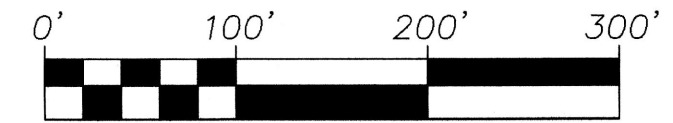
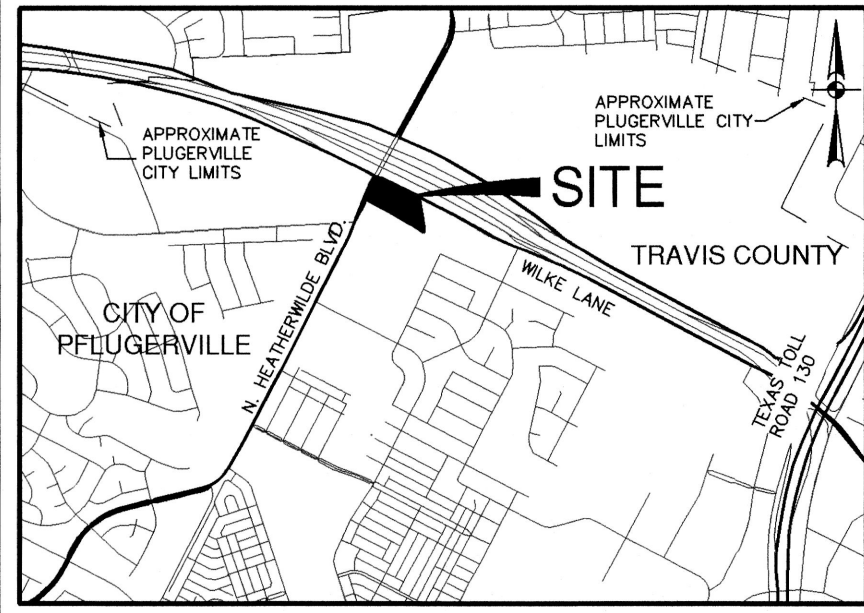
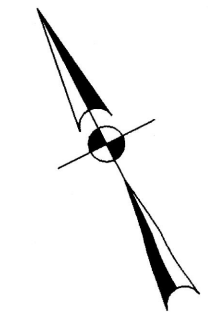


FINAL PLAT OF HEATHERWILDE 45-NORTH LOT

A 7.171 ACRE OR 312,382 SQUARE FOOT TRACT OF LAND SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING OUT A REMNANT PORTION OF A CALLED 27.066 ACRE TRACT OF LAND CONVEYED TO HEATHERWILDE 45 2017, LP, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017001428 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'



LOCATION MAP

1" = 3000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°16'07"W	220.74'
L2	N27°19'54"E	39.47'
L2	S26°43'53"W	5.66'
L3	N28°42'46"E	188.25'
L4	N36°07'04"E	112.13'
L5	N55°32'28"E	74.18'

LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- VOL. VOLUME
- PG. PAGE(S)
- FOUND IRON ROD WITH CAP AS NOTED
- 6' SIDEWALK
- BOUNDARY LINE
- EASEMENT LINE

OWNER: HEATHERWILDE 45 2017, LP
ADDRESS: 2705 BEE CAVE ROAD, SUITE 230
AUSTIN, TEXAS 78746

TOTAL ACREAGE: 7.171 ACRES
COMMERCIAL ACREAGE: 7.171 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY.,
BLDG 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

BENCHMARKS ARE BASED ON NAVD88

#10 IRON ROD WITH RED CAP MARKED "PAPE-DAWSON"
NAD 83 GRID COORDINATES
N: 10149291.8'
E: 3152611.0'
ELEV: 786.40'
NAVD88

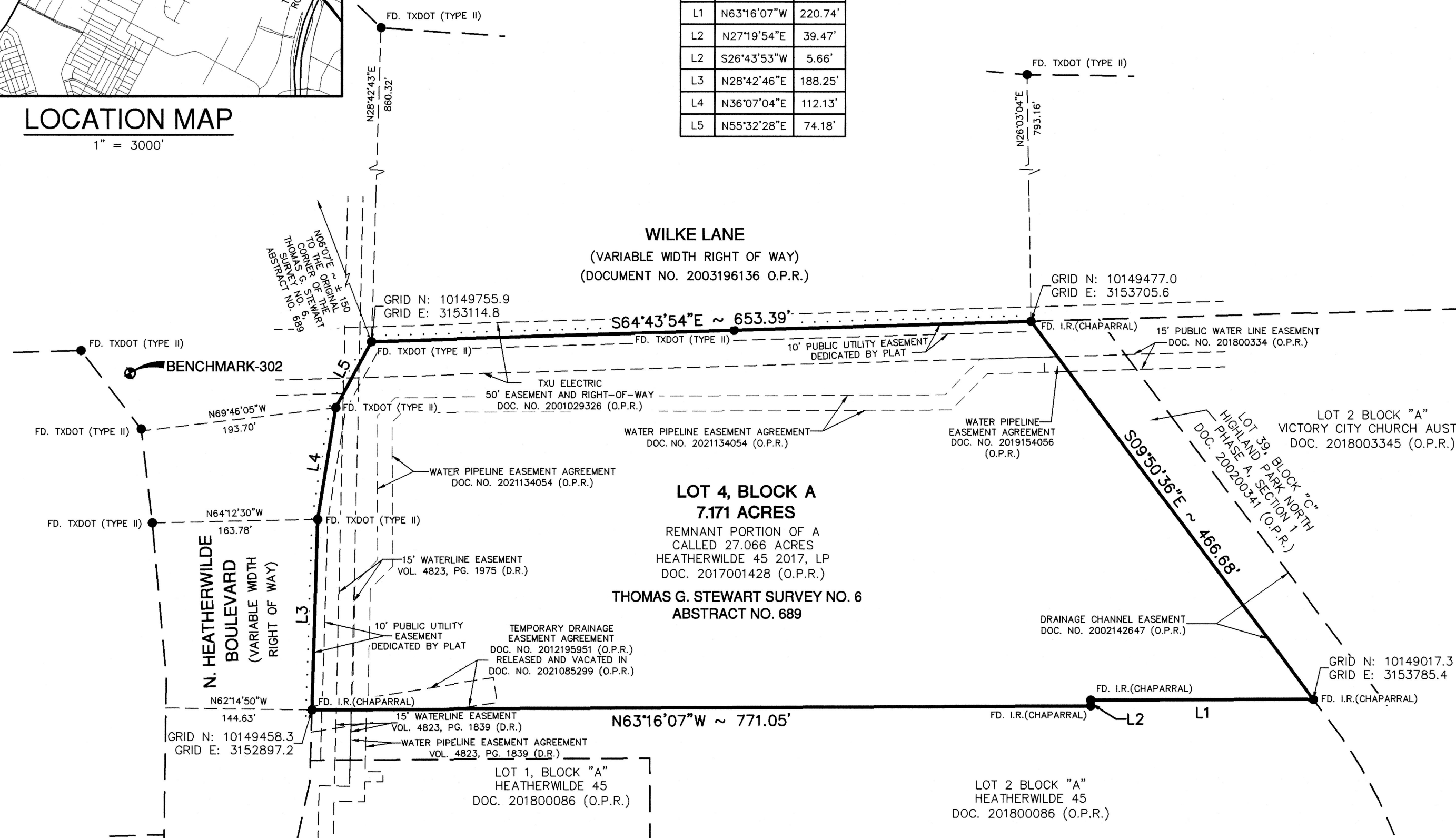
#302 COTTON SPINDLE AT UTILITY POLE.
NAD 83 GRID COORDINATES
N: 10150970.5'
E: 3153239.9'
ELEV: 788.32'
NAVD88

SURVEY: THOMAS G. STEWART SURVEY NO. 6
ABSTRACT NO. 689

NUMBER OF BLOCKS: 1

	NUMBER	ACREAGE
RIGHT OF WAY DESIGNATION LOTS:	0	0
COMMERCIAL LOTS:	1	7.171 ACRES
TOTAL LOTS:	1	7.171 ACRES

LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: FEBRUARY 1, 2021



STANDARD PLAT NOTES

1. THIS PLAT 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. EASEMENTS(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 AND THE GRANTOR'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 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. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE INCREASE IN ATLAS 14 FLOWS. THIS SITE PARTICIPATES IN THE HIGHLAND PARK NORTH WEST/STATE HIGHWAY 45 REGIONAL STORM WATER MANAGEMENT STUDY AND PROGRAM.
8. A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON STATE HIGHWAY 45 AND ALONG E. HEATHERWILDE BLVD.
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 ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

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 AS AMENDED.
12. 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.
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, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

TABLE A			
LOT NO.	BLOCK NO.	PROPOSED LAND USE	ACREAGE
4	A	COMMERCIAL LOT	7.171 ACRES

STREET TABLE			
NAME	LENGTH	WIDTH	ACREAGE
N/A	0	0	0

DATE OF PLAT PREPARATION: JANUARY 19, 2021
DATE OF PLAT SUBMITTAL: FEBRUARY 1, 2021

SHEET 1 OF 2



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Survey Job No. 50869-00 HEATHERWILDE 45-NORTH LOT

FINAL PLAT
OF
HEATHERWILDE 45-NORTH LOT

A 7.171 ACRE OR 312,382 SQUARE FOOT TRACT OF LAND SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING OUT A REMNANT PORTION OF A CALLED 27.066 ACRE TRACT OF LAND CONVEYED TO HEATHERWILDE 45 2017, LP, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017001428 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, HEATHERWILDE 45 2017, LP, BEING THE OWNER OF 27.066 ACRE TRACT OF LAND, OUT OF THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED IN DOCUMENT NO. 2017001428 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES HEREBY SUBDIVIDE 7.1719 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "HEATHERWILDE 45-NORTH LOT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE 6th DAY OF July, 2021 AD

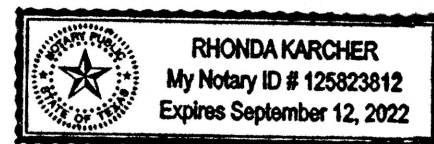
BY: [Signature]
NAME: Scott Fleck
TITLE: President

STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Fleck 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 THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY OF July, 2021 A.D.

[Signature]
NOTARY PUBLIC'S SIGNATURE



ENGINEER'S FLOODPLAIN CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM No. 48453C0280J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

[Signature]
SHELLY MITCHELL, P.E. 103662

ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
512-454-8711



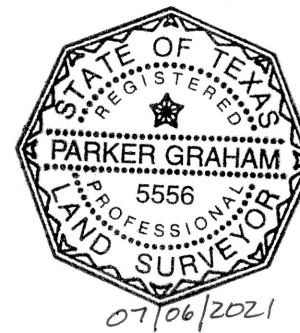
SURVEYOR'S CERTIFICATION:

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

THAT I, PARKER J. GRAHAM, 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 ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREOF.

[Signature]
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556

SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
512-454-8711



CITY CERTIFICATION:

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

BY: _____
ROBERT ROMIG, PLANNING AND ZONING CHAIR

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

I, DANA DEBEAUVOIR, CLERK OF THE 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 RECORD ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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