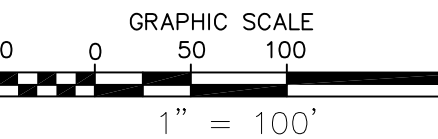
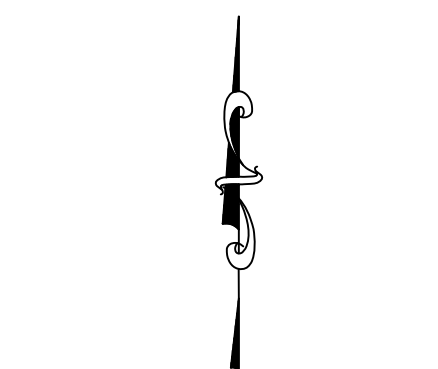


AREA TABLE	SQUARE FEET	ACREAGE
LOT 1, BLOCK A	724,835.75	16.640

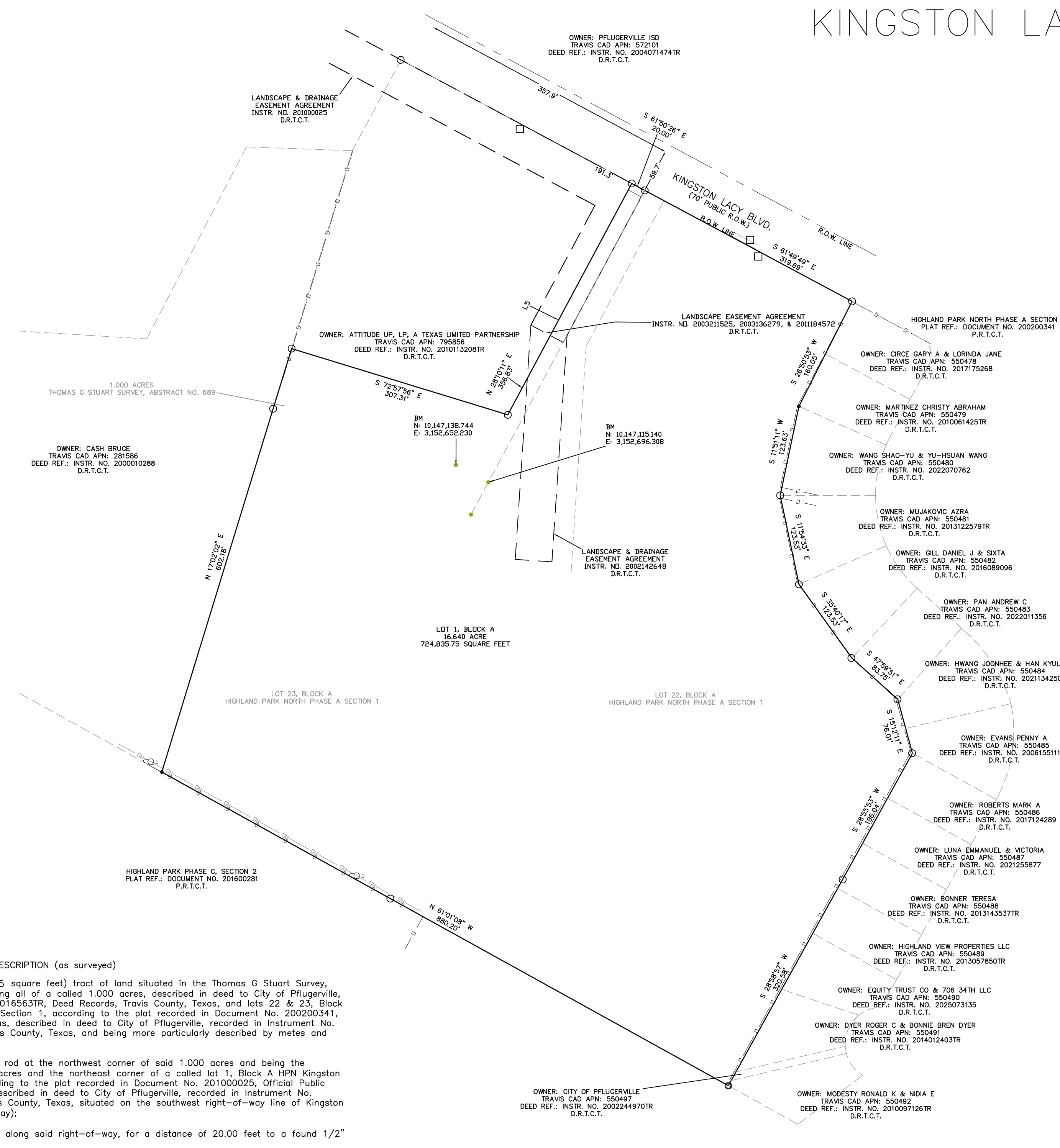
- LEGEND
- 1/2" CAPPED IRON ROD SET.
 - FOUND 1/2" IRON ROD.
 - FOUND FENCE POST.
 - FOUND 2" IRON PIPE.
 - ⊕ TOWER CENTER.
 - ⊕ LIGHT STANDARD.
 - P.O.B. POINT OF BEGINNING.
 - P.O.C. POINT OF COMMENCEMENT.
 - BM BENCH MARK.
 - FENCE AS NOTED.
 - OVER HEAD UTILITY LINES.
 - WOOD UTILITY POLE.
 - ELECTRIC TRANSFORMER.
 - CABLE PREESTRAL.
 - CLEAN OUT.
 - TREE.
 - R.O.W. RIGHT-OF-WAY.
 - B/W BARBED WIRE.
 - A/U ACCESS & UTILITY.
 - D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS.
 - P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS.
 - PARENT BOUNDARY LINE.
 - ADJACENT BOUNDARY LINE.
 - EASEMENT LINE.
 - RIGHT-OF-WAY LINE.
 - SIDEWALK.

Standard plat notes

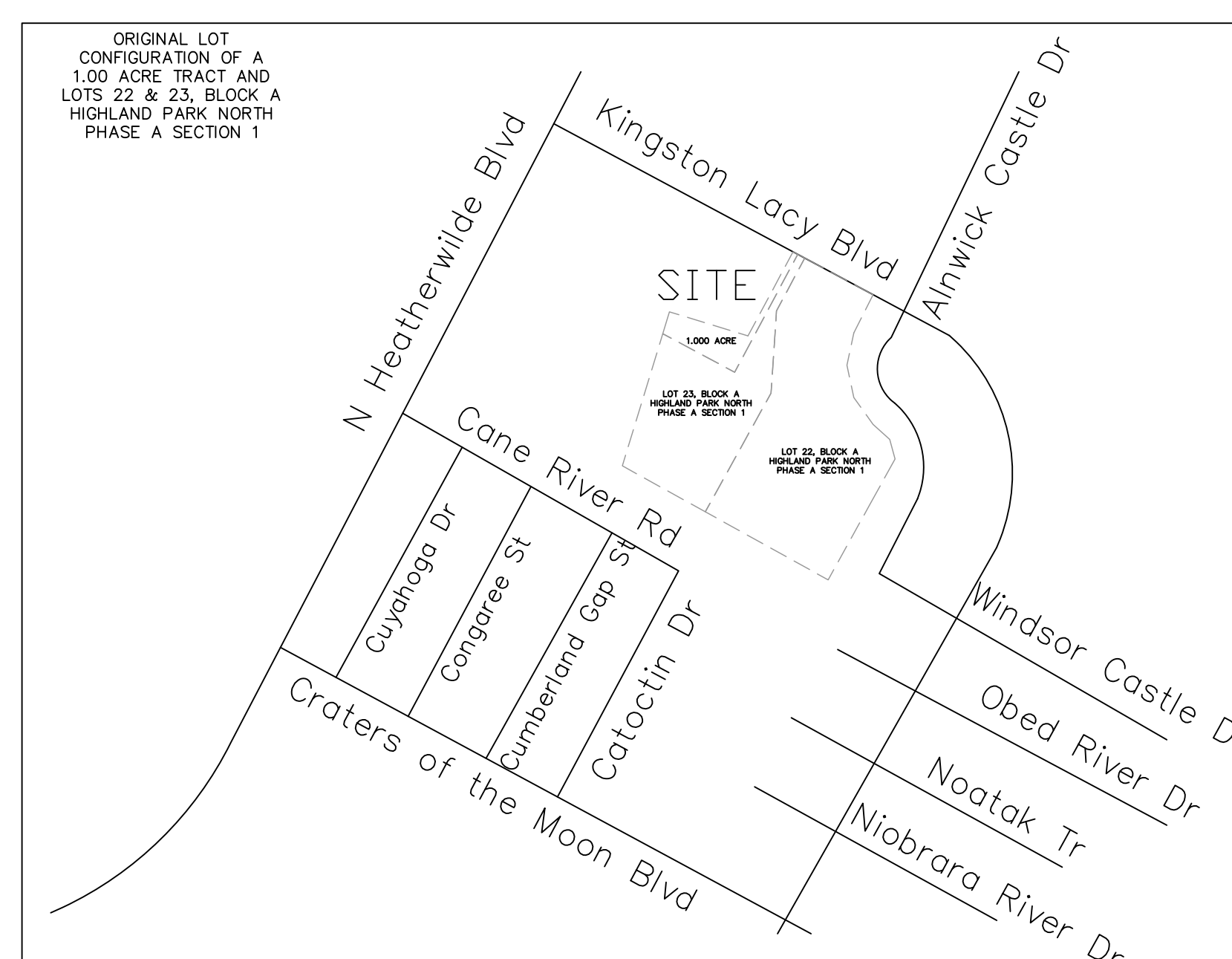
- This plat lies within the City of Pflugerville full purpose jurisdiction.
- Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
- A 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage.
- 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 the City of Pflugerville, heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation on to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
- No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
- 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.
- Maintenance will be provided by the licensee Rubbish River STX for the duration of the lease.
- 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.
- This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
- 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.
- 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.
- 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.
- Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
- 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.
- 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-plating may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.
- 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.



NOTE: IF DRAWING IS 24"x36" REFER TO GRAPHIC SCALE.



LOCATION MAP



SUBJECT PROPERTY LEGAL DESCRIPTION (as surveyed)

BEING a 16.640 acre (724,835.75 square feet) tract of land situated in the Thomas G Stuart Survey, Section No. 6, Abstract 689, being all of a called 1,000 acres, described in deed to City of Pflugerville, recorded in Instrument No. 2009016563TR, Deed Records, Travis County, Texas, and lots 22 & 23, Block A Highland Park North Phase A Section 1, according to the plat recorded in Document No. 200200341, Plat Records, Travis County, Texas, described in deed to City of Pflugerville, recorded in Instrument No. 2004061373, deed records, Travis County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2" iron rod at the northwest corner of said 1,000 acres and being the northwest corner of said 1,000 acres and the northeast corner of a called lot 1, Block A HPN Kingston Lacy Commercial Tract 1, according to the plat recorded in Document No. 201000025, Official Public Records, Travis County, Texas, described in deed to City of Pflugerville, recorded in Instrument No. 2010113208, deed records, Travis County, Texas, situated on the southwest right-of-way line of Kingston Lacy Blvd (70' public right-of-way);

THENCE South 61° 50' 26" East, along said right-of-way, for a distance of 20.00 feet to a found 1/2" iron rod for corner;

THENCE South 61° 49' 49" East, along said right-of-way, for a distance of 319.69 feet to a found 1/2" iron rod for corner;

THENCE South 26° 50' 53" West, leaving said right-of-way, for a distance of 160.05 feet to a found fence corner post for corner;

THENCE South 11° 51' 11" West for a distance of 123.63 feet to a found 1/2" iron rod for corner;

THENCE South 11° 54' 33" East for a distance of 123.53 feet to a found 1/2" iron rod for corner;

THENCE South 35° 40' 17" East for a distance of 123.53 feet to a found 1/2" iron rod for corner;

THENCE South 47° 59' 51" East for a distance of 83.75 feet to a found 1/2" iron rod for corner;

THENCE South 15° 12' 11" East for a distance of 76.01 feet to a found 1/2" iron rod for corner;

THENCE South 28° 55' 53" West for a distance of 196.04 feet to a found 1/2" iron rod for corner;

THENCE South 28° 58' 57" West for a distance of 320.58 feet to a found 2" iron pipe for corner;

THENCE North 61° 01' 08" West for a distance of 880.20 feet to a found fence corner post for corner;

THENCE North 17° 02' 02" East for a distance of 602.18 feet to a found 1/2" iron rod for corner;

THENCE South 72° 57' 56" East for a distance of 307.31 feet to a found 1/2" iron rod for corner;

THENCE North 28° 10' 11" East a distance of 356.83 feet to the POINT OF BEGINNING, and containing 16.640 acre (724,835.75 square feet) of land, more or less.

SURVEYOR:
WIMBERLEY SURVEYING PROFESSIONALS
 PO BOX 9237
 GREENVILLE, TEXAS 75404
 PHONE: (903) 450-8100
 FAX: (903) 455-2902

OWNER: CITY OF PFLUGERVILLE
 100 East Main Street, Suite 300
 Pflugerville, TX 78660
 PHONE NUMBER: Sereniah Breland 512-990-6100
 (City Manager)

REPLAT OF LOTS 22 & 23 , BLOCK A, HIGHLAND PARK NORTH PHASE A SECTION 1, AND FINAL PLAT OF LOT 1, BLOCK A, KINGSTON LACY BOULEVARD ADDITION

ESTABLISHING LOT 1, BLOCK A, PFLUGERVILLE KINGSTON LACY BOULEVARD, CITY OF PFLUGERVILLE, TRAVIS, TEXAS, A TRACT OF LAND SITUATED IN THE THOMAS G STUART SURVEY, SECTION NO. 6, ABSTRACT 689, BEING ALL OF A CALLED 1,000 ACRES, DESCRIBED IN DEED TO CITY OF PFLUGERVILLE, RECORDED IN INSTRUMENT NO. 2009016563TR, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND LOTS 22 & 23, BLOCK A HIGHLAND PARK NORTH PHASE A SECTION 1, DESCRIBED IN DEED TO CITY OF PFLUGERVILLE, RECORDED IN INSTRUMENT NO. 2004061373, DEED RECORDS, TRAVIS COUNTY, TEXAS CONTAINING 16.640 ACRES.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS COUNTY OF TRAVIS: THAT City of Pflugerville, Texas, BEING THE OWNER OF 16.640 ACRES OF LAND OUT OF THE Thomas G Stuart Survey, Section No. 6, Abstract 689 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN INSTR. NO. 2009016563, INSTR. NO. 200200341, AND INSTR. NO. 2004061373, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 16.640 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LOT 1, BLOCK A, PFLUGERVILLE KINGSTON LACY BOULEVARD, 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 _____ AD

NOTARY PUBLIC'S SIGNATURE

CITY CERTIFICATION

APPROVED THIS ___ DAY OF _____ 20___ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY:

Andrew Crain, Chairman, Planning & Zoning Commission

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

Ashley Bailey, Planning & Development Services Director

Trista Evans, City Secretary

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF TRAVIS

THAT I, RONALD D. WIMBERLEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

BEARING BASIS IS FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM. DATE OF SURVEY: MAY 28, 2025.

RONALD D. WIMBERLEY, R.P.L.S. 6005

SURVEYING BY:
 WIMBERLEY SURVEYING PROFESSIONALS
 PO BOX 9237
 GREENVILLE, TEXAS 75404
 PHONE: (903) 450-8100
 FAX: (903) 455-2902

ENGINEER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF TRAVIS

I, THE UNDERSIGNED, 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.

NO PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN IN FIRM PANEL NUMBER 48453C0280J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014

CHIHU ZHANG P.E. NO. TX#128187

ENGINEERING BY:
 CHIHU ZHANG
 9221 LYNDON B. JOHNSON FRWY, SUITE 204
 DALLAS, TEXAS 75243
 PHONE: (972) 231-8893

STATE OF TEXAS
 COUNTY OF TRAVIS

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 _____ 2025, A.D. AT ___ O'CLOCK ___ M., AND DULY RECORDED ON THE ___ DAY OF _____ 2025, A.D. AT ___ O'CLOCK ___ M., OFFICIAL RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 2025, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DEPUTY