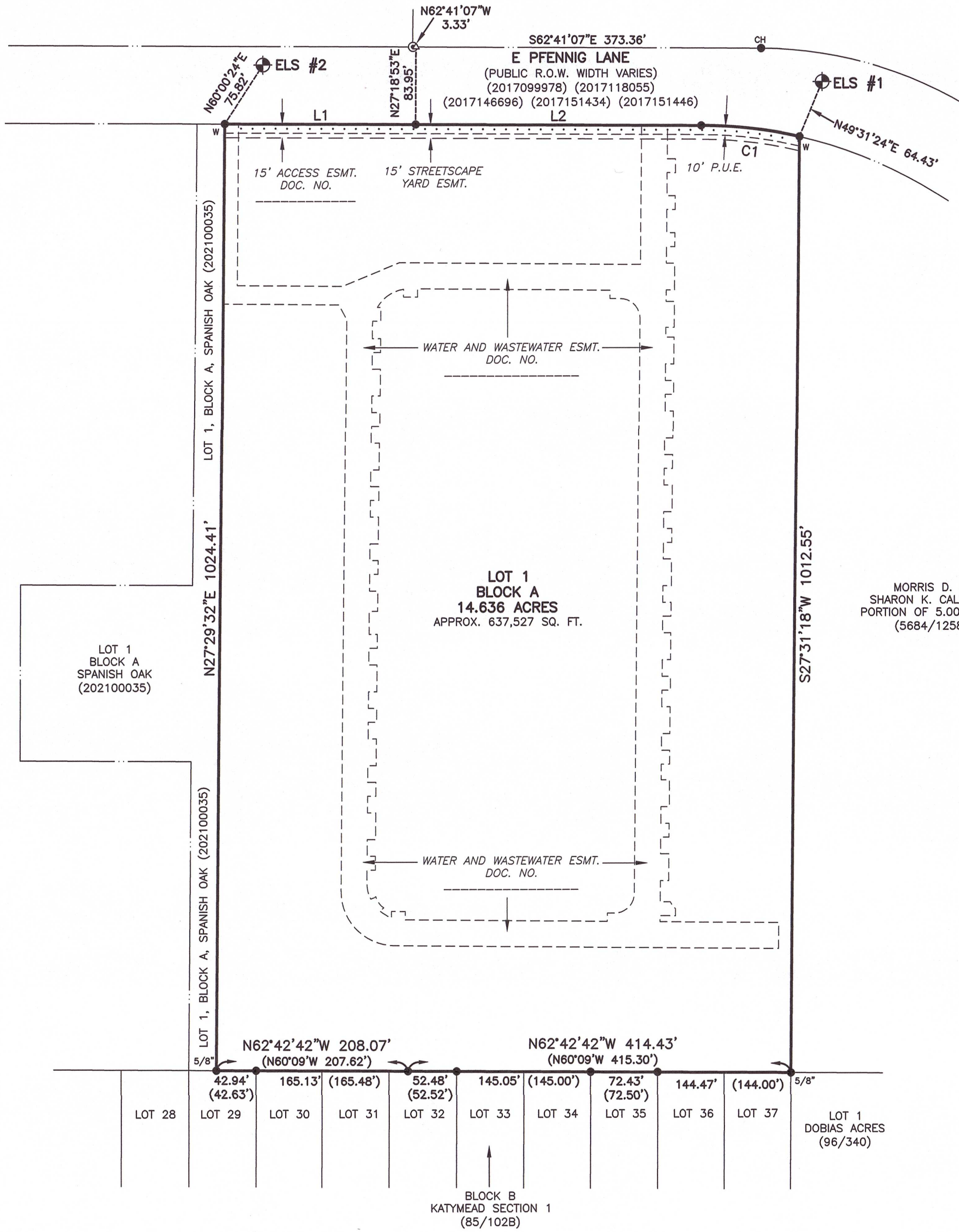
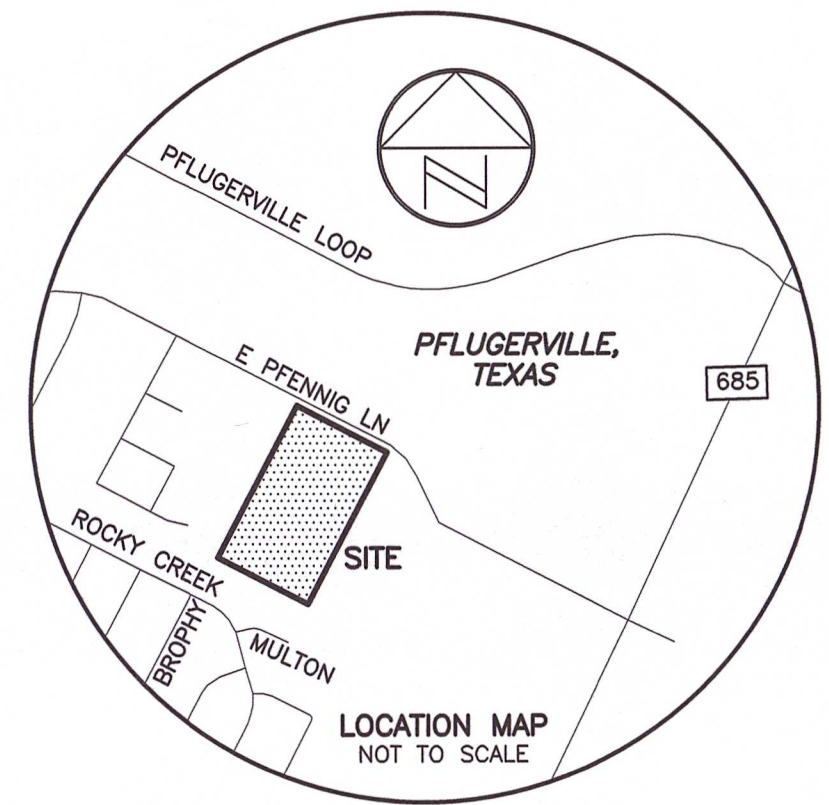


PFENNIG PLACE FINAL PLAT

14.636 ACRES OUT OF THE
HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99,
TRAVIS COUNTY, TEXAS



MORRIS D. &
SHARON K. CALLAWAY
PORTION OF 5.00 ACRES
(5684/1258)

SCALE: 1" = 100'
GRAPHIC SCALE



THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #1"
MAG NAIL WITH WASHER SET IN CONCRETE
SURFACE COORDINATES:
N 10140188.69
E 3155206.81
TEXAS STATE PLANE COORDINATES:
N 10139174.77
E 3154891.32
ELEVATION = 744.97'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
COMBINED SCALE FACTOR = 0.999900010 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0,0
THETA ANGLE: 01°24'13"

ADDITIONAL BENCHMARK INFORMATION:
ELS #2: MAG NAIL WITH WASHER SET IN THE NORTHEAST CORNER OF A CURB INLET ON THE NORTH SIDE OF E PFENNIG LANE, APPROX. 75' NORTHEAST OF THE NORTHWEST CORNER OF TRACT 2.
ELEVATION = 735.40'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	485.00'	12°41'00"	107.36'	S56°22'31"E	107.14'	(S56°21'56"E 107.15')

LEGEND	
ch ●	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
w ●	1/2" REBAR WITH "WALKER PARTNERS" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
⊙	1/2" IRON PIPE FOUND (OR AS NOTED)
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
—	SUBJECT BOUNDARY LINE
- - -	ADJOINING PROPERTY LINE
- - -	EASEMENT LINE
· · · ·	6' WIDE SIDEWALK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
ELS	EARLY LAND SURVEYING
()	RECORD INFORMATION

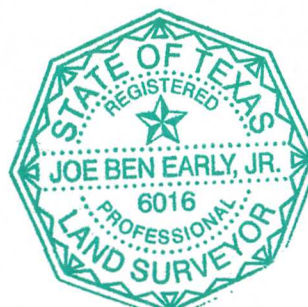
OWNER/SUBDIVIDER:
BARBARA PACKARD MATHEWS
15036 PFENNIG LN
PFLUGERVILLE, TX 78660

ENGINEER:
KTCIVIL
6805 N. CAPITAL OF TEXAS HWY, SUITE 315
AUSTIN, TEXAS 78731
PHONE: (512) 758-7474
CONTACT: CAYLEA POGUE

SURVEYOR:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE: 14.636 ACRES

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S62°42'25"E	207.48'	(S62°41'56"E 207.52')
L2	S62°42'25"E	309.01'	(S62°41'56"E 308.97')



8/10/24

**EARLY
LAND SURVEYING**
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1153-001
DRAWING NO.: 1153-001-PL1
PLOT DATE: 10/1/24
PLOT SCALE: 1" = 100'
DRAWN BY: JBE
**SHEET
01 OF 02**

PFENNIG PLACE FINAL PLAT

14.636 ACRES OUT OF THE
HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99,
TRAVIS COUNTY, TEXAS

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT BARBARA PACKARD MATHEWS, BEING THE OWNER OF 14.636 ACRES OF LAND OUT OF THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NOS. 2020139553 AND 2020139554 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.636 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

PFENNIG PLACE

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

BARBARA PACKARD MATHEWS
15036 PFENNIG LN
PFLUGERVILLE, TX 78660

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA PACKARD MATHEWS, 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'S SIGNATURE

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, DATED 8/18/2014 FOR TRAVIS COUNTY, TEXAS.

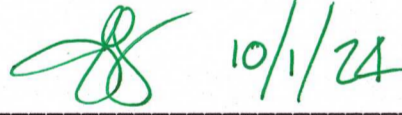
CAYLEA N. POGUE, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 138450
KITCHEN TABLE CIVIL SOLUTIONS
6805 N CAPITAL OF TX HWY STE 315
AUSTIN, TX 78731
512-758-7474

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:

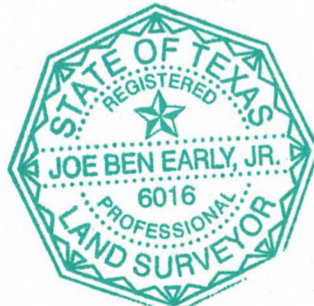
COUNTY OF TRAVIS

THAT I, JOE BEN EARLY, JR., 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 FOUND OR 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.

 10/1/24

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631



CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, 20__ 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.

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

GENERAL NOTES:

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
2. WATER AND WASTEWATER SHALL BE PROVIDED BY 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 PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR [PROPERTY OWNER(S)], 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.
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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON E. PFENNIG LANE STREET.
8. 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, BOTH AS AMENDED.
9. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24, AS AMENDED.
10. PRIVATE PARKLAND AMENITIES WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED BY THE PFENNIG PLACE HOA. PRIVATE AMENITY DESIGN WILL BE PROVIDED WITH THE SITE DEVELOPMENT PERMIT. A SEPARATE LOT WILL NOT BE DEDICATED WITH THE PRIVATE AMENITIES.
11. THE STREETScape YARD EASEMENT WILL BE OWNED AND MAINTAINED BY THE PFENNIG PLACE HOA.
12. 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.
13. 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. ON SITE STORM DESIGN TO BE DESIGNED WITH SITE DEVELOPMENT PERMIT.
14. 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.
15. 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.
16. 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.
17. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED & APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
18. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS: ENGINEERING REPORT, BY KTCIVIL, AUGUST, 2024.
19. 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.
20. 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.
21. 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.

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA 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., DULY RECORDED ON THE ____ DAY OF

_____, 20__, A.D., AT ____O'CLOCK ____M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER

_____ OF THE 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.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1153-001
DRAWING NO.:
1153-001-PL1
PLOT DATE:
10/1/24
PLOT SCALE:
1" = 100'
DRAWN BY:
JBE
SHEET
02 OF 02