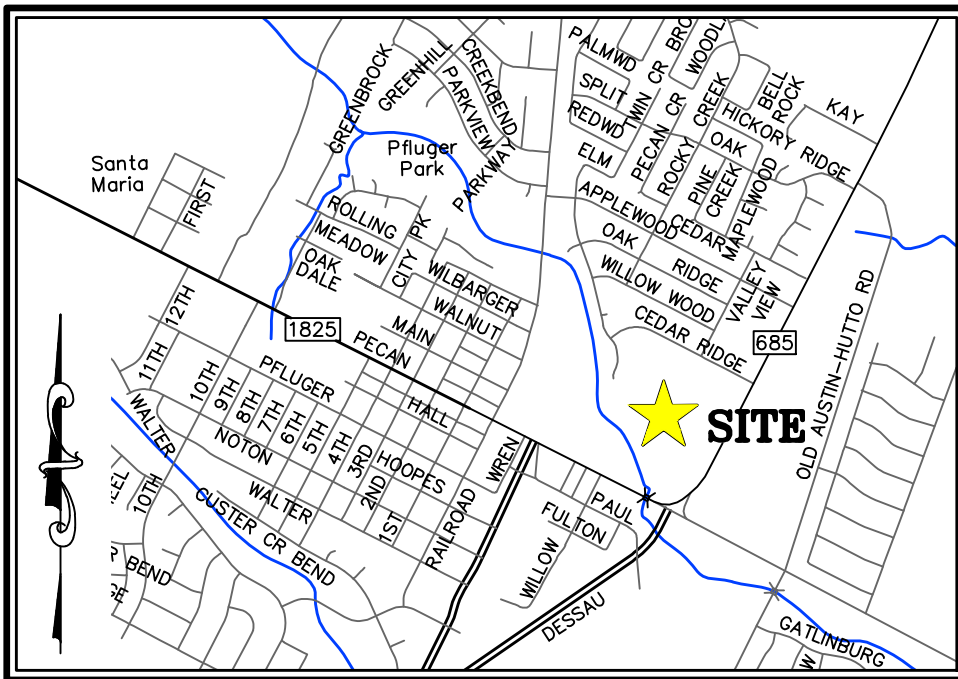




VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX:

1. COVER PAGE/CONDOMINIUM NOTES
2. OVERALL BOUNDARY
3. LEGEND/GENERAL NOTES
4. ENCUMBRANCES
5. OVERALL BUILDING LAYOUT
6. FLOOR PLAN - 1ST LEVEL
7. FLOOR PLAN - 2ND LEVEL
8. FLOOR PLAN - 3RD LEVEL
9. FLOOR PLAN - ROOF LEVEL
10. ROOF LEVEL DETAIL
11. BUILDING ELEVATION DETAIL
12. BUILDING ELEVATION DETAIL
13. BUILDING ELEVATION DETAIL
14. BUILDING ELEVATION DETAIL

THIS CONDOMINIUM PLAT
CONTAINS THE
INFORMATION REQUIRED
BY SECTION 82.059 OF
THE TEXAS UNIFORM
CONDOMINIUM ACT

CONDOMINIUM NOTES:

- 1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE CONDOMINIUM MAP ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE DECLARATION OF CONDOMINIUM REGIME (THE "DECLARATION") OR (II) ON THE CONDOMINIUM PLAT AND PLANS OF THE REGIME.
- 2) OWNERSHIP AND USE OF CONDOMINIUM UNITS ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION.
- 3) THE REGIME IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN THE DECLARATION.

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 1.000104047266.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP FOUND, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION COLLECTED JANUARY 24, 2024.

THE PLAT ATTACHED HERETO CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 TO THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE.

Fernando Perez
FERNANDO D. PEREZ, R.P.L.S.
TEXAS REGISTRATION NO. 7041
FPEREZ@CAPITALSURVEYING.COM

11/3/2025
DATE

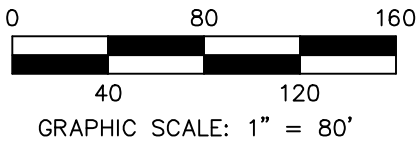


**DOWNTOWN EAST
PARCEL 4 MASTER
CONDOMINIUM
City of Pflugerville,
Travis County, Texas**



925 S CAPITAL OF TEXAS HIGHWAY
BLDG. B, SUITE 115, Austin, Texas 78746
info@capitalsurveying.com (512) 327-4006
TBPELS FIRM #1012670

Date:	11/3/2025
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LOT 7

WANDERLUST WAY (60' R.O.W.)

(S62°21'05"E 353.50')
S62°21'05"E 353.50'

15' PUBLIC
UTILITY EASEMENT
DOC. NO. 202400177

15' PUBLIC
ACCESS EASEMENT
DOC. NO. 202400177

0.0015 ACRE
WATER LINE EASEMENT
DOC. NO. 2025019955

LOT 5

(N27°38'55"E 320.00')
N27°38'55"E 320.00'

LOT 4
FINAL PLAT DOWNTOWN
EAST SUBDIVISION
DOC. NO. 202400177
O.P.R.T.C.T.
OWNER:
CITY OF PFLUGERVILLE

S27°38'55"W 320.00'
(S27°38'55"W 320.00')

VARIABLE WIDTH
R.O.W. RESERVE
DOC. NO. 202400177

N62°21'05"W 353.50'
(N62°21'05"W 353.50')

MAIN STREET (70' R.O.W.)

N62°21'05"W
9.89'

LOT 2

LOT 1

DOWNTOWN EAST
PARCEL 4 MASTER
CONDOMINIUM
City of Pflugerville,
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LEGEND	
	SUBJECT PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	IRON ROD WITH "4WARD BOUNDARY" CAP FOUND
	CALCULATED POINT
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 PLAT DOC. NO. 202400177

G.C.E.: GENERAL COMMON ELEMENTS

LEGAL DESCRIPTION:

LOT 4, FINAL PLAT DOWNTOWN EAST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 202400177 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES:

- 100 E MAIN ST, PFLUGERVILLE, TX 78660
- THE CONFIGURATION OF THE BUILDING AND UNITS SHOWN HEREON IS BASED UPON PLANS RECEIVED FROM FGM ARCHITECTS, INC. AND ARE NOT BASED ON ACTUAL FIELD MEASUREMENTS AND SURVEYS.

CONDOMINIUM NOTES:

- ALL IMPROVEMENTS AND LAND REFLECTED ON THE CONDOMINIUM MAP ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE DECLARATION OF CONDOMINIUM REGIME (THE "DECLARATION") OR (II) ON THE CONDOMINIUM PLAT AND PLANS OF THE REGIME.
- OWNERSHIP AND USE OF CONDOMINIUM UNITS ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION.
- THE REGIME IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN THE DECLARATION.

**DOWNTOWN EAST
PARCEL 4 MASTER
CONDOMINIUM
City of Pflugerville,
Travis County, Texas**



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ENCUMBRANCES:

THE SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE: AUGUST 6, 2025, ISSUED: AUGUST 14, 2025, GF NO. 2528645-KFO REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE TITLE COMMITMENT.

THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:

PURPOSE: PUBLIC UTILITY
LOCATION: 15 FEET ALONG STREET SIDE LOT LINE

EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:

PURPOSE: PUBLIC ACCESS
LOCATION: 15 FEET ALONG STREET SIDE LOT LINE

EASEMENT:

RECORDED: VOLUME 1994, PAGE 271, DEED RECORDS, TRAVIS COUNTY, TEXAS
TO: CITY OF PFLUGERVILLE
PURPOSE: ELECTRIC AND TELEPHONE LINES

EASEMENT:

RECORDED: VOLUME 5991, PAGE 1541, DEED RECORDS, TRAVIS COUNTY, TEXAS
TO: CITY OF PFLUGERVILLE
PURPOSE: SANITARY SEWER

EASEMENT:

RECORDED: VOLUME 6056, PAGE 2167, DEED RECORDS, TRAVIS COUNTY, TEXAS
TO: CITY OF PFLUGERVILLE
PURPOSE: SANITARY SEWER

EASEMENT:

RECORDED: VOLUME 7283, PAGE 1, DEED RECORDS, TRAVIS COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC AND TELEPHONE LINES

EASEMENT:

RECORDED: VOLUME 7549, PAGE 454, DEED RECORDS, TRAVIS COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY
PURPOSE: ELECTRIC AND TELEPHONE LINES

EASEMENT:

RECORDED: VOLUME 10504, PAGE 235, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.
TO: CITY OF PFLUGERVILLE
PURPOSE: SANITARY SEWER

TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS:

RECORDED: DOCUMENT NO. 2025019955, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TERMS, CONDITIONS, AND STIPULATIONS IN LEASE AGREEMENT AS EVIDENCED IN THE MEMORANDUM:

RECORDED: DOCUMENT NO. 2024134368, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: CITY OF PFLUGERVILLE
TO: GRIFFIN/SWINERTON, LLC

(INCLUDING; BUT NOT LIMITED TO ANY AND ALL RIGHTS, RESTRICTIONS OR OTHER MATTERS THAT MAY BE INCLUDED IN THE UNRECORDED LEASE AGREEMENT)

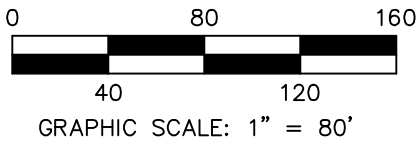
**DOWNTOWN EAST
PARCEL 4 MASTER
CONDOMINIUM
City of Pflugerville,
Travis County, Texas**



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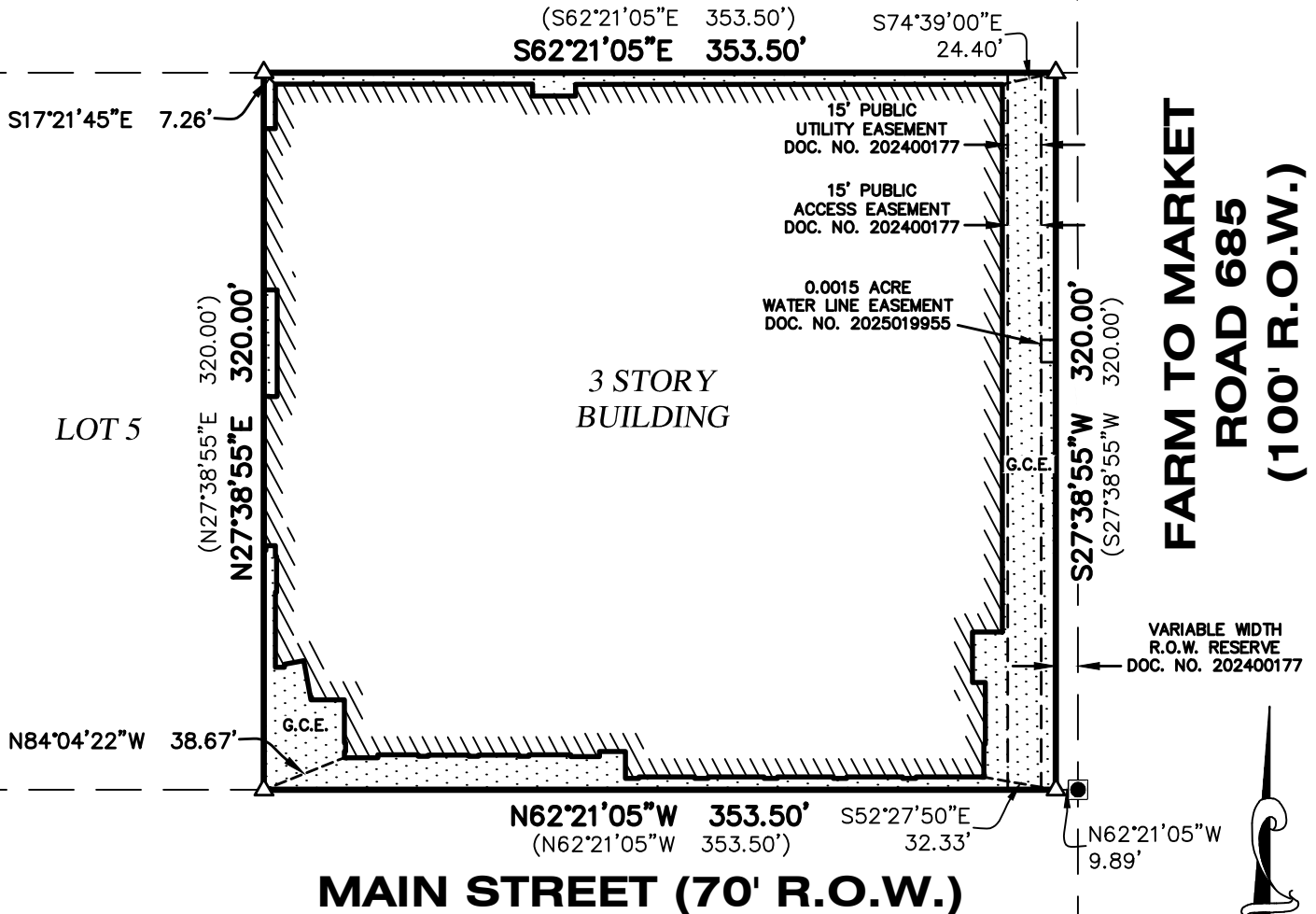
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LOT 7

WANDERLUST WAY (60' R.O.W.)



**FARM TO MARKET
ROAD 685
(100' R.O.W.)**

LOT 2

LOT 1

**DOWNTOWN EAST
PARCEL 4 MASTER
CONDOMINIUM
City of Pflugerville,
Travis County, Texas**

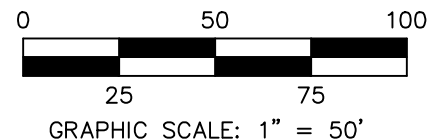
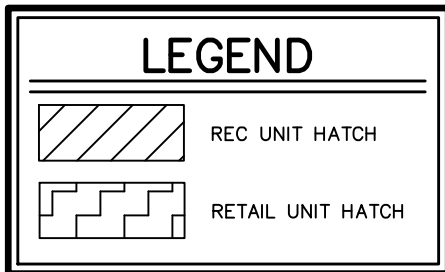
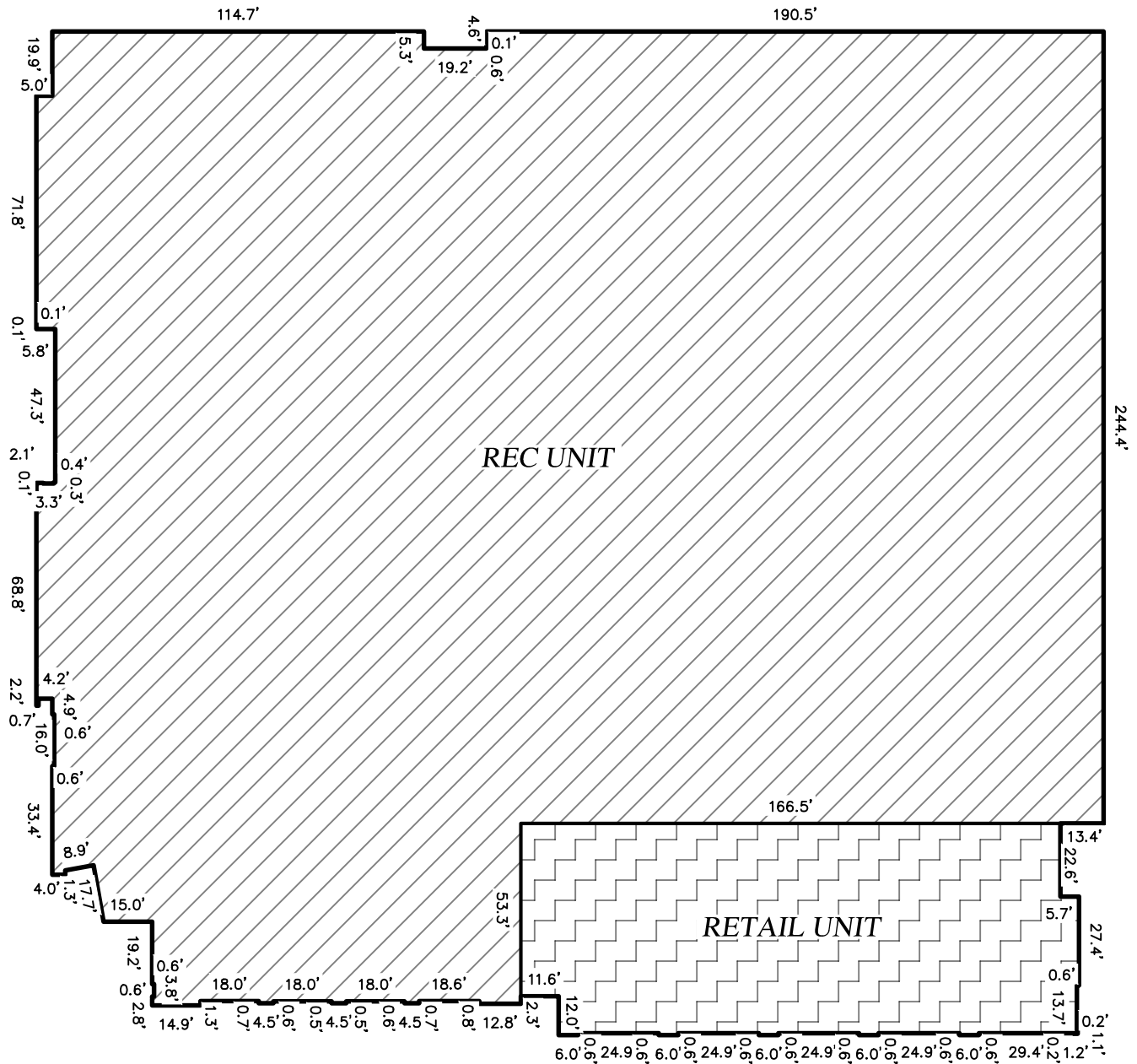


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1ST LEVEL



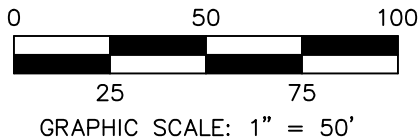
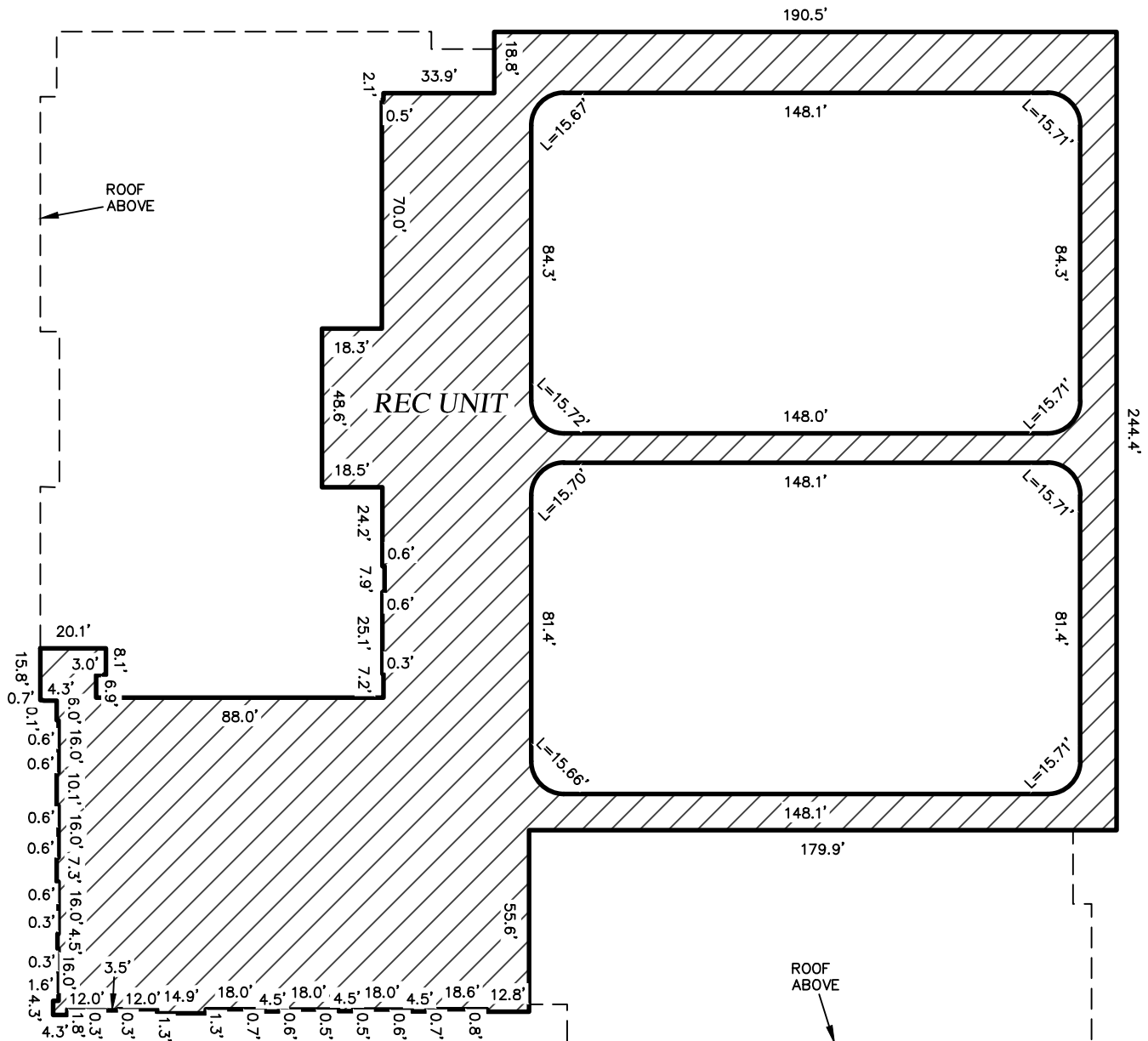
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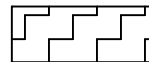
2ND LEVEL



LEGEND



REC UNIT HATCH



RETAIL UNIT HATCH

**DOWNTOWN EAST
PARCEL 4 MASTER
CONDOMINIUM**
**City of Pflugerville,
Travis County, Texas**

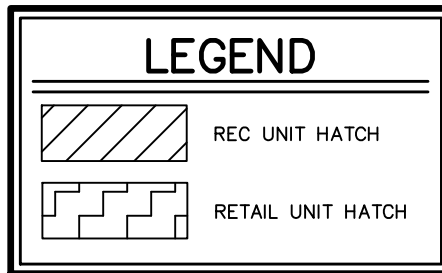
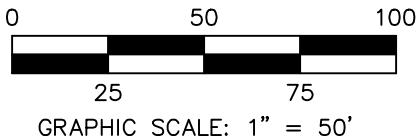
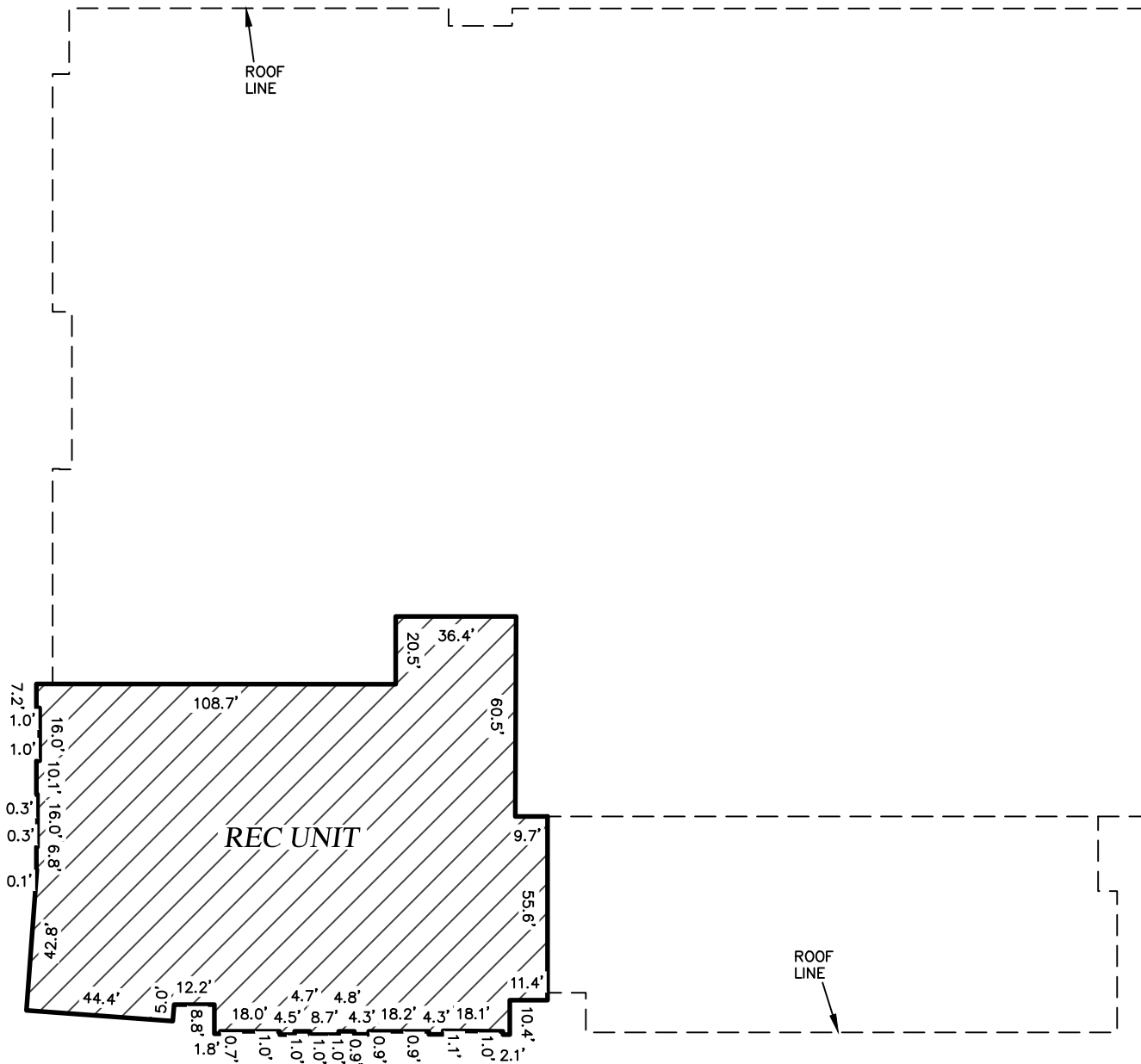


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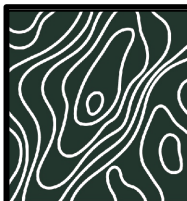
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3RD LEVEL



**DOWNTOWN EAST
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City of Pflugerville,
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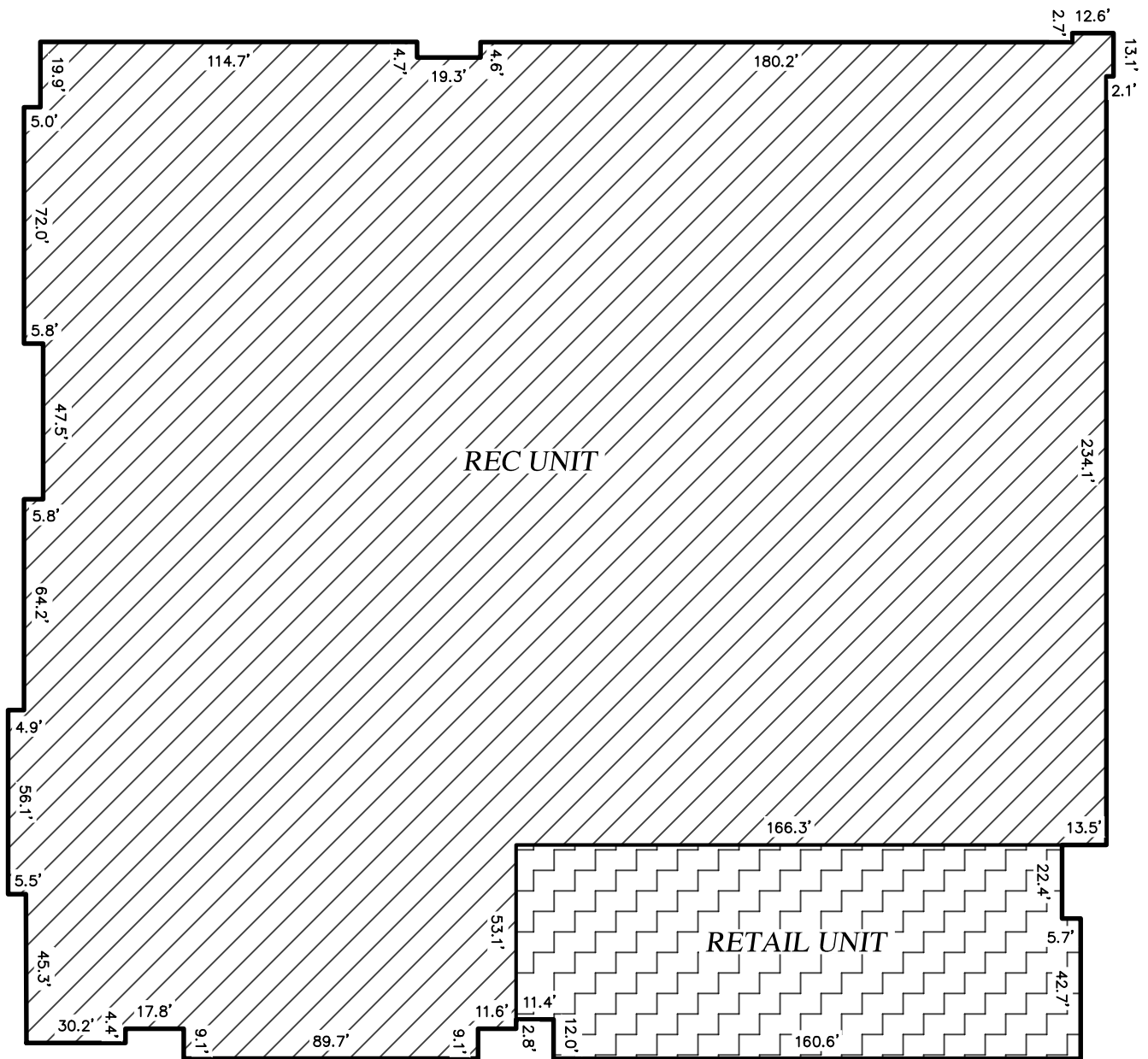


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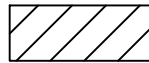
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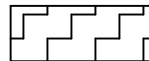
ROOF LEVEL



LEGEND

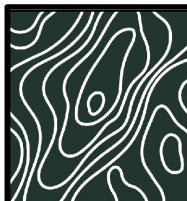


REC UNIT HATCH



RETAIL UNIT HATCH

**DOWNTOWN EAST
PARCEL 4 MASTER
CONDOMINIUM
City of Pflugerville,
Travis County, Texas**

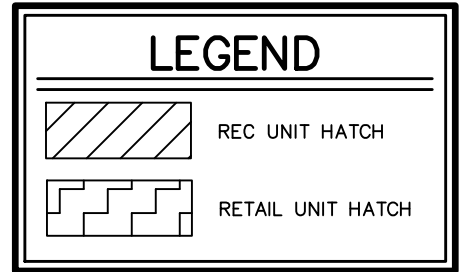
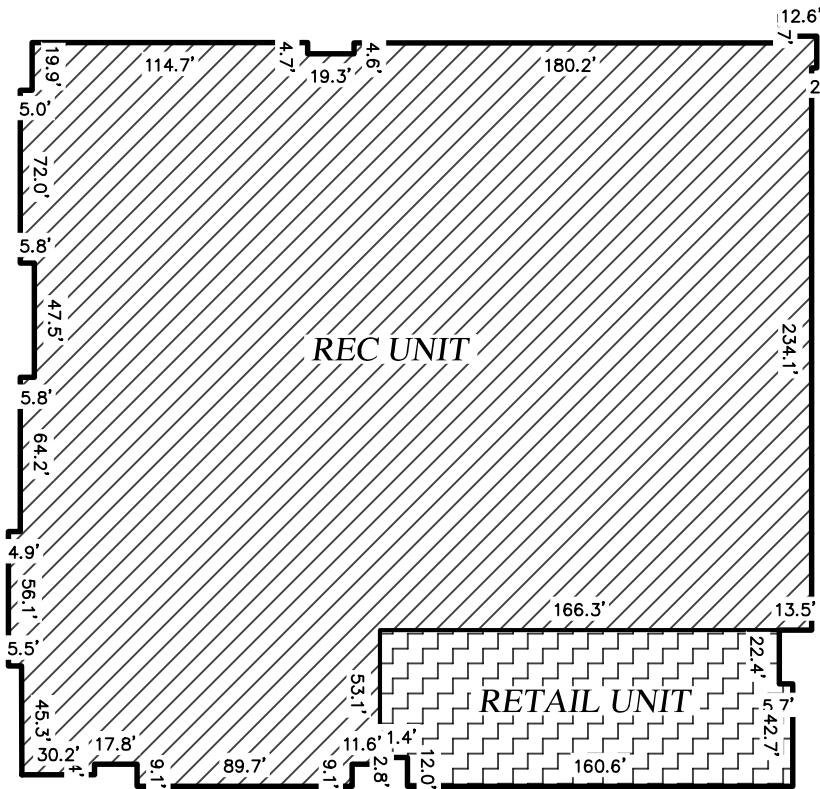


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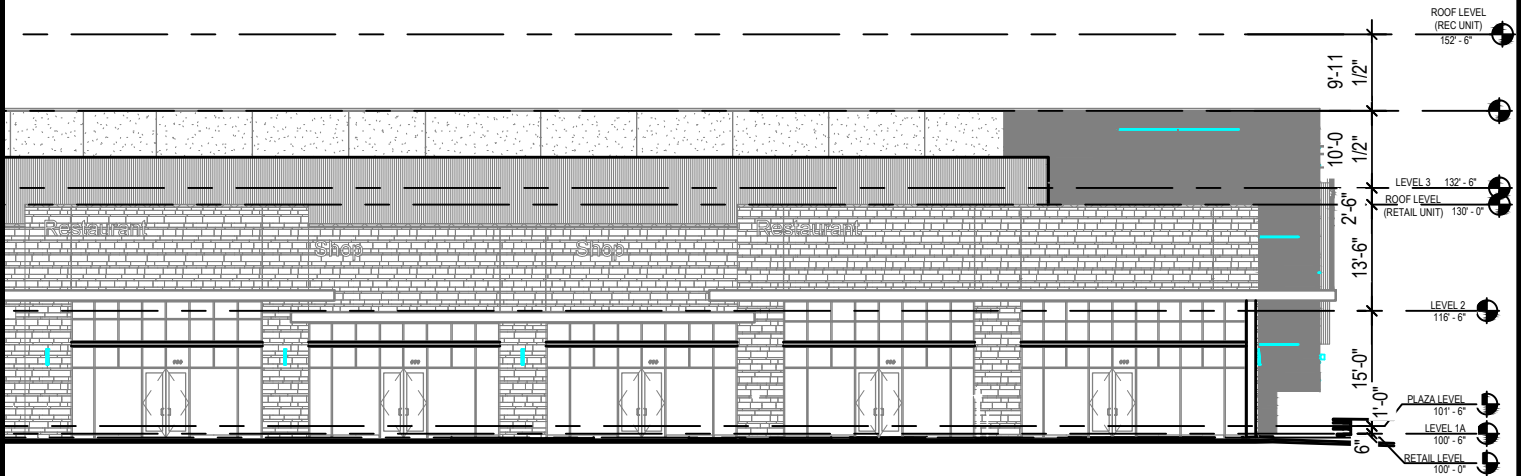
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ROOF LEVEL DETAIL



SOUTH ELEVATION DETAIL



**DOWNTOWN EAST
 PARCEL 4 MASTER
 CONDOMINIUM**
 City of Pflugerville,
 Travis County, Texas

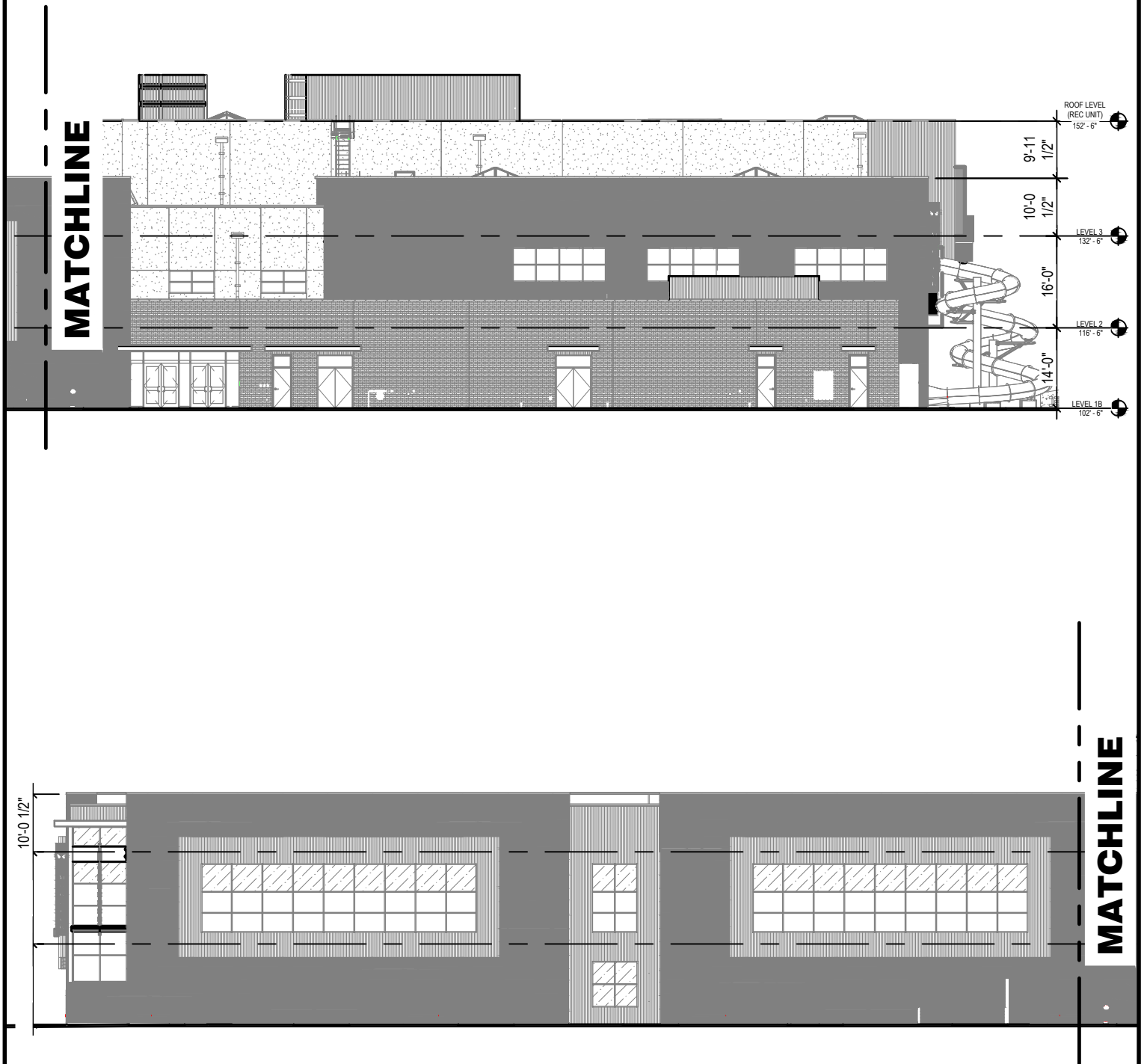


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NORTH ELEVATION



**DOWNTOWN EAST
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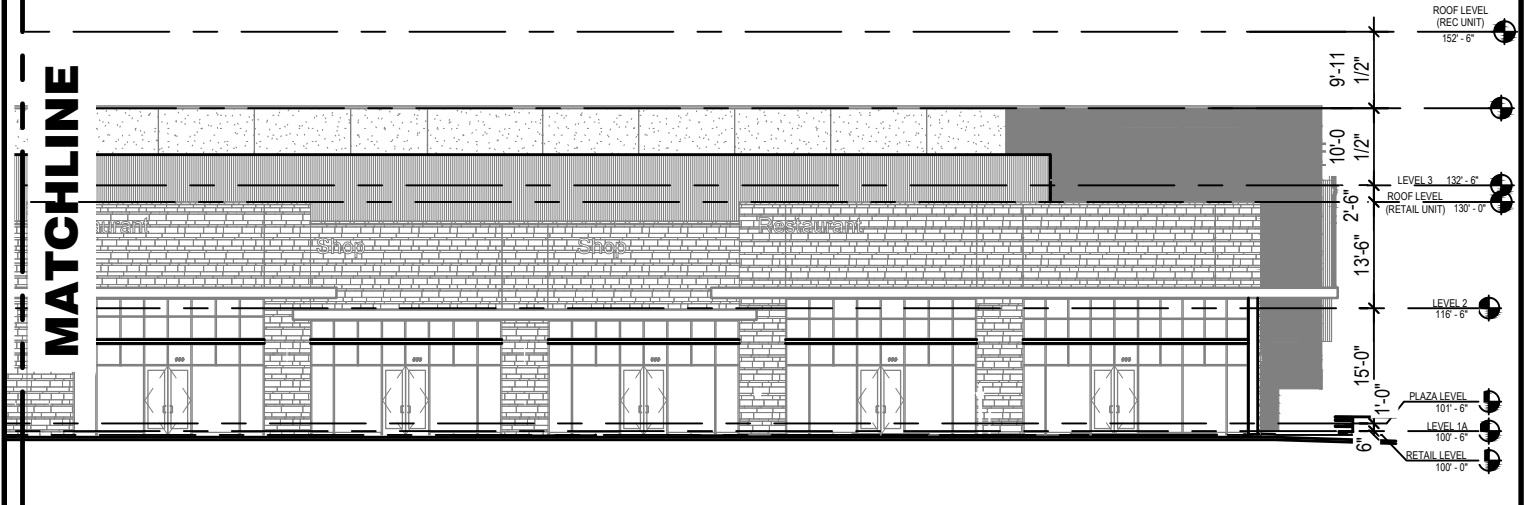
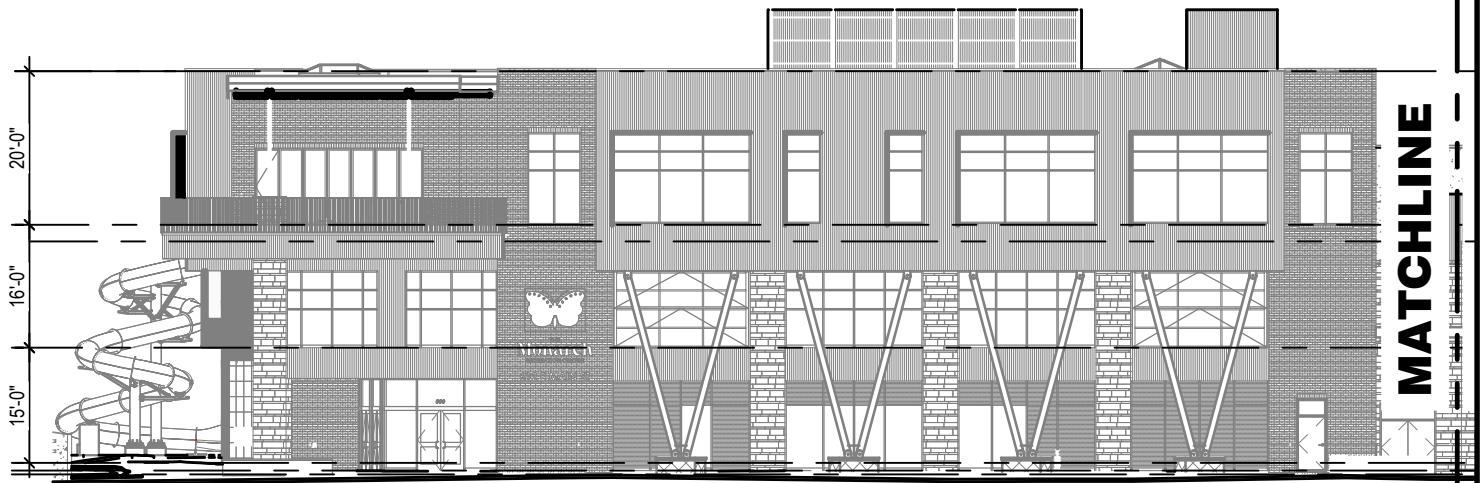


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SOUTH ELEVATION



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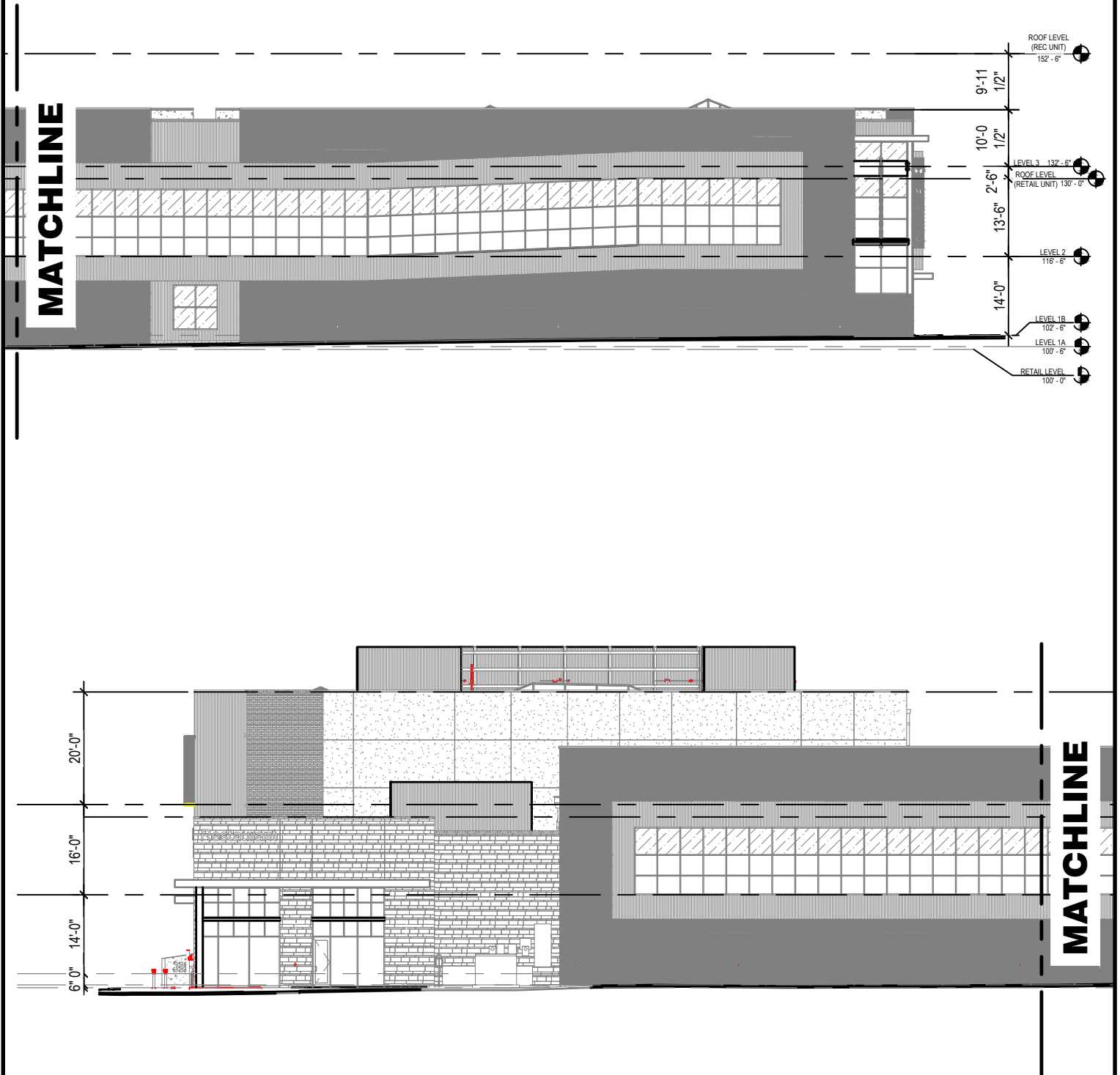


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EAST ELEVATION



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WEST ELEVATION



**DOWNTOWN EAST
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