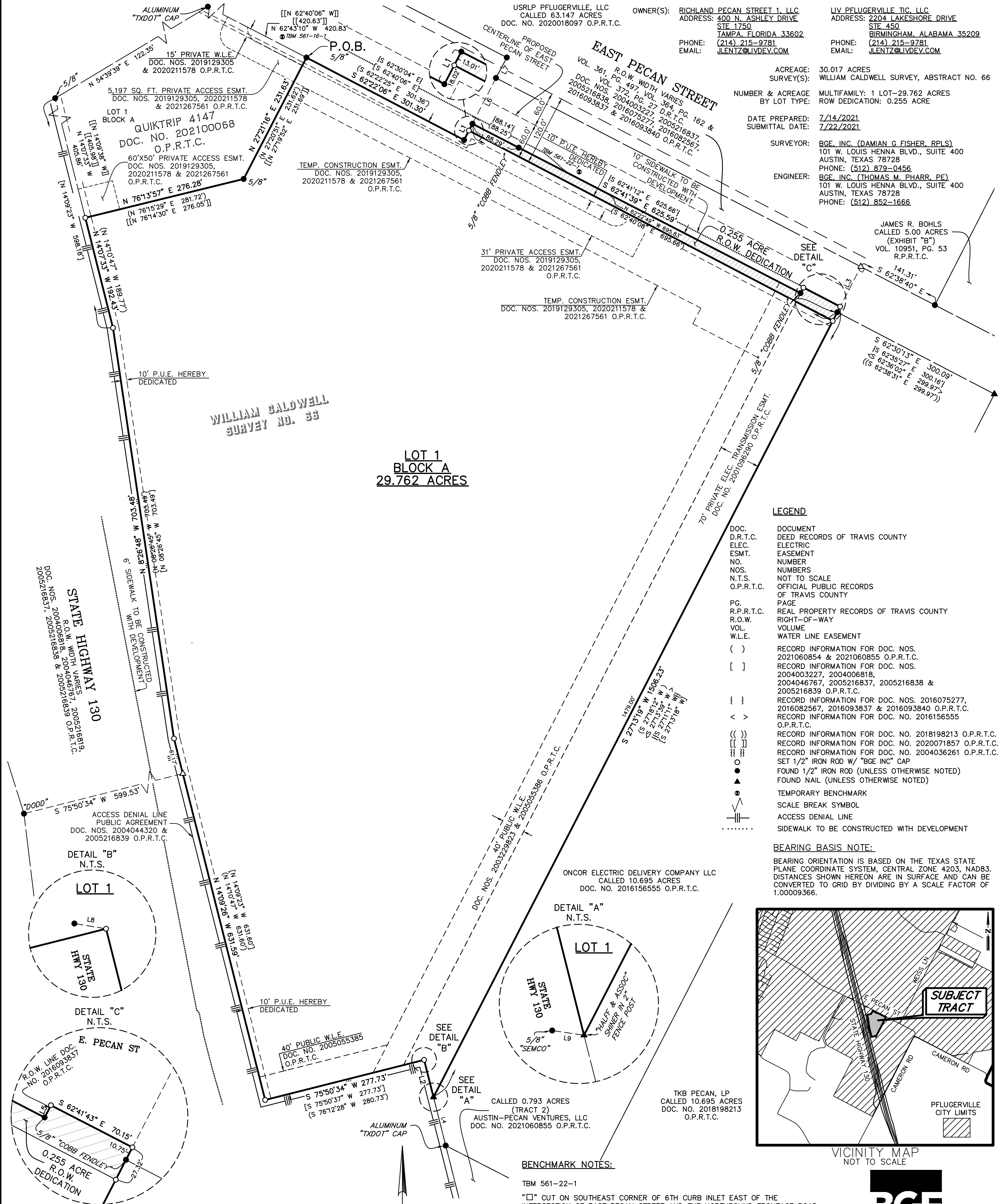


OWNER(S): RICHLAND PECAN STREET 1, LLC
 ADDRESS: 400 N. ASHLEY DRIVE
 STE 1750
 TAMPA, FLORIDA 33602
 PHONE: (214) 215-9781
 EMAIL: JLENTZ@LIVDEV.COM

LIV PFLUGERVILLE TIC, LLC
 ADDRESS: 2204 LAKESHORE DRIVE
 STE 450
 BIRMINGHAM, ALABAMA 35209
 PHONE: (214) 215-9781
 EMAIL: JLENTZ@LIVDEV.COM

ACREAGE: 30.017 ACRES
 SURVEY(S): WILLIAM CALDWELL SURVEY, ABSTRACT NO. 66
 NUMBER & ACREAGE BY LOT TYPE: MULTIFAMILY: 1 LOT-29.762 ACRES
 ROW DEDICATION: 0.255 ACRE
 DATE PREPARED: 7/14/2021
 SUBMITTAL DATE: 7/22/2021
 SURVEYOR: BGE, INC. (DAMIAN G FISHER, RPLS)
 101 W. LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728
 PHONE: (512) 879-0456
 ENGINEER: BGE, INC. (THOMAS M. PHARR, PE)
 101 W. LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728
 PHONE: (512) 852-1666



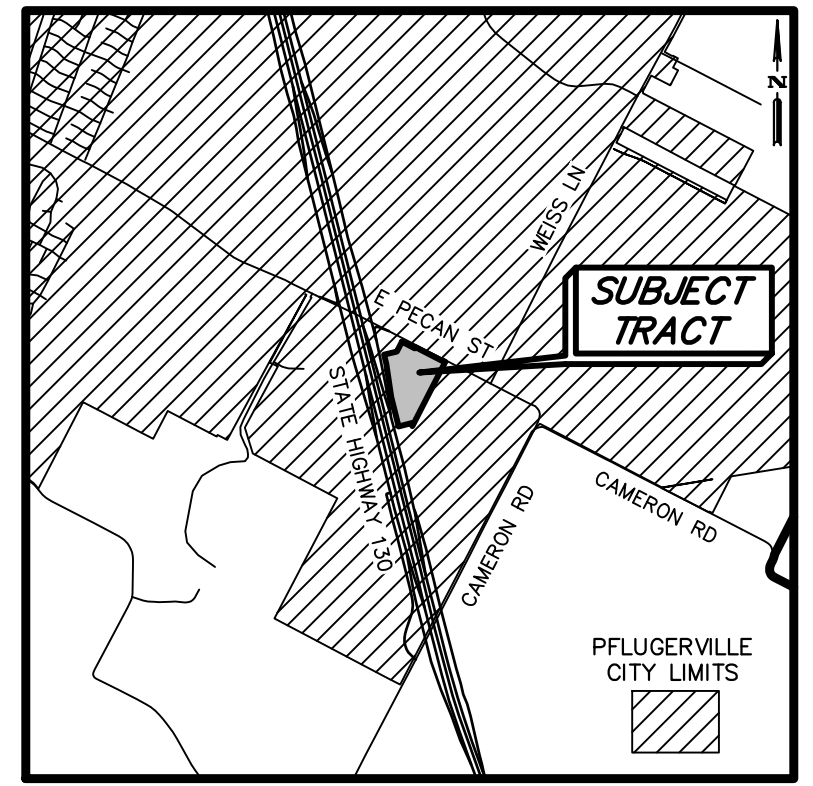
WILLIAM CALDWELL
 SURVEY NO. 66

LOT 1
 BLOCK A
 29.762 ACRES

LEGEND

DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
N.T.S.	NOT TO SCALE
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PG.	PAGE
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT
()	RECORD INFORMATION FOR DOC. NOS. 2021060854 & 2021060855 O.P.R.T.C.
[]	RECORD INFORMATION FOR DOC. NOS. 2004003227, 2004006818, 2004046767, 2005216837, 2005216838 & 2005216839 O.P.R.T.C.
{ }	RECORD INFORMATION FOR DOC. NOS. 2016075277, 2016082567, 2016093837 & 2016093840 O.P.R.T.C.
< >	RECORD INFORMATION FOR DOC. NO. 2016156555 O.P.R.T.C.
(())	RECORD INFORMATION FOR DOC. NO. 2018198213 O.P.R.T.C.
[[]]	RECORD INFORMATION FOR DOC. NO. 2020071857 O.P.R.T.C.
[[]]	RECORD INFORMATION FOR DOC. NO. 2004036261 O.P.R.T.C.
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●	FOUND NAIL (UNLESS OTHERWISE NOTED)
○	TEMPORARY BENCHMARK
— —	SCALE BREAK SYMBOL
— —	ACCESS DENIAL LINE
.....	SIDEWALK TO BE CONSTRUCTED WITH DEVELOPMENT

BEARING BASIS NOTE:
 BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.00009366.



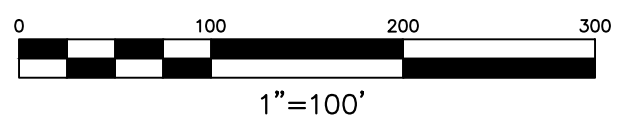
VICINITY MAP
 NOT TO SCALE



BGE, Inc.
 101 West Louis Henna Blvd., Suite 400
 Austin, Texas 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Registration No. F-1046
 TBPELS Licensed Surveying Firm No. 10106502

**FINAL PLAT
 PECAN STREET
 SUBDIVISION**

A SUBDIVISION OF 30.017 ACRES OF LAND
 LOCATED IN THE
 WILLIAM CALDWELL SURVEY NO. 66,
 TRAVIS COUNTY, TEXAS



BENCHMARK NOTES:

TBM 561-22-1
 "□" CUT ON SOUTHEAST CORNER OF 6TH CURB INLET EAST OF THE INTERSECTION OF EAST PECAN STREET AND THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 130, ON THE SOUTH SIDE OF EAST PECAN STREET.
 ELEV: 652.68 (NAVD 88, GEOID 18)
 GRID NORTHING: 10,127,921.13
 GRID EASTING: 3,162,708.72

TBM 561-16-1
 MAG NAIL WITH SHINER STAMPED "BGE TRAVERSE" SET IN ASPHALT DRIVEWAY NEAR THE SOUTHWEST TERMINUS OF THE SECOND DRIVEWAY EAST OF THE INTERSECTION OF EAST PECAN STREET AND THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 130, 9.5 FEET SOUTHEAST OF THE BACK OF CURB AND 61 FEET WEST OF A LAMP.
 ELEV: 655.70 (NAVD 88, GEOID 18)
 GRID NORTHING: 10,127,692.40
 GRID EASTING: 3,163,211.57

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 30.017 ACRE (1,307,549 SQUARE FOOT) TRACT OF LAND OUT OF THE WILLIAM CALDWELL SURVEY NO. 66 OF TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 8.973 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN-PECAN VENTURES, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021060854 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.164 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO AUSTIN-PECAN VENTURES, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021060855 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.017 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN-PECAN VENTURES, LLC BY QUITCLAIM DEED RECORDED IN DOCUMENT NUMBER 2021240810 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 30.017 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found on the south right-of-way line of East Pecan Street as dedicated by Volume 361, Page 497, Volume 364, Page 162 and Volume 372, Page 27, all of the Deed Records of Travis County, Texas, and by Document Numbers 2004003227, 2005216837, 2005216838, 2016075277, 2016082567, 2016093837 and 2016093840, all of the Official Public Records of Travis County, Texas, at the most northerly northwest corner of the above described Austin-Pecan 8.973 acre tract, and at the northeast corner of a called 3.081 acre tract of land as conveyed to QT South, LLC by Quitclaim Deed recorded in Document Number 2020071857 of the Official Public Records of Travis County, Texas, for the POINT OF BEGINNING and the most northerly northwest corner of the herein described tract, from which a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found at the most northerly northwest corner of said QT Tract, at the northeast end of the setback from the south right-of-way of said East Pecan Street to the west right-of-way of State Highway 130 (with varies) as dedicated by Document Numbers 2004006818, 2004046767, 2005216819, 2005216837, 2005216838 and 2005216839, all of the Official Public Records of Travis County, Texas, and at an interior corner of a called 15.488 acre tract of land described as Parcel 167C as dedicated by Document Number 2005216837 of the Official Public Records of Travis County, Texas, bears N 62°43'10" W a distance of 420.83 feet;

THENCE, with the south right-of-way line of said East Pecan Street and the north line of said Austin-Pecan 8.973 acre tract, S 62°22'06" E a distance of 301.30 feet to a 1/2-inch iron rod found at an interior corner of said Austin-Pecan 8.973 acre tract, and at the southeast corner of a called 0.858 acre tract of land described as Parcel 167D, Part 2 as dedicated by Document Number 2005216838 of the Official Public Records of Travis County, Texas, for an interior corner of the herein described tract;

THENCE, continuing with the south right-of-way line of said East Pecan Street and the north line of said Austin-Pecan 8.973 acre tract, N 27°27'49" E a distance of 31.03 feet to a 1/2-inch iron rod found at an exterior corner of said Austin-Pecan 8.973 acre tract, and at the southwest corner a called 2,202 square foot tract of land as dedicated by Document Number 2016093840 of the Official Public Records of Travis County, Texas, for an exterior corner of the herein described tract;

THENCE, continuing with the south right-of-way line of said East Pecan Street, partly with the north line of said Austin-Pecan 8.973 acre tract and partly with the north line of the above described Austin-Pecan 21.164 acre tract, S 62°41'39" E, pass a 5/8-inch iron rod with cap stamped "Cobb Fendley" found at the common north corner of said Austin-Pecan 8.973 acre tract and said Austin-Pecan 21.164 acre tract, and at the common south corner of said 2,202 square foot right-of-way dedication tract and a called 0.332 acre tract of land as dedicated by Document Number 2016093837 of the Official Public Records of Travis County, Texas, at a distance of 88.29 feet, and continuing on for a total distance of 625.59 feet to a 5/8-inch iron rod with cap stamped "Cobb Fendley" found at an exterior corner of said 0.332 acre right-of-way dedication tract, and at the southwest corner of the above described Austin-Pecan 0.017 acre tract, for an interior corner of the herein described tract;

THENCE, continuing with the south right-of-way line of said East Pecan Street and the west line of said Austin-Pecan 0.017 acre tract, N 27°18'17" E a distance of 10.50 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an interior corner of said 0.332 acre right-of-way dedication tract, and at the northwest corner of said Austin-Pecan 0.017 acre tract, for an exterior corner of the herein described tract;

THENCE, continuing with the south right-of-way line of said East Pecan Street and the north line of said Austin-Pecan 0.017 acre tract, S 62°41'43" E a distance of 70.15 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southeast corner of said 0.332 acre right-of-way dedication tract and at the northeast corner of said Austin-Pecan 0.017 acre tract, for the northeast corner of the herein described tract;

THENCE, partly with the south right-of-way line of said East Pecan Street, the east line of said Austin-Pecan 0.017 acre tract, the east line of said Austin-Pecan 21.164 acre tract and the west line of a called 10.695 acre tract of land as conveyed to Oncor Electric Delivery Company LLC by Special Warranty Deed recorded in Document Number 2016156555 of the Official Public Records of Travis County, Texas, S 27°13'27" W, pass a 5/8-inch iron rod with cap stamped "Cobb Fendley" found at the northeast corner of said Austin-Pecan 21.164 acre tract, at the southeast corner of said Austin-Pecan 0.017 acre tract, at the southwest corner of a called 0.172 acre tract of land as dedicated by Document Number 2016075277 of the Official Public Records of Travis County, Texas, and at the northwest corner of said Oncor Tract, at a distance of 10.75 feet, and continuing on for a total distance of 1,506.32 feet to a MAG nail with washer stamped "Half & Assoc" found on a 2-inch fence post found on the east right-of-way line of said State Highway 130, at the southeast corner of said Austin-Pecan 21.164 acre tract, at the most westerly corner of said Oncor Tract, at the most northerly corner of a called 0.041 acre tract of land described as Parcel 1211 as dedicated by Document Number 2004046767 of the Official Public Records of Travis County, Texas, and at an easterly corner of a called 14.924 acre tract of land described as Parcel 167F as dedicated by Document Number 2005216839 of the Official Public Records of Travis County, Texas, for the southeast corner of the herein described tract, from which a found 5/8-inch iron rod with cap stamped "SEMCO" bears N 81°43'43" W a distance of 2.18 feet;

THENCE, with the east right-of-way line of said State Highway 130 the following five (5) courses:

- 1) N 14°08'22" W a distance of 65.05 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an exterior corner of said Parcel 167F, for an interior corner of the herein described tract, from which a found 1/2-inch iron rod bears N 80°36'44" W a distance of 2.24 feet;
- 2) S 75°50'34" W a distance of 277.73 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an interior corner of said Parcel 167F, for the southwest corner of the herein described tract;
- 3) N 14°09'26" W a distance of 631.59 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 4) N 08°26'48" W a distance of 703.48 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point; and
- 5) N 14°07'33" W a distance of 192.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southwest corner of said QT Tract, for the most westerly northwest corner of the herein described tract;

THENCE, with the north line of said Austin-Pecan 8.973 acre tract and the south line of said QT Tract, N 76°13'57" E a distance of 276.28 feet to a 5/8-inch iron rod found for an angle point;

THENCE, with the west line of said Austin-Pecan 8.973 acre tract and the east line of said QT Tract, N 27°21'16" E a distance of 231.63 feet to the POINT OF BEGINNING and containing 30.017 acres (1,307,549 square feet) of land, more or less.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°27'49" E	31.03'
L2	N 14°08'22" W	65.05'
L3	N 27°21'20" E	76.11'
L4	S 14°10'19" E	84.67'
L5	N 27°18'17" E	10.50'
L6	N 27°10'01" E	87.21'
L7	N 27°53'36" E	39.27'
L8	N 80°36'44" W	2.24'
L9	N 81°34'43" W	2.18'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	(N 27°25'11" E)	(30.94')
	[N 27°19'54" E]	
	{N 27°29'56" E}	{31.53'}
L3	(N 14°10'47" W)	(65.04')
	[N 14°09'23" W]	[65.04']
L5	(S 15°29'47" E)	(85.48')
	[S 14°09'23" E]	[84.68']
	<S 14°11'32" E>	<84.62'>
L6	{N 27°18'48" E}	{10.50'}
L7	{N 27°24'35" E}	{10.50'}
L9	[N 27°19'54" E]	[39.47']

**FINAL PLAT
PECAN STREET
SUBDIVISION**

A SUBDIVISION OF 30.017 ACRES OF LAND
LOCATED IN THE
WILLIAM CALDWELL SURVEY NO. 66,
TRAVIS COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHLAND PECAN STREET 1, LLC, BEING THE OWNER OF A 30.017 ACRE TRACT OF LAND OUT OF THE WILLIAM CALDWELL SURVEY NUMBER 66 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 30.017 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

PECAN STREET SUBDIVISION

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

BY: RICHLAND PECAN STREET 1, LLC

 JOHN C. TROUTMAN, MANAGER
 400 N. ASHLEY DRIVE, SUITE 1750
 TAMPA, FLORIDA 33602

STATE OF TEXAS §
 COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN C. TROUTMAN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

 NOTARY PUBLIC, STATE OF TEXAS

 PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

STATE OF TEXAS §
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LIV PFLUGERVILLE TIC, LLC, BEING THE OWNER OF A 30.017 ACRE TRACT OF LAND OUT OF THE WILLIAM CALDWELL SURVEY NUMBER 66 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 30.017 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

PECAN STREET SUBDIVISION

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

BY: LIV PFLUGERVILLE TIC, LLC

 ROBERT B. CRUMPTON, III, MANAGER
 2204 LAKESHORE DRIVE, SUITE 450
 BIRMINGHAM, ALABAMA 35209

STATE OF TEXAS §
 COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROBERT B. CRUMPTON, III, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

 NOTARY PUBLIC, STATE OF TEXAS

 PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0290J, REVISED AUGUST 18, 2014, FOR WILLIAMSON COUNTY, TEXAS.

I, THOMAS M. PHARR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS.

 THOMAS M. PHARR, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 140064

DATE: _____

 BGE, INC.
 101 W. LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728

STATE OF TEXAS §
 COUNTY OF TRAVIS §

THAT I, DAMIAN G. FISHER, 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.

 DAMIAN G. FISHER, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6928

DATE: _____

 BGE, INC.
 101 W. LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728

**FINAL PLAT
 PECAN STREET
 SUBDIVISION**

**A SUBDIVISION OF 30.017 ACRES OF LAND
 LOCATED IN THE
 WILLIAM CALDWELL SURVEY NO. 66,
 TRAVIS COUNTY, TEXAS**

CITY CERTIFICATION

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

 _____, CHAIRMAN

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

 _____, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

 _____, CITY SECRETARY

GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE 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 [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.
- 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, OPERA ON AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE SOUTH SIDE OF E. PECAN STREET.
- 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 PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
 PARKLAND DEDICATION FEE: \$266,225.00
 PARKLAND DEVELOPMENT FEE: \$229,648.00
- 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-PLATTING 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.
- TRAFFIC IMPACT ANALYSIS APPROVED 12/14/2021 BY CITY OF PFLUGERVILLE PRINCIPLE ENGINEER. APPROVED PRO-RATA SHARE IS \$541,657.00.

STATE OF TEXAS §
 COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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., 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 OF SAID COUNTY THE ____DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

 DEPUTY



BGE, Inc.
 101 West Louis Henna Blvd., Suite 400
 Austin, Texas 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Registration No. F-1046
 TBPELS Licensed Surveying Firm No. 10106502

PLAT PREPARED ON: 7/14/2021
 APPLICATION SUBMITTED ON: 7/22/2021