

# MOSHFEGH BAHRAMI COMMERCIAL PLAT

## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

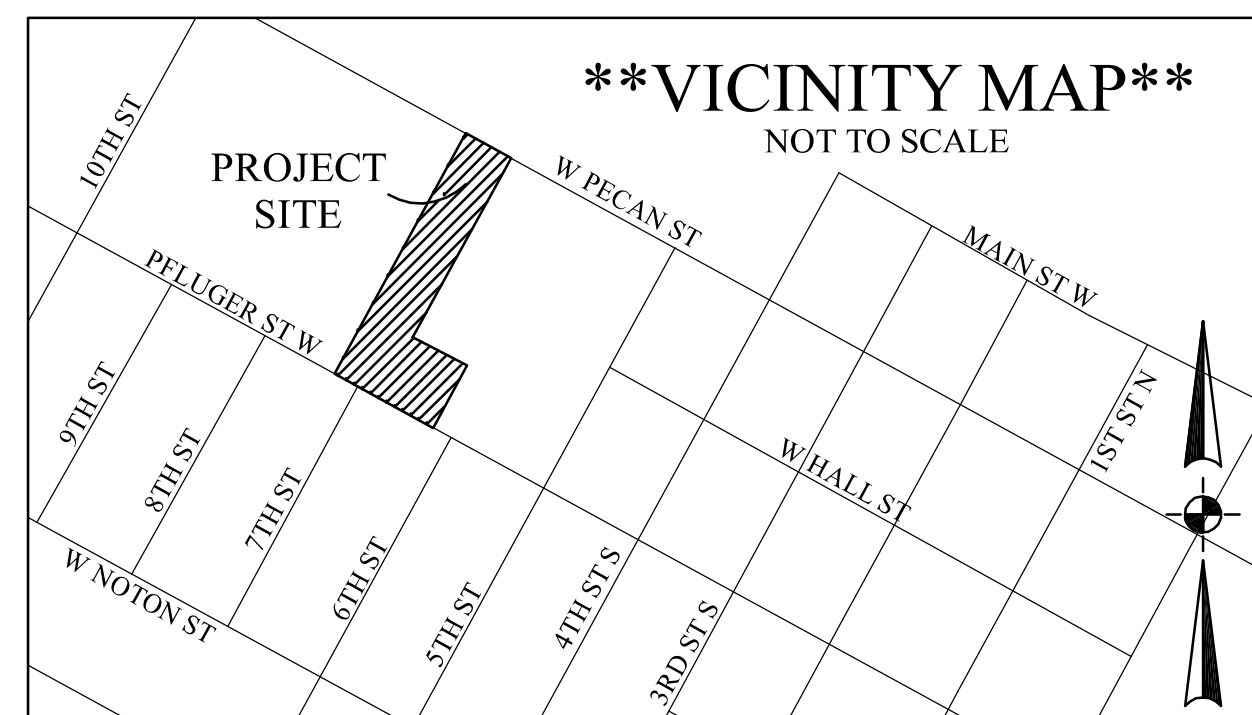
**IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.**

**DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.**

**BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**

**THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.**

**TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THIS PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.**



SHEET  
**1**  
OF 3

#### F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 OR 500 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48453C0260J  
PANEL: 0260J  
DATED: 08/18/2014

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

#### MOSHFEGH BAHRAMI COMMERCIAL PLAT

BEING 2.01 ACRES OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, BEING ALL OF THAT CERTAIN LOT 1, HAEHNEL ADDITION, RECORDED IN VOLUME 94, PAGE 56, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND BEING 1.28 ACRES OF LAND CONVEYED TO SAEED MOSHFESH AND MAHIN BAHRAMI IN DOCUMENT NO. 2018061216, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

SCALE: 1" = 50'  
DRAWN DATE: 12/08/2025  
DRAWN BY: DAMIAN SMITH  
JOB NO.: A1102725  
REVISED DATE: 04/09/2026

**ALLSTAR**  
Land Surveying  
1640 HIGHLAND FALLS DR.  
SUITE 1001  
LEANDER, TEXAS 78641  
(512) 337-7585 PHONE  
TBPELS FIRM NO. 10195007

# MOSHFEGH BAHRAMI COMMERCIAL PLAT

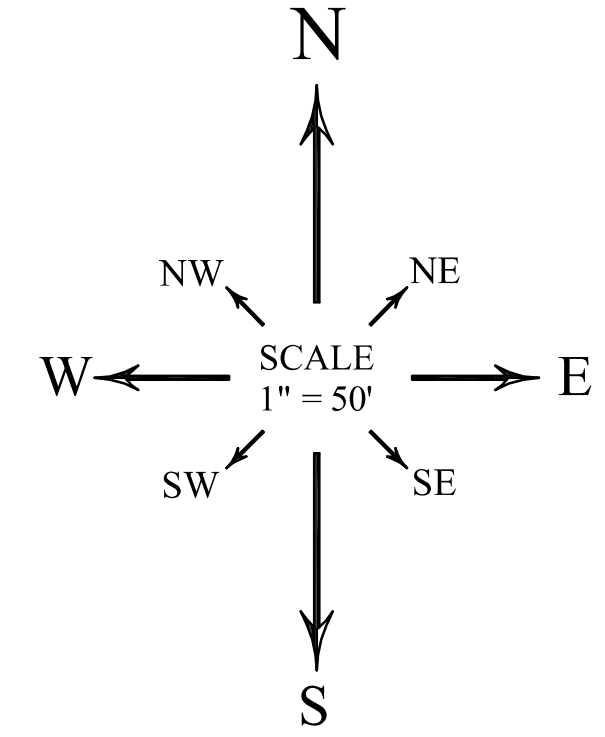
## LEGEND

- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- BRASS DISC FOUND
- "X" SCRIBE FOUND IN CONC.
- PFLUGERVILLE CONTROL POINT
- PUE PUBLIC UTILITY ESMT
- ( ) RECORD INFORMATION
- 5' PROPOSED SIDEWALK
- 10' SHARED USE PATH

FIRST BAPTIST CHURCH OF PFLUGERVILLE  
8.7037 ACRES  
(VOL. 11737, PG. 2018)

LOT 1  
BLOCK 1  
(2.01 ACRES)

GREEN 'N' GROWING, LLC.  
3.306 ACRES  
(DOC. 2025016404)



50' 0' 25' 50' 100' 200'  
GRAPHIC SCALE

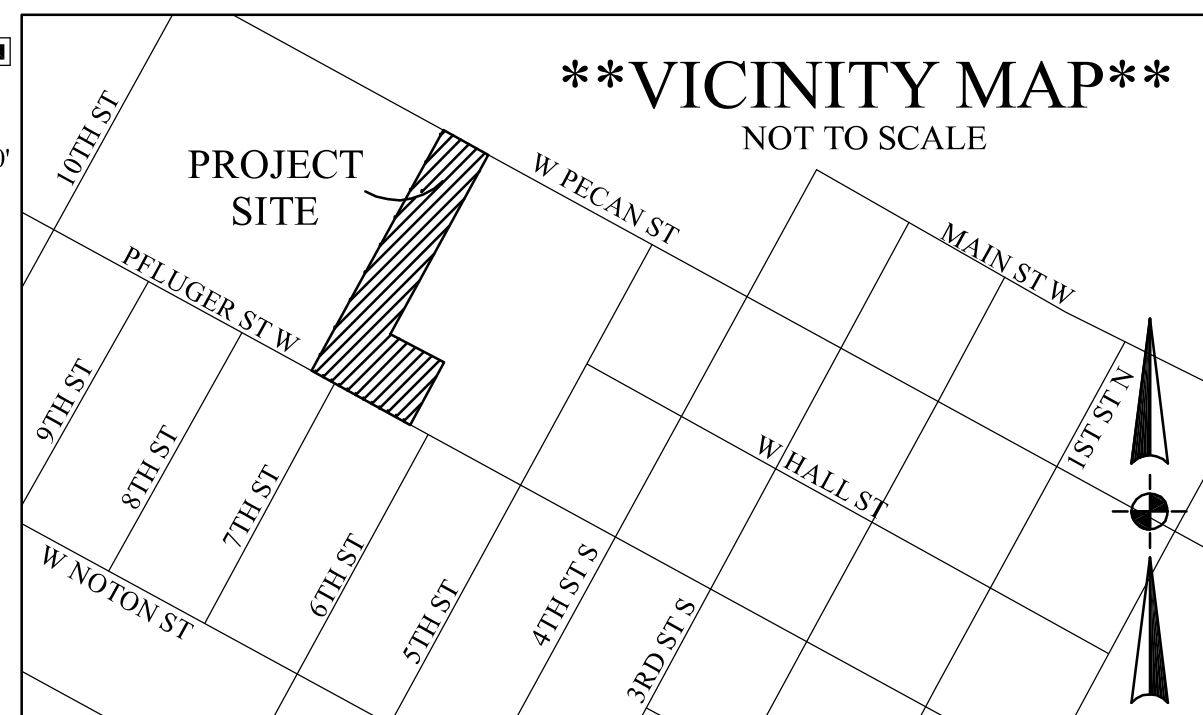
BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS  
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)  
NAD83 HARN HORIZONTAL CONTROL.

**OWNER:** SAEED MOSHFEGH & MAHIN BAHRAMI  
4403 DEEPWOODS DR  
AUSTIN, TEXAS 78731  
87,579.21 SQ. FT. - 2.01 ACRES

**ACREAGE:** 1  
**NUMBER OF BLOCKS:** 1  
**NUMBER OF LOTS:** 1 - COMMERCIAL  
**SUBMITTAL DATE:** 12/11/2025  
**DATE OF REVISION:** 04/09/2026  
**SURVEYOR:** ALL STAR LAND SURVEYING  
1640 HIGHLAND FALLS DR.  
SUITE 1001  
LEANDER, TEXAS 78729  
(512) 337-7585 REF# A1102725

**ENGINEER:** MATKIN HOOVER ENGINEERING  
1701 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
(830) 249-0600

**PROJECT DATUM:** NORTH AMERICAN DATUM 1983 (NAD 83)  
PROJECTION: TEXAS STATE PLANE  
CENTRAL ZONE (4203)  
UNITS: US SURVEY FEET



LOT 10  
PFLUGERVILLE WEST  
(VOL. 26, PG. 23)

LOT 1

WEST PFLUGER STREET  
(VARYING R.O.W.)  
N 62°44'56" W 231.65'  
(N 61°31'25" W 231.77')

7TH ST  
(60' R.O.W.)

E.W. PFLUGER  
ADDITION NO. 4  
(VOL. 15, PG. 55)

ALMA PFLUGER ADDITION  
(VOL. 91, PG. 134)

CP 20  
N 10,132,865.33  
E 3,153,617.07  
ELEV = 677.40'

STATE OF TEXAS  
COUNTY OF TRAVIS

I, EDWARD RUMSEY, 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.

EDWARD RUMSEY R.P.L.S. # 5729  
REF# A1102725



04/09/2026  
DATE

SHEET  
**2**  
OF 3

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