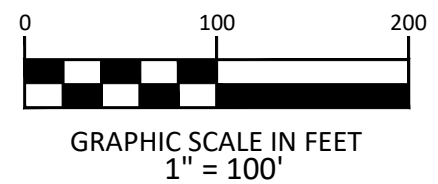
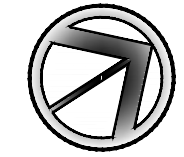


PflSD Elementary School No. 23 Subdivision FINAL PLAT



OWNER INFORMATION
PFLUGERVILLE INDEPENDANT
SCHOOL DISTRICT
1401 W. PECAN STREET
PFLUGERVILLE, TX 78660

CIVIL ENGINEER
CALEB MILLIGAN, P.E. #113119
DUNAWAY ASSOCIATES
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735

SURVEYOR
JOHN NOELL, RPLS #2433
DUNAWAY ASSOCIATES
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735

LEGAL DESCRIPTION
DESCRIBING A 25.21 ACRE TRACT OF LAND
IN THE GEORGE M. MARTIN SURVEY NO. 9,
TRAVIS COUNTY, TEXAS, SAME BEING A
PORTION OF THAT CERTAIN 50.008 ACRE
TRACT OF LAND DESCRIBED IN A SPECIAL
WARRANTY DEED TO THE PFLUGERVILLE
LOOP, LTD., EXECUTED ON SEPTEMBER 27,
2013 AND RECORDED IN DOCUMENT
NUMBER 2013189144, OFFICIAL PUBLIC
RECORDS OF SAID COUNTY AND STATE,
SAID 25.21 ACRE TRACT.

TOTAL NUMBER OF BLOCKS - 1

TOTAL NUMBER OF LOTS - 2

ACREAGE OF LOTS - 20.45 ACRES

LINEAR FEET (ALONG CENTER LINE)
HIDDEN LAKE DRIVE - 1,506 LF, 100' WIDTH
FUTURE COLLECTOR - 782 LF, 73' WIDTH
TOTAL LINEAR FEET - 2,288 LF

HIDDEN LAKE DRIVE - 3.65 ac.
FUTURE COLLECTOR - 1.11 ac.
TOTAL AREA OF RIGHT-OF-WAY - 5.18 ACRES

TOTAL ACREAGE PLATTED - 25.21 ACRES

BENCHMARK INFORMATION
BM #1 - IRON ROD FOUND 163 FT SOUTH
WEST FROM INTERSECTION OF
HIDDEN LAKE DRIVE AND
WETLAND DRIVE.
GRID COORDINATES:
N: 10,138,249.01
E: 3,165,405.46
ORTHO ELEVATION: 653.29

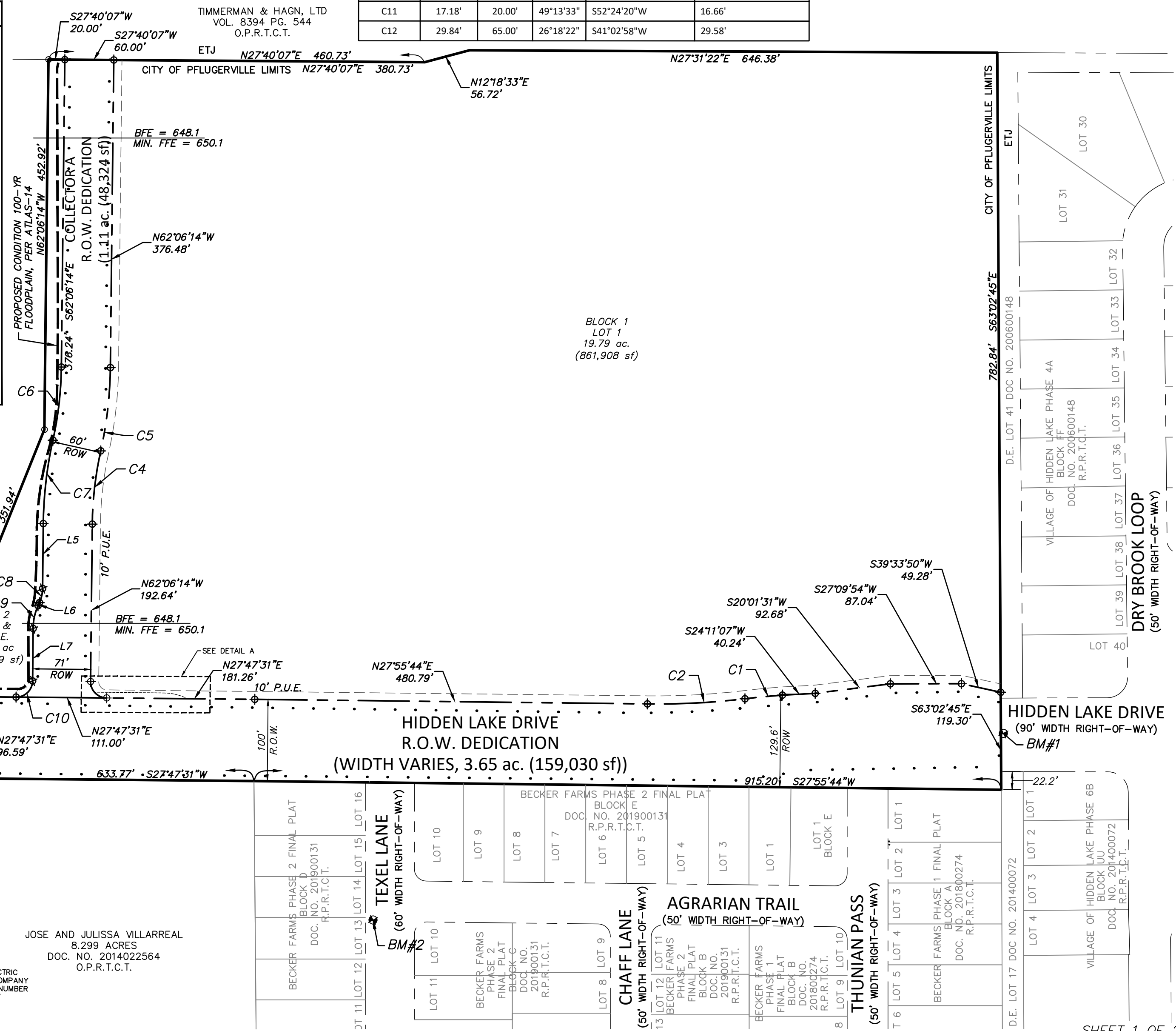
BM #2 - FROM THE INTERSECTION OF TEXEL
LANE AND AGRARIAN TRAIL,
SOUTHERLY ALONG TEXEL LANE
TO A SQUARE CUT ON TOP OF
A CURB.
GRID COORDINATES:
N: 10,137,458.66
E: 3,165,255.97
ORTHO ELEVATION: 659.77
VERTICAL DATUM IS NAVD-88. (GEOID 12B)

LOT LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	N30°31'19"W	24.24
L2	N10°52'04"W	35.99
L3	N68°06'25"W	42.48
L4	S62°28'00"W	25.73
L5	S62°06'14"E	79.49
L6	S38°21'15"E	4.18
L7	S62°06'14"E	64.20
L8	S27°47'31"W	98.84
L9	N27°53'46"E	85.19

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	46.10'	990.00'	2°40'05"	N21°40'08"E	46.10'
C2	119.76'	886.93'	7°44'11"	N24°15'25"E	119.66'
C3	14.18'	20.00'	40°37'48"	S82°40'13"E	13.89'
C4	90.38'	435.00'	11°54'14"	S56°09'06"E	90.21'
C5	102.84'	495.00'	11°54'14"	S56°09'06"E	102.66'
C6	90.38'	435.00'	11°54'14"	N56°09'06"W	90.21'
C7	102.84'	495.00'	11°54'14"	S56°09'06"E	102.66'
C8	17.82'	43.00'	23°44'58"	S50°13'44"E	17.70'
C9	28.71'	67.14'	24°29'56"	S50°36'57"E	28.49'
C10	31.38'	20.00'	89°53'45"	S17°09'21"E	28.26'
C11	17.18'	20.00'	49°13'33"	S52°24'20"W	16.66'
C12	29.84'	65.00'	26°18'22"	S41°02'58"W	29.58'

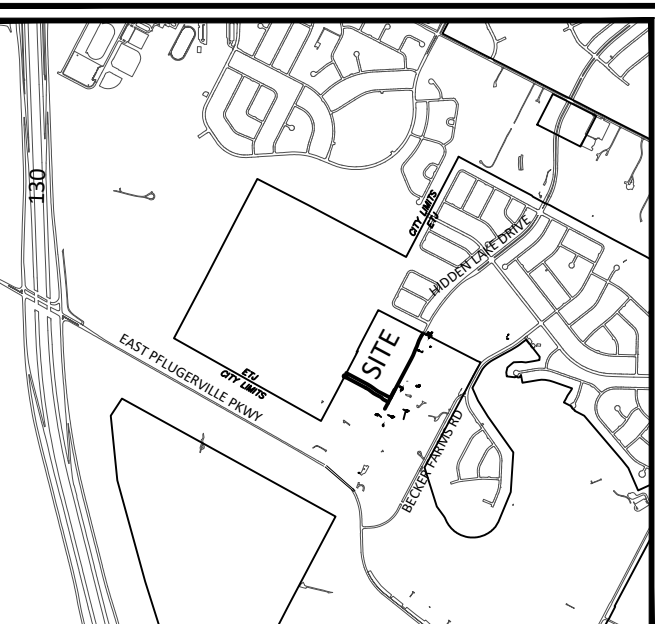
LEGEND

- PROPERTY BOUNDARY
- · · · · REQUIRED 6 FT SIDEWALK
- ⊕ BENCHMARK
- ⊙ 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH PLASTIC CAP STAMPED DUNAWAY ASSOC. SET UNLESS OTHERWISE NOTED HEREON
- ⊕ 5/8" IRON ROD WITH PLASTIC CAP STAMPED DUNAWAY ASSOC.
- R.O.W. RIGHT-OF-WAY
- - - D.E. DRAINAGE EASEMENT
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - BFE BASE FLOOD ELEVATION
- - - FEE FINISH FLOOR ELEVATION
- - - FLOODPLAIN LINE
- - - PUBLIC UTILITY EASEMENT
- - - RIGHT-OF-WAY



NOTE:
Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.
Based on Leica SmartNet North America NetWork: RTCM-REFERENCE STATION 2292 (SITE: LCAS AUSTIN - SE TX.)

NOTE:
AT SUCH TIME AS THE FUTURE ROW IS DEDICATED, THE CITY ADDRESSING DEPARTMENT MUST APPROVE THE STREET NAME.



DUNAWAY

5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

REMAINDER OF THE PFLUGERVILLE LOOP, LTD., A TEXAS LIMITED PARTNERSHIP DOCUMENT NO. 201318914 O.P.R.T.C.T.

ONCOR ELECTRIC DELIVERY COMPANY DOCUMENT NUMBER 2003293397

JOSE AND JULISSA VILLARREAL 8,299 ACRES DOC. NO. 2014022564 O.P.R.T.C.T.

PfISD Elementary School No. 23 Subdivision FINAL PLAT

COUNTY OF TRAVIS:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

THAT BOARD OF TRUSTEES OF THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, BEING OWNER OF 25.21 ACRES OF LAND OF THE GEORGE M. MARTIN SURVEY NO. 9, IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020232031, OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 25.21 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PFISD ELEMENTARY SCHOOL NO.23, 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 _____, 20____, AD

Ms. VERNAGENE MOTT, PRESIDENT
BOARD OF TRUSTEES OF THE PFLUGERVILLE
INDEPENDENT SCHOOL DISTRICT
1401 PECAN
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ms. VERNAGENE MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OFFICE, THIS IS THE _____ DAY OF _____
20____, AD

NOTARY PUBLIC'S SIGNATURE

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:

COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN NOELL, 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 NOELL, RPLS #2433, TEXSURVFRM#10065900
DUNAWAY ASSOCIATES
5707 SOUTHWEST PKWY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735
ENGINEER'S FLOODPLAIN CERTIFICATION

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.48453C0280J, DATE REVISED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

CALEB MILLIGAN, P.E. #113119
DUNAWAY ASSOCIATES
5707 SOUTHWEST PKWY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735



5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

CITY CERTIFICATION

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

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, 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 _____, PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICE PUBLIC RECORDS OF TRAVIS COUNTY. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVIOR, COUNTY CLERK
TRAVIS, TEXAS

DEPUTY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTER 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.

DANA DEBEAUVIOR COUNTY CLERK
TRAVIS COUNTY, TEXAS

STANDARD PLAT NOTES:

1. THIS PLAN 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-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR, PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, 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 OF PFLUGERVILLE.
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. A MINIMUM SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF HIDDEN LAKE DRIVE.
8. 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 OUT TYPE.
9. 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 # 1224-09-08-258A.
10. 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.
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, AS AMENDED.
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 PRIOR TO ANY CONSTRUCTION.
15. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 484536C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 14, 2014.
16. 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.
17. 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.
18. THE OWNER SHALL MAINTAIN THE DRAINAGE EASEMENT SHOWN HEREON.