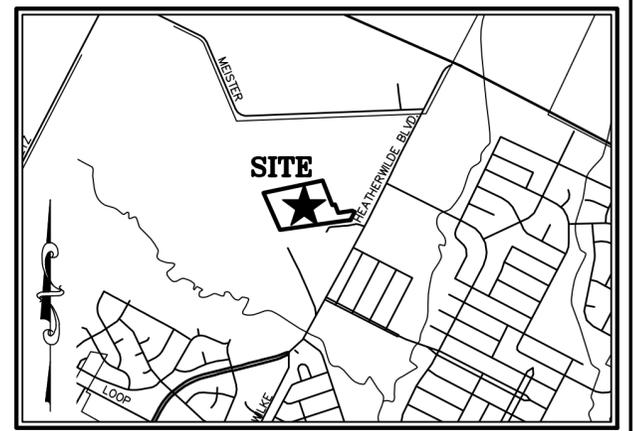


BENCHMARK #1 - MAG NAIL WITH "4WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY. (NAVD 88, GEOID 18)
 GRID NORTHING: 10,147,276.13
 GRID EASTING: 3,151,715.32
 ELEVATION = 754.39'

BENCHMARK #2 - MAG NAIL WITH "4WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY. (NAVD 88, GEOID 18)
 GRID NORTHING: 10,147,079.45
 GRID EASTING: 3,151,617.72
 ELEVATION = 747.67'

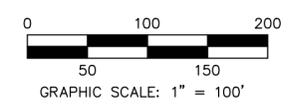
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°40'17"E	100.00'
L2	S27°19'43"W	64.72'



LOT SUMMARY TABLE

LOT 1 - RESIDENTIAL:	6.1801 ACRES (269,206 SQ. FT.)
LOT 2 - RESIDENTIAL:	9.8457 ACRES (428,879 SQ. FT.)
N HEATHERWILDE BOULEVARD R.O.W. DEDICATION:	0.0365 ACRE (1,591 SQ. FT.)
WILLIAM ANDERSON DRIVE R.O.W. DEDICATION:	0.7881 ACRE (34,328 SQ. FT.)
TOTAL:	16.8504 ACRES (734,003 SQ. FT.)

R.O.W. LINEAR FEET: 686.55'



VICINITY MAP
 SCALE: 1" = 2000'

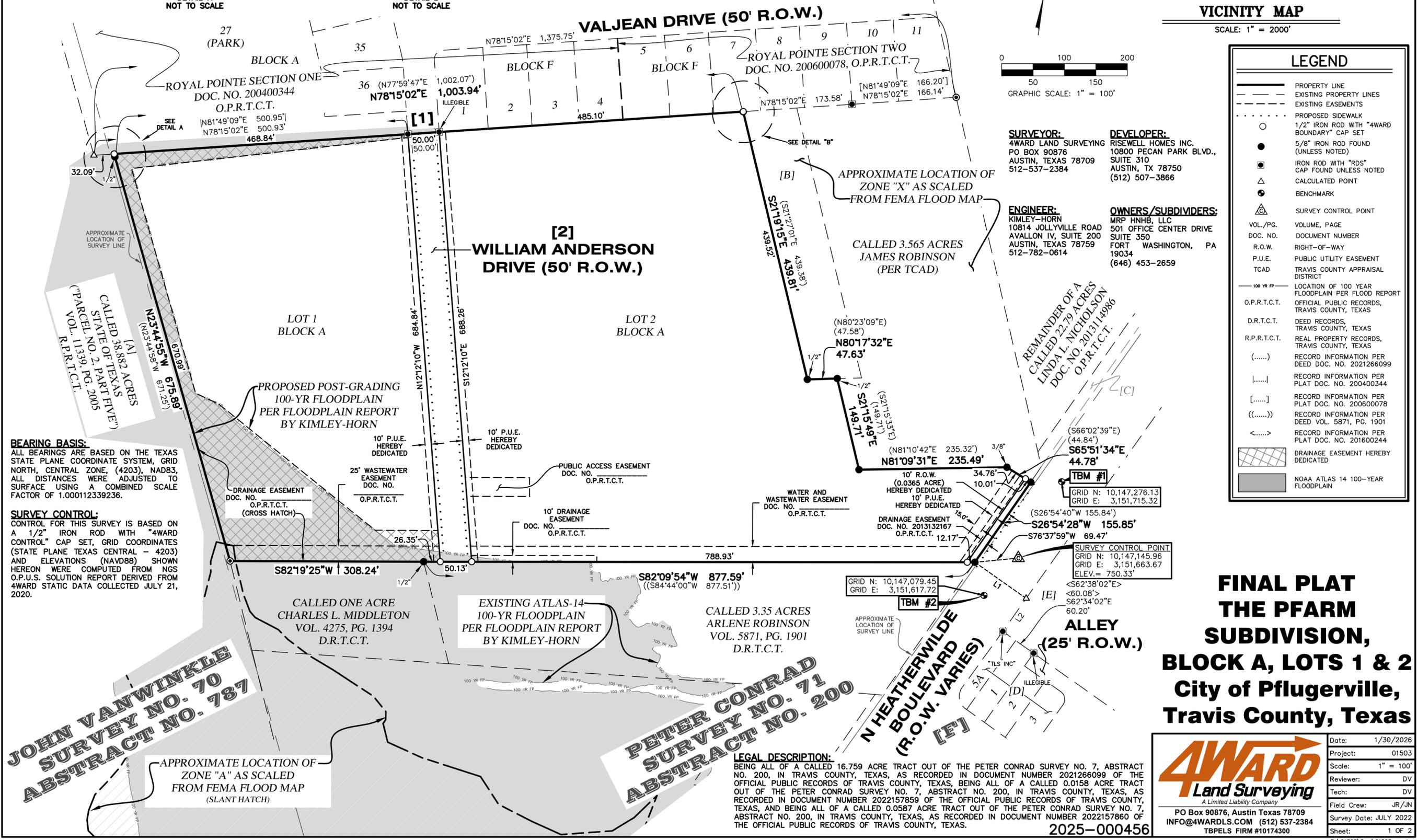
LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	5/8" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "RDS" CAP FOUND UNLESS NOTED
	CALCULATED POINT
	BENCHMARK
	SURVEY CONTROL POINT
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
TCAD	TRAVIS COUNTY APPRAISAL DISTRICT
	LOCATION OF 100 YEAR FLOODPLAIN PER FLOOD REPORT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2021266099
.....	RECORD INFORMATION PER PLAT DOC. NO. 200400344
[.....]	RECORD INFORMATION PER PLAT DOC. NO. 200600078
(.....)	RECORD INFORMATION PER DEED VOL. 5871, PG. 1901
<.....>	RECORD INFORMATION PER PLAT DOC. NO. 201600244
	DRAINAGE EASEMENT HEREBY DEDICATED
	NOAA ATLAS 14 100-YEAR FLOODPLAIN

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

DEVELOPER:
 RISEWELL HOMES INC.
 10800 PECAN PARK BLVD.,
 SUITE 310
 AUSTIN, TX 78750
 (512) 507-3866

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

OWNERS/SUBDIVIDERS:
 MRP HNH, LLC
 501 OFFICE CENTER DRIVE
 SUITE 350
 FORT WASHINGTON, PA 19034
 (646) 453-2659



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 1.000112339236.

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 JULY 21, 2020.

JOHN VANWINKLE SURVEY NO. 70 ABSTRACT NO. 787

PETER CONRAD SURVEY NO. 71 ABSTRACT NO. 200

LEGAL DESCRIPTION:
 BEING ALL OF A CALLED 16.759 ACRE TRACT OUT OF THE PETER CONRAD SURVEY NO. 7, ABSTRACT NO. 200, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 201266099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.0158 ACRE TRACT OUT OF THE PETER CONRAD SURVEY NO. 7, ABSTRACT NO. 200, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2022157859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.0587 ACRE TRACT OUT OF THE PETER CONRAD SURVEY NO. 7, ABSTRACT NO. 200, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2022157860 OF THE OFFICIAL PUBLIC RECORDS OF 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:	1/30/2026
Project:	01503
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	JR/JUN
Survey Date:	JULY 2022
Sheet:	1 OF 2

**FINAL PLAT
 THE PFARM
 SUBDIVISION,
 BLOCK A, LOTS 1 & 2
 City of Pflugerville,
 Travis County, Texas**

2025-000456

STATE OF PENNSYLVANIA §
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS: THAT ED HADLEY, AUTHORIZED SIGNATORY, ON BEHALF OF MRP HNH, LLC, BEING THE OWNER OF A 16.759 ACRE TRACT OUT OF THE PETER CONRAD SURVEY NO. 7, ABSTRACT NO. 200, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2021266099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE OWNER OF A 0.0158 ACRE TRACT OUT OF THE PETER CONRAD SURVEY NO. 7, ABSTRACT NO. 200, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2022157859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE OWNER OF A 0.0587 ACRE TRACT OUT OF THE PETER CONRAD SURVEY NO. 7, ABSTRACT NO. 200, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2022157860 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 16.8504 ACRES OF LAND ACCORDING WITH THE ATTACHED PLAT HERETO, TO BE KNOWN AS:

THE PFARM SUBDIVISION

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, JOHN ARMBRUST, CEO OF AUSTIN ACHIEVE PUBLIC SCHOOLS, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BY:

MRP HNH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
C/O KENNEDY LEWIS LAND AND RESIDENTIAL ADVISORS
501 OFFICE CENTER DRIVE, SUITE 350
FORT WASHINGTON, PA 19034
ED HADLEY, AUTHORIZED SIGNATORY

STATE OF PENNSYLVANIA §
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ED HADLEY MEMBER OF MRP HNH, LLC, 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 MONTGOMERY COUNTY, PENNSYLVANIA

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

ENGINEER'S CERTIFICATION:

THIS PROPERTY IS LOCATED WITHIN ZONE "A", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATIONS DETERMINED, AND 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.

ANDREW B. GRAHAM, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 139295
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR'S CERTIFICATION:

I, PAUL GUERRERO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE EXCEPT AS SHOWN THEREON WERE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF TRAVIS COUNTY, TEXAS

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.

PAUL N. GUERRERO, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5992
PGUERRERO@4WARDLS.COM

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 SIDEWALK SHALL BE PROVIDED ON CURRENT LOT SIDE(S) OF WILLIAM ANDERSON DRIVE, AND A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON CURRENT LOT SIDE OF N HEATHERWILDE BOULEVARD.
- 8) 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.
- 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 PROPOSED, POST-GRADING ATLAS 14 100-YEAR FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION A MINIMUM OF 2 FEET ABOVE THE CLOSEST FLOOD ELEVATION.
- 19) FLOODPLAIN INFORMATION WAS DETERMINED BY A STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED DECEMBER 20, 2022.
- 20) THE PARKLAND FEES WILL BE PAID AT THE TIME OF SITE PLAN WHEN UNIT COUNTS FOR THE RESIDENTIAL WILL BE FINALIZED.

[1]
WILLIAM ANDERSON DRIVE
(50' R.O.W.)

(THIS PORTION OF WILLIAM ANDERSON DRIVE
PLATTED IN DOC. NO. 200400344, O.P.R.T.C.T.)

[B]
CALLED 0.85 ACRES
JACK ROBINSON AND
ALISA L. SIMMONS
CO-TRUSTEES OF THE
JACK ROBINSON
REVOCABLE LIVING TRUST
DOC. NO. 2022059957
O.P.R.T.C.T.

[C]
CALLED 0.695 ACRE
CITY OF PFLUGERVILLE, TEXAS
DOC. NO. 2009210762
O.P.R.T.C.T.

[D]
BLOCK A
HIGHLAND PARK
PHASE C, SECTION 1
DOC. NO. 201600244
O.P.R.T.C.T.

[E]
CALLED 8.138 ACRES
("TRACT II")
CASH CONSTRUCTION CO.
DOC. NO. 2000010188
O.P.R.T.C.T.
(DESCRIBED IN
VOL. 11747, PG. 375
R.P.R.T.C.T.)

[F]
THOMAS G. STUART
SURVEY NO. 6
ABSTRACT NO. 689

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.

CHAIR

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

ASHLEY BAILEY, 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
THE PFARM
SUBDIVISION,
BLOCK A, LOTS 1 & 2
City of Pflugerville,
Travis County, Texas

Date:	1/30/2026
Project:	01503
Scale:	N/A
Reviewer:	DV
Tech:	DV
Field Crew:	JR/JN
Survey Date:	JULY 2022
Sheet:	2 OF 2

2025-000456