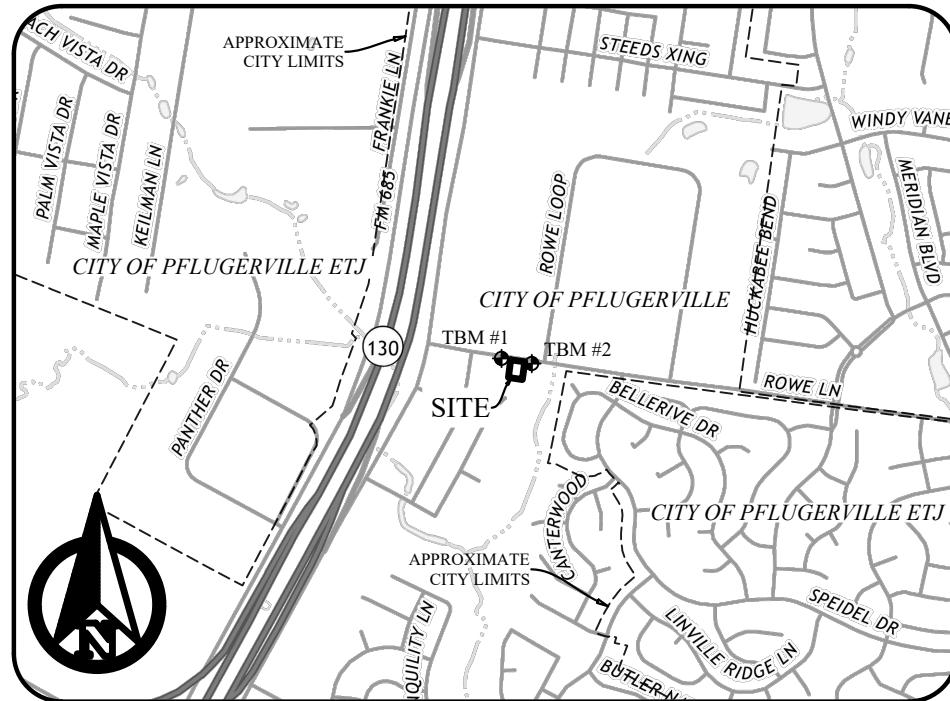


VICINITY MAP

NOT TO SCALE



MONUMENTS / DATUMS / BEARING BASIS

- Monuments are found if not marked MNS or CRS.
- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- TBM ⊕ Site benchmark (see vicinity map for general location)
- Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS,'83,CZ)

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
- TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
- NAVD'88 North American Vertical Datum of 1988
- P.R.T.C.T. Plat Records of Travis County, Texas
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- D.R.T.C.T. Deed Records of Travis County, Texas
- VOL/PAGE/INST# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- A.K.A. Also Known As
- PUE Public Utility Easement
- R.O.W. Right-of-Way

FINAL PLAT  
OF  
6966 COMMERCIAL PARK

JOHN C. LEE SURVEY NO. 35, ABSTRACT NO. 488  
A SUBDIVISION OF 0.501 OF AN ACRE  
SITUATED IN THE  
CITY OF PFLUGERVILLE  
TRAVIS COUNTY, TEXAS

PREPARED: AUGUST 2022

TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF LOTS: 1  
TOTAL ACREAGE: 0.501  
LINEAR FEET OF STREETS: NONE

**OWNER:**  
6966 Properties LLC, a Texas  
limited liability company  
1801 Rowe Lane  
Pflugerville, TX 78660

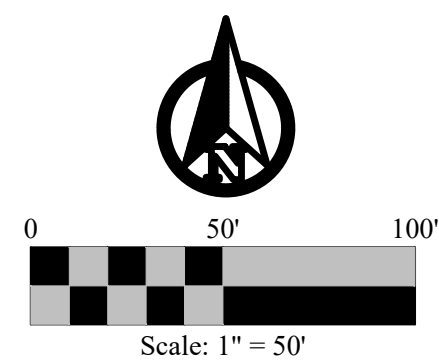
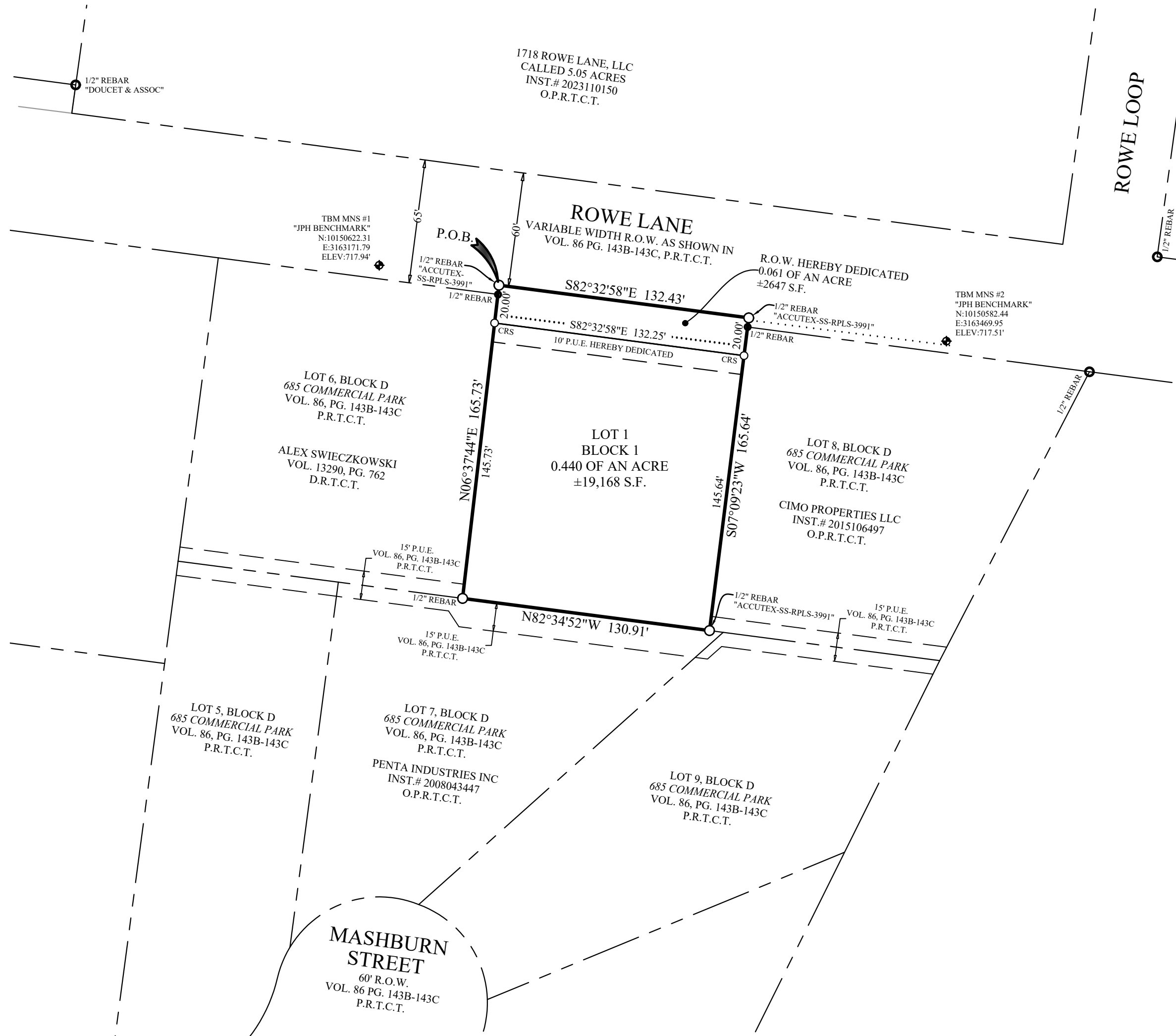
**SURVEYOR:**  
JPH Land Surveying, Inc.  
1516 E. Palm Valley Blvd, Ste. A4  
Round Rock, Texas 78664  
(817) 431-4971

**ENGINEER:**  
Milian Consulting + Engineering  
1006 Vargas Road, Unit A  
Austin, Texas 78741  
(956) 251-5146

**BENCHMARKS:**

The site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete culvert in the south margin of Rowe Lane, located approximately 725 feet easterly from the intersection of Rowe Lane and F.M. 685, and approximately 380 feet westerly from the intersection of Rowe lane and Rowe Loop. Benchmark Elevation = 717.94' (NAVD'88). See vicinity map for general location.

The site benchmark (TBM #2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in concrete in the south margin of Rowe Lane, located approximately 1,025 feet easterly from the intersection of Rowe Lane and F.M. 685, and approximately 90 feet southwesterly from the intersection of Rowe lane and Rowe Loop. Benchmark Elevation = 717.51' (NAVD'88). See vicinity map for general location.



LOT TABLE		
LOT	AREA	LAND USE
LOT 1	0.440 ACRE	COMMERCIAL USE
R.O.W.	0.061 ACRES	PUBLIC R.O.W.
OVERALL	0.501 ACRE	—

LEGEND OF LINETYPES

- SUBJECT BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- EXISTING 6' SIDEWALK
- PROPOSED 10' SIDEWALK

JPH Job/Drawing No. (see below)  
2022.321.001 - 1719 Rowe Ln., Pflugerville, Travis Co., TX-FINAL PLAT.dwg  
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston

Drafter: RDG  
Job#: 531029901  
Revision: 2024/03/27  
Revision: 2024/04/15

**SURVEYOR'S NOTES:**

- This plat lies within the City of Pflugerville full purpose jurisdiction.
- Water shall be provided by Manville Water Supply Company 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-foot 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 Smartwebs Inc., a Texas Corporation, 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.
- 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. 1577-23-01-10. 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.

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

WHEREAS, 6966 Properties LLC, a Texas limited liability company is the owner of that certain tract situated in the John C. Lee Survey No. 35, Abstract Number 488, in the City of Pflugerville, Travis County, Texas, being all of a tract described as 0.500 of an acre in a Special Warranty Deed to 6966 Properties LLC, a Texas limited liability company, recorded under Instrument Number 2020236121, of the Official Public Records of Travis County, Texas; the subject tract is more particularly described as follows:

**BEGINNING** at a 1/2 inch capped rebar stamped "ACCUTEX-SS-RPLS-3991" found in the south right-of-way line of Rowe Lane (a variable width right-of-way as shown in Volume 86, Pg. 143B-143C, Plat Records of Travis County, Texas), at the northwest corner of said 6966 tract;

**THENCE** SOUTH 82° 32' 58" EAST with the common line of said 6966 tract and the south right-of-way line of said Rowe Lane, a distance of 132.43 feet to a 1/2 inch capped rebar stamped "ACCUTEX-SS-RPLS-3991" found;

**THENCE** SOUTH 07° 09' 23" WEST with the east line of said 6966 tract, at a distance of 4.87 feet pass a 1/2 inch rebar found at the northwest corner of Lot 8, Block D, 685 COMMERCIAL PARK, an addition to the City of Pflugerville, recorded in Volume 86, Page 143-B-143C of said Plat Records, and continuing for a total distance of 165.64 feet to a 1/2 inch capped rebar stamped "ACCUTEX-SS-RPLS-3991" found in the north line of Lot 7, Block D of said 685 COMMERCIAL PARK, at the common south corner of said 6966 tract and said Lot 8;

**THENCE** NORTH 82° 34' 52" WEST with the common line of said 6966 tract and said Lot 7, a distance of 130.91 feet to a 1/2 inch rebar found at the common south corner of said 6966 tract and Lot 6, Block D of said 685 COMMERCIAL PARK;

**THENCE** NORTH 06° 37' 44" EAST with the common line of said 6966 tract and said Lot 6, at a distance of 160.85 feet pass a 1/2 inch rebar found at the northeast corner of said Lot 6, and continuing for a total distance of 165.73 feet to the **POINT OF BEGINNING**, enclosing 0.501 of an acre (±21,815 square feet) of land.

STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Chris Henderson, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that corner monuments shown thereon were properly found or placed under my personal supervision, in accordance with all City of Pflugerville, Texas codes and ordinances and that known easements within the boundary of the plat are shown hereon.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 -RELEASED FOR REVIEW ON APRIL 15, 2024.

Chris Henderson \_\_\_\_\_ Date  
 Registered Professional  
 Land Surveyor No. 6831  
 chris@jphls.com

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_, authorized officer of 6966 Properties LLC, a Texas limited liability company, being the owner of 0.501 acres of land out of the John C. Lee Survey No. 35, Abstract Number 488 in Travis County, Texas. Same being conveyed by deed of record under Instrument Number 2020236121, of the Official Public Records of Travis County, Texas does hereby subdivide 0.501 acres of land in accordance with this plat to be known as **6966 COMMERCIAL PARK**, and do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon.

Witness my hand at \_\_\_\_\_ County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Print Name : \_\_\_\_\_ Title: \_\_\_\_\_  
 6966 Properties LLC, a Texas limited liability company  
 1801 Rowe Lane  
 Pflugerville, TX 78660

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for said County and State 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.

Given under my hand and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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. 48453C0280J, dated August 18, 2014 for Travis County, Texas.

Gerardo Maximilian Martinez \_\_\_\_\_ Date  
 Licensed Professional Engineer No. 137584  
 State of Texas

**CITY CERTIFICATION:**

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by the Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of the City.

Jonathan Coffman, Chairman

This Plat reflects the approval granted by the Planning and Zoning Commission on the date indicated above.

Jeremy Frazzell, Planning Director

ATTEST:

Trista Evans, City Secretary

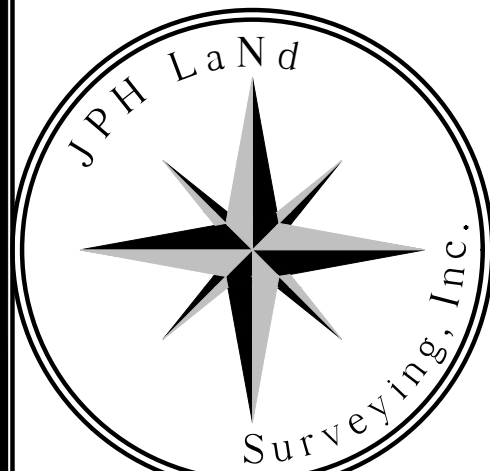
STATE OF TEXAS §  
 COUNTY OF TRAVIS §

I, Dyanna 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 \_\_\_\_\_, 20\_\_\_\_, A.D. at \_\_\_\_\_ o'clock \_\_\_\_M., plat records of said county and state as Document Number \_\_\_\_\_, Official Public Records of Travis County.

Witness my hand and seal of the Office of the County Clerk, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Dyanna Limon-Mercado, County Clerk  
 Travis County, Texas

\_\_\_\_\_  
 Deputy



JPH Job/Drawing No. (see below)  
 2022.321.001 - 1719 Rowe Ln., Pflugerville, Travis Co., TX-FINAL PLAT.dwg  
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 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TBPELS Firm #10019500  
 DFW | Central Texas | West Texas | Houston

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