

## LOCATION MAP

### FINAL PLAT OF NORTHPOINTE EAST TRACT

A 35.11 ACRE TRACT OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, SECTION 13, ABSTRACT NO. 231 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 5.574 ACRE TRACT AND A 8.478 ACRE TRACT, CONVEYED TO VERDOT PF EAST LOTS 3 AND 4 LLC, RECORDED IN DOCUMENT NO. 2023120501 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 38.14 ACRE TRACT CONVEYED TO VERDOT AT PFLUGERVILLE EAST LLC., RECORDED IN DOCUMENT NO. 2020007785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO KEDMA VENTURES, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.938 ACRE TRACT CONVEYED TO NESL PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 13.037 ACRE TRACT CONVEYED TO TMVC JV EAST LOT 1, LLC, RECORDED IN DOCUMENT NO. 2023041743 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER: NESL PARTNERS, LLC  
ADDRESS: 1101 W 34TH STREET, SUITE 111  
AUSTIN, TX, 78705

SURVEY: JOHN DAVIS SURVEY  
ABSTRACT NO. 231  
SECTION NO. 13

OWNER: TMVC JV EAST LOT 1, LLC  
ADDRESS: 3800 MAPLE AVENUE, SUITE 260  
DALLAS, TX 75219

NUMBER OF BLOCKS: 1  
RIGHT OF WAY DEDICATION LOTS: 2  
PRIVATE LOTS: 5  
TOTAL LOTS: 7

OWNER: VERDOT AT PFLUGERVILLE EAST, LLC  
ADDRESS: 100 PARK AVENUE SUITE PH4F  
FORT LEE, NJ 07024

LINEAR FEET OF NEW STREETS: 1,111'  
SUBMITTAL DATE: SEPTEMBER 19, 2022

OWNER: KEDMA VENTURES, LLC  
ADDRESS: 100 PARK AVENUE SUITE PH4F  
FORT LEE, NJ 07024

OWNER: VERDOT PF EAST LOTS 3 AND 4 LLC  
ADDRESS: 100 PARK AVENUE SUITE PH4F  
FORT LEE, NJ 07024

BENCHMARKS ARE BASED ON NAVD88

BENCHMARK 101  
CUT SQUARE ON CORNER OF CURB INLET  
GRID NORTHING: 10127692.4  
GRID EASTING: 3163211.6  
ELEVATION: 652.83'

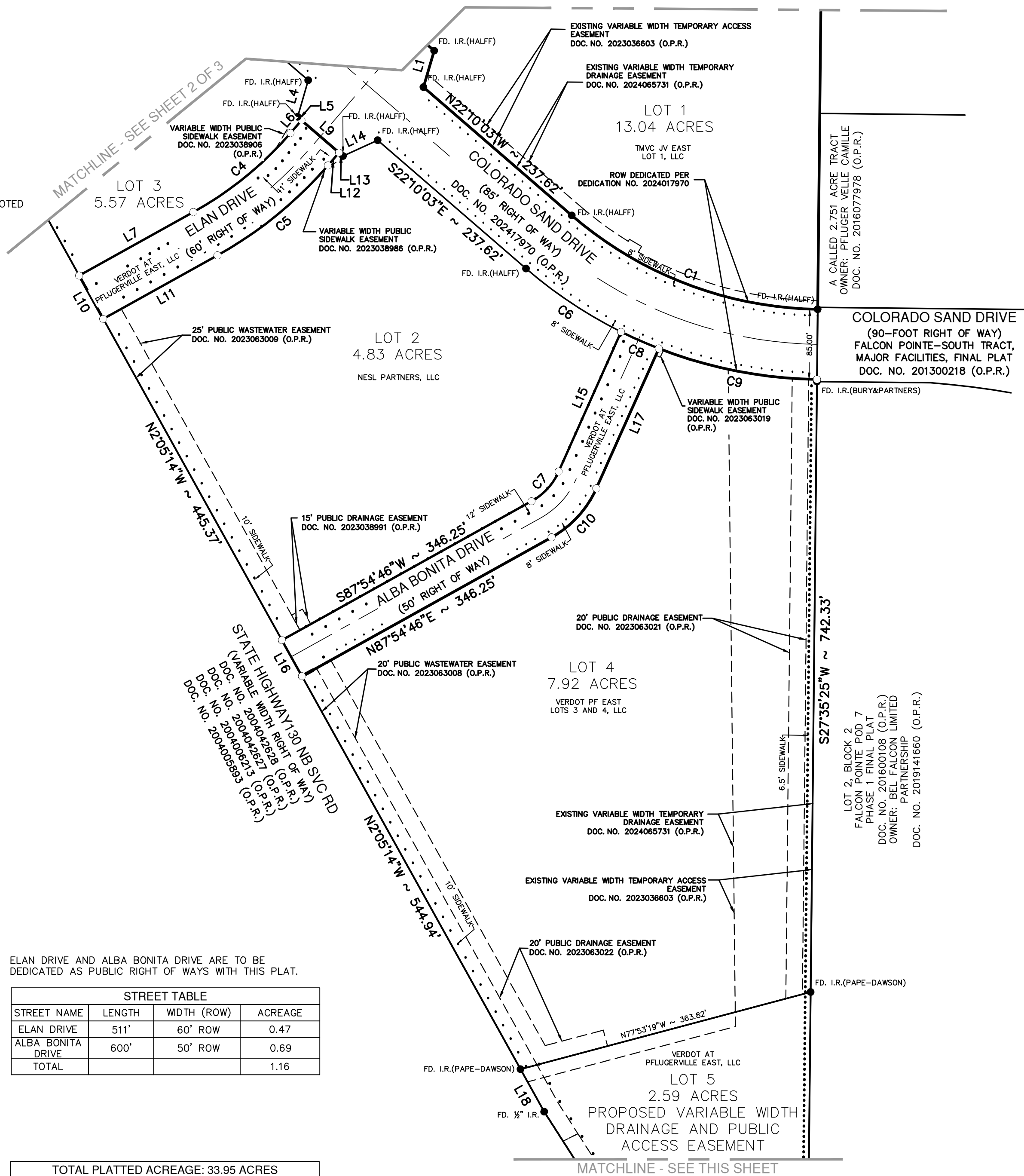
BENCHMARK 102  
CUT SQUARE ON BASE OF CONCRETE UTILITY POLE  
GRID NORTHING: 10127712.8  
GRID EASTING: 3163889.2  
ELEVATION: 648.53'

TOTAL ACREAGE: 35.11 ACRES  
RIGHT OF WAY ACREAGE: 1.16 ACRES  
PRIVATE ACREAGE: 33.95 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N. MOPAC EXPY.,  
BLDG 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

## LEGEND

- DOC. NO. DOCUMENT NUMBER  
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
FD. I.R. FOUND IRON ROD  
ROW RIGHT OF WAY  
VOL. VOLUME  
PG. PAGE(S)  
ETJ EXTRA TERRITORIAL JURISDICTION  
● FOUND IRON ROD WITH CAP AS NOTED  
— SET 1/2" IRON ROD WITH PAPE-DAWSON CAP  
..... 6.5' SIDEWALK  
..... 8' SIDEWALK  
..... 10' SIDEWALK  
..... 11' SIDEWALK  
..... 12' SIDEWALK



ELAN DRIVE AND ALBA BONITA DRIVE ARE TO BE DEDICATED AS PUBLIC RIGHT OF WAYS WITH THIS PLAT.

STREET TABLE			
STREET NAME	LENGTH	WIDTH (ROW)	ACREAGE
ELAN DRIVE	511'	60' ROW	0.47
ALBA BONITA DRIVE	600'	50' ROW	0.69
TOTAL			1.16

TOTAL PLATTED ACREAGE: 33.95 ACRES			
LOT NO.	ACREAGE	USE	
LOT 1	13.04 AC	EC, N1, GW	PRIVATE
LOT 2	4.83 AC	EC-SH, GW	PRIVATE
LOT 3	5.57 AC	EC, GW	PRIVATE
LOT 4	7.92 AC	EC, GW	PRIVATE
LOT 5	2.59 AC	GW, GW	PRIVATE

The current PUD zoning for this property requires parkland dedication or a fee in lieu payment.

Parkland dedication formula:  
(6.6 x units x 1.75) / 1000 = Acres Required

Fee in lieu payment options:  
\$496 per unit developed (\$42,943.72 per acre of parkland not provided)

The parkland requirement can be fulfilled on one or more lots or across multiple lots until satisfied. The City-designated parkland must be identified or offset by a fee in lieu payment at the time of building permit issuance.



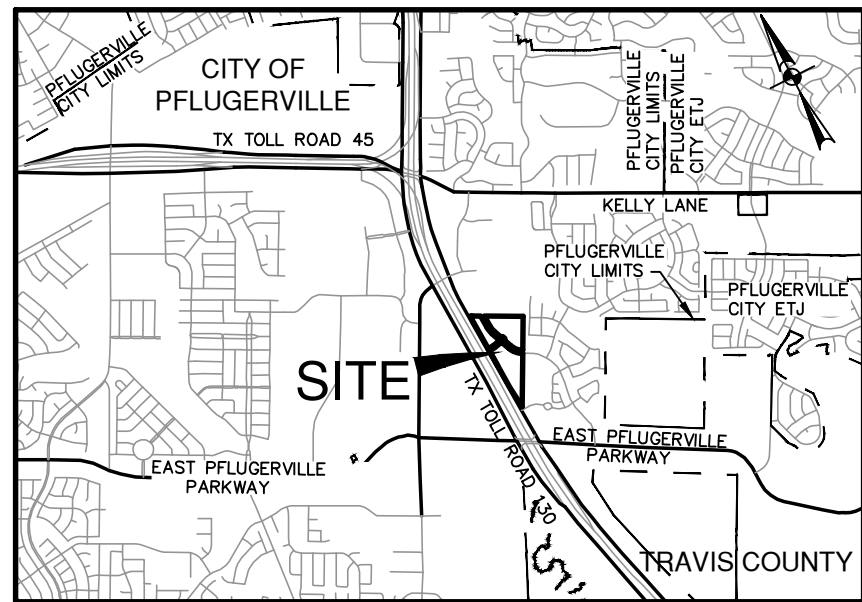
SCALE: 1" = 100'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JANUARY 17, 2024  
DATE OF PLAT SUBMITTAL: AUGUST 19, 2024

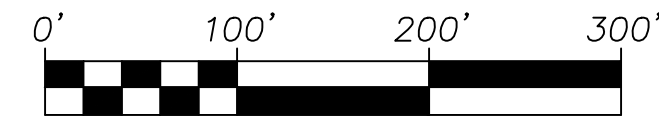
SHEET 1 OF 3



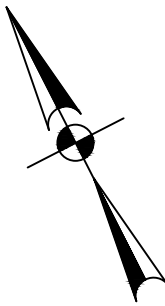
LOCATION MAP  
1" = 5000'

## FINAL PLAT OF NORTHPOINTE EAST TRACT

A 35.11 ACRE TRACT OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, SECTION 13, ABSTRACT NO. 231 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 5.574 ACRE TRACT AND A 8.478 ACRE TRACT, CONVEYED TO VERDOT PF EAST LOTS 3 AND 4 LLC, RECORDED IN DOCUMENT NO. 2023120501 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 38.14 ACRE TRACT CONVEYED TO VERDOT AT PFLUGERVILLE EAST LLC., RECORDED IN DOCUMENT NO. 2020007785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO KEDMA VENTURES, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.938 ACRE TRACT CONVEYED TO NESL PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 13.037 ACRE TRACT CONVEYED TO TMVC JV EAST LOT 1, LLC, RECORDED IN DOCUMENT NO. 2023041743 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'



### LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
ETJ	EXTRA TERRITORIAL JURISDICTION
●	FOUND IRON ROD WITH CAP AS NOTED
⊥	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
.....	6.5' SIDEWALK
.....	8' SIDEWALK
.....	10' SIDEWALK
.....	11' SIDEWALK

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N43°11'55"E	46.15'
L2	N22°08'44"W	72.74'
L3	N87°32'00"W	46.18'
L4	N43°11'55"E	46.16'
L5	N22°10'03"W	6.37'
L6	N67°49'55"E	20.47'
L7	N87°54'46"E	158.44'
L8	S28°22'30"W	46.02'
L9	S22°10'03"E	60.00'
L10	N02°05'14"W	60.00'
L11	N87°54'46"E	158.44'
L12	N67°49'55"E	20.47'
L13	S22°10'03"E	6.37'
L14	S87°32'00"E	46.16'
L15	S51°03'15"W	185.47'
L16	N02°05'14"W	50.00'
L17	N51°03'15"E	185.65'
L18	N02°05'14"W	58.93'

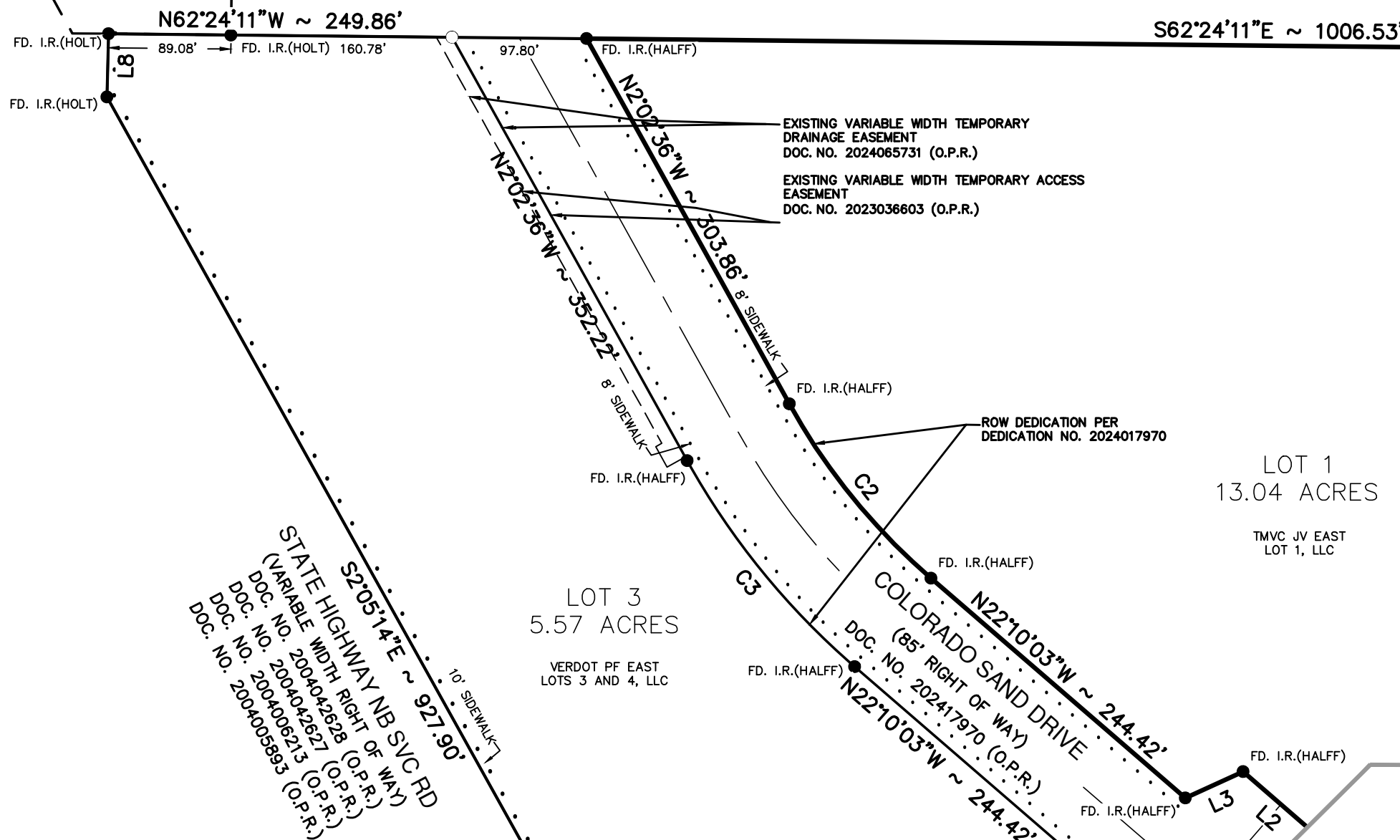
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	467.50'	039°53'10"	N42°06'38"W	318.92'	325.45'
C2	467.50'	020°07'27"	N12°06'19"W	163.36'	164.20'
C3	552.47'	020°07'30"	N12°06'19"W	193.06'	194.06'
C4	435.00'	020°04'51"	N77°52'20"E	151.68'	152.46'
C5	495.00'	020°04'51"	N77°52'20"E	172.60'	173.49'
C6	552.45'	014°23'35"	S29°21'48"E	138.42'	138.78'
C7	77.00'	036°51'31"	S69°29'01"W	48.68'	49.53'
C8	552.50'	005°11'13"	S39°09'10"E	50.00'	50.02'
C9	552.50'	020°21'44"	S51°55'38"E	195.32'	196.35'
C10	127.00'	036°51'31"	N69°29'01"E	80.30'	81.70'

A CALLED 10.502 ACRE TRACT (PHASE 6)  
OWNER: CORNERSTONE AT KELLY LANE, LLC,  
DOC. NO. 2017192882 (O.P.R.)

A CALLED 66.12 ACRE TRACT  
OWNER: PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 199904979 (O.P.R.)

FALCON POINTE SECTION FOURTEEN (PHASE 1) FINAL PLAT  
DOC. NO. 201300216 (O.P.R.)

FALCON POINTE SECTION FOURTEEN (PHASE 2) FINAL PLAT  
DOC. NO. 201400211 (O.P.R.)



MATCHLINE - SEE SHEET 1 OF 3



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JANUARY 17, 2024  
DATE OF PLAT SUBMITTAL: AUGUST 15, 2024

SHEET 2 OF 3



FINAL PLAT OF  
NORTHPOINTE EAST TRACT

A 35.11 ACRE TRACT OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, SECTION 13. ABSTRACT NO. 231 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 5.574 ACRE TRACT AND A 8.478 ACRE TRACT, CONVEYED TO VERDOT PF EAST LOTS 3 AND 4 LLC, RECORDED IN DOCUMENT NO. 2023120501 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 38.14 ACRE TRACT CONVEYED TO VERDOT AT PFLUGERVILLE EAST LLC, RECORDED IN DOCUMENT NO. 202007785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO KEDMA VENTURES, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.938 ACRE TRACT CONVEYED TO NESL PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 13.037 ACRE TRACT CONVEYED TO TMVC JV EAST LOT 1, LLC, RECORDED IN DOCUMENT NO. 2023041743 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLAT 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.
- EASEMENTS(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 AND THE GRANTOR'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 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 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.
- 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.
- 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.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED 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 POSE-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BY 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.
- 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 PFUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
- ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION 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 REPLATTING 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 PLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- A MINIMUM SIX 6 FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET IN ACCORDANCE WITH THE PUD. SIDEWALK TO BE 8 FEET ALONG BOTH SIDES OF COLORADO SAND DRIVE, 11 FEET ALONG ELAN DRIVE, 12 FEET ALONG THE NORTHERN SIDE OF ALBA BONITA DRIVE, AND 8' ALONG THE SOUTHERN SIDE OF ALBA BONITA DRIVE. SIDEWALK TO BE 10 FEET ALONG THE SH-130 FRONTAGE, AND 6.5 FEET ALONG THE EASTERN LOT LINE OF LOT 4 AND LOT 5.
- SIDEWALK LOCATIONS SHOWN ON PLAT FOR REFERENCE. SIDEWALKS TO BE CONSTRUCTED DURING SITE PLAN PHASE FOR EACH INDIVIDUAL LOT UNLESS OTHERWISE STATED. SIDEWALK ALONG SH-130 FRONTAGE ON LOT 4, AROUND LOT 5, THE WEST SIDE OF COLORADO SAND DRIVE, AND BOTH SIDE OF ELAN DRIVE AND ALBA BONITA SHALL BE CONSTRUCTED WITH PUBLIC INFRASTRUCTURE PLANS.
- POND TO BE MAINTAINED BY PRIVATE DEVELOPER OF SITE.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, KEDMA VENTURES, LLC, BEING THE OWNER OF A 3.75 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN DAVIS SURVEY, SECTION NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.75 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "NORTHPOINTE EAST TRACT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

KEDMA VENTURES, LLC,

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2024, BY \_\_\_\_\_, OF KEDMA VENTURES, LLC, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS SEAL

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

THAT, NESL PARTNERS, LLC, BEING THE OWNER OF A CALLED 4.83 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN DAVIS SURVEY, SECTION NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 4.83 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "NORTHPOINTE EAST TRACT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

NESL PARTNERS, LLC  
A Texas limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2024, BY \_\_\_\_\_, OF NESL PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS SEAL

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

THAT, VERDOT AT PFLUGERVILLE EAST, LLC, BEING THE OWNER OF A 3.75 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN DAVIS SURVEY, SECTION NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.75 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "NORTHPOINTE EAST TRACT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

VERDOT AT PFLUGERVILLE EAST, LLC

By: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2024, BY \_\_\_\_\_, OF VERDOT AT PFLUGERVILLE EAST, LLC, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS SEAL

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

THAT, TMVC JV EAST LOT 1, LLC, BEING THE OWNER THE OF A CALLED 13.04 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2023041743 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN DAVIS SURVEY, SECTION NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.04 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "NORTHPOINTE EAST TRACT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

TMVC JV EAST LOT 1, LLC

By: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2024, BY \_\_\_\_\_, OF TMVC JV EAST LOT 1, LLC, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS SEAL

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, VERDOT PF EAST LOTS 3 AND 4 LLC, BEING THE OWNER OF A CALLED 13.49 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2023120501 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN DAVIS SURVEY, SECTION NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.49 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "NORTHPOINTE EAST TRACT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

VERDOT PF EAST LOTS 3 AND 4 LLC,

By: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE OF PLAT PREPARATION: JANUARY 17, 2024  
DATE OF PLAT SUBMITTAL: AUGUST 15, 2024

STATE OF TEXAS  
COUNTY OF TRAVIS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2024, BY \_\_\_\_\_, OF VERDOT PF EAST LOTS 3 AND 4, LLC ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS SEAL

ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM No. 48453C0290J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

I, SHELLY MITCHELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Shelly Mitchell*

SHELLY MITCHELL, P.E. 103662  
ENGINEERING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759



SURVEYOR'S CERTIFICATION:

11/22/2024

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

*Parker J. Graham*

PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556



CITY CERTIFICATION:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

By: \_\_\_\_\_

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

By: \_\_\_\_\_  
JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

\_\_\_\_\_  
TRISTA EVANS, CITY SECRETARY

I, DYANA LIMON-MERCADO, CLERK OF THE TRAVIS COUNTY, TEXAS , DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON-MERCADO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801