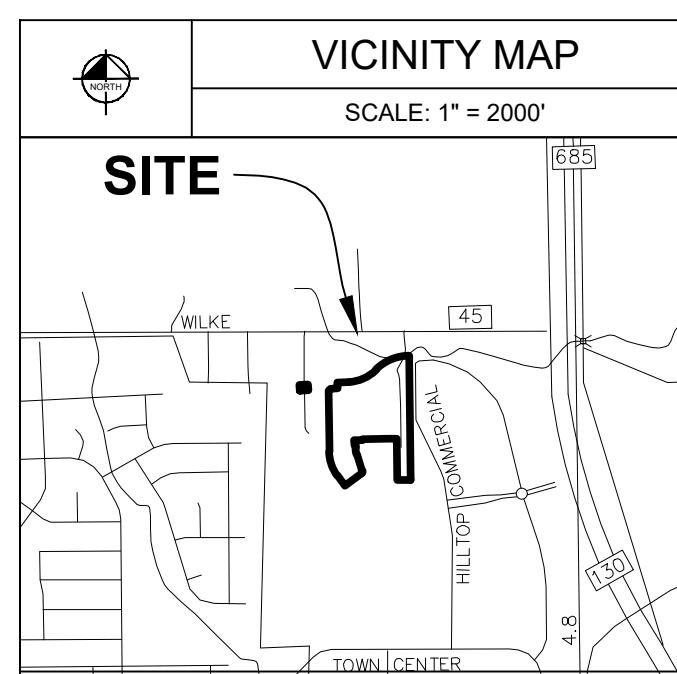


CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



FINAL PLAT LIFESTYLE COMMUNITIES

PFLUGERVILLE PHASE 2

BEING 17.564 ACRES OUT OF THE
THOMAS G. STUART SURVEY NO. 6, ABSTRACT NO. 689
TRAVIS COUNTY, TEXAS

Kimley >> Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759	TEL. NO. (512) 418-1771 WWW.KIMLEY-HORN.COM
TBPELS FIRM # 10194624	

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	DJK	SMD	12/2/2025	067260012	1 OF 4

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°33'41"	435.00'	315.54'	S85°28'22"E	308.67'
C2	43°58'19"	495.00'	379.89'	S84°16'03"E	370.64'
C3	15°21'35"	226.95'	60.84'	S20°27'05"W	60.66'
C4	71°30'56"	20.00'	24.96'	S45°40'42"W	23.37'
C5	35°52'21"	430.00'	269.22'	N09°49'49"E	264.84'
C6	41°33'41"	495.00'	359.06'	N85°28'22"W	351.24'
C7	43°58'19"	435.00'	333.84'	N84°16'03"W	325.71'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
[C3]	15°19'31"	226.95'	60.70'	S20°23'38"W	60.52'
((C3))	15°21'20"	226.50'	60.70'	S20°23'38"W	60.52'
[C4]	72°04'07"	20.00'	25.16'	S45°49'19"W	23.53'
((C4))	72°04'07"	20.00'	25.16'	S45°49'19"W	23.53'
[C5]	35°51'42"	430.00'	269.15'	N09°47'14"E	264.77'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°41'31"W	89.78'
L2	N26°50'40"E	60.01'
L3	S64°41'31"E	88.17'
L4	S25°18'29"W	59.99'
L5	N71°30'48"E	25.75'
L6	S64°41'31"E	77.15'
L7	N25°18'29"E	60.00'
L8	S64°41'31"E	121.19'
L9	S62°16'50"E	1.66'
L10	N62°17'08"W	138.43'
L11	N61°55'44"W	89.43'
L12	S27°28'08"W	8.08'
L13	N62°10'49"W	85.81'
L14	S27°45'12"W	56.10'
L15	S61°44'08"E	16.64'
L16	S27°50'33"W	31.20'
L17	N08°08'36"W	128.90'
L18	N64°41'31"W	121.19'
L19	N62°16'50"W	1.64'
L20	N81°50'49"E	74.00'

RECORD LINE TABLE		
NO.	BEARING	LENGTH
[L10]	N62°15'20"W	138.36'
((L10))	N62°15'20"W	138.36'
[L11]	N61°58'23"W	89.42'
((L11))	N61°58'23"W	89.42'
[L12]	S27°43'07"W	8.00'
((L12))	S27°43'07"W	8.00'
[L13]	N62°16'53"W	85.69'
((L13))	N62°16'53"W	85.69'
[L14]	S27°46'34"W	56.08'
((L14))	S27°46'34"W	56.08'
[L15]	S61°54'53"E	16.51'
((L15))	S61°54'53"E	16.51'
[L16]	S27°51'20"W	31.20'
((L16))	S27°51'20"W	31.20'
[L20]	N81°51'19"E	74.00'
((L20))	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	229	14.0	2	3.02	0	\$131,673.17
				TOTALS	0.00	0	0	\$131,673.17

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
PHASE 2 - MULTIFAMILY RESIDENTIAL	1(D)	16.31	229	14.0	2	\$496.00
				TOTALS	0.00	\$113,584.00
						\$113,584.00

LOT SUMMARY TABLE

LOT 1, BLOCK D (MULTIFAMILY) 16.316 ACRES (710,715 SQ. FT.)
 TOTAL - 16.316 ACRES (710,715 SQ. FT.)

R.O.W. DEDICATION TABLE

NAME	WIDTH	LINEAR FT.	ACRES	SQ. FT.
R.O.W. DEDICATION (W ABBEYGLEN CASTLE DRIVE)	60 FT.	88.97 FT.	0.123 ACRES (5,338 SQ. FT.)	
R.O.W. DEDICATION (E ABBEYGLEN CASTLE DRIVE)	60 FT.	817.00 FT.	1.125 ACRES (49,020 SQ. FT.)	
TOTAL -		905.97 FT.	1.248 ACRES (54,358 SQ. FT.)	

OVERALL SUMMARY TABLE

LOT 1, BLOCK D (MULTIFAMILY)	16.316 ACRES (710,715 SQ. FT.)
R.O.W. DEDICATION (W ABBEYGLEN CASTLE DRIVE)	0.123 ACRES (5,338 SQ. FT.)
R.O.W. DEDICATION (E ABBEYGLEN CASTLE DRIVE)	1.125 ACRES (49,020 SQ. FT.)
TOTAL -	17.564 ACRES (765,073 SQ. FT.)

FINAL PLAT LIFESTYLE COMMUNITIES PFLUGERVILLE PHASE 2

BEING 17.564 ACRES OUT OF THE
 THOMAS G. STUART SURVEY NO. 6, ABSTRACT NO. 689
 TRAVIS COUNTY, TEXAS

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N/A	DJK	SMD	12/2/2025	067260012	3 OF 4

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, CONVEYED IN DOCUMENT NO. 2022147803 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT A CALLED 1.609 ACRE TRACT OF LAND CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS IN DOCUMENT NO. 2021279658 (O.P.R.T.C.T.); AND BEING THE OWNER OF A CALLED 12.117 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT 689, TRAVIS COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2021151588 (O.P.R.T.C.T.); SAVE AND EXCEPT A CALLED 1.127 ACRE TRACT OF LAND CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS IN DOCUMENT NO. 2021279657 (O.P.R.T.C.T.); AND THE OWNER OF A CALLED 0.0604 ACRE AND A CALLED 0.0283 ACRE TRACT CONVEYED IN DOCUMENT NO. 2024007727 (O.P.R.T.C.T.), DOES HEREBY SUBDIVIDE SAID 17.654 ACRES OF LAND ACCORDING WITH THE ATTACHED PLAT HERETO, TO BE KNOWN AS:

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

PLAT 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 FRONTRAGE.
- 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 LITTER, 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.

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.

PLANNING AND ZONING COMMISSION, CHAIRMAN

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

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. LYTHE, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 149882
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200
AUSTIN, TEXAS 78759

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

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: December 2, 2025.

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

STEVEN M. DUARTE R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5940

FINAL PLAT LIFESTYLE COMMUNITIES

PFLUGERVILLE PHASE 2

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N/A	DJK	SMD	12/2/2025	067260012	4 OF 4