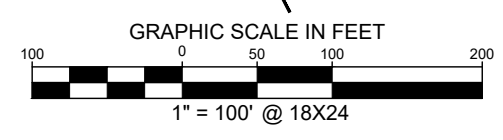
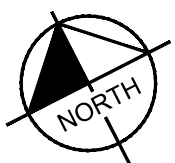


WILKE LANE
(VARIABLE WIDTH R.O.W.)

BM 101
ELEV: 745.67'

P.O.C.
1/2" IRF



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°52'54"	20.00'	31.37'	S53°07'38"E	28.26'
C2	72°04'07"	20.00'	25.16'	N45°49'17"E	23.53'
C3	15°19'31"	226.95'	60.70'	N20°23'36"E	60.52'
C4	35°38'23"	270.00'	167.95'	S80°19'28"E	165.25'
C5	35°38'23"	330.00'	205.27'	S80°19'28"E	201.98'
C6	36°13'28"	501.60'	317.13'	S09°58'05"W	311.87'
C7	36°13'28"	427.60'	270.34'	S09°58'05"W	265.86'

CALLED 41.317 ACRES
DESCRIBED IN
DOC# 2007213397 OPRTC
(REMAINDER)

CALLED 23.538 ACRES
DESCRIBED IN
DOC# 2007195235 OPRTC
(REMAINDER)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°09'24"E	64.97'
L2	S28°37'15"W	16.74'
L3	S08°02'59"E	75.98'
L4	S81°55'55"W	22.50'
L5	N08°08'39"W	21.82'
L6	S08°08'39"E	21.50'
L7	N80°12'46"W	16.50'
L8	N09°47'14"E	74.00'
L9	S80°12'46"E	16.80'
L10	N09°47'14"E	13.63'
L11	N27°51'20"E	31.20'
L12	N61°54'53"W	16.51'
L13	N27°46'34"E	56.08'
L14	N27°43'07"E	8.00'
L15	S60°56'41"E	23.17'
L16	N62°06'57"W	238.97'
L17	N27°44'57"E	68.94'
L18	N62°06'58"W	156.94'
L19	S28°04'51"W	30.00'
L20	S69°50'07"W	45.75'
L21	N62°03'17"W	107.65'
L22	N08°04'59"W	108.27'
L23	N62°06'44"W	49.79'
L24	N27°56'45"E	124.82'
L25	N62°06'44"W	195.11'

P.O.B.
1/2" IRSC
N:10146212.97
E:3156934.48

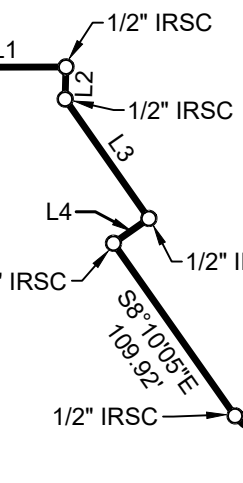
CALLLED 34,098 ACRES
ROEDER HOLDINGS, LLC
DOC. NO. 2017134084 OPRTC

S26°50'36"W 1566.79'

N26°50'36"E 910.12'

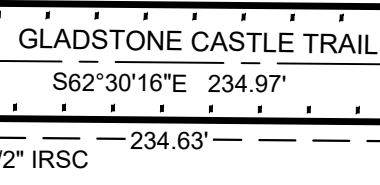
60.00'

IRFC
N:10145400.92
E:3156523.52



LOT 1, BLOCK C
4.358 ACRES
189,830 SQ. FT.

GLADESTONE CASTLE TRAIL ROAD DEDICATION (LOCAL STREET)
0.889 ACRES
38,706 SQ. FT.



LOT 1, BLOCK B
4.472 ACRES
194,799 SQ. FT.

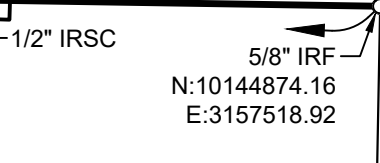
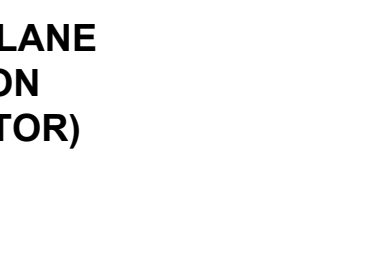
LOT 2, BLOCK B
3.184 ACRES
138,702 SQ. FT.

LOT 22, BLOCK 7
STONE HILL TOWN CENTER
SECTION TWO, PHASE TWO
DOC. NO. 20150009 OPRTC

LOT 1, BLOCK A
13.272 ACRES
578,130 SQ. FT.

PFLUGER FARM LANE ROAD DEDICATION (MINOR COLLECTOR)
1.803 ACRES
78,517 SQ. FT.

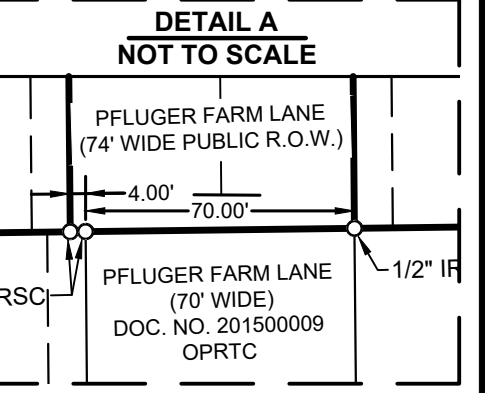
LOT 1, BLOCK B
4.472 ACRES
194,799 SQ. FT.



0.2664 ACRE
A-S 93 STONE HILL
TC PHASE 2. L.P.
DOC. NO. 2016205034 OPRTC

20' PUBLIC UTILITY EASEMENT
DOC. NO. 201700189

LOT 14-D, BLOCK 1
STONE HILL TOWN CENTER LOT 14
REPLAT NO. 4
DOC# 201900219 OPRTC
(REMAINDER)



AREA: 27.977 ACRES
SURVEY: THOMAS G. STUART SURVEY
ABSTRACT NO. 689
TRAVIS COUNTY, TEXAS

NO. OF LOTS: 4
DATE: March 18, 2020

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

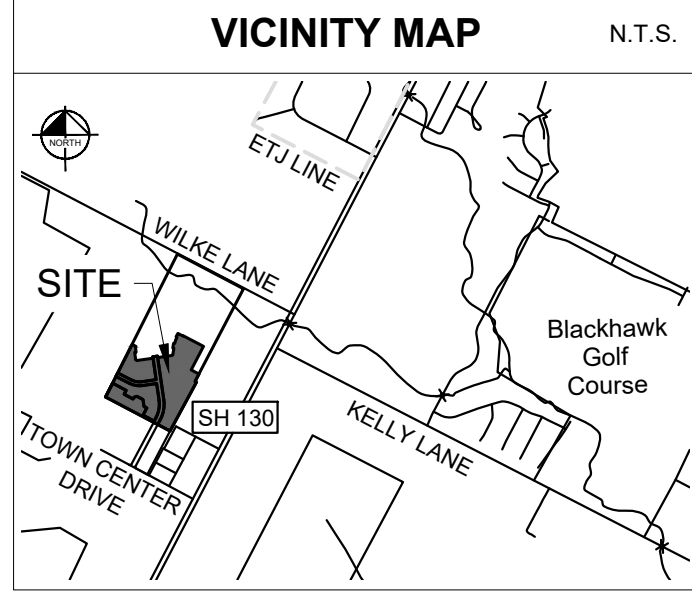
LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	SIDEWALK LINE
	BENCHMARK
	IRSC
	IRON ROD WITH CAP FOUND
	P.O.B.
	P.O.C.
	DEED RECORDS TRAVIS COUNTY
	MAP RECORDS TRAVIS COUNTY
	OPRTC

ROAD TABLE	
GLADESTONE CASTLE TRAIL ROAD DEDICATION (LOCAL STREET)	
ROAD DEDICATION	= 0.889 ACRES
ROAD WIDTH	= 60 FEET
ROAD LENGTH	= 684.51 FEET
PFLUGER FARM LANE ROAD DEDICATION (MINOR COLLECTOR)	
ROAD DEDICATION	= 1.803 ACRES
ROAD WIDTH	= 74 FEET
ROAD LENGTH	= 1062.44 FEET

BENCH MARK LIST	
TBM #101	SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67 FEET AS SHOWN ON PLAT. (N:3157637.78, E:10147630.60)
TBM #102	SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96 FEET, UNABLE TO SHOW ON PLAT. (N:3156539.77, E:10143617.88)

ACREAGE TABLE	
LOT 1, BLOCK A - (MULTIFAMILY)	= 13.272 ACRES
LOT 1, BLOCK B - (MULTIFAMILY)	= 4.472 ACRES
LOT 2, BLOCK B - (DRAINAGE EASEMENT)	= 3.184 ACRES
LOT 1, BLOCK C - (MULTIFAMILY)	= 4.358 ACRES
GLADESTONE CASTLE TRAIL (ROAD DEDICATION)	= 0.889 ACRES
PFLUGER FARM LANE (ROAD DEDICATION)	= 1.803 ACRES
TOTAL ACREAGE	= 27.977 ACRES

NOTE: ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.



OWNER:
LIFESTYLE REAL ESTATE HOLDINGS, LTD.
230 WEST STREET, SUITE 200
COLUMBUS, OHIO 43215
CONTACT: JODE BALLARD

ENGINEERED BY:
BRANDON HAMMANN, P.E.
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 300
AUSTIN, TEXAS 78759
PH. (512) 418-1771
TBPE FIRM LICENSE NO. 928

SURVEYED BY:
JOHN G. MOSIER, R.P.L.S.
KIMLEY-HORN & ASSOCIATES, INC.
601 NW LOOP 410, #350
SAN ANTONIO, TEXAS 78216
PH. (512) 248-0065
FIRM REGISTRATION NO. 100517-01

LIFESTYLE COMMUNITIES
PFLUGERVILLE PHASE 1
FINAL PLAT
BEING 27.977 ACRES
THOMAS G. STUART SURVEY, ABSTRACT NO. 689
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS



601 NW Loop 410, Suite 350 San Antonio, Texas 78216	FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com
Scale 1" = 100'	Drawn by ZKP	Checked by JGM
Date 9/14/2020	Project No. 067260002	Sheet No. 1 OF 2

A METES AND BOUNDS DESCRIPTION OF 27.977 ACRE TRACT OF LAND

BEING a 27.977 acre (1,218,684 sq. ft.) tract of land situated in the Thomas G. Stuart Survey, Abstract 689, Travis County, Texas; and being a portion of that certain 41.317 acre tract described in instrument from DBSI North Austin III, LLC to Steve M. Raio and Susan M. Raio, Trustees, recorded in Document No. 2007213397 of the Official Public Records of Travis County, and a portion of that certain 23.538 acre tract described in instrument from DBSI North Austin II, LLC to New Life Properties LLC, recorded in Document No. 2007195235 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found on the southwesterly right-of-way line of Wilke Lane (variable width R.O.W.) marking the eastern-most corner a tract of land, called 34.098 acres, described in instrument Roeder Holdings, LLC, recorded in Document No. 2017134084 of the Official Public Records of Travis County, marking the northern-most corner of said 41.317 acre tract, and the northern-most corner of said 64.852 acre tract;

THENCE, South 26°50'36" West, 1566.79 feet along the southeasterly line of said 34.098 acre tract and the northwesterly line of said 64.852 acre tract to a 1/2-inch iron rod with plastic cap stamped "KHA" set marking the **POINT OF BEGINNING** for the herein described tract;

THENCE, crossing said 64.852 acre tract, the following twenty-seven (27) courses and distances:

- South 63°09'24" East, 64.97 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 28°37'15" West, 16.74 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 08°02'59" East, 75.98 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 81°55'55" West, 22.50 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 08°10'05" East, 102.92 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- in a southeasterly direction, along a tangent curve to the left, a central angle of 89°52'54", a radius of 200.00 feet, a chord bearing and distance of South 53°07'38" East, 28.26 feet, and a total arc length of 31.37 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 81°55'55" East, 248.20 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 08°08'39" West, 21.82 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 81°51'19" East, 74.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 08°08'39" East, 21.50 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 81°51'21" East, 217.70 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 72°04'07", a radius of 20.00 feet, a chord bearing and distance of North 45°49'17" East, 23.53 feet, and a total arc length of 25.16 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 09°47'14" East, 98.38 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- North 80°12'46" West, 16.50 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- North 09°47'14" East, 74.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- South 80°12'46" East, 16.80 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- North 09°47'14" East, 13.63 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- in a northeasterly direction, along a tangent compound curve to the right, a central angle of 15°19'31", a radius of 226.95 feet, a chord bearing and distance of North 20°23'36" East, 60.52 feet, and a total arc length of 60.70 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 27°51'20" East, 31.20 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- North 81°54'53" West, 16.51 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set at a point of curvature;
- North 27°46'34" East, 56.08 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 62°16'53" East, 85.69 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 27°43'07" East, 8.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 62°16'53" East, 268.81 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 81°58'23" East, 89.42 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 27°43'07" West, 410.91 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 62°15'20" East, 138.36 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set in the northwesterly line of a strip of land, called 0.2664 acre, recorded in Document No. 2016205034 of the Official Public Records of Travis County;

THENCE, South 27°44'40" West, 130.36 feet along the northwesterly boundary of said 0.2664 acre tract to a 1/2-inch iron rod found for corner;

THENCE, South 60°56'41" East, at 9.07 feet passing a 1/2-inch iron rod found marking the southern-most corner of said 0.2664 acre tract and a westerly corner of Lot 14-D, Block 1, of Stone Hill Town Center Lot 14 Replat No. 4, plat of which is recorded in Document No. 201900219 of the Official Public Records of Travis County, continuing for a total distance of 23.17 feet to a 1/2-inch iron rod found for corner; same being an interior corner of said Lot 14-D;

THENCE, along the northwesterly boundary of said Lot 14-D the following two (2) courses and distances:

- South 27°47'05" West, 85.83 feet to a 1/2-inch iron rod found for corner;
- South 28°37'15" West, 772.27 feet to a 5/8-inch iron rod found for corner marking the southern-most corner of said 41.314 acre tract and the southern-most corner of said 64.852 acre tract; same being the east corner of a tract of land, being the remaining portion of a called 60.6420 acres tract of land, recorded in Document No. 2007090027 of the Official Public Records of Travis County;

THENCE, North 62°06'44" West, along the northeasterly boundaries of the following tracts, the remaining portion of said 60.6420 acres tract, the northeasterly terminus of the Pfluger Farm Lane (70 feet wide R.O.W.), and Lot 22, Block 7 of the Stone Hill Town Center Section Two, Phase Two, plat of which is recorded in Document No. 20150009 of the Official Public Records of Travis County, continuing for a total distance of 1126.19 feet to a 1/2-inch iron rod found marking the southern-most corner of the aforesaid 34.098 acre tract, the western-most corner of said 41.317 acre tract, and the westernmost corner of said 64.852 acre tract;

THENCE, North 26°50'36" East, 910.12 feet along the southeasterly boundary of said 34.098 acre tract and the northwesterly boundary of said 64.852 acre tract to the **POINT OF BEGINNING**, and containing 27.977 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE **FULL PURPOSE JURISDICTION**.
- WATER FOR THE PORTION OF THE SITE WITHIN THE CITY OF PFLUGERVILLE'S CCN WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE WATER SUPPLY. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. WATER FOR THE PORTION OF THE SITE WITHIN MANVILLE WATER SUPPLY'S CCN SHALL BE PROVIDED BY MANVILLE WATER SUPPLY, UNLESS OTHERWISE AGREED TO IN WRITING. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24, AS AMENDED. 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 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.
- A SIX (6) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE EAST SIDE OF PFLUGER FARM LANE, BOTH SIDES OF GLADSTONE CASTLE TRAIL, AND BOTH SIDES OF ANY FUTURE PRIVATE STREETS. A TEN (10) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE WEST SIDE OF PFLUGER FARM LANE.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE LED AND IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- 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.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO 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 PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE DATE: AUGUST 18TH, 2014.
- 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 SIGHT 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-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- IF A MULTI-FAMILY LAND USE IS PROPOSED, THE MINIMUM DENSITY SHALL BE 15 UNITS PER ACRE PER LOT.
- PAYMENT OF THE PARKLAND FEE IN LIEU AND A BOND FOR THE DEVELOPMENT FEE ASSOCIATED WITH THE 409 PROPOSED UNITS TO BE PROVIDED WITHIN THE RESPECTIVE SUBDIVISION PHASE WILL BE REQUIRED AT TIME OF PLAT.
- THE TIA FOR THIS PROJECT WAS APPROVED ON JULY 26TH, 2019. TIA MITIGATION PAYMENT OR OTHER MITIGATION APPROVED BY CITY IS DUE AT THE TIME OF FINAL PLAT. SEE TIA FOR PHASING OF FEE/IMPROVEMENTS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LIFESTYLE REAL ESTATE HOLDINGS, LTD., BEING OWNER OF 27.977 ACRES OF LAND OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A TRACT OF LAND, CALLED 64.855 ACRES, DESCRIBED IN INSTRUMENT FROM _____ TO _____, RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.977 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LIFESTYLE COMMUNITIES PFLUGERVILLE PHASE 1, 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 _____, 2020 A.D.

BY: _____
OWNER

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ___ DAY OF _____, 2020 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

APPROVED THIS ___ DAY OF _____, 2020 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

PAT EPSTEIN, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, 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 _____, 2020 A.D., AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE AND DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 2020 A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

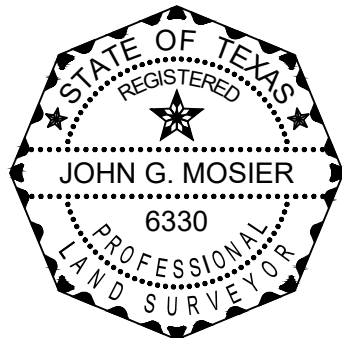
SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN G. MOSIER, 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.

John G. Mosier
September 14, 2020
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
KIMLEY-HORN & ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48453C0280J, EFFECTIVE DATE: AUGUST 18TH, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS

Brandon E. Hammann
September 14, 2020
BRANDON HAMMANN, P.E. 107368
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 300
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771



LIFESTYLE COMMUNITIES PFLUGERVILLE PHASE 1 PARKLAND SUMMARY								
TYPE	LOT # (BLOCK #)	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA (AC.)	PROVIDED PARKLAND AREA (AC.)	PARKLAND FEE IN LIEU
MULTIFAMILY RESIDENTIAL	1(A), 1(B), 2(B), 1(C)	25.29	409	16.2	2	5.40	0	\$235,224.00
TOTALS						5.40	0	\$235,224.00

LIFESTYLE COMMUNITIES PFLUGERVILLE - PHASE 1 PARK DEVELOPMENT FEE							
TYPE	LOT # (BLOCK #)	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	PARK DEVELOPMENT FEE PER UNIT	PARK DEVELOPMENT FEE
MULTIFAMILY RESIDENTIAL	1(A), 1(B), 2(B), 1(C)	25.29	409	16.2	2	\$496.00	\$202,864.00
TOTALS							\$202,864.00

**LIFESTYLE COMMUNITIES
PFLUGERVILLE PHASE 1
FINAL PLAT**

BEING 27.977 ACRES
THOMAS G. STUART SURVEY, ABSTRACT NO. 689
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS



601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ZKP	JGM	9/14/2020	067260002	2 OF 2

BENCHMARKS

TBM:
1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION=745.67'
2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION=729.96'

No.	DATE	REVISION DESCRIPTION
1		