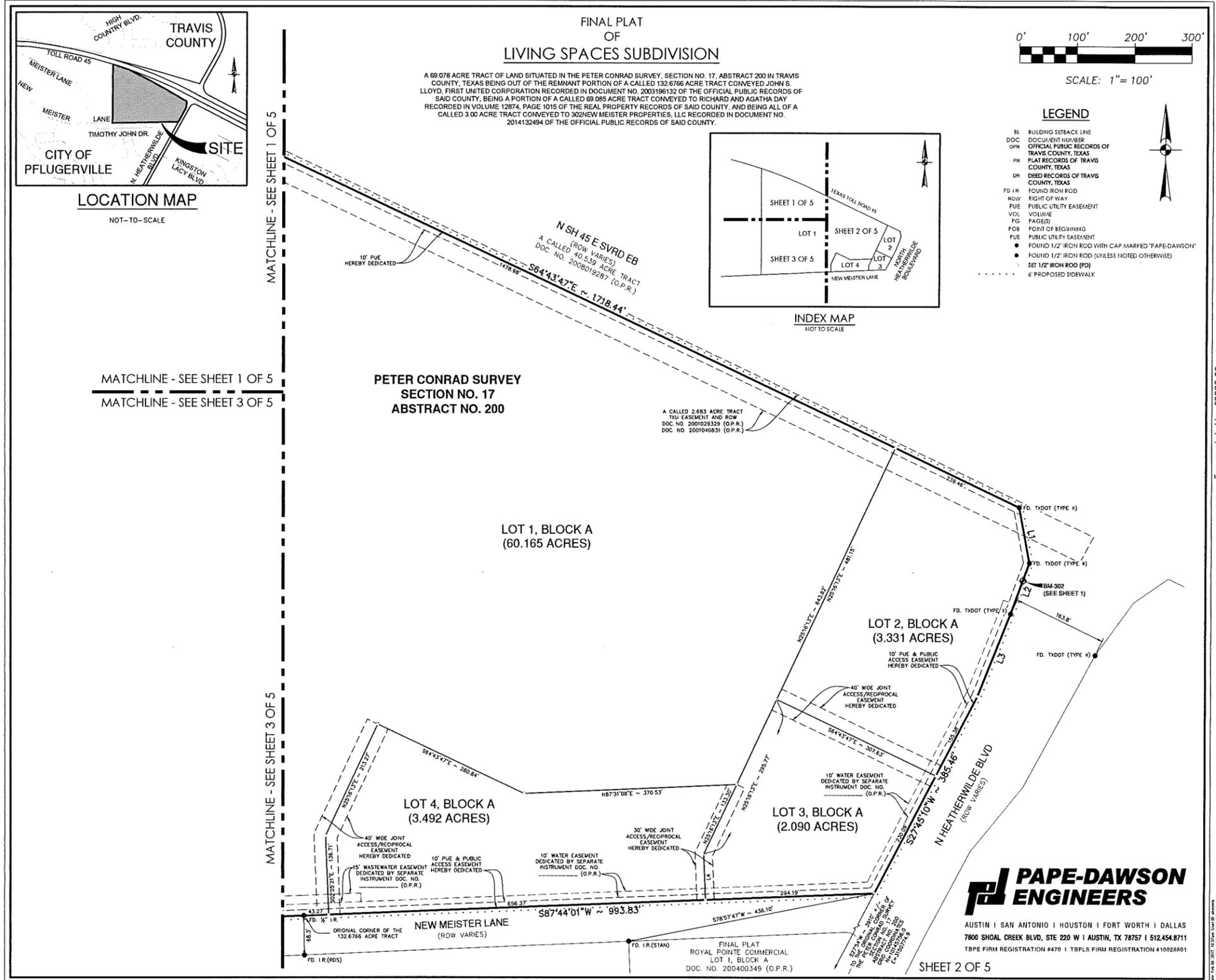


LIVING SPACES SUBDIVISION Survey Job No. 50930-00

RECEIVED

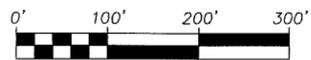
FEB 21 2017

BY: _____



FINAL PLAT
OF
LIVING SPACES SUBDIVISION

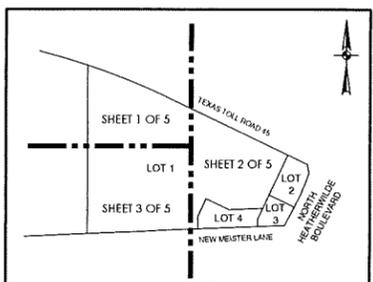
A 69.078 ACRE TRACT OF LAND SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200 IN TRAVIS COUNTY, TEXAS BEING OUT OF THE REMNANT PORTION OF A CALLED 132.676 ACRE TRACT CONVEYED JOHN S. LLOYD, FIRST UNITED CORPORATION RECORDED IN DOCUMENT NO. 2003196132 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING A PORTION OF A CALLED 69.085 ACRE TRACT CONVEYED TO RICHARD AND AGATHA DAY RECORDED IN VOLUME 12874, PAGE 1015 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING ALL OF A CALLED 3.00 ACRE TRACT CONVEYED TO 302NEW MEISTER PROPERTIES, LLC RECORDED IN DOCUMENT NO. 2014132494 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.



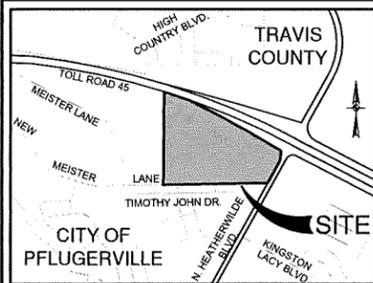
SCALE: 1" = 100'

LEGEND

- BL BUILDING SETBACK LINE
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD 1R FOUND IRON ROD
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- VOL VOLUME
- PG PAGE(S)
- FOR OF BEGINNING
- FOE PUBLIC UTILITY EASEMENT
- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 1 SET 1/2" IRON ROD (FD)
- 6' PROPOSED SIDEWALK



INDEX MAP
NOT TO SCALE



LOCATION MAP
NOT-TO-SCALE

MATCHLINE - SEE SHEET 1 OF 5

MATCHLINE - SEE SHEET 3 OF 5

MATCHLINE - SEE SHEET 1 OF 5

MATCHLINE - SEE SHEET 3 OF 5

PETER CONRAD SURVEY
SECTION NO. 17
ABSTRACT NO. 200

LOT 1, BLOCK A
(60.165 ACRES)

LOT 2, BLOCK A
(3.331 ACRES)

LOT 4, BLOCK A
(3.492 ACRES)

LOT 3, BLOCK A
(2.090 ACRES)

NEW MEISTER LANE
(ROW VARIES)

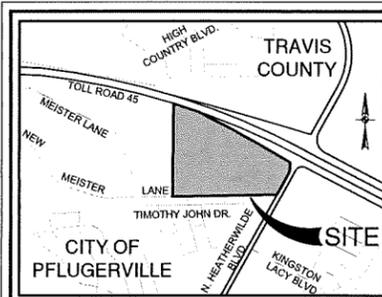
N HEATHERWILDE BLVD
(ROW VARIES)

PAPE-DAWSON ENGINEERS

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7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPES FIRM REGISTRATION #10026801

SHEET 2 OF 5

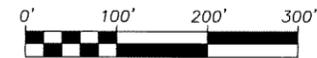
Survey Job No. 50930-00



LOCATION MAP
NOT TO SCALE

FINAL PLAT
OF
LIVING SPACES SUBDIVISION

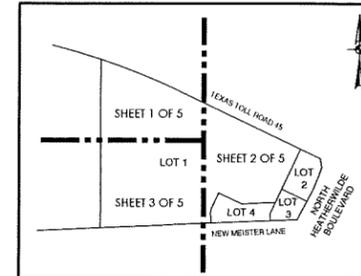
A 69.078 ACRE TRACT OF LAND SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT 200 IN TRAVIS COUNTY, TEXAS BEING OUT OF THE REMNANT PORTION OF A CALLED 132.6766 ACRE TRACT CONVEYED JOHN S. LLOYD, FIRST UNITED CORPORATION RECORDED IN DOCUMENT NO. 2003196132 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING A PORTION OF A CALLED 69.085 ACRE TRACT CONVEYED TO RICHARD AND AGATHA RADY RECORDED IN VOLUME 12784, PAGE 1015 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING ALL OF A CALLED 3.00 ACRE TRACT CONVEYED TO 302NEW MEISTER PROPERTIES, LLC RECORDED IN DOCUMENT NO. 2014132494 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.



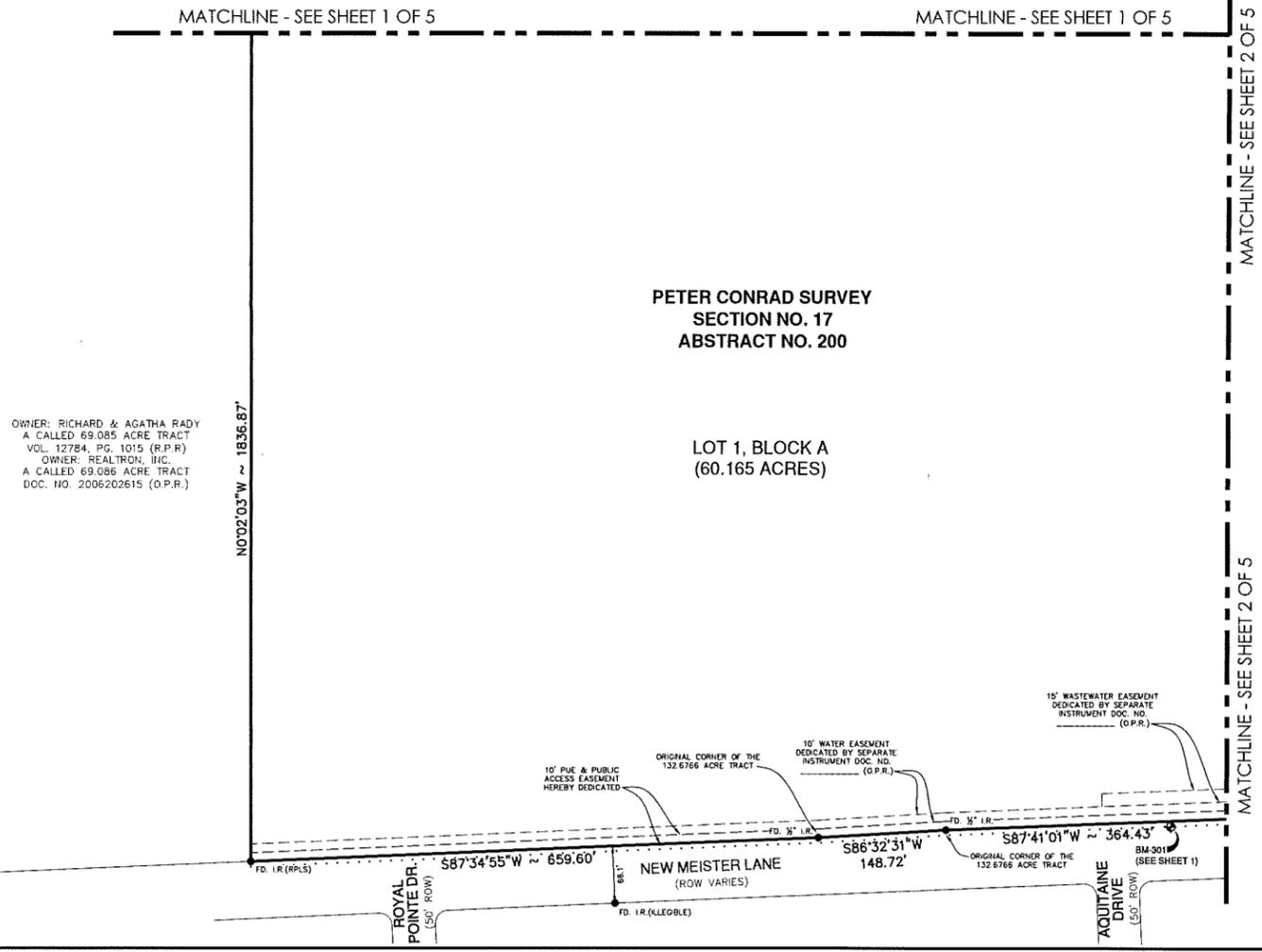
SCALE: 1" = 100'

LEGEND

- BL BUILDING SETBACK LINE
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- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
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- VOL VOLUME
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- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PDI)
- 6' PROPOSED SIDEWALK



INDEX MAP
NOT TO SCALE



OWNER: RICHARD & AGATHA RADY
A CALLED 69.085 ACRE TRACT
VOL. 12784, PG. 1015 (P.P.R.)
OWNER: REALTRON, INC.
A CALLED 69.086 ACRE TRACT
DOC. NO. 2006202615 (O.P.R.)

PETER CONRAD SURVEY
SECTION NO. 17
ABSTRACT NO. 200

LOT 1, BLOCK A
(60.165 ACRES)

PAPE-DAWSON ENGINEERS

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TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 5

LIVING SPACES SUBDIVISION
Survey Job No. 50930-00

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

THAT I, JOHN S. LLOYD, ACTING ON BEHALF OF FIRST UNITED CORPORATION, BEING THE OWNER OF A CALLED 132.6766 ACRE TRACT, RECORDED IN DOCUMENT NO. 2003196132 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 69.078 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "LIVING SPACES SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 16th DAY OF February, 2017, AD

John S. Lloyd
JOHN S. LLOYD
47204 ROCKCLIFF ROAD
AUSTIN, TX 78746

ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John S. Lloyd KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF February, 2017.

Mary Helen Tello
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT I, James Schober, ACTING ON BEHALF OF 302NEW MEISTER PROPERTIES, LLC, BEING THE OWNER OF A CALLED 3.00 ACRE TRACT, RECORDED IN DOCUMENT NO. 2014132494 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 69.078 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "LIVING SPACES SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 20th DAY OF February, 2017, AD

James Schober
James Schober, AUTHORIZED AGENT
302 NEW MEISTER LANE
PFLUGERVILLE, TX 78660

ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Schober KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF February, 2017.

Mary Helen Tello
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT I, RICHARD Z. RADY, BEING THE OWNER OF A CALLED 69.085 ACRE TRACT, RECORDED IN VOLUME 12874, PAGE 1015 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 69.078 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "LIVING SPACES SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 16th DAY OF February, 2017, AD

Richard Z. Rady
RICHARD Z. RADY
13276 N. HIGHWAY 183 SUITE 105
AUSTIN, TX 78750

ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Z. Rady, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF February, 2017.

Mary Helen Tello
NOTARY PUBLIC, STATE OF TEXAS



FINAL PLAT OF LIVING SPACES SUBDIVISION

A 69.078 ACRE TRACT OF LAND SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT 200 IN TRAVIS COUNTY, TEXAS BEING OUT OF THE REMNANT PORTION OF A CALLED 132.6766 ACRE TRACT CONVEYED JOHN S. LLOYD, FIRST UNITED CORPORATION RECORDED IN DOCUMENT NO. 2003196132 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING A PORTION OF A CALLED 69.085 ACRE TRACT CONVEYED TO RICHARD AND AGATHA DAY RECORDED IN VOLUME 12874, PAGE 1015 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING ALL OF A CALLED 3.00 ACRE TRACT CONVEYED TO 302NEW MEISTER PROPERTIES, LLC RECORDED IN DOCUMENT NO. 2014132494 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

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: _____
TAMMIE WILLIAMSON, CHAIRMAN

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

ENGINEER'S 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, MAP NUMBER 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

I, MARK A. RAMSEUR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HERBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Mark A. Ramseur
MARK A. RAMSEUR
REGISTERED PROFESSIONAL ENGINEER No. 88748
STATE OF TEXAS



SURVEYOR'S CERTIFICATION:

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

Parker J. Graham
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 RECORDED 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



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