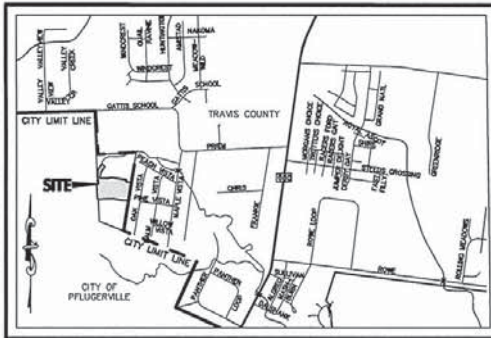


## VICINITY MAP

SCALE: 1" = 2000'



## LEGEND

- PROPERTY LINE
- - - ADJOINER LINES
- - - EASEMENT LINES
- 4' SIDEWALK
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND (UNLESS NOTED)
- △ SURVEY CONTROL POINT
- DOC. # DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- D.E. DRAINAGE EASEMENT
- VOL. VOLUME
- P.G. PAGE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- (F) BLOCK DESIGNATION

## BENCHMARKS

TBM #1 - A 1/2" IRON ROD SET WITH "DOUCET CONTROL" ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF GATTIS SCHOOL ROAD AND PENLEY LANE. ELEVATIONS DERIVED FROM GPS OBSERVATIONS, STATIC DATA PROCESSED BY O.P.U.S. ELEVATION = 744.90'

TBM #2 - A SQUARE CUT WITH X CHISELED ON THE CENTER OF A CURB INLET IN LINE WITH THE BACK OF CURB AT THE SOUTH SIDE OF CARILLON DRIVE @ HIDDEN GULLY LN. ELEV=749.36'

TBM #3 - A MAG NAIL SET WITH A DOUCET SHINER IN THE CENTER OF A CURB INLET IN LINE WITH THE BACK OF CURB AT THE SOUTHWEST CORNER OF PEACH VISTA DR @ HIDDEN GULLY LN. ELEV=745.06'

50' COMMUNITY ROAD EASEMENT  
VOL. 3632, PG. 1281 D.R.T.C.T. AND TRACT 3, DOCUMENT 2007124369

DARK TREE COVE  
(50' R.O.W.)

GREENRIDGE PHASE 3  
DOC. # 200200339  
P.R.T.C.T.

DARK TREE LANE  
(50' R.O.W.)

186.4791 ACRES  
PARMER RIDGE, LTD.  
DOC. # 1999055180  
O.P.R.T.C.T.

5.4472 ACRES  
DRAINAGE EASEMENT  
DOC. # 2002158774  
O.P.R.T.C.T.

## ROADWAY TABLE

STREET NAME	R.O.W. WIDTH	LINEAR FEET	ACRES
NAVARRE TERRACE	50' R.O.W.	±495'	0.573
PEACH VISTA DRIVE	60' R.O.W.	±655'	0.966
COLTRANE DRIVE	50' R.O.W.	±789'	0.871
MANZANO LANE	50' R.O.W.	±752'	0.806
TOTAL		±2691'	3.216

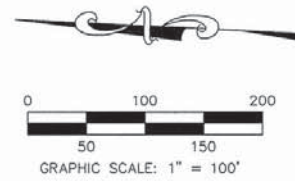
# FINAL PLAT PENLEY PARK PHASE 2

City of Pflugerville, Travis County, Texas

**DA DOUCET  
& ASSOCIATES**

Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W. Suite 160  
Austin, Texas 78735, Phone: (512)-583-2800  
www.doucetandassociates.com  
Survey Firm Registration Number: 10105800

Date: 06/09/2015  
Scale: 1"=100'  
Drawn by: JWS  
Reviewed: JSW/DRK  
Project: 972-001  
Sheet: 1 OF 2  
Field Book: 176  
Party Chief: JM  
Survey Date: FEB 2007



LOT #	SQUARE FOOTAGE	ACREAGE
9	9,699	0.223
10	9,198	0.211
11	9,194	0.211
12	12,849	0.295
13	9,199	0.211
14	9,200	0.211
15	9,200	0.211
16	9,797	0.225
TOTAL	78,336	1.798

LOT #	SQUARE FOOTAGE	ACREAGE
1	9,763	0.224
2	9,199	0.211
3	9,200	0.211
4	9,195	0.211
5	9,545	0.219
6	9,247	0.212
7	8,050	0.185
8	8,050	0.185
9	9,733	0.223
10	9,568	0.220
11	8,050	0.185
12	8,049	0.185
13	9,462	0.217
14	12,201	0.280
15	9,204	0.211
16	9,200	0.211
17	9,200	0.211
18	9,740	0.224
TOTAL	166,656	3.825

LOT #	SQUARE FOOTAGE	ACREAGE
1	9,726	0.223
2	8,629	0.198
3	8,629	0.198
4	8,629	0.198
5	9,114	0.209
6	9,052	0.208
7	9,156	0.210
8	8,170	0.188
9	8,170	0.188
10	9,873	0.227
TOTAL	89,148	2.047

LOT #	SQUARE FOOTAGE	ACREAGE
14	8,742	0.201
15	8,735	0.201
16	8,732	0.201
17	8,722	0.200
18	8,712	0.200
19	8,702	0.200
20	8,905	0.204
TOTAL	61,250	1.406



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT PENLEY PARK DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION, BEING THE OWNER OF 46.3376 ACRES OF LAND OUT OF THE PETER CONRAD SURVEY NO. 71 SITUATED IN TRAVIS COUNTY, TEXAS, TOGETHER WITH THAT CERTAIN APPURTENANT EASEMENT TRACT, ALL OF WHICH WAS CONVEYED BY DEED OF RECORD TO DECLARANT IN DOCUMENT #2007124369, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE 12.292 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PENLEY PARK PHASE 2 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

PENLEY PARK DEVELOPMENT COMPANY, INC.

BY:

FRANK SEVERINO, PRESIDENT  
6 DEANNAS WAY  
TINTON FALLS, NJ 07724

STATE OF  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK SEVERINO, 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.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY

NOTARY SIGNATURE AND DATE

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 DIRECTOR

ATTEST:

CITY SECRETARY

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20 A.D. AND DULY RECORDED ON THE DAY OF 20 A.D. AT O'CLOCK M., IN THE PLAT RECORDS 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, THE DAY OF 20 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY

DEPUTY

ENGINEER'S FLOOD PLAIN CERTIFICATION:

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, DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

DAVOUD SALEK, P.E.  
DOUCET AND ASSOCIATES, INC.  
7401 B. HWY 71 WEST  
SUITE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600  
TPE FIRM# 3937

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, SYDNEY SMITH XINOS, 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 MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, 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.

SYDNEY SMITH XINOS, R.P.L.S.  
TEXAS REGISTRATION NO. 5361  
DOUCET & ASSOCIATES, INC.  
7401-B HWY. 71 W., STE. 160  
AUSTIN, TX 78735  
STATE OF TEXAS SURVEYING FIRM CERTIFICATION# 10105800

PLAT NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 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.
- ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
- 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 GUIDELINES.
- A 10-FOOT PUE SHALL BE DEDICATED ALONG THE STREET FRONTAGE OF LOTS AS SHOWN ON THE PLAT.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL STREET WITHIN THIS SUBDIVISION.
- WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY AND WASTEWATER SHALL BE PROVIDED BY WINDEMERE UTILITY COMPANY.
- 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.
- DECLARANT DEDICATES ALL ITS RIGHT, TITLE AND INTEREST IN THE COMMUNITY ROAD EASEMENT TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 3632, PAGE 1287, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND AS TRACT 3 IN THE DEED TO DECLARANT RECORDED IN DOCUMENT #2007124369, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR USE AS A PRIVATE OR PUBLIC STREET FOR THE BENEFIT OF THE SUBDIVISION LOT OWNERS. THE PENLEY PARK SUBDIVISION HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS SHALL MAINTAIN THE COMMUNITY ROAD EASEMENT TRACT UNLESS AND UNTIL THE CITY OF PFLUGERVILLE EXPRESSLY ACCEPTS THE PEACH VISTA DRIVE BUILT IN THE COMMUNITY ROAD EASEMENT TRACT FOR MAINTENANCE.
- PER THE PRELIMINARY PLAN APPROVED BY THE CITY OF PFLUGERVILLE PLANNING AND ZONING COMMISSION ON JUNE 1, 2015, A TOTAL OF 4.66 ACRE PARKLAND IS PROPOSED IN PHASE 1 AND PHASE 3 OF PENLEY PARK SUBDIVISION. PARKLAND REQUIRED IS 3.24 ACRES. NO PARKLAND IS PROPOSED, OR REQUIRED, WITH PHASE 2 OF PENLEY PARK SUBDIVISION.

ACREAGE  
12.292 ACRES

NUMBER OF BLOCKS  
4

NUMBER OF LOTS  
43

LINEAR FEET OF NEW STREETS  
2,891 LF

ENGINEER

DOUCET & ASSOCIATES, INC.  
7401 B. HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TEXAS 78735

SURVEYOR

DOUCET & ASSOCIATES, INC.  
7401 B. HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TEXAS 78735

OWNER/SUBDIVIDER

FRANK SEVERINO  
PENLEY PARK DEVELOPMENT CO., INC.  
6 DEANNAS WAY  
TINTON FALLS, NJ 07724

SETBACKS:

FRONT YARD: 25'  
SIDE LOT LINE: 5'  
CORNER SIDE YARD: 15'  
REAR YARD: 20'  
ALL SETBACKS ARE PER THE DEVELOPMENT AGREEMENT, DOCUMENT NO. 2007158442 SECTION 2.02, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION:

DESCRIPTION OF A TRACT OF LAND CONTAINING 12.292 ACRES BEING OUT OF THE PETER CONRAD SURVEY NUMBER 71, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO PENLEY PARK DEVELOPMENT COMPANY, INC. PER DOCUMENT NUMBER 2007124390 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 12.292 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011422414):

COMMENCING AT A 1/2-INCH IRON PIPE FOUND IN THE SOUTH LINE OF A 23.81 ACRE TRACT CONVEYED TO PATRICIA A. BOWMAN IN DOCUMENT NUMBER 2000100697 (O.P.R.T.C.T.), SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK "A" OF SHALLOW CREEK SUBDIVISION RECORDED IN VOLUME 85, PAGE 8C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK "A", BEARS N87°05'19"E, A DISTANCE OF 203.16 FEET;

THENCE, LEAVING SAID SOUTH LINE OF THE 23.81 ACRE BOWMAN TRACT, WITH THE WEST LINE OF SAID SHALLOW CREEK SUBDIVISION, S09°12'50"W, A DISTANCE OF 922.96 FEET TO A CALCULATED POINT LYING N09°12'50"E, A DISTANCE OF 23.93 FEET FROM A 1/2-INCH IRON PIPE FOUND FOR AT AN ANGLE POINT IN THE WEST LINE OF LOT 7, BLOCK "G" OF SAID SHALLOW CREEK SUBDIVISION TO THE POINT OF BEGINNING;

THENCE, OVER AND ACROSS SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- N80°58'31"W, A DISTANCE OF 174.23 FEET TO A CALCULATED POINT;
- N09°01'29"E, A DISTANCE OF 62.86 FEET TO A CALCULATED POINT;
- N80°58'31"W, A DISTANCE OF 225.00 FEET TO A CALCULATED POINT;
- N83°25'10"W, A DISTANCE OF 83.06 FEET TO A CALCULATED POINT;
- N87°09'47"W, A DISTANCE OF 81.97 FEET TO A CALCULATED POINT;
- S88°28'53"W, A DISTANCE OF 82.91 FEET TO A CALCULATED POINT;
- S87°21'37"W, A DISTANCE OF 310.03 FEET TO A CALCULATED POINT;
- N02°32'05"W, A DISTANCE OF 45.94 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 419.79 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID 419.79 FOOT RADIUS CURVE A DISTANCE OF 330.60 FEET THROUGH A CENTRAL ANGLE OF 45°07'21", AND CHORD BEARING N20°00'56"E AND DISTANCE OF 322.12 FEET TO A CALCULATED POINT
- N42°35'17"E, A DISTANCE OF 30.00 FEET TO A CALCULATED POINT;
- N47°24'43"W, A DISTANCE OF 60.00 FEET TO A CALCULATED POINT;
- S42°35'17"W, A DISTANCE OF 30.01 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 479.79 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- SOUTHWESTERLY ALONG THE ARC OF SAID 479.79 FOOT RADIUS CURVE A DISTANCE OF 156.90 FEET THROUGH A CENTRAL ANGLE OF 18°44'11", AND CHORD BEARING S33°12'31"E AND DISTANCE OF 156.20 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID PENLEY PARK DEVELOPMENT COMPANY TRACT AND THE 50' COMMUNITY ROAD EASEMENT PER DEED RECORDED IN VOLUME 3632, PAGE 1281 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT AND SAID 50' COMMUNITY ROAD EASEMENT TRACT, N02°32'31"W, A DISTANCE OF 477.91 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET & ASSOC." CAP SET FOR THE NORTHWEST CORNER HEREOF, SAME BEING THE SOUTHWEST CORNER OF AN 18.18 ACRE TRACT CONVEYED TO PATRICIA A. BOWMAN IN DOCUMENT NUMBER 2000100697 (O.P.R.T.C.T.), AND BEING THE NORTHWEST CORNER OF SAID PENLEY PARK DEVELOPMENT COMPANY, INC. TRACT:

THENCE, IN PART WITH THE SOUTH LINE OF SAID 18.18 ACRE BOWMAN TRACT, AND IN PART WITH THE SOUTH LINE OF SAID 23.81 ACRE BOWMAN TRACT N87°18'07"E, A DISTANCE OF 1,133.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.292 ACRES OF LAND MORE OR LESS

BEARING BASIS:

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011422414.

LAND USE:

RESIDENTIAL  
TOTAL AREA = 12.292 AC.  
NUMBER OF LOTS = 43 LOTS

FINAL PLAT  
PENLEY PARK  
PHASE 2

City of Pflugerville, Travis County, Texas

DA DOUCET  
& ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping  
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