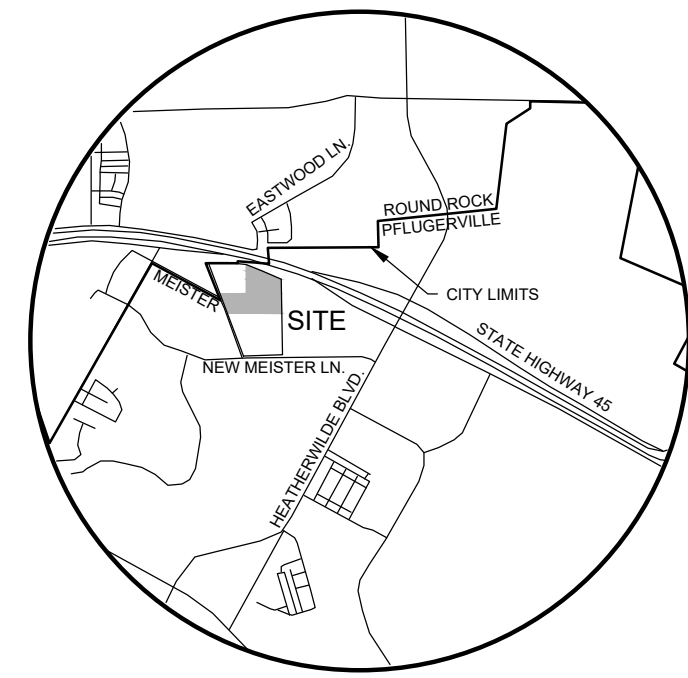
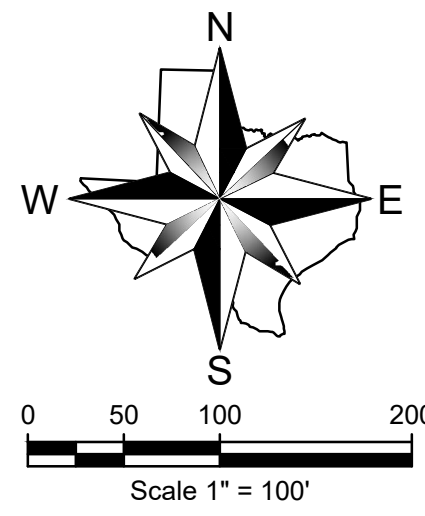


GENERAL NOTES:
 1. The assessed roadway impact fee is hereby assessed and established according to the City of Pflugerville Ordinance No. 1470-20-11-24. Roadway impact fees will be paid prior to the issuance of any building permit.

LEGEND
 CIRS 1/2" iron rod set w/ plastic cap stamped "WAI 5714"
 IRF Iron Rod Found
 BMON Brass Monument
 TxDOT Texas Department of Transportation
 XCF "X" cut in Concrete Found
 CM Controlling Monument
 CC # County Clerk's Instrument Number
 Proposed Sidewalk

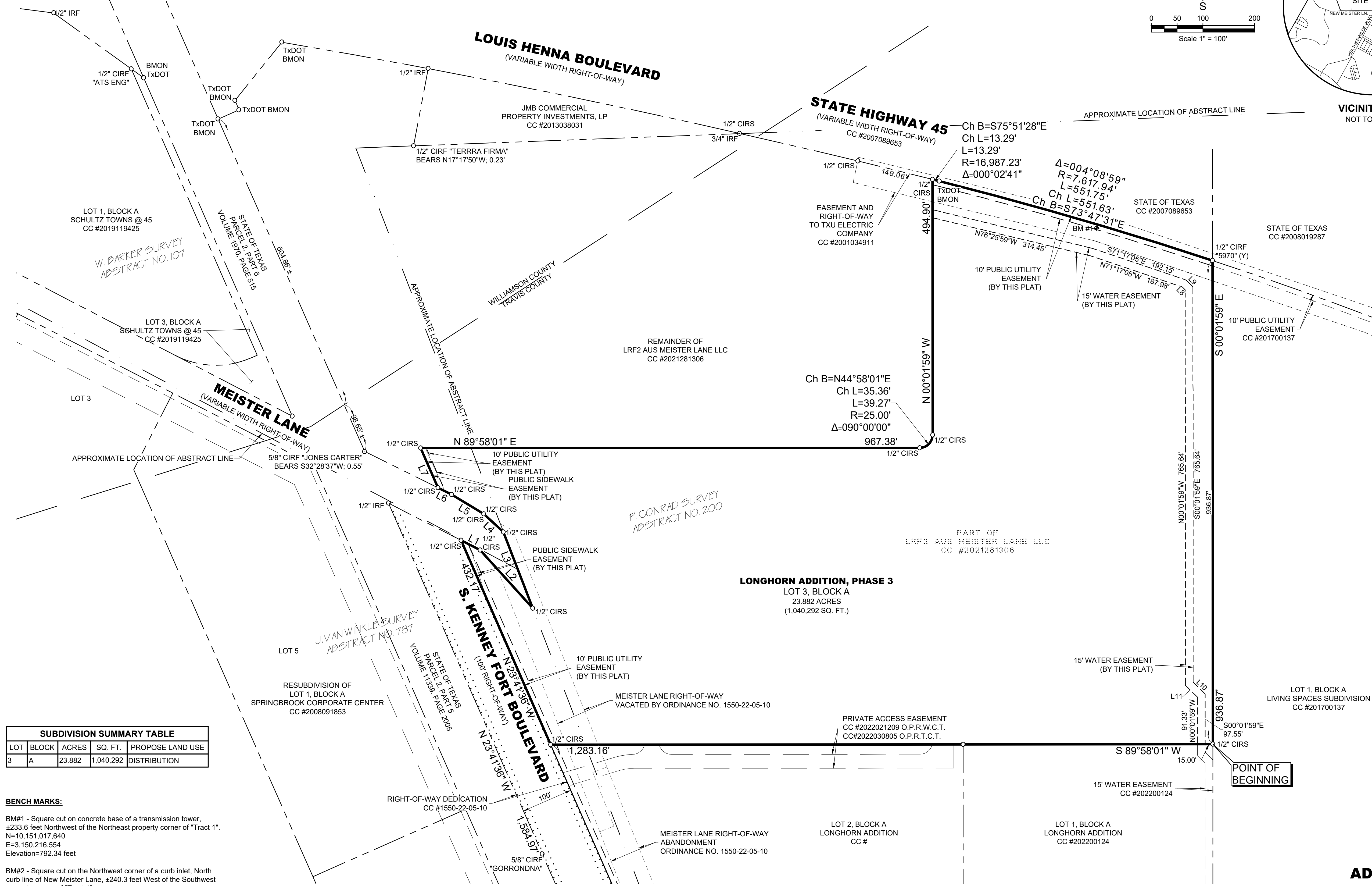
FLOOD NOTE
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel Nos. 48452C0280J and 48453C0260J, both dated August 18, 2014, this property is within Flood Zone X.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 Hillcrest Plaza Drive, Suite 215
 Dallas, Texas 75230
 (214) 490-7090
 P.E. License No. 10424
 Texas Engineering Registration No. 99-0000000000
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NO.	DATE	REVISION	APPROVAL



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S62°55'05"E	41.64'
L2	S42°07'27"E	151.91'
L3	N21°03'28"W	158.28'
L4	N47°27'28"W	51.85'
L5	N58°50'45"W	72.62'
L6	N63°38'13"W	29.49'
L7	N23°41'36"W	83.87'
L8	N45°01'59"W	8.30'
L9	S45°01'59"E	18.01'
L10	S45°01'59"E	32.53'
L11	N45°01'59"W	32.53'

SUBDIVISION SUMMARY TABLE

LOT	BLOCK	ACRES	SQ. FT.	PROPOSE LAND USE
3	A	23.882	1,040,292	DISTRIBUTION

BENCH MARKS:
 BM#1 - Square cut on concrete base of a transmission tower, ±233.6 feet Northwest of the Northeast property corner of "Tract 1".
 N=10,151,017.640
 E=3,150,216.554
 Elevation=792.34 feet
 BM#2 - Square cut on the Northwest corner of a curb inlet, North curb line of New Meister Lane, ±240.3 feet West of the Southwest property corner of "Tract 1".
 N=10,149,104.153
 E=3,150,202.389
 Elevation=766.41 feet
 Combined scale factor: 1.00011

P. CONRAD SURVEY, ABSTRACT NO. 200, THE J. VAN WINKLE SURVEY, ABSTRACT NO. 787, AND THE W. BARKER SURVEY, ABSTRACT NO. 107, CITY OF PFLUGERVILLE, TRAVIS TEXAS
 LRF2 AUS MEISTER LANE LLC
 116 HUNTINGTON AVE., SUITE 1001
 BOSTON, MA 02116

FINAL PLAT
LONGHORN ADDITION, PHASE 3
 LOT 3, BLOCK A

Date: 07.19.22
 Scale: 1" = 100'
 File: 45132.0B-FPLT-3
 Project No.: 45132

CITY PROJECT #: 2022-?-FP
 FINAL PLAT
LONGHORN ADDITION, PHASE 3
 LOT 3, BLOCK A
 BEING 23.882 ACRES OUT OF THE P. CONRAD SURVEY, ABSTRACT NO. 200, THE J. VAN WINKLE SURVEY, ABSTRACT NO. 787, AND THE W. BARKER SURVEY, ABSTRACT NO. 107, CITY OF PFLUGERVILLE, TRAVIS TEXAS

OWNER:
 LRF2 AUS Meister Lane LLC
 116 Huntington Ave., Suite 1001
 Boston, MA 02116

SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (214) 490-7090

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TRAVIS & WILLIAMSON

WHEREAS, We, LRF2 AUS Meister Lane LLC, are the sole owners of 23.882 acre tract of land situated in the P. CONRAD SURVEY, ABSTRACT NO. 200, and the J. VAN WINKLE SURVEY, ABSTRACT NO. 787, in the City of Pflugerville, Travis, Texas, being a portion of a tract of land described in Special Warranty Deed to LRF2 AUS Meister Lane LLC as recorded in County Clerk's Instrument No. 2021281306, Official Public Records, Travis County, Texas, and part of Meister Lane Vacated by Ordinance No. 1550-22-05-10, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for the Northeast corner of Lot 1, Block A, Longhorn Addition, an addition to the City of Pflugerville, Travis County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 202200124, Official Public Records, Travis County, Texas, on the West line of Lot 1, Block A, of Living Spaces Subdivision, an addition to the City of Pflugerville, Travis County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201700137, Official Public Records, Travis County, Texas;

THENCE South 89 degrees 58 minutes 01 seconds West, departing the West line of said Lot 1, Block A, of said Living Spaces Subdivision, along the North line of said Lot 1, Block A, of said Longhorn Addition, passing the Northwest corner of said Lot 1, Block A at a distance of 484.00 feet, continuing along the South line of said LRF2 AUS Meister Lane LLC tract, an additional distance of 799.16 feet, a total distance of 1,283.16 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for the most Southerly Southwest corner of said LRF2 AUS Meister Lane LLC tract on the East right-of-way of S. Kenney Fort Boulevard, a 100-foot right-of-way;

THENCE North 23 degrees 41 minutes 36 seconds West, along the East right-of-way of said S. Kenney Fort Boulevard, a distance of 432.17 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner at the intersection of the South right-of-way of said Meister Lane with the East right-of-way of said S. Kenney Fort Boulevard;

THENCE South 62 degrees 55 minutes 05 seconds East, along the Southwest right-of-way of said Meister Lane, a distance of 41.64 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

THENCE South 42 degrees 07 minutes 27 seconds East, a distance of 151.91 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner

THENCE North 21 degrees 03 minutes 28 seconds West, a distance of 158.28 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

THENCE North 47 degrees 27 minutes 28 seconds West, a distance of 51.85 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

THENCE North 58 degrees 50 minutes 45 seconds West, a distance of 72.62 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

THENCE North 63 degrees 38 minutes 13 seconds West, a distance of 29.49 feet to a point for corner on the Northeast right-of-way of said Meister Lane;

THENCE departing the Northeast right-of-way of said Meister Lane, over and across said LRF2 AUS Meister Lane LLC tract, the following courses and distances:

North 23 degrees 41 minutes 36 seconds West, a distance of 83.87 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

North 89 degrees 58 minutes 01 seconds East, a distance of 967.38 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner, said point being the beginning of a curve to the left having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing of North 44 degrees 58 minutes 01 seconds East, and a chord length of 35.36 feet;

Along said curve to the left, an arc distance of 39.27 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

North 00 degrees 01 minutes 59 seconds West, a distance of 494.90 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner on the Southwest right-of-way of State Highway 45 (Louis Henna Boulevard), a variable width right-of-way, said point being the beginning of a non-tangent curve to the right having a radius of 16,987.23 feet, a central angle of 00 degrees 02 minutes 41 seconds, a chord bearing of South 75 degrees 51 minutes 28 seconds East, and a chord length of 13.29 feet;

THENCE along the South right-of-way of said State Highway 45, the North line of said LRF2 AUS Meister Lane LLC tract, and said curve to the right, an arc distance of 13.29 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner, said point being the beginning of a curve to the right having a radius of 7,671.94 feet, a central angle of 04 degrees 08 minutes 59 seconds, a chord bearing of South 73 degrees 47 minutes 31 seconds East, and a chord length of 551.63 feet;

THENCE continuing along the Southwest right-of-way of said State Highway 45, the North line of said LRF2 AUS Meister Lane LLC tract, and along said curve to the right, an arc distance of 551.75 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "5970" found for the Northwest corner of Lot 1, Block A, of said Living Spaces Subdivision;

THENCE South 00 degrees 01 minutes 59 seconds East, departing the Southwest right-of-way of said State Highway 45, along the West line of said Lot 1, Block A, of said Living Spaces Subdivision, a distance of 936.87 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 23.882 acres or 1,040,292 acres of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF TRAVIS & WILLIAMSON

That LRF2 AUS Meister Lane LLC, being the owner of acres of land out of the P. CONRAD SURVEY, ABSTRACT NO. 200, and the J. VAN WINKLE SURVEY, ABSTRACT NO. 787, in the City of Pflugerville, Travis, Texas. Same being conveyed by deed of record in being a portion of a tract of land described in Special Warranty Deed to LRF2 AUS Meister Lane LLC as recorded in County Clerk's Instrument No. 2021281306, Official Public Records, Travis County, Texas, and part of Meister Lane Vacated by Ordinance No. 1550-22-05-10, does hereby subdivide acres of land in accordance with this plat to be known as LONGHORN ADDITION, PHASE 3, 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 _____, 2022 ad

BY: _____ AUTHORIZED SIGNATURE

STATE OF TEXAS
COUNTY OF _____

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 and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2022.

Notary Public for and in the State of Texas
My commission expires:

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF TRAVIS & WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that i prepared this plan from an actual and accurate on-the-ground survey of the land, and that the 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.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2022.

Notary Public for and in the State of Texas
My commission expires:

STANDARD PLAN NOTES AS PROVIDED IN THE SUPPLEMENTAL SCHEDULE

- 1. This plan lies within the City of Pflugerville.
2. 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.
3. A 10-foot Public Utility Easement shall be dedicated along all street frontage(s).
4. Easements dedicated to the public shall also be subject to the terms and conditions of the engineering design manual per ordinance No. 1206-15-02-24.
5. 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.
6. A ten (10) foot wide sidewalk shall be provided on both sides of the street.
7. Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
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.
9. 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.
10. The Subdivision shall mitigate post-development peak runoff rates for the 2-year, 25-year and 100-year storm events.
11. 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.
12. 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.
13. 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.
14. Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any construction.
15. No portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Community Panel Nos. 48452C0280J and 48453C0260J, both dated August 18, 2014, for Williamson and Travis Counties.
16. 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 sight distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
17. 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 replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.
18. 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.

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, F.I.R.M. panel no. 48453C0280J, dated August 18, 2014, for Travis County, Texas.

Signature of Registered Professional Engineer

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

I, Rebecca Guerra, 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 _____, 2022 A.D. at _____ o'clock _____ M., Official Public Records of said County and State as Instrument Number _____, Official Public Records of Travis County, Texas.

Witness my hand and seal of Office of the County Clerk, this _____ day of _____, 2022 A.D.

Rebecca Guerra, County Clerk
Travis County, Texas

Deputy

Filed for record at _____ o'clock _____ M., this the _____ day of _____, 2022 A.D.

Rebecca Guerra, County Clerk
Travis County, Texas

Deputy

CITY CERTIFICATION

Approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of the City.

Robert Romig, Chair

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

OWNER:
LRF2 AUS Meister Lane LLC
116 Huntington Ave., Suite 1001
Boston, MA 02116

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(214) 490-7090

CITY PROJECT #: 2022-?-FP

FINAL PLAT
LONGHORN ADDITION, PHASE 3

LOT 3, BLOCK A
BEING 23.882 ACRES OUT OF THE P. CONRAD SURVEY, ABSTRACT NO. 200, THE J. VAN WINKLE SURVEY, ABSTRACT NO. 787, AND THE W. BARKER SURVEY, ABSTRACT NO. 107, CITY OF PFLUGERVILLE, TRAVIS TEXAS

Date: 08.19.21
Scale: N/A
File: 45132.0B-FPLT-3
Project No.: 45132

SHEET
2 of 2

FINAL PLAT
LONGHORN ADDITION, PHASE 3
LOT 3, BLOCK A
LRF2 AUS MEISTER LANE LLC
116 HUNTINGTON AVE., SUITE 1001
BOSTON, MA 02116

Winkelmann & Associates, Inc.
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