

LOT SUMMARY TABLE

LOT 1, BLOCK D (MULTIFAMILY)	16.3117 ACRES (710,539 SQ. FT.)
R.O.W. DEDICATION (W ABBEYGLN CASTLE DRIVE)	0.3303 ACRES (14,390 SQ. FT.)
R.O.W. DEDICATION (E ABBEYGLN CASTLE DRIVE)	1.2688 ACRES (55,267 SQ. FT.)
TOTAL	17.9108 ACRES (780,196 SQ. FT.)

ROAD TABLE

ABBEYGLN CASTLE DRIVE	
R.O.W. DEDICATION	1.5991 ACRES
ROAD WIDTH	60 FEET
ROAD LENGTH	1,161.39 LINEAR FEET

OWNERS/SUBDIVIDERS:

LC PFLUGERVILLE LLC, AN OHIO LIMITED LIABILITY COMPANY  
CONTACT: RICHARD J. MILLER  
SENIOR VICE PRESIDENT  
230 WEST SUITE #200  
COLUMBUS, OHIO, 43215

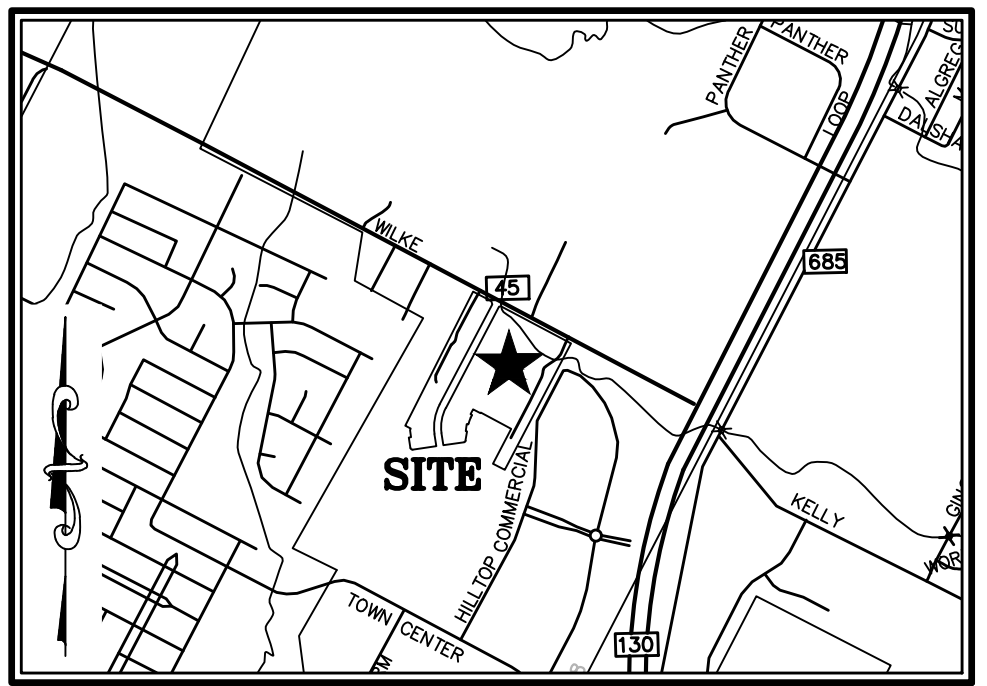
ZAMZAM INVESTMENTS, LLC  
CALLED 47.463 ACRES  
DOC. NO. 202124329  
O.P.R.T.C.T.

PETER CONRAD  
SURVEY NO. 17  
ABSTRACT NO. 200

LG WILKE LANE, LLC  
CALLED 6.1040 ACRES  
DOC. NO. 2022164587  
O.P.R.T.C.T.

SH45 4AC LLC CALLED 4.41 ACRES  
DOC. NO. 2017175898  
O.P.R.T.C.T.

JOHN C. LEE SURVEY  
ABSTRACT NO. 488



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - - -	EXISTING EASEMENTS
· · · · ·	PROPOSED SIDEWALK
Δ	CALCULATED POINT
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
●	5/8" IRON ROD WITH NOT LEGIBLE CAP FOUND (UNLESS NOTED)
□	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND (UNLESS NOTED)
⊙	SURVEY CONTROL POINT
⊙	BENCHMARK
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2022147803
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2021151588
<.....>	RECORD INFORMATION PER TXDOT RIGHT-OF-WAY MAP
[.....]	RECORD INFORMATION FOR ADJACENT PROPERTIES

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000112267354.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAV88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED DECEMBER 05, 2022.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0280J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FINAL PLAT LIFESTYLE COMMUNITIES  
PFLUGERVILLE PHASE 2  
City of Pflugerville,  
Travis County, Texas



PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	1/31/2025
Project:	01571
Scale:	1" = 100'
Reviewer:	PRB
Tech:	JB/CC
Field Crew:	JJ/BM
Survey Date:	DEC. 2022
Sheet:	1 OF 3

ENGINEER:

KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
512-782-0614

SURVEYOR:

4WARD LAND SURVEYING  
PO BOX 90876  
AUSTIN, TEXAS 78709  
512-537-2384

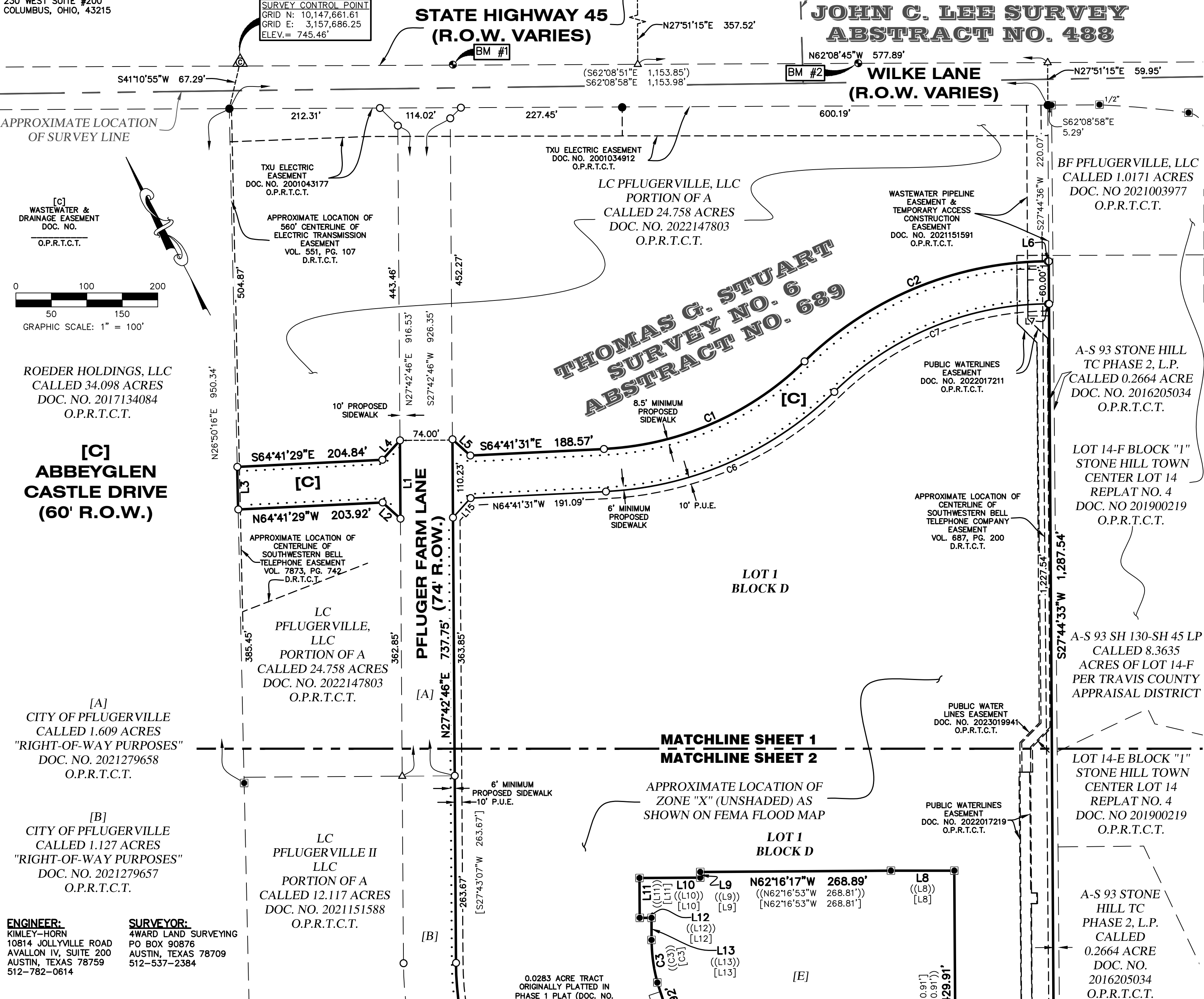
BENCHMARK NOTE:

BM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF WILKE LANE AND THE SOUTH SIDE OF STATE HIGHWAY 45 RIGHT-OF-WAY, ±90' NORTHWEST OF A STORM CURB INLET ALONG THE SOUTH SIDE OF WILKE LANE AND ±321' NORTHEAST OF THE NORTHWEST MOST CORNER OF SUBJECT TRACT.  
N = 10,147,517.24, E = 3,157,948.99, ELEVATION = 743.40'.

BM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF WILKE LANE AND THE SOUTH SIDE OF STATE HIGHWAY 45 RIGHT-OF-WAY, ±103' NORTHEAST OF AN ELECTRIC VAULT ALONG THE SOUTH SIDE OF WILKE LANE AND ±274' NORTHWEST OF THE NORTHEAST MOST CORNER OF SUBJECT TRACT.  
N = 10,147,249.96, E = 3,158,454.05, ELEVATION = 738.38'.

LEGAL DESCRIPTION:

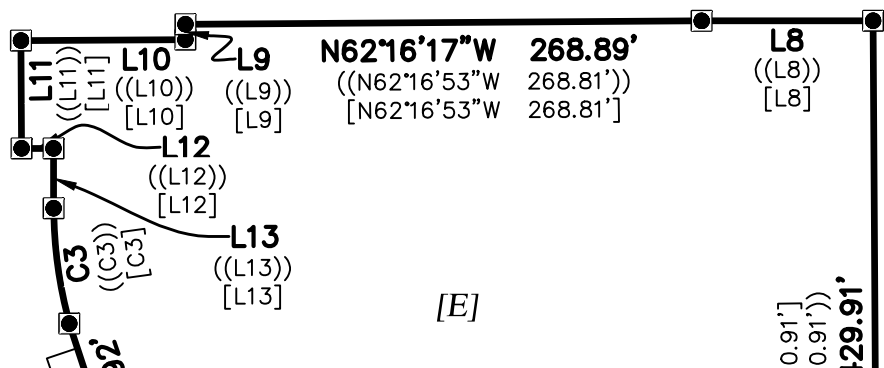
BEING 17.9108 ACRES OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.758 ACRE TRACT CONVEYED TO LC PFLUGERVILLE II LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NO. 2022147803 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 12.117 ACRE TRACT CONVEYED TO LC PFLUGERVILLE III LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NO. 2021151588 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LESS AND EXCEPT A CALLED 1.609 ACRE TRACT OF LAND AS DESCRIBED IN THE RIGHT-OF-WAY DEDICATION DEED IN FAVOR OF THE CITY OF PFLUGERVILLE, TEXAS, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2021279658 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



MATCHLINE SHEET 1  
MATCHLINE SHEET 2

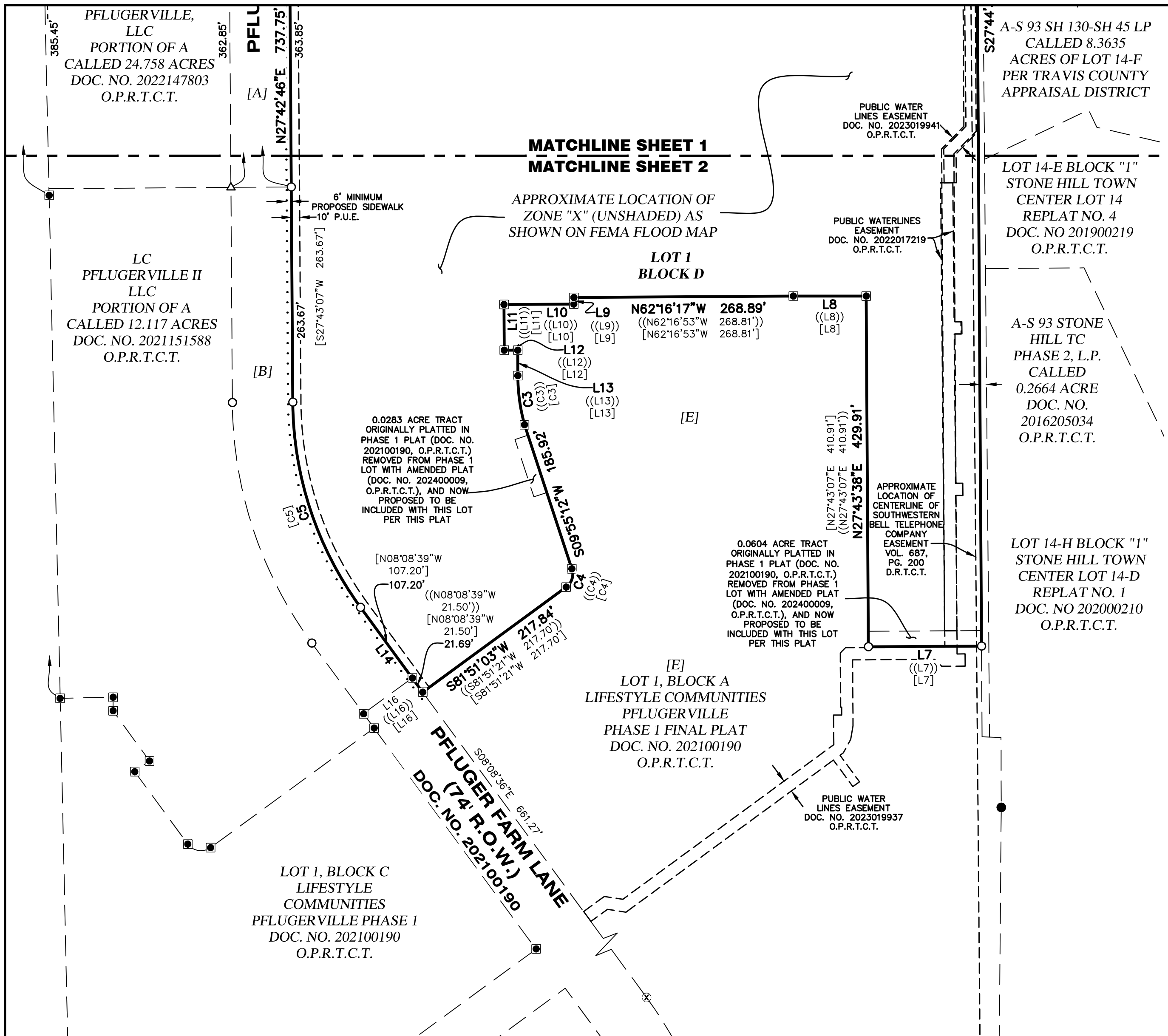
APPROXIMATE LOCATION OF  
ZONE "X" (UNSHADED) AS  
SHOWN ON FEMA FLOOD MAP

LOT 1  
BLOCK D



0.0283 ACRE TRACT  
ORIGINALLY PLATTED IN  
PHASE 1 PLAT (DOC. NO.





CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	435.00'	315.54'	41°33'41"	S85°28'22"E	308.67'
C2	495.00'	379.89'	43°58'19"	S84°16'03"E	370.64'
C4	20.00'	25.02'	71°41'15"	S45°32'35"W	23.42'
C5	430.00'	269.22'	35°52'21"	N09°49'49"E	264.84'
C6	495.00'	359.06'	41°33'41"	N85°28'22"W	351.24'
C7	435.00'	333.84'	43°58'19"	N84°16'03"W	325.71'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
[C3]	226.95'	60.70'	15°19'31"	S20°23'38"W	60.52'
((C3))	226.50'	60.70'	15°21'20"	S20°23'38"W	60.52'
[C4]	20.00'	25.16'	72°04'07"	S45°49'19"W	23.53'
((C4))	20.00'	25.16'	72°04'07"	S45°49'19"W	23.53'
[C5]	430.00'	269.15'	35°51'42"	N09°47'14"E	264.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27°42'46"W	110.22'
L2	N19°41'31"W	33.96'
L3	N26°50'16"E	60.01'
L4	N70°18'29"E	36.94'
L5	S19°41'31"E	33.96'
L6	S62°16'50"E	1.65'
L7	N62°16'24"W	138.50'
L7	N62°16'50"W	1.63'
L8	N61°57'10"W	89.26'
L9	S28°19'02"W	8.03'
L10	N62°12'59"W	85.60'
L11	S27°49'11"W	56.11'
L12	S61°47'12"E	16.59'
L13	S27°56'53"W	31.17'
L14	N08°08'36"W	128.89'
L15	S70°18'29"W	36.94'
L16	N81°50'49"E	74.00'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L7]	N62°15'20"W	138.36'
((L7))	N62°15'20"W	138.36'
[L8]	N61°58'23"W	89.42'
((L8))	N61°58'23"W	89.42'
[L9]	S27°43'07"W	8.00'
((L9))	S27°43'07"W	8.00'
[L10]	N62°16'53"W	85.69'
((L10))	N62°16'53"W	85.69'
[L11]	S27°46'34"W	56.08'
((L11))	S27°46'34"W	56.08'
[L12]	S61°54'53"E	16.51'
((L12))	S61°54'53"E	16.51'
[L13]	S27°51'20"W	31.20'
((L13))	S27°51'20"W	31.20'
[L16]	N81°51'19"E	74.00'
((L16))	N81°51'19"E	74.00'

LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5 PARKLAND SUMMARY								
TYPE	LOT # (BLOCK #)	LOT AREA (AC.)	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA (AC.)	PROVIDED PARKLAND AREA (AC.)	PARKLAND FEE IN LIEU
PHASE 2 - MULTIFAMILY RESIDENTIAL	1(D)	16.31	396	24.3	2	5.23	0	\$227,696.83

LIFESTYLE COMMUNITIES PFLUGERVILLE - PHASES 2-5 PARK DEVELOPMENT FEE							
TYPE	LOT # (BLOCK #)	LOT AREA (AC.)	UNITS	UNITS PER ACRE	PERSONS PER UNIT	PARK DEVELOPMENT FEE PER UNIT	PARK DEVELOPMENT FEE
PHASE 2 - MULTIFAMILY RESIDENTIAL	1(D)	16.31	396	24.3	2	\$496.00	\$196,416.00

**FINAL PLAT LIFESTYLE COMMUNITIES**  
**PFLUGERVILLE PHASE 2**  
**City of Pflugerville,**  
**Travis County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 1/31/2025

Project: 01571

Scale: N/A

Reviewer: PRB

Tech: JB/CC

Field Crew: JJ/BM

Survey Date: DEC. 2022

Sheet: 2 OF 3



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT LC PFLUGERVILLE II LLC, AN OHIO LIMITED LIABILITY COMPANY BEING THE OWNER OF A CALLED 24.758 ACRE TRACT OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2022147803 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND THAT LC PFLUGERVILLE III LLC, AN OHIO LIMITED LIABILITY COMPANY BEING THE OWNER OF A CALLED 12.117 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT 689, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2021151588 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; LESS AND EXCEPT A CALLED 1.609 ACRE TRACT OF LAND AS DESCRIBED IN THE RIGHT-OF-WAY DEDICATION DEED IN FAVOR OF THE CITY OF PFLUGERVILLE, TEXAS, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2021279658 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 17.9108 ACRES OF LAND ACCORDING WITH THE ATTACHED PLAT HERETO, TO BE KNOWN AS:

FINAL PLAT LIFESTYLE COMMUNITIES PFLUGERVILLE PHASE 2

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, RICHARD J. MILLER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY:  
RICHARD J. MILLER  
LC PFLUGERVILLE II LLC, AN OHIO LIMITED LIABILITY COMPANY  
LC PFLUGERVILLE LLC, AN OHIO LIMITED LIABILITY COMPANY

RICHARD J. MILLER  
LC PFLUGERVILLE II LLC, AN OHIO LIMITED LIABILITY COMPANY  
LC PFLUGERVILLE LLC, AN OHIO LIMITED LIABILITY COMPANY  
230 WEST SUITE #200  
COLUMBUS, OHIO, 43215

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD J. MILLER, SENIOR VICE PRESIDENT OF LC PFLUGERVILLE II LLC, AN OHIO LIMITED LIABILITY COMPANY, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC FOR TRAVIS, COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:  
THAT I, JASON WARD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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 HEREON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

JASON WARD, R.P.L.S. \_\_\_\_\_ DATE  
TEXAS REGISTRATION NO. 5811

GENERAL 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 FEET PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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 LC PFLUGERVILLE II LLC, AN OHIO LIMITED LIABILITY COMPANY AND LC PFLUGERVILLE III LLC, AN OHIO LIMITED LIABILITY COMPANY, 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 LITER, 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 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.
- 8) (APPLICABLE TO NEW CONSTRUCTION OF STREETS) 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) 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.
- 10) THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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 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.
- 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 RE-PLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 17) 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.
- 18) BUILDINGS LOCATED WITHIN 200 FEET OF THE ZONE A FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION A MINIMUM OF 2 FEET ABOVE THE CLOSEST FLOOD ELEVATION.
- 19) THERE IS AN EXISTING 6' WIDE SIDEWALK ALONG THE SOUTH RIGHT-OF-WAY LINE OF WILKE LANE AS WAS REQUIRED PER PLAT DOCUMENT NUMBER 202100190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SIDEWALKS ALONG PFLUGER FARM LANE WILL BE CONNECTED TO AND ALIGN WITH EXISTING SIDEWALK ALONG WILKE LANE.
- 20) THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24.

ENGINEER'S CERTIFICATION:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X'. AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON F.I.R.M. MAP #48453C0280J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

JACKSON C. LYTLE, P.E. \_\_\_\_\_ DATE  
LICENSED PROFESSIONAL ENGINEER NO. 149882  
KIMLEY-HORN & ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759

CITY CERTIFICATION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD. BY THE PLANNING AND ZONNING 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.

EMILY BARRON, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT 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., IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS

BY: DEPUTY

FINAL PLAT LIFESTYLE  
COMMUNITIES  
PFLUGERVILLE PHASE 2  
City of Pflugerville,  
Travis County, Texas



PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	1/31/2025
Project:	01571
Scale:	N/A
Reviewer:	PRB
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Sheet:	3 OF 3