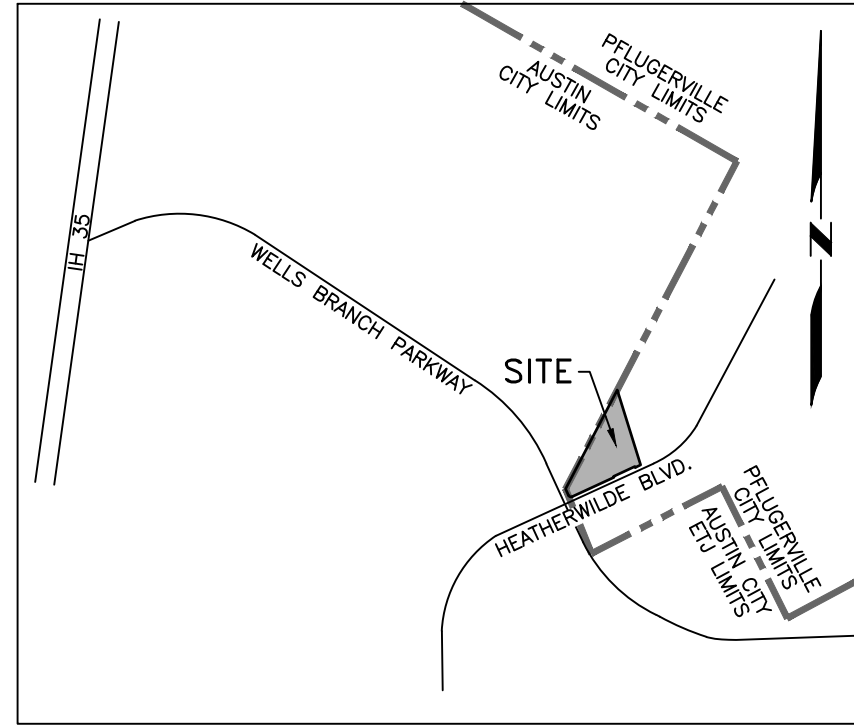


**REPLAT OF LOT 1, BLOCK A,
 BALLANTYNE RETAIL**

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: JCE BALLANTYNE
 JOB NUMBER: 20-071
 DATE: 01/18/2021 SCALE: 1" = 100'
 DRAWING FILE PATH: K:\20071 - JCE BALLANTYNE\CAD\DWG\BALLANTYNE REPLAT.DWG
 FIELDNOTE FILE PATH: N/A
 RPLS: TST TECH: JM PARTYCHIEF: CY
 CHECKED BY: TST FIELDBOOK: 3567/19
 DRAWING NAME:
 BALLANTYNE REPLAT



VICINITY MAP

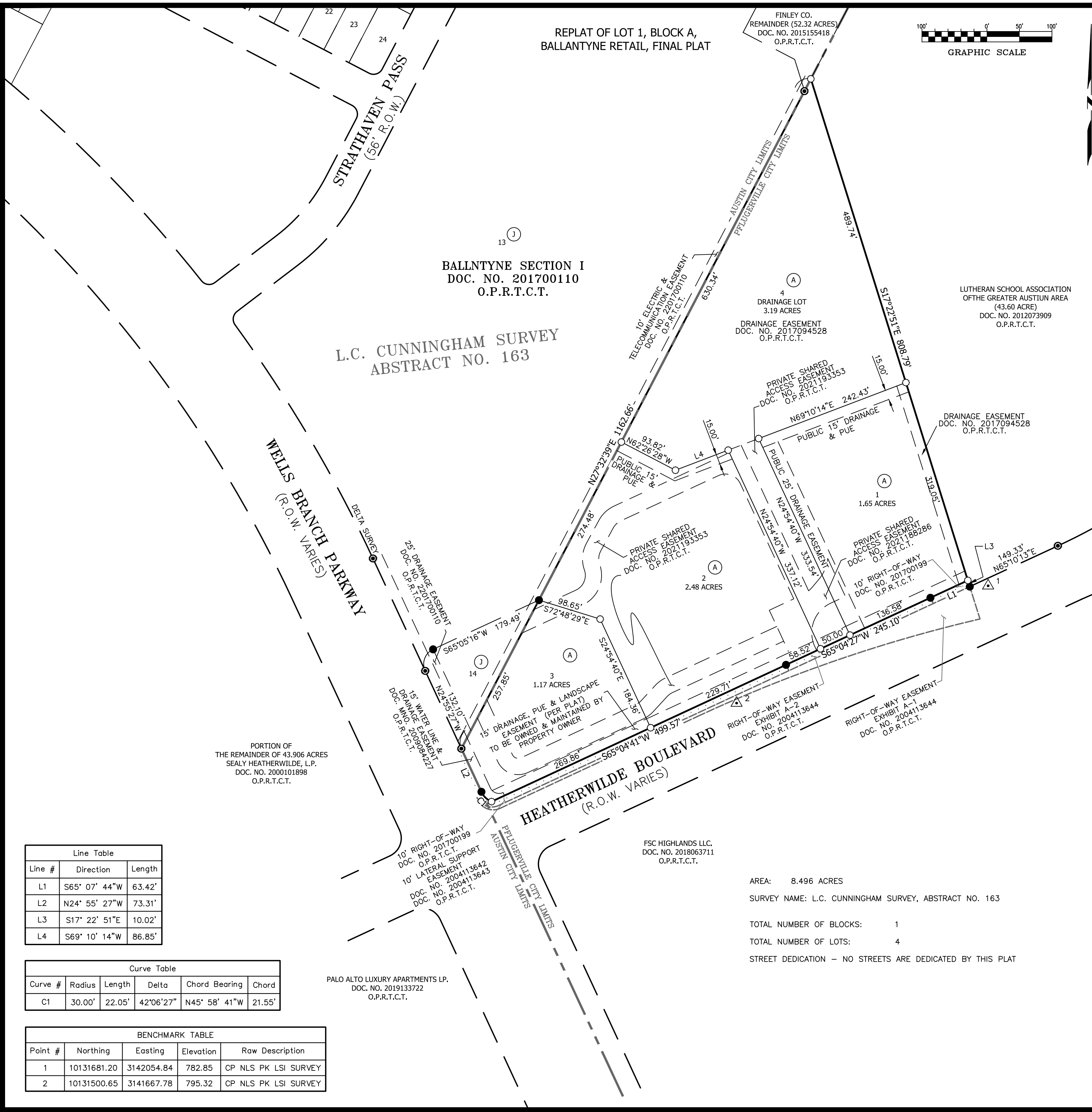
LEGAL DESCRIPTION
 LOT 1, BLOCK A
 BALLANTYNE RETAIL
 DOC. NO. 201700199, O.P.R.T.C.T.

OWNER/DEVELOPER: WELLS BRANCH RETAIL LLC
 C/O BLACKBURN COMMUNITIES, LLC
 310 ENTERPRISE DRIVE
 OXFORD, MISSISSIPPI 38655
 SURVEYOR: LANDEIGN SERVICES, INC.
 10090 W HIGHWAY 29
 LIBERTY HILL, TEXAS 78642
 512-238-7901
 ENGINEER: JAMISON CIVIL ENGINEERING, LLC
 13812 RESEARCH BOULEVARD, B-2
 AUSTIN, TEXAS 78750
 512-484-0880
 SUBMITTAL DATE: JUNE 07, 2021

LEGEND

- 1/2" REBAR WITH CAP STAMPED "BASELINE, INC." FOUND (OR AS NOTED)
- 1/2" REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- SIDEWALK
- PROPERTY BOUNDARY LINE
- LOT LINE
- EASEMENT LINE

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).
 DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12A).



Line Table

Line #	Direction	Length
L1	S65° 07' 44"W	63.42'
L2	N24° 55' 27"W	73.31'
L3	S17° 22' 51"E	10.02'
L4	S69° 10' 14"W	86.85'

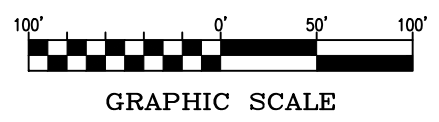
Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	30.00'	22.05'	42°06'27"	N45° 58' 41"W	21.55'

BENCHMARK TABLE

Point #	Northing	Easting	Elevation	Raw Description
1	10131681.20	3142054.84	782.85	CP NLS PK LSI SURVEY
2	10131500.65	3141667.78	795.32	CP NLS PK LSI SURVEY

AREA: 8.496 ACRES
 SURVEY NAME: L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163
 TOTAL NUMBER OF BLOCKS: 1
 TOTAL NUMBER OF LOTS: 4
 STREET DEDICATION - NO STREETS ARE DEDICATED BY THIS PLAT



REPLAT OF LOT 1, BLOCK A,
BALLANTYNE RETAIL, FINAL PLAT

THE STATE OF TEXAS {}
THE COUNTY OF TRAVIS {}

THAT WELLS BRANCH RETAIL LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 8.496 ACRE TRACT OF LAND SITUATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163, IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2016206232, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE REPLAT HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

REPLAT OF LOT 1, BLOCK A,
BALLANTYNE RETAIL

WELLS BRANCH RETAIL LLC
C/O BLACKBURN COMMUNITIES, LLC

_____, PRESIDENT

310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655

THE STATE OF TEXAS {}
THE 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF _____ 20____.

NOTARY PUBLIC-STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION:

THAT I, STEPHEN R. JAMISON, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

NO PORTIONS OF THIS TRACT ARE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0270J, EFFECTIVE AUGUST 18, 2014, ISSUED BY FEMA FOR TRAVIS, TEXAS.



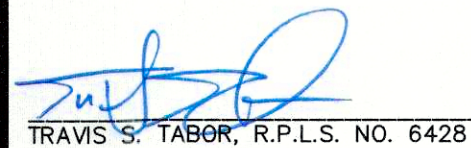
10/18/2021

STEPHEN R. JAMISON, P.E.
JAMISON CIVIL ENGINEERING, LLC
13812 RESEARCH BOULEVARD, B-2
AUSTIN, TEXAS 78750
(512) 484-0880
TBPE FIRM REGISTRATION NO. F-17756



LAND SURVEYOR'S STATEMENT

I, TRAVIS S. TABOR, 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.


TRAVIS S. TABOR, R.P.L.S. NO. 6428

10/18/2021
DATE

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
FIRM REGISTRATION NO. 10001800
(512) 238-7901



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 WELLS BRANCH RETAIL, LLC, 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 WELLS BRANCH RETAIL LLC, HIS, HER OR ITS HEIRS, SUCCESSORS AND ASSIGNS 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 SHALL BE PROVIDED ON BOTH SIDES OF THE 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 SA.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED 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.
- 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, WALLS AND LANDSCAPING 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.

CITY CERTIFICATION:

APPROVED THIS THE _____ DAY OF _____ 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON THE 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 AND DEVELOPMENT SERVICE DIRECTOR

TRISTA EVANS, CITY SECRETARY

THE STATE OF TEXAS {}

KNOW ALL MEN BY THESE PRESENTS

THE 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. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,
THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY



REPLAT OF LOT 1, BLOCK A,
BALLANTYNE RETAIL

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: JCE BALLANTYNE
JOB NUMBER: 20-071
DATE: 01/13/2021 | SCALE: 1" = 100'
DRAWING FILE PATH: K:\20071-JCE
BALLANTYNE\CADD\DWGS\BALLANTYNE REPLAT.DWG
FIELDNOTE FILE PATH:
N/A
RPLS: TST | TECH: JM | PARTYCHIEF: CY
CHECKED BY: TST | FIELDBOOK: 356/19

DRAWING NAME:
BALLANTYNE REPLAT

SHEET
02 of 02