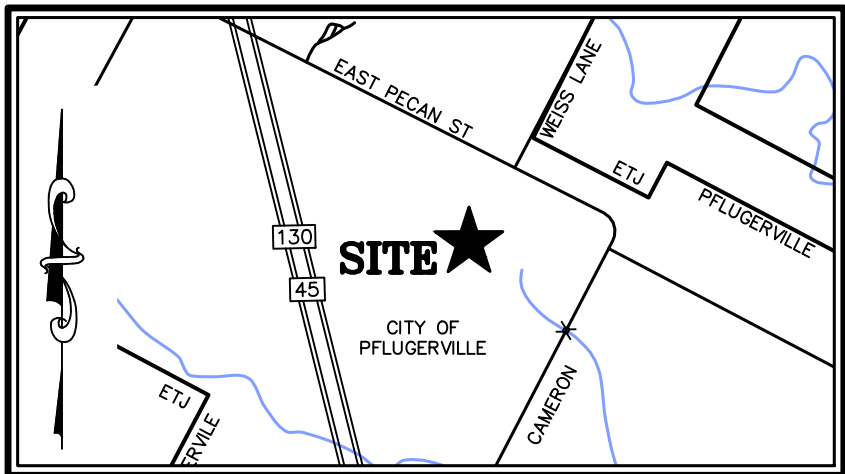
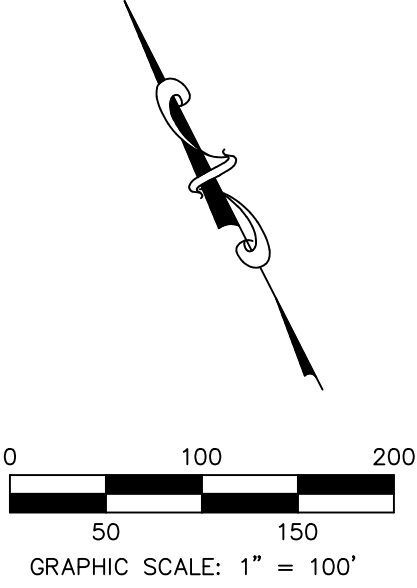


VICINITY MAP

SCALE: 1" = 2000'



SCALE: 1" = 2000'



LOT SUMMARY TABLE

LOT 1 -COMMERCIAL:	15.7135 ACRES (684,477 SQ. FT.)
LOT 2 -COMMERCIAL:	18.4760 ACRES (804,815 SQ. FT.)
LOT 3 -COMMERCIAL:	22.9247 ACRES (998,601 SQ. FT.)
LOT 4 -COMMERCIAL:	13.0892 ACRES (570,166 SQ. FT.)
LOT 5 -COMMERCIAL:	23.5612 ACRES (1,026,332 SQ. FT.)
R.O.W. DEDICATION:	10.6649 ACRES (464,564 SQ. FT.)
TOTAL:	104.4295 ACRES (4,548,955 SQ. FT.)

WEISS LANE:  
LINEAR FEET: 2,331.5'  
R.O.W. WIDTH: 120'  
ACREAGE: 7.0562

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

ENGINEER:  
MANHARD CONSULTING  
1120 S. CAPITAL OF TX HWY  
BUILDING 1, SUITE 210  
AUSTIN, TEXAS 78746  
737-377-1002

OWNERS/SUBDIVIDERS:  
B9 PECAN OWNER LP  
345 PARK AVENUE  
NEW YORK, NY 10154  
512-682-5510

LEGAL DESCRIPTION

104.4295 ACRES OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 104.42 ACRE TRACT CONVEYED TO B9 PECAN OWNER, LP, IN DOC. NO. 2021274597 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



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

Date:	12/19/2024
Project:	01351
Scale:	1" = 100'
Reviewer:	SMD
Tech:	ABW
Field Crew:	MW/RT
Survey Date:	MAR. 2022
Sheet:	1 OF 3

FP 2024-000169





STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS: THAT BEN BUFKIN, REPRESENTATIVE OF B9 PECAN OWNER LP, BEING THE OWNER OF A 104.4295 ACRE TRACT OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2021274597 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 104.4295 ACRES OF LAND ACCORDING WITH THE ATTACHED PLAT HERETO, TO BE KNOWN AS:

B9 PECAN SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

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

BY:

BEN BUFKIN, REPRESENTATIVE  
B9 PECAN OWNER LP  
345 PARK AVENUE  
NEW YORK, NY 10154

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN BUFKIN, REPRESENTATIVE OF B9 PECAN OWNER LP, 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

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

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

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 NO. 48453C0290J, TRAVIS COUNTY, TEXAS, MAP REVISED AUGUST 18, 2014.

I, ZACHARY STEELE, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ZACHARY STEELE, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 143161  
MANHARD CONSULTING  
1120 S. CAPITAL OF TX HWY, BUILDING 1, SUITE 210  
AUSTIN, TEXAS 78746

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
THAT I, STEVEN M. DUARTE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AN ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, 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.

STEVEN M. DUARTE, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 5940  
4WARD LAND SURVEYING  
4120 FREIDRICH LANE, SUITE 200  
AUSTIN, TEXAS 78744

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 [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 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, OPERA ON AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- 7) A SIX (6) FOOT WIDE SHARED USE PATH SHALL BE PROVIDED ALONG THE SOUTH SIDE OF PECAN STREET. 10-FOOT-WIDE SHARED USE PATHS ARE REQUIRED ALONG BOTH SIDES OF WEISS LANE AND ELDEN LANE.
- 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 NO. 1440-20-04-14. 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 SITE 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-PLACING 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) ALL STORM DRAIN LOCATED IN THE PUBLIC STREET RIGHTS-OF-WAY FOR PECAN STREET, WEISS LANE AND ELDEN LANE SHALL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF PFLUGERVILLE. ANY AND ALL STORM DRAIN LOCATED OUTSIDE OF THE PUBLIC STREET RIGHT-OF-WAY, INCLUDING STORM DRAIN LOCATED WITHIN PRIVATE DRAINAGE EASEMENTS THAT ARE LOCATED OUTSIDE OF THE PUBLIC STREET RIGHTS-OF-WAY FOR PECAN STREET, WEISS LANE AND/OR ELDEN LANE SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER THEREOF OR BY A PROPERTY OWNERS' ASSOCIATION FORMED BY THE OWNER OR OWNERS THEREOF.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0290J, 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.

BENCHMARK NOTE:

TBM #1- COTTON GIN SPINDLE WITH A 4WARD WASHER IN THE ISLAND AT THE INTERSECTION OF CAMERON ROAD AND EAST PECAN STREET. ±81' NORTHEAST OF CONTROL PONT NUMBER 1. ELEVATION = 631.56'.

TBM #2- COTTON GIN SPINDLE WITH A 4WARD WASHER AT THE EAST SIDE OF CAMERON ROAD. ±620' SOUTHWEST OF CONTROL PONT NUMBER 1. ELEVATION = 614.78'.

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 1.000096711379.

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 (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED MAR. 17, 2022.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S49°08'10"E	32.48'
L2	S42°35'56"E	19.55'
L3	S37°05'37"E	15.37'
L4	S27°34'02"E	31.99'
L5	S17°51'45"E	19.12'
L6	S04°27'11"E	28.85'
L7	S00°57'14"E	25.65'
L8	S13°10'36"W	33.95'
L9	N27°37'17"E	25.04'
L10	N09°41'15"E	212.23'
L11	S27°52'29"W	60.99'
L12	S03°55'23"E	63.81'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S72°07'44"W	28.56'
L14	N18°10'43"W	28.44'
L15	N70°32'17"E	46.00'
L16	S62°38'38"E	245.35'
L17	S26°30'49"W	28.40'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S48°39'52"E	31.95'
(L2)	S44°00'35"E	19.88'
(L3)	S33°35'30"E	15.65'
(L4)	S27°42'58"E	32.11'
(L5)	S17°49'08"E	18.91'
(L6)	S05°19'08"E	29.32'
(L7)	S00°10'29"E	25.58'
(L8)	S13°13'54"W	33.91'
(L9)	N27°50'39"E	25.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	1,806.00'	164.45'	51°3'02"	S65°15'09"E	164.39'
C2	1,694.00'	154.25'	51°3'02"	S65°15'09"E	154.20'
C3	1,694.00'	256.24'	8°40'00"	S58°18'38"E	256.00'
C4	48.00'	24.99'	29°50'07"	S41°25'53"W	24.71'
C5	76.50'	91.03'	68°10'46"	S22°15'33"W	85.75'

CITY CERTIFICATION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD, 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 AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
THAT I, REBECCA GUERRERO, 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.

REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS

BY: DEPUTY

FINAL PLAT OF  
B9 PECAN SUBDIVISION  
City of Pflugerville,  
Travis County, Texas

 <b>Manhard</b> CONSULTING	 <i>A Limited Liability Company</i> PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300		Date: 12/19/2024
			Project: 01351
			Scale: 1" = 100'
			Reviewer: SMD
			Tech: ABW
			Field Crew: MW/RT
			Survey Date: MAR. 2022
		Sheet: 3 OF 3	