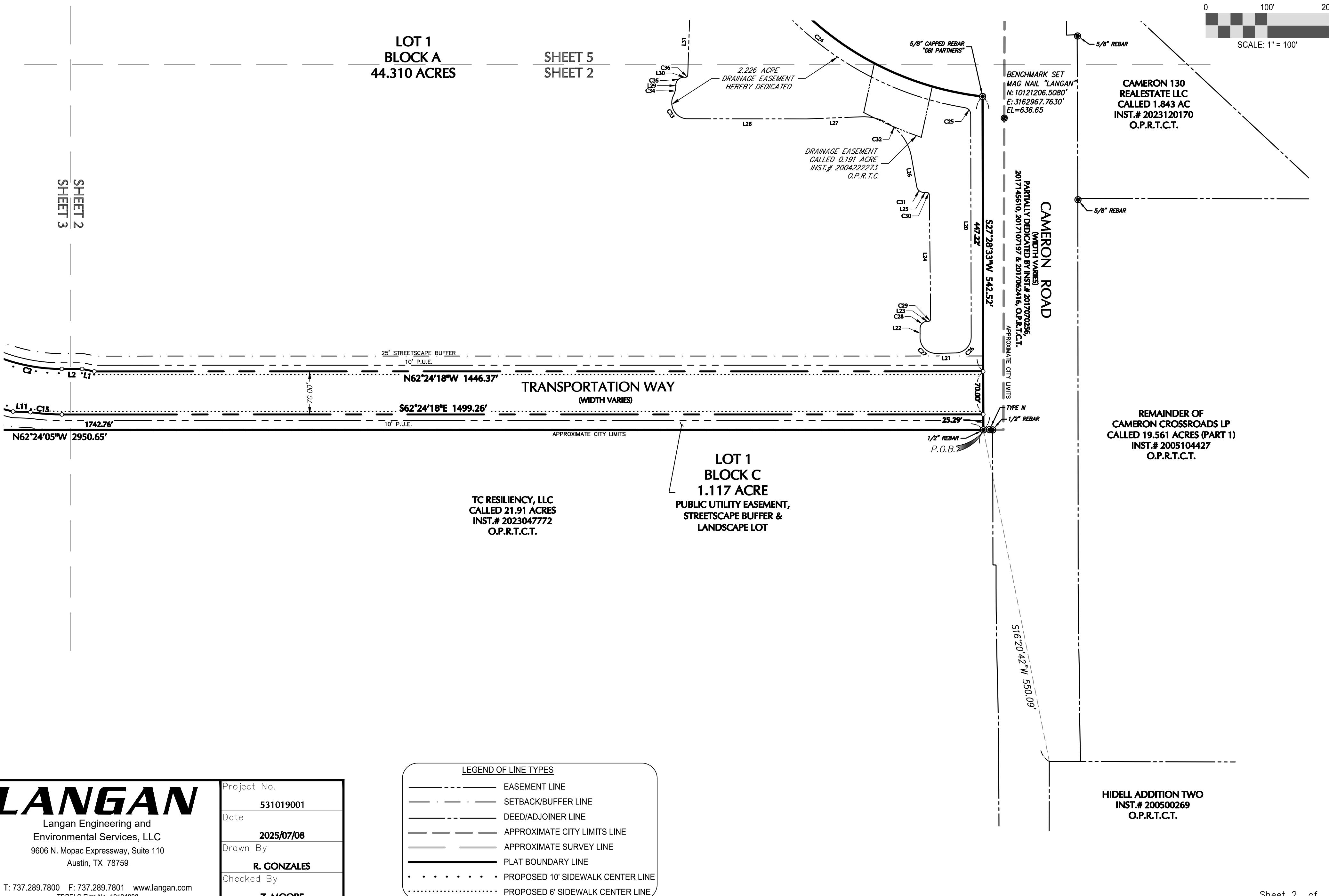


FINAL PLAT
OF
15000 CAMERON ROAD
87.520 ACRES
SITUATED IN THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

LANGAN

PROJECT NO. 531019001



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

APPROXIMATE LOCATION OF
INTERIOR "ELL" CORNER IN WEST LINE OF THE
WILLIAM CALDWELL SURVEY, ABSTRACT NO. 16

**THOMAS A. MOORE SURVEY
ABSTRACT NO. 526**

**LOT 1
BLOCK B
36.615 ACRES**

SHEET 4
SHEET 3

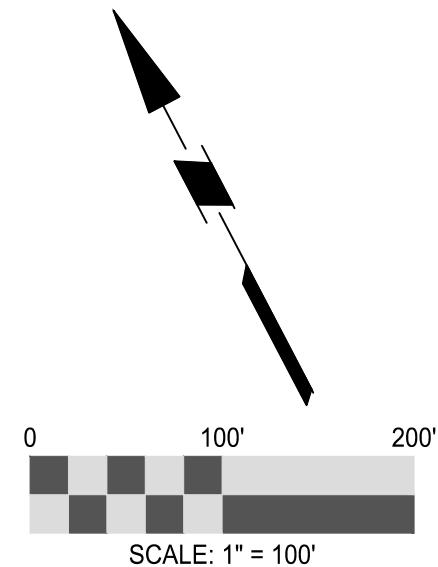
**ROW HEREBY DEDICATE
5.478 ACRES**

SHEET 3

5°W 2950.65'

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

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

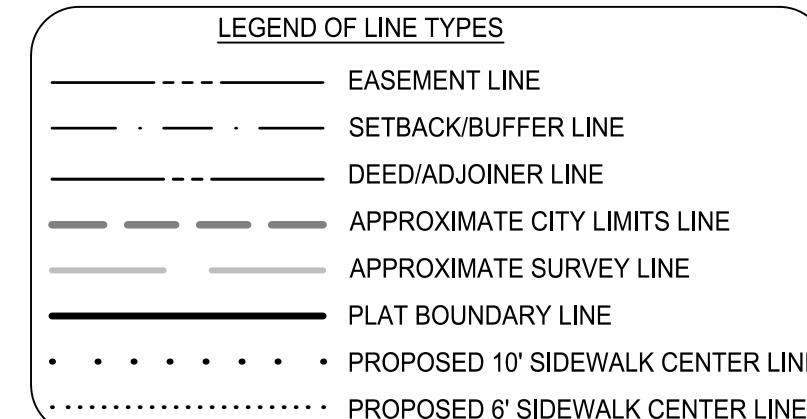


LANGAN

PROJECT NO. 531019001

The logo for Langan Engineering and Environmental Services, LLC. It features the word "LANGAN" in a large, bold, black, sans-serif font. Below "LANGAN", the company name is written in a smaller, black, sans-serif font: "Langan Engineering and" on the first line and "Environmental Services, LLC" on the second line. At the bottom, the address "9606 N. Mopac Expressway, Suite 110" and the city "Austin, TX 78759" are listed in a black, sans-serif font.

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

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

S62°24'11"E 2431.05'

1223.25'

C18 C19

L14 L15 L16 L17 L18 L19

4.832 ACRE
DRAINAGE EASEMENT
HEREBY DEDICATED

L12

C20 C21

C22 C23

C24 C25

C26 C27

C28 C29

C30 C31

C32 C33

C34 C35

C36 C37

5/8" REBAR

S18°03'04"N 461.57'

S07°59'58"E

TYPE II

N23°12'57"E
112.80'

C37

C38

C39

C40

C41

C42

C43

C44

C45

C46

C47

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**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:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. 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.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTRAGE.
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 [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 OR A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
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 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.
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 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. 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.
17. 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.
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.
19. LANDSCAPE LOTS IN THIS SUBDIVISION WILL HAVE COMMON OWNERSHIP AND SHALL BE MAINTAINED BY THE OWNER(S).

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
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

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