SIX (6) FOOT OR A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- 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.
- 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.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 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 SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- LANDSCAPE LOTS IN THIS SUBDIVISION WILL HAVE COMMON OWNERSHIP AND SHALL BE MAINTAINED BY THE OWNER(S).

LANGAN

Langan Engineering and
Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

Project No.

531019001

Date

2025/07/08

Drawn By

R. GONZALES

Checked By

Z. MOORE

OWNER'S DEDICATION

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

THAT, EASTGROUP PROPERTIES L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF 87.520 ACRES OF LAND OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED BY DEED RECORDED UNDER DOCUMENT NUMBER 2022172398, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 87.520 ACRES OF LAND TO BE KNOWN AS **15000 CAMERON ROAD**, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS ____ DAY OF _____, 20 ____.

EASTGROUP PROPERTIES L.P., A DELAWARE LIMITED PARTNERSHIP
BY: EASTGROUP PROPERTIES GENERAL PARTNERS, INC., ITS GENERAL PARTNER

_____, AUTHORIZED REPRESENTATIVE
EASTGROUP PROPERTIES L.P., A DELAWARE LIMITED PARTNERSHIP
6565 N. MACARTHUR BLVD., STE. 255
IRVING, TEXAS 75309

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY
_____, AUTHORIZED REPRESENTATIVE OF EASTGROUP PROPERTIES L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID TOLL SOUTHWEST LLC

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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. 48453C0290J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

GERARDO MAXIMILIAN MARTINEZ DATE

LICENSED PROFESSIONAL ENGINEER NO. 137584

STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL JACK NEEDHAM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT CORNER MONUMENTS SHOWN THEREON WERE PROPERLY FOUND OR PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.



Michael Jack Needham
MICHAEL JACK NEEDHAM
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6831
JNEEDHAM@LANGAN.COM
July 8, 2025
DATE

CITY CERTIFICATION:

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

JONATHAN COFFMAN, CHAIRMAN

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

_____, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

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

I, DYANA LIMON-MERCADO, 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. AND DULY RECORDED ON THE ____ DAY OF _____ 20____, A.D. AT ____ O'CLOCK _ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____ 20____, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY