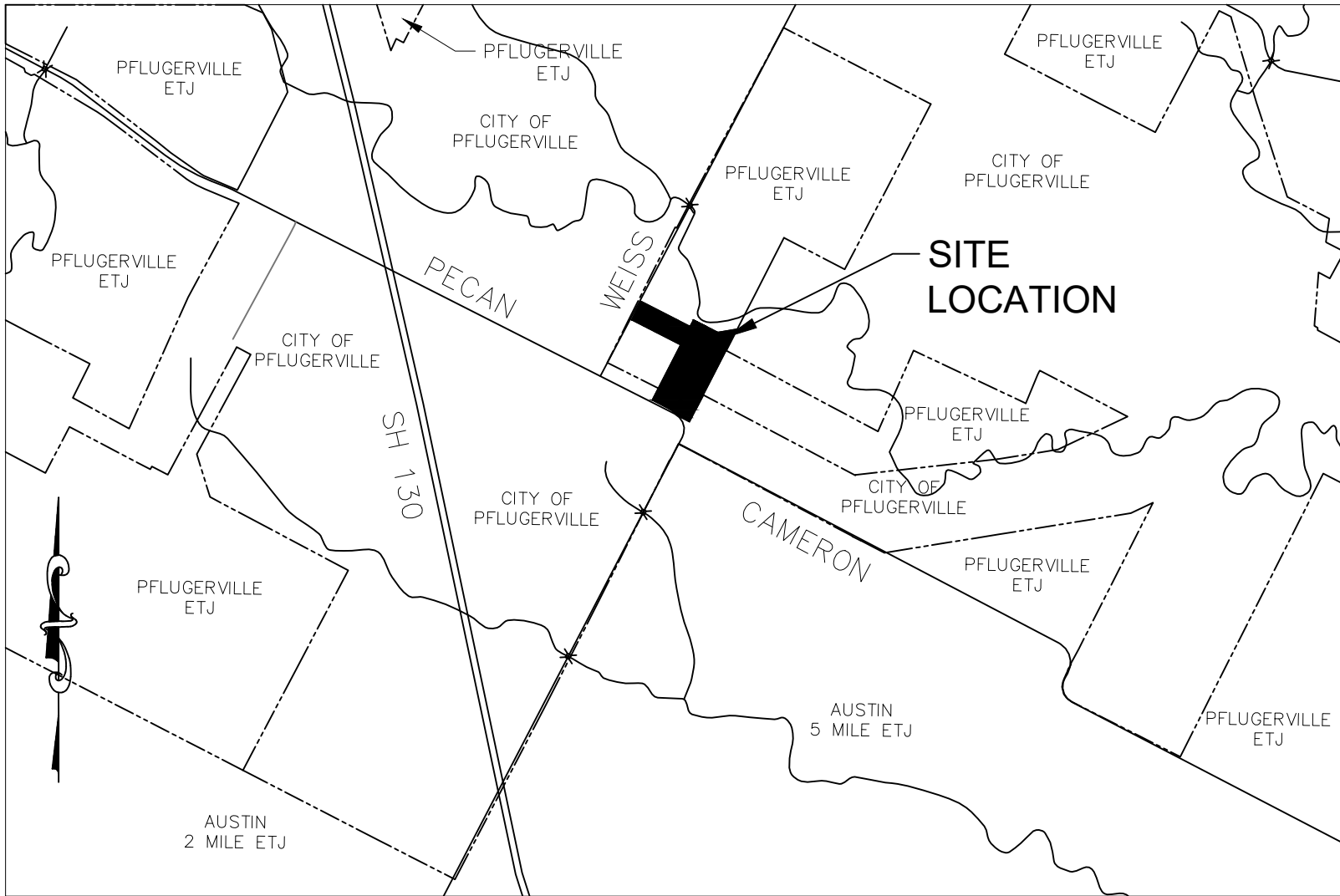


FINAL PLAT PECAN ESTATES



LOCATION MAP
SCALE: 1" = 2000'

RIGHT-OF-WAY DEDICATION TABLE

STREET NAME	WIDTH	LENGTH	AREA
WEISS LANE	20 FEET	291 FEET	0.131 ACRE
PECAN STREET	VARIABLE	604 FEET	0.432 ACRE

CONSUMER PROTECTION NOTICE

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.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE 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.

Parkland Dedication	
Total Site Area	18.751 acres
Unit Count	300 units
Density	16 units per acre
Parkland Dedication Required (6.6 acres per 1,000 population)	3.96 acres
Fee-In-Lieu (\$43,560 per acre of Required Parkland Dedication)	\$172,497.60
Parkland Development Fee (\$496 per unit)	\$148,800.00

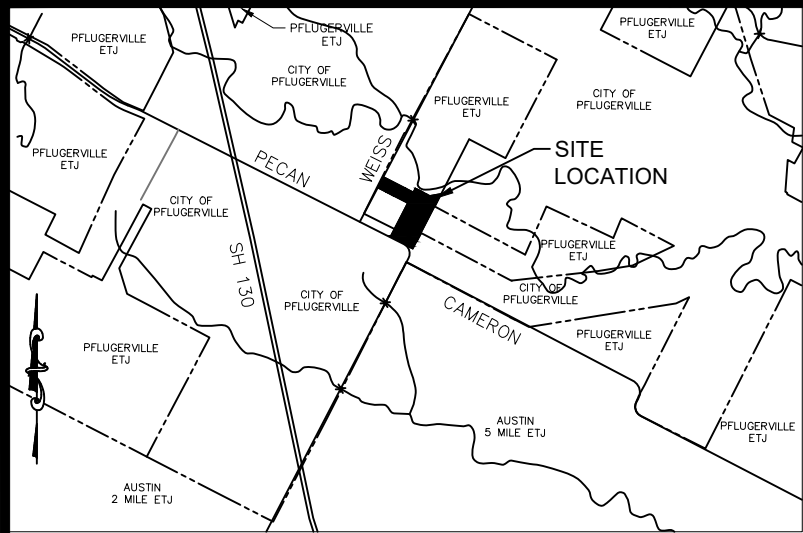


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT:	4168.001
JOB NUMBER:	FP2023-000236
DATE:	06/12/2026
SCALE:	1"= 200'
SURVEYOR:	C.J. HALL, RPLS
TECHNICIAN:	J.N. MILLER, SIT
DRAWING:	
TRACT ID:	
PARTYCHIEF:	
FIELDBOOKS:	

SHEET 1
OF 3



LOCATION MAP
SCALE: 1" = 4000'

FIELDNOTES

Being a 22.853 acre (995,476 square feet) tract of land out of the WILLIAM CALDWELL SURVEY, A-160, located in Travis County, Texas, said 22.853 acre tract being all of the called 17.76 acre tract conveyed from Patti Szymandera to Charles A. Schnabel, Jr. and wife Nadine L. Schnabel, filed August 21, 1980 and recorded in Volume 7087, Page 1478 of the Official Records of Travis County, Texas (ORTC) and all of the called 5.09 acre tract conveyed from Johnnie M. Bohac and Glenda Bohac to Charles A. Schnabel, filed December 27, 2021 and recorded in Document No. 2021279764 of the Official Public Records of Travis County, Texas (OPRTC), said 22.853 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on March 15, 2022 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 22.853 acre tract being more fully described as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the North line of East Pecan Street, the West line of a 84.94 acre tract conveyed from Chester F. Bohls and wife, Blanche E. Bohls to Lanier C. Bohls, filed November 27, 1985 and recorded in Volume 12820, Page 1846 of the Deed Records of Travis County, Texas (DRTC), said iron rod being the Southeast corner of said 17.76 acre tract, and marking the Southeast corner of the herein described tract;

THENCE, with the North line of East Pecan Street as follows:

1. North 63°02'48" West, a distance of 133.38 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set,
2. North 52°58'27" West, a distance of 186.11 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set, from which a 1/2 inch iron rod found for reference bears North 44°37'11" East, a distance of 2.83 feet,
3. North 62°47'01" West, a distance of 283.29 feet to a 2 inch iron pipe found for the Southeast corner of a 4.956 acre tract conveyed from Charles Schnabel to Israel Arreola, Jr., filed July 9, 2018 and recorded in Document No. 2018107473 of the Official Public Records of Travis County, Texas (OPRTC), the Southwest corner of said 17.76 acre tract, and marking the Southwest corner of the herein described tract, from which a 2 inch iron pipe found for reference bears North 53°24'19" East, a distance of 1.60 feet and a 1/2 inch iron pipe found for reference bears South 45°20'01" East, a distance of 0.52 feet;

THENCE, North 27°14'13" East, with the West line of said 17.76 acre tract, passing at a distance of 575.00 feet, a 1/2 inch iron rod found for the Northeast corner of a 5.00 acre tract conveyed from U.S. Bank National Association to Israel Arreola, filed July 10, 2017 and recorded in Document No. 2017109533 OPRTC, the Southeast corner of a 4.914 acre tract conveyed from Andrew Blaine Koester and Rebecca M. Koester to Israel Arreola, filed March 27, 2019 and recorded in Document No. 2019042592 OPRTC, continuing for a total distance of 857.56 feet, to a 1/2 inch iron rod found for the Northeast corner of the said 4.914 acre tract, the Southeast corner of the said 5.09 acre tract, and marking an interior corner of the herein described tract;

THENCE, North 62°51'01" West with the South line of said 5.09 acre tract and the North line of said 4.914 acre tract, a distance of 759.95 feet, to 1/2 inch iron rod found for the Southwest corner of the said 5.09 acre tract, the Northwest corner of said 4.914 acre tract, being in the East line of Weiss Lane and marking an exterior corner of the herein described tract;

THENCE, North 26°42'46" East, with the East line of said Weiss Lane and the West line of said 5.09 acre tract, passing a 1/2 inch iron rod at a distance of 5.36 feet offset left 0.71 feet, and continuing for a total distance of 290.81 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northwest corner of the said 5.09 acre tract, the Southwest corner of a called 9.77 acre tract conveyed from Ronald F. Norwood and spouse, Carol J. Norwood to James B. Koehler, filed March 11, 1994 and recorded in Volume 12141, Page 1308 of the Real Property Records of Travis County, Texas (RPRTC), and marking the Northwest corner of the herein described tract;

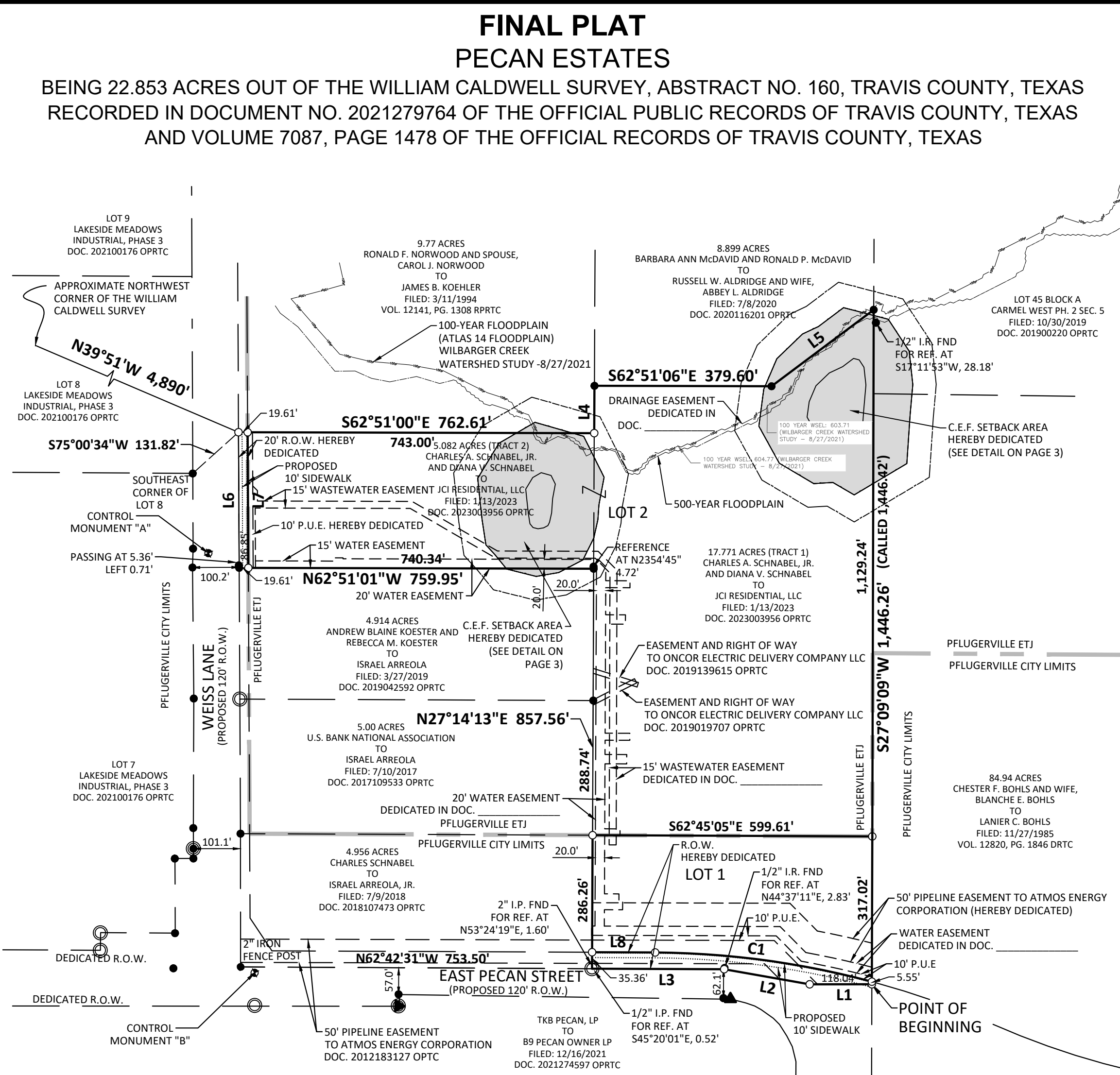
THENCE, South 62°51'00" East, with the common North line of the said 5.09 acre tract and the said 9.77 acre tract, a distance of 762.61 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in a creek and the West line of said 17.76 acre tract, said set iron rod being the Northeast corner of the said 5.09 acre tract, the Southeast corner of the said 9.77 acre tract, and marking an interior corner of the herein described tract;

THENCE, North 27°14'13" East with the West line of said 17.76 acre tract and the East line of said 9.77 acre tract, a distance of 101.52 feet to a 1/2 inch iron rod found for the Southwest corner of a called 8.899 acre tract conveyed from Barbara Ann McDavid and Ronald P. McDavid to Russell W. Aldridge and wife, Abbey L. Aldridge, filed July 8, 2020 and recorded in Document No. 2020116201 OPRTC, and marking an exterior corner of the herein described tract;

THENCE, with the South line of the said 8.899 acre tract and North line of said 17.76 acre tract, as follows:

1. South 62°51'06" East, a distance of 379.60 feet to a 1/2 inch iron rod found,
2. North 80°09'40" East, a distance of 273.55 feet to a 1/2 inch iron rod found for the Northeast corner of the said 17.76 acre tract, the Southeast corner of the said 8.899 acre tract, being in the West line of Lot 45, Block A, Carmel West Phase 2 Section 5, filed October 30, 2019 and recorded in Document No. 201900220 OPRTC, and marking the Northeast corner of the herein described tract, from which a 1/2 inch iron rod found for reference bears South 17°11'53" West, a distance of 28.18 feet;

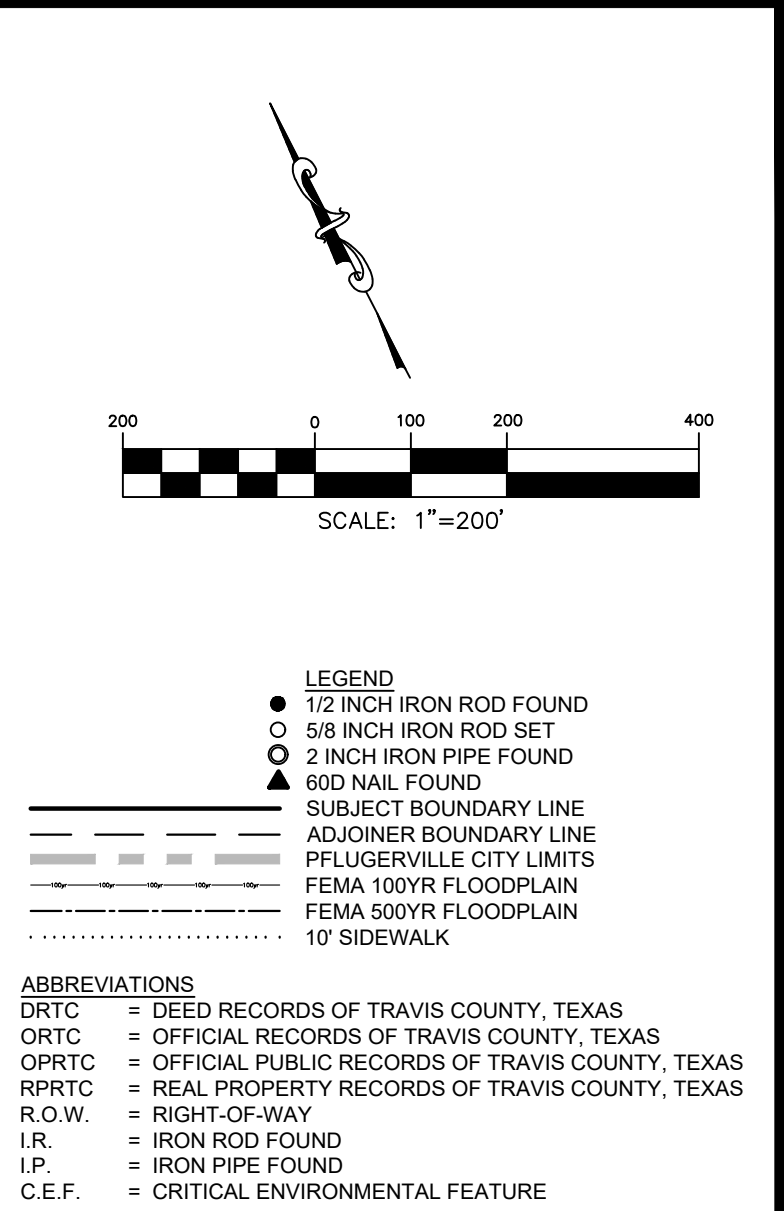
THENCE, South 27°09'09" West, with the West line of the said Lot 45 and the said 84.94 acre tract and the East line of the said 17.76 acre tract, a distance of 1,446.26 feet (called 1,446.42 feet), to the **PLACE OF BEGINNING**, containing within these metes and bounds 22.853 acres (995,476 square feet) of land, more or less.



Lot Table					
JURISDICTION	Lot #	Acres	R.O.W. Acres	REMAINDER Acres	LAND USE
PFLUGERVILLE	1	4.102	0.432	3.67	MULTI-FAMILY RESIDENTIAL
ETJ	2	18.751	0.131	18.62	MULTI-FAMILY RESIDENTIAL
TOTAL		22.853			

NOTE: 0' NEW STREETS WITHIN THIS SUBDIVISION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	470.05	1847.17	014°34'49"	236.30	N55°19'36"W	468.79



CONTROL MONUMENT "A" = BRASS DISC SET IN TOP OF CONCRETE
N: 10127863.48, E: 3164978.79, ELEV. 636.14'

CONTROL MONUMENT "B" = BRASS DISC SET IN CONCRETE AT DROP INLET
N: 10127016.85, E: 3164658.37, ELEV. 636.15'

(ELEVATIONS SHOWN HEREON ARE BASED ON THE LEICA SMARTNET, GEOID 12B, NAVD88)

LINE TABLE		
LINE	LENGTH	BEARING
L1	133.38	N63°02'48"W
L2	186.11	N52°58'27"W
L3	283.29	N62°47'01"W
L4	101.52	N27°14'13"E
L5	273.55	N80°09'40"E
L6	290.81	N26°42'46"E
L7	290.81	N26°42'46"E
L8	135.22	S62°45'26"E

OWNER: JCI RESIDENTIAL, LLC
1000 N. LAMAR BLVD., SUITE 400
AUSTIN, TEXAS 78743

ACREAGE: 22.853 ACRES (356,774 SQ. FT.)

NUMBER OF LOTS: 2

NUMBER OF BLOCKS: 1

SURVEY: WILLIAM CALDWELL SURVEY, A-160

DATE PREPARED: JULY 1, 2024

SUBMITTAL DATE: MAY 22, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
SAM, LLC.
1504 CHISHOLM TRAIL RD
ROUND ROCK, TEXAS 78681
(512) 238-1200

ENGINEER: MICHAEL THEONE, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1221 S. MOPAC EXPRESSWAY, SUITE 350
AUSTIN, TX 78746
(512) 493-6055



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Texas Firm Registration No. 10064300

PROJECT: 4168.001

JOB NUMBER: FP2023-000236

DATE: 06/12/2026

SCALE: 1"= 200'

SURVEYOR: C.J. HALL, RPLS

TECHNICIAN: J.N. MILLER, SIT

DRAWING:

TRACT ID:

PARTYCHIEF:

FIELDBOOKS:

SHEET 2

OF 3

FINAL PLAT
PECAN ESTATES

BEING 22.853 ACRES OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 160, TRAVIS COUNTY, TEXAS
RECORDED IN DOCUMENT NO. 2021279764 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
AND VOLUME 7087, PAGE 1478 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- LOT 1 LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION AND LOT 2 LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENTS 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), 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 TEN (10) FOOT WIDE SHARED USE PATH ALONG PECAN STREET AND WEISS LANE, AND AN ADDITIONAL SEVEN (7) FOOT WIDE BIKE LINE ALONG WEISS LANE, SHALL BE PROVIDED.
- 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. 1557-23-01-10. 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.
- 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-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0290J, EFFECTIVE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.
- 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.
- FINISHED FLOOR ELEVATIONS FOR ANY SUBSEQUENT STRUCTURES/BUILDINGS LOCATED WITHIN 200-FEET OF THE ATLAS 14 FLOODPLAIN SHALL BE ELEVATED A MINIMUM OF 2.0-FEET ABOVE THE ADJACENT ATLAS 14 100-YEAR WATER SURFACE ELEVATION.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER/SURVEYOR WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS PLAT IS SUBJECT TO TRAVIS COUNTY 2016 WATER QUALITY RULES.
- AS DEPICTED ON THE PLAT, ALL WATER QUALITY EASEMENT AREAS ARE SUBJECT TO PERIODIC INSPECTION AND MONITORING BY TRAVIS COUNTY FOR THE PURPOSE OF ENSURING WATER QUALITY COMPLIANCE, AS APPLICABLE, ACCORDING TO SECTION 16.014 OF THE TEXAS WATER CODE.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24.
- THE EXISTING ATMOS EASEMENT WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED.
- BUILDINGS LOCATED WITHIN TWO HUNDRED (200) FEET OF THE LIMITS OF THE 100-YEAR FLOOD PLAIN SHALL HAVE FINISHED FLOOR ELEVATIONS AT LEAST TWO (2) FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION.

PARKLAND CALCULATIONS

TOTAL SITE AREA	18.751 ACRES
UNIT COUNT	300 UNITS
REQUIRED ACRES	3.96 ACRES
FEE-IN-LIEU	\$172,497.60
DEV. FEE	\$148,800.00



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Fax: 512.326.3029
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Texas Firm Registration No. 10064300

PROJECT:	4168.001
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SURVEYOR:	C.J. HALL, RPLS
TECHNICIAN:	J.N. MILLER, SIT
DRAWING:	
TRACT ID:	
PARTYCHIEF:	
FIELDBOOKS:	

CITY CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

BY: _____

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

BY: _____

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

ENGINEER'S CERTIFICATION:

A portion of this tract is within the boundaries of the 100-year floodplain as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map FIRM No. 48453C0290J, effective August 18, 2014 for Travis County, Texas.

I, Michael Theone, 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.

Michael Theone, P.E.
Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway, Suite 350
Austin, TX 78746

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF MICHAEL THEONE, P.E. ON
03/03/2026 IT IS NOT TO BE USED FOR
CONSUTCRION, BIDDING, OR PERMIT
PURPOSES.

TRAVIS COUNTY CLERK:

STATE OF TEXAS §
§
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS;

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that on the ____ day of _____, 20__ A.D., the Commissioners' Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said court.

WITNESS my hand and seal of the office of the County Court, this the ____ day of _____, 20__ A.D.

Deputy, County Clerk
Travis County, Texas

OWNER: JCI RESIDENTIAL, LLC
1000 N. LAMAR BLVD., SUITE 400
AUSTIN, TEXAS 78743

ACREAGE: 22.853 ACRES (356,774 SQ. FT.)

NUMBER OF LOTS: 2

NUMBER OF BLOCKS: 1

SURVEY: WILLIAM CALDWELL SURVEY, A-160

DATE PREPARED: JULY 1, 2024

SUBMITTAL DATE: MAY 22, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
SAM, LLC.
1504 CHISHOLM TRAIL RD
ROUND ROCK, TEXAS 78681
(512) 238-1200

ENGINEER: MICHAEL THEONE, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1221 S. MOPAC EXPRESSWAY, SUITE 350
AUSTIN, TX 78746
(512) 493-6055

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
SAM, LLC
03/03/2026

Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas

COMMISSIONERS COURT:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THIS OBLIGATION. THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS. THE COUNTY EXECUTIVE MAY REQUIRE POSTING OF ADDITIONAL FISCAL SECURITY PRIOR TO PERMITTING THE OWNER(S)' SUBDIVISION CONSTRUCTION PLANS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.