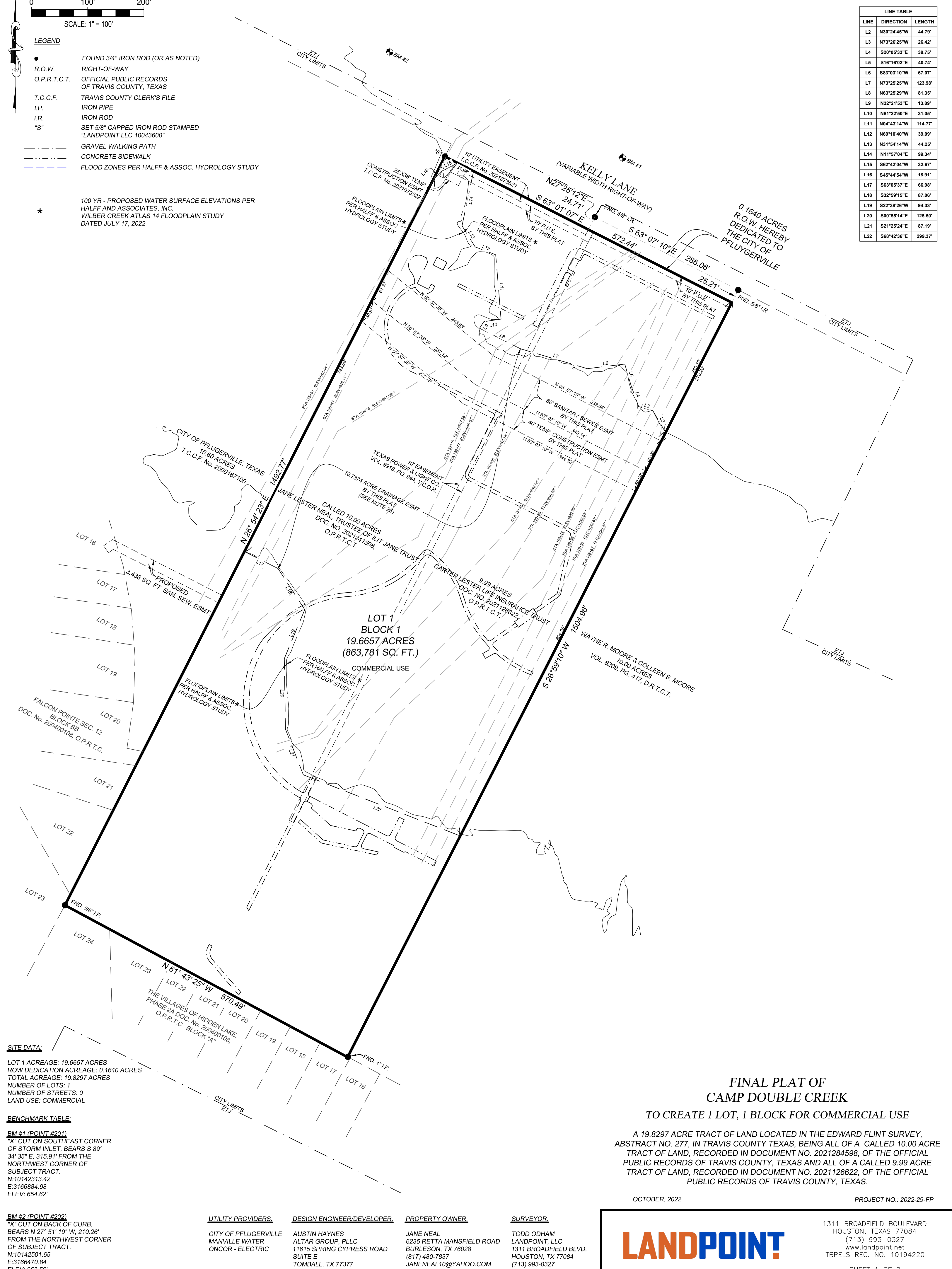


**LEGEND**

- FOUND 3/4" IRON ROD (OR AS NOTED)
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.C.F. TRAVIS COUNTY CLERK'S FILE
- I.P. IRON PIPE
- I.R. IRON ROD
- "S" SET 5/8" CAPPED IRON ROD STAMPED "LANDPOINT LLC 10043600"
- GRAVEL WALKING PATH
- CONCRETE SIDEWALK
- FLOOD ZONES PER HALFF & ASSOC. HYDROLOGY STUDY

\* 100 YR - PROPOSED WATER SURFACE ELEVATIONS PER HALFF AND ASSOCIATES, INC. WILBER CREEK ATLAS 14 FLOODPLAIN STUDY DATED JULY 17, 2022

LINE TABLE		
LINE	DIRECTION	LENGTH
L2	N30°24'45"W	44.79'
L3	N73°26'25"W	26.42'
L4	S20°05'33"E	38.75'
L5	S16°16'02"E	40.74'
L6	S83°03'10"W	67.07'
L7	N73°25'25"W	123.98'
L8	N63°25'29"W	81.35'
L9	N32°21'53"E	13.89'
L10	N81°22'50"E	31.05'
L11	N04°43'14"W	114.77'
L12	N69°10'40"W	39.09'
L13	N31°54'14"W	44.25'
L14	N11°57'04"E	99.34'
L15	S62°42'04"W	32.67'
L16	S45°44'54"W	18.91'
L17	S63°05'37"E	66.98'
L18	S32°59'15"E	87.06'
L19	S22°38'26"W	94.33'
L20	S00°55'14"W	125.50'
L21	S21°25'24"E	87.19'
L22	S68°42'36"E	299.37'



**SITE DATA:**  
 LOT 1 ACREAGE: 19.6657 ACRES  
 ROW DEDICATION ACREAGE: 0.1640 ACRES  
 TOTAL ACREAGE: 19.8297 ACRES  
 NUMBER OF LOTS: 1  
 NUMBER OF STREETS: 0  
 LAND USE: COMMERCIAL

**BENCHMARK TABLE:**  
**BM #1 (POINT #201)**  
 "X" CUT ON SOUTHEAST CORNER OF STORM INLET, BEARS S 89° 34' 35" E, 315.91' FROM THE NORTHWEST CORNER OF SUBJECT TRACT.  
 N: 10142313.42  
 E: 3166884.98  
 ELEV: 654.62'

**BM #2 (POINT #202)**  
 "X" CUT ON BACK OF CURB, BEARS N 27° 51' 19" W, 210.26' FROM THE NORTHWEST CORNER OF SUBJECT TRACT.  
 N: 10142501.65  
 E: 3166470.84  
 ELEV: 653.56'

**UTILITY PROVIDERS:** CITY OF PFLUGERVILLE, MANVILLE WATER, ONCOR - ELECTRIC  
**DESIGN ENGINEER/DEVELOPER:** AUSTIN HAYNES, ALTAR GROUP, PLLC, 11615 SPRING CYPRESS ROAD, SUITE E, TOMBALL, TX 77377  
**PROPERTY OWNER:** JANE NEAL, 6235 RETTA MANSFIELD ROAD, BURLESON, TX 76028, (817) 480-7837, JANENEAL10@YAHOO.COM  
**SURVEYOR:** TODD ODHAM, LANDPOINT, LLC, 1311 BROADFIELD BLVD., HOUSTON, TX 77084, (713) 993-0327, TODDHAM@LANDPOINT.NET

**FINAL PLAT OF  
 CAMP DOUBLE CREEK  
 TO CREATE 1 LOT, 1 BLOCK FOR COMMERCIAL USE**

A 19.8297 ACRE TRACT OF LAND LOCATED IN THE EDWARD CALLED SURVEY, ABSTRACT NO. 277, IN TRAVIS COUNTY TEXAS, BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2021284598, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A CALLED 9.99 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2021126622, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OCTOBER, 2022

PROJECT NO.: 2022-29-FP



1311 BROADFIELD BOULEVARD  
 HOUSTON, TEXAS 77084  
 (713) 993-0327  
 www.landpoint.net  
 TBPELS REG. NO. 10194220



THE STATE OF TEXAS  
COUNTY OF TRAVIS

That we, Carter Life Insurance Trust, a Texas trust, and Jane Lester Neal, Trustee of ILIT Jane Trust, owners of a called 19.8274 acre tract of land out of the Edward Flint Survey, Abstract no. 277, as described in deed recorded in document Nos. 2021126622 and 2021241508 of the Official Public Records of Travis County, Texas, said tract being situated in the City of Pflugerville, Travis County, Texas, do hereby subdivide 19.8297 acres, in accordance with this plat to be known as "FINAL PLAT OF CAMP DOUBLE CREEK" and do hereby dedicate to the public the use of all streets, parks, and easements shown hereon subject to any easements or restrictions heretofore granted and not released.

Carter Life Insurance Trust, a Texas trust

Jane Lester Neal, Trustee  
6235 Retta Mansfield Rd.  
Burleson, Texas 76028

Jane Lester Neal, Trustee of ILIT Jane Trust

Jane Lester Neal, Trustee  
6235 Retta Mansfield Rd.  
Burleson, Texas 76028

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Jane Lester Neal, acting on behalf of Carter Life Insurance Trust, a Texas trust, and Jane Lester Neal, Trustee of ILIT Jane Trust, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public, State of Texas

My Commission expires: \_\_\_\_\_

We, Vantage Bank Texas, owner and holder of a lien (or liens) against the property described in the plat known as FINAL PLAT OF CAMP DOUBLRCREEK, said lien being evidenced by instrument of record in the Clerk's File No. 2022158933 of the O.P.R.O.R.P. of Travis County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Print name

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Jane Lester Neal, acting on behalf of Carter Life Insurance Trust, a Texas trust, and Jane Lester Neal, Trustee of ILIT Jane Trust, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public, State of Texas

My Commission expires: \_\_\_\_\_

I, Austin Haynes, P.E. am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint, is complete and complies with the engineering portions of Chapter 82 of the Travis County Subdivision Regulations, and is true and correct to the best of my knowledge. A portion of this tract is within the boundaries of the 100 year flood plain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. 48453C 0280J, dated August 18, 2014, for Travis County, Texas.

Austin Haynes  
License No. 022154

THE STATE OF TEXAS  
COUNTY OF TRAVIS

That I, Todd Odham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that all monuments shown hereon were properly placed under my supervision, in accordance with the subdivision code of the City of Pflugerville, Texas and that all known easements within the boundary of the plat are shown hereon.

Todd Odham  
License No. 6062

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

Oscar R. Mitchell, CHAIRMAN

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

Jeremy Frazzell, DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

Attested by

Trista Evans, CITY SECRETARY

THE STATE OF TEXAS  
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\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_M., duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_M., Official Public Records of said County and State in document number \_\_\_\_\_ of the Official Public Records of Travis County, Texas.

Witness my hand and seal of office of the County Clerk, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

By: \_\_\_\_\_  
Deputy

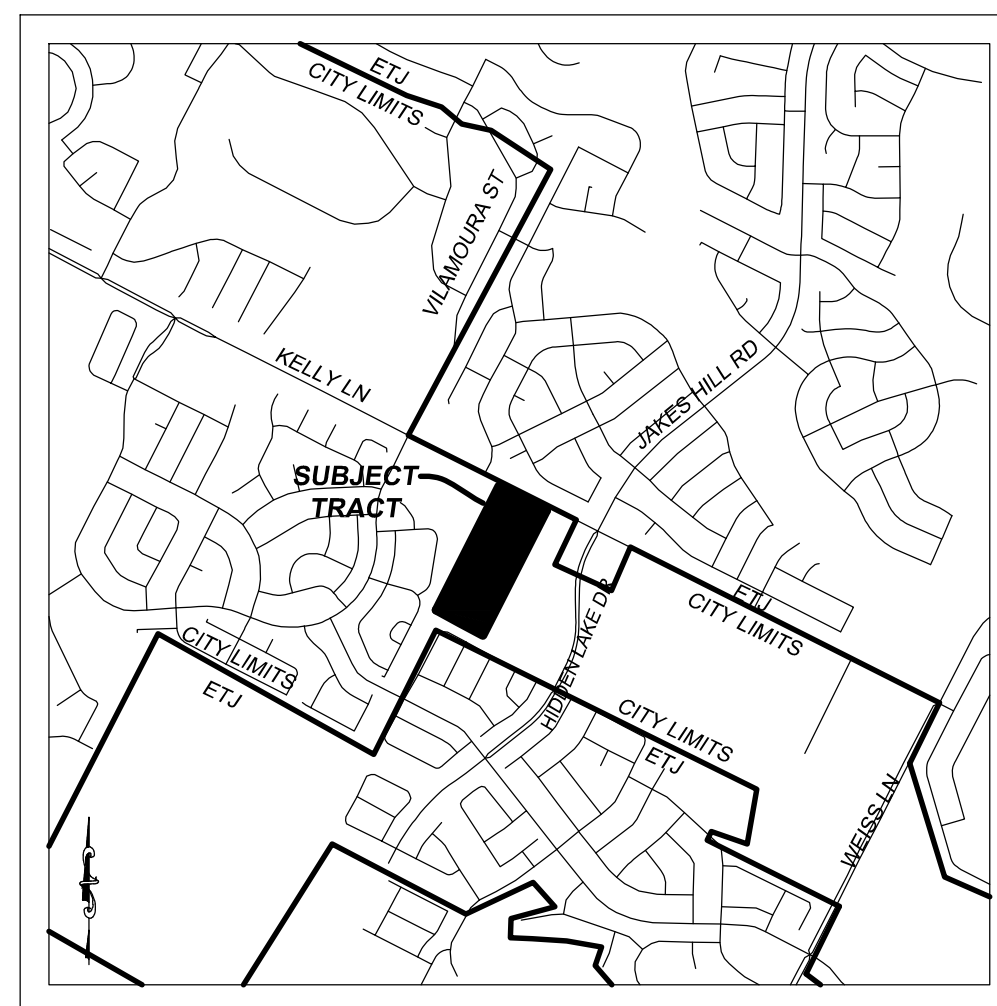
Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_M., this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

By: \_\_\_\_\_  
Deputy

NOTES:

- Bearing based on Texas State Plane Coordinates, central zone, 4203, NAD83-US survey feet.
- All elevations shown hereon are based on the North American vertical datum of 1988 (NAVD88).
- Flood statement: this site is situated in zone "x" (unshaded), areas determined to be outside the 0.2% annual chance floodplain, zone "a", no base flood elevations determined, in Travis County, Texas according to FEMA map number 48453C0280J, dated August 18, 2014, zone "ae", with base flood elevation or depth, and zone "ae" (regulatory floodway), according to LOMR 21-06-0412p, effective September 27, 2021. Warning: this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the City of Pflugerville must rely on the adequacy of the work of the design engineer.
- This plan lies within the City of Pflugerville full purpose jurisdiction.
- A 10' public utility easement shall be dedicated along all street frontage(s).
- Easement(s) dedicated to the public by this plan shall also be subject to the terms and conditions of the engineering design manual, as amended. The grantor Jane Neal, 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.
- 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 No. 1577-23-01-10. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
- On-site storm water facilities shall be provided to 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.
- 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.
- 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 site distance requirements of the City of Pflugerville engineering design manual, as amended.
- Wastewater and water systems shall conform to Texas Commission on Environmental Quality and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation on 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.
- This site is within a dual water service certification area of the City of Pflugerville and Manville Water Service Company.
- City of Pflugerville is the wastewater service provider.
- 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.
- City of Pflugerville anticipated future roadway improvement project along Kelly Lane will construct the future sidewalk along Kelly Lane. This project shall pay an in-lieu fee for the sidewalk (in-lieu of constructing it).
- The site will be permitted to have a private lift station and force main to serve the site in the interim until such time as the city builds the wastewater interceptor.
- It is the responsibility of the then-owners of this site to properly abandon the lift station and force main and tie into the future wastewater interceptor (at no cost of the city) when the interceptor becomes available and ready to receive wastewater flows from the site.
- The finished floors of all structures located within 200 feet of the Atlas 14 floodplain must be elevated a minimum of 2 feet above the water surface elevations noted on the plat.
- The area within the proposed Atlas 14 floodplain boundaries, as determined by Halff & Associates hydrology study, is hereby dedicated as an easement for drainage purposes.
- This lot shall not be occupied until connected to water and wastewater facilities.



LOCATION MAP  
(NOT TO SCALE)

## FINAL PLAT OF CAMP DOUBLE CREEK TO CREATE 1 LOT, 1 BLOCK FOR COMMERCIAL USE

A 19.8297 ACRE TRACT OF LAND LOCATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, IN TRAVIS COUNTY TEXAS, BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2021284598, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A CALLED 9.99 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2021126622, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OCTOBER, 2022

PROJECT NO.: 2022-29-FP

<b>UTILITY PROVIDERS:</b> CITY OF PFLUGERVILLE MANVILLE WATER ONCOR - ELECTRIC	<b>DESIGN ENGINEER/DEVELOPER:</b> AUSTIN HAYNES ALTAR GROUP, PLLC 11615 SPRING CYPRESS ROAD SUITE E TOMBALL, TX 77377	<b>PROPERTY OWNER:</b> JANE NEAL 6235 RETTA MANSFIELD ROAD BURLESON, TX 76028 (817) 480-7837 JANENEAL10@YAHOO.COM	<b>SURVEYOR:</b> TODD ODHAM LANDPOINT, LLC 1311 BROADFIELD BLVD. HOUSTON, TX 77084 (713) 993-0327 TODHAM@LANDPOINT.NET
---	--	--	--

**LANDPOINT**

1311 BROADFIELD BOULEVARD  
HOUSTON, TEXAS 77084  
(713) 993-0327  
www.landpoint.net  
TBPELS REG. NO. 10194202

SHEET 2 OF 2