

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	BEARING
C1	330.60'	419.79'	45°07'21"	N20°00'56"E
C2	23.56'	15.00'	90°00'00"	N35°58'31"W
C3	6.59'	1365.00'	0°16'38"	N81°08'49"W
C4	91.34'	1365.00'	3°50'02"	N83°10'08"W
C5	89.56'	1365.00'	3°45'34"	N86°57'56"W
C6	90.40'	1365.00'	3°47'40"	S89°15'27"W
C7	20.50'	1365.00'	0°51'38"	S86°55'48"W
C8	45.16'	325.00'	7°57'41"	S89°31'11"E
C9	13.62'	15.00'	52°01'12"	S68°27'03"W
C10	66.77'	50.00'	76°30'56"	N80°41'55"E
C11	43.90'	50.00'	50°18'05"	S35°53'35"E
C12	46.68'	50.00'	53°29'15"	S16°00'04"W
C13	52.29'	50.00'	59°54'57"	S72°42'10"W
C14	38.24'	50.00'	43°49'13"	N55°25'45"W
C15	13.62'	15.00'	52°01'12"	S59°31'45"E
C16	17.54'	275.00'	3°39'18"	S87°22'00"E
C17	20.67'	275.00'	4°18'23"	N88°39'10"E
C18	49.34'	1415.00'	1°59'53"	S87°29'55"W
C19	70.08'	1415.00'	2°50'16"	S89°54'59"W
C20	70.01'	1415.00'	2°50'05"	N87°14'51"W
C21	80.35'	1415.00'	3°15'12"	N84°12'12"W
C22	23.35'	15.00'	89°12'31"	N53°37'44"E
C23	47.73'	275.00'	9°56'43"	N04°03'07"E
C24	8.53'	275.00'	1°46'38"	N01°48'34"W
C25	23.56'	15.00'	90°00'00"	N47°41'53"W
C26	34.95'	325.00'	6°09'41"	S89°37'02"E
C27	5.61'	325.00'	0°59'21"	S86°02'31"E
C28	12.09'	15.00'	46°11'13"	S71°21'33"W
C29	49.65'	50.00'	56°53'31"	N76°42'41"E
C30	41.15'	50.00'	47°08'57"	S51°16'05"E
C31	46.64'	50.00'	53°27'01"	S00°58'06"E
C32	46.68'	50.00'	53°29'15"	S52°30'02"W
C33	63.38'	50.00'	72°37'46"	N64°26'28"W
C34	15.03'	15.00'	57°25'16"	S56°50'13"E
C35	34.32'	275.00'	7°09'02"	S89°07'22"E
C36	23.56'	15.00'	90°00'00"	N42°18'07"E
C37	23.56'	15.00'	90°00'00"	N47°41'53"W
C38	3.33'	256.25'	0°44'37"	S86°56'16"W
C39	70.93'	269.44'	15°05'04"	S79°03'45"W
C40	136.45'	269.74'	28°59'01"	S57°04'11"W
C41	54.07'	419.79'	7°22'48"	S38°53'12"W
C42	37.85'	419.79'	5°09'58"	S32°36'49"W
C43	157.67'	419.79'	21°31'10"	S19°16'15"W
C44	81.01'	419.79'	11°03'25"	S02°58'57"W
C45	33.76'	50.00'	38°41'16"	N12°55'14"W
C46	187.96'	50.00'	215°23'08"	S40°02'34"W
C47	43.64'	15.00'	166°40'29"	N15°41'14"E
C48	221.72'	50.00'	254°04'24"	S59°23'12"W
C49	269.78'	1415.00'	10°55'25"	N88°02'19"W
C50	298.39'	1365.00'	12°31'30"	N87°14'16"W
C51	23.56'	15.00'	90°00'00"	S35°58'31"E
C52	33.25'	325.00'	5°51'41"	N06°05'38"E
C53	33.25'	325.00'	5°51'41"	N00°13'58"E
C54	23.56'	15.00'	90°00'00"	S42°18'07"W
C55	3.43'	270.00'	0°43'40"	S87°39'57"W
C56	189.90'	330.00'	32°58'13"	N76°12'46"W
C57	151.94'	270.00'	32°14'33"	N75°50'56"W
C58	257.53'	330.00'	44°42'51"	S64°56'42"W
C59	23.56'	15.00'	90°00'00"	N87°35'17"E
C60	210.50'	270.00'	44°40'06"	S25°04'40"E
C61	74.31'	330.00'	12°54'06"	S40°57'40"E
C62	23.56'	15.00'	90°00'00"	N02°24'43"W
C63	247.87'	50.00'	284°02'25"	S04°27'39"W
C64	247.49'	50.00'	283°38'29"	S10°41'10"W
C65	156.90'	479.79'	18°44'11"	S33°12'31"E

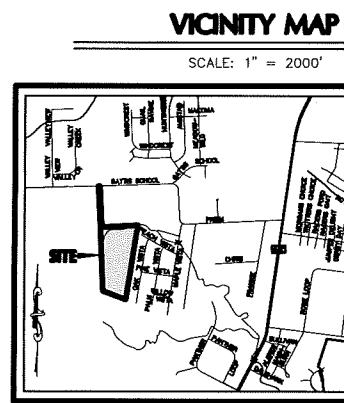
ROADWAY TABLE			
STREET NAME	R.O.W. WIDTH	LINEAR FEET	ACRES
LINKS LANE	60' R.O.W.	±264'	0.3424
PEACH VISTA DRIVE	60' R.O.W.	±1083'	1.4913
HIDDEN GULLY LANE	50' R.O.W.	±542'	0.5640
GUNNING COVE	50' R.O.W.	±204'	0.3341
CARILLON DRIVE	50' R.O.W.	±652'	0.8496
NAVARRE TERRACE	50' R.O.W.	±331'	0.4872

LOT TABLE, BLOCK F		
LOT #	SQUARE FOOTAGE	ACREAGE
11	9,726	0.2233
12	9,200	0.2112
13	10,081	0.2314
14	9,941	0.2282
15	10,105	0.2320
16	8,804	0.2021
17	11,894	0.2730
18	17,244	0.3959
19	11,745	0.2686
20	10,636	0.2458
21	8,681	0.1993
22	8,843	0.2030
23	8,253	0.1895
24	10,218	0.2346
25	9,823	0.2255
26	9,353	0.2147
27	9,750	0.2238
28	10,587	0.2426
29	14,403	0.3307
30	18,955	0.4352
31	12,004	0.2756
32	11,803	0.2710
33	9,809	0.2252
34	9,631	0.2211
35	9,726	0.2233

LOT TABLE, BLOCK H		
LOT #	SQUARE FOOTAGE	ACREAGE
1	128,680	2.9541

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N85°32'21"W	9.51'
L2	N85°32'21"W	2.41'
L3	S85°32'21"E	11.92'
L4	S85°32'51"E	6.20'
L5	S85°32'51"E	0.62'
L6	S85°32'51"E	14.70'
L7	N83°25'10"W	83.06'
L8	N87°09'47"W	81.97'
L9	S86°28'53"W	82.91'
L10	N02°32'05"W	45.94'
L11	N42°35'17"E	30.00'
L12	N47°24'43"W	60.00'
L13	N02°44'37"W	10.12'
L14	N07°11'28"E	4.00'
L15	N82°10'18"W	20.00'
L16	S07°11'28"W	4.00'
L17	S57°44'08"W	16.51'
L18	S42°35'17"W	30.01'

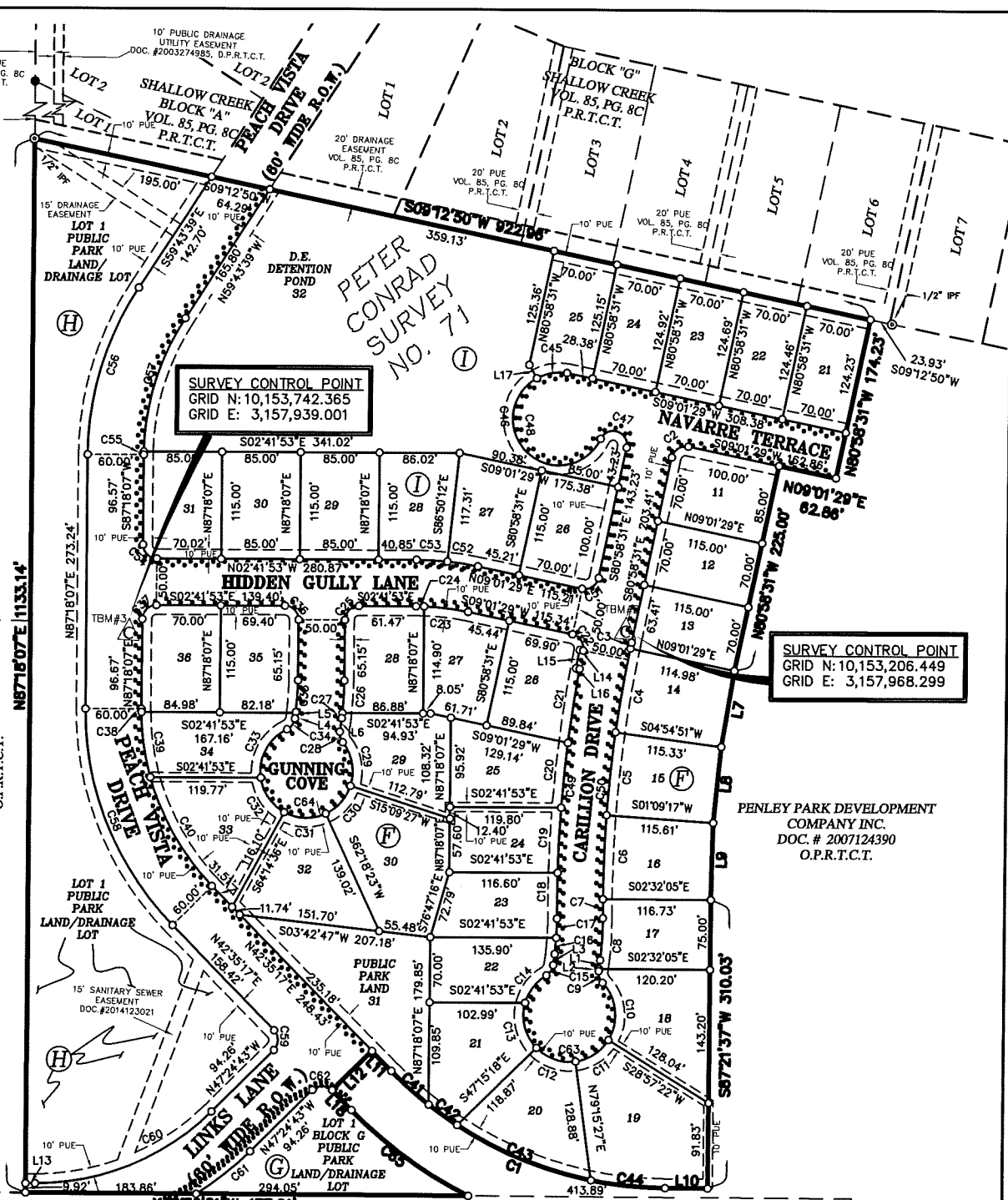
LOT TABLE, BLOCK I		
LOT #	SQUARE FOOTAGE	ACREAGE
21	8,704	0.1998
22	8,720	0.2002
23	8,736	0.2006
24	8,752	0.2009
25	8,963	0.2058
26	9,726	0.2233
27	9,733	0.2234
28	9,232	0.2119
29	9,775	0.2244
30	9,775	0.2244
31	9,729	0.2233
32	98,710	2.2661



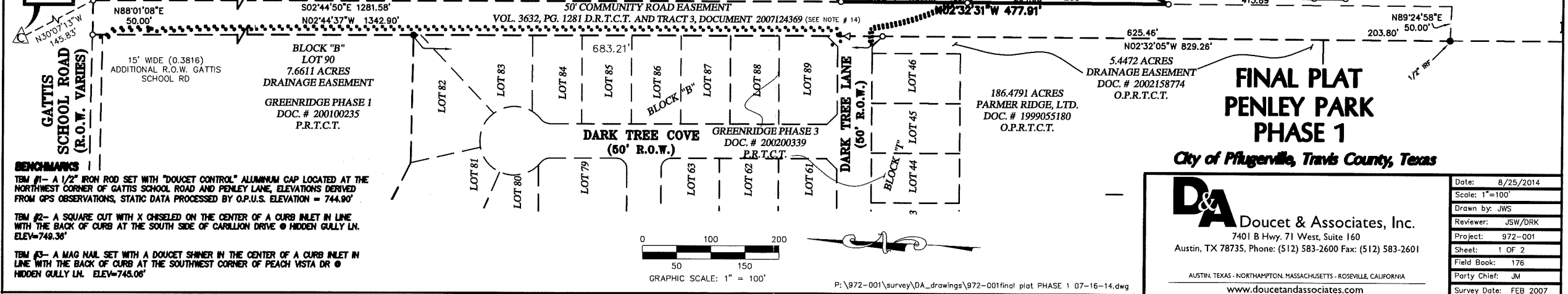
LEGEND

- 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
- DOCUMENT NUMBER
- POINT OF BEGINNING
- DRAINAGE EASEMENT
- VOLUME
- 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
- BLOCK DESIGNATION

18.18 ACRES
TRACT 1
PATRICIA A. BOWMAN
DOC. # 2000100697
O.P.R.T.C.T.



SURVEY CONTROL POINT
GRID N: 10,155,225.639
GRID E: 3,157,198.070



**FINAL PLAT
PENLEY PARK
PHASE 1**

City of Pflugerville, Travis County, Texas

D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601
www.doucetandassociates.com

Date: 8/25/2014
Scale: 1"=100'
Drawn by: JWS
Reviewer: JSW/DRK
Project: 972-001
Sheet: 1 OF 2
Field Book: 176
Party Chief: JM
Survey Date: FEB 2007

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 18.3984 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PENLEY PARK PHASE 1 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 NEW JERSEY
COUNTY OF MONMOUTH

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 20th DAY OF August 2014 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY

NOTARY SIGNATURE AND DATE
CHRISTOPHER M SOTO
Notary Public
State of New Jersey
My Commission Expires Mar 8, 2015

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 DEBEAUVOR, 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 DEBEAUVOR, 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.

DAVOOD SALEK, P.E.
DOUCET AND ASSOCIATES, INC.
7401 B, HWY 71 WEST
SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600
TBPE 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:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. 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.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. 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.
6. 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.
7. 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.
8. 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.
9. A 10-FOOT PUE SHALL BE DEDICATED ALONG THE STREET FRONTAGE OF LOTS AS SHOWN ON THE PLAT.
10. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
11. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL STREET WITHIN THIS SUBDIVISION, EXCEPT FOR ALONG THE STREET FRONTAGE OF LOT 1, BLOCK H. IN ADDITION, A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON THE WEST SIDE OF THE OFFSITE PORTION OF LINKS LANE FROM THIS SUBDIVISION NORTHERLY TO GATTIS SCHOOL ROAD.
12. WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY AND WASTEWATER SHALL BE PROVIDED BY WINDEMERE UTILITY COMPANY.
13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TOEQ (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.
14. 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 LINKS LANE STREET BUILT IN THE COMMUNITY ROAD EASEMENT TRACT FOR MAINTENANCE.
15. DECLARANT, PENLEY PARK HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, MAY ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF PFLUGERVILLE TO MAINTAIN THE DEDICATED PARK LAND.
16. DECLARANT, PENLEY PARK HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE DETENTION POND (LOT 32, BLOCK I) WITHIN THE SUBDIVISION.
17. LOT 1, BLOCK H, LOT 31, BLOCK F AND LOT 1, BLOCK G ARE PUBLIC PARKLAND LOTS TO BE DEDICATED TO THE CITY OF PFLUGERVILLE THROUGH A SEPARATE GENERAL WARRANTY DEED FOLLOWING THE SUBJECT FINAL PLAT RECORDATION.

ACREAGE

18.3984 ACRES

NUMBER OF BLOCKS

4

NUMBER OF LOTS

40

LINEAR FEET OF NEW STREETS

3,076 LF

PARKLAND TABLE

	LOTS	ACRES
RESIDENTIAL:	36	8.2919
NON-RESIDENTIAL:	0	00.000
PRIVATE OPEN SPACE:	0	00.000
DETENTION:	1	2.2861
RESIDENTIAL INCLUDED IN THIS PHASE:	36	8.2919
PREVIOUS RESIDENTIAL PHASES:	0	00.000
TOTAL RESIDENTIAL:	36	8.2919
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	3	3.7719
LOT 1, BLOCK H		
LOT 31, BLOCK F		
LOT 1, BLOCK G		
TOTAL PARKLAND REQUIRED:	N/A	0.720
TOTAL PARKLAND DEDICATED TO DATE:	3	3.7719

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. 2007188442 SECTION 2.02, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS

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 = 18.3984 AC.
NUMBER OF LOTS = 40 LOTS

LEGAL DESCRIPTION:

DESCRIPTION OF A TRACT OF LAND CONTAINING 18.3984 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 2007124369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 18.3984 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 1.0001142);

BEGINNING 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 2000100897 (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, S091°2'50"W, A DISTANCE OF 922.96 FEET TO A CALCULATED POINT LYING N091°2'50"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;

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

1. N80°58'31"W, A DISTANCE OF 174.23 FEET TO A CALCULATED POINT;
2. N09°01'29"E, A DISTANCE OF 62.86 FEET TO A CALCULATED POINT;
3. N80°58'31"W, A DISTANCE OF 225.00 FEET TO A CALCULATED POINT;
4. N83°25'10"W, A DISTANCE OF 83.06 FEET TO A CALCULATED POINT;
5. N87°09'47"W, A DISTANCE OF 81.97 FEET TO A CALCULATED POINT;
6. S88°28'53"W, A DISTANCE OF 82.91 FEET TO A CALCULATED POINT;
7. S87°21'37"W, A DISTANCE OF 310.03 FEET TO A CALCULATED POINT;
8. N02°32'05"W, A DISTANCE OF 45.84 FEET TO A CALCULATED POINT AT THE BEGINNING OF A 419.79 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
9. 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°00'58"E AND DISTANCE OF 322.12 FEET TO A CALCULATED POINT
10. N42°35'17"E, A DISTANCE OF 30.00 FEET TO A CALCULATED POINT;
11. N47°24'43"W, A DISTANCE OF 60.00 FEET TO A CALCULATED POINT;
12. 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;
13. SOUTHWESTERLY ALONG THE ARC OF SAID 479.79 FOOT RADIUS CURVE A DISTANCE OF 156.90 FEET THROUGH A CENTRAL ANGLE OF 16°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 2000100897 (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 N07°18'07"E, A DISTANCE OF 1,133.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.3984 ACRES OF LAND MORE OR LESS

FINAL PLAT
PENLEY PARK
PHASE 1

City of Pflugerville, Travis County, Texas

D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601

AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA

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Date:	8/25/2014
Scale:	1"=100'
Drawn by:	JWS/DRK
Reviewer:	JSW
Project:	972-001
Sheet:	2 OF 2
Field Book:	176
Party Chief:	JM
Survey Date:	FEB 2007