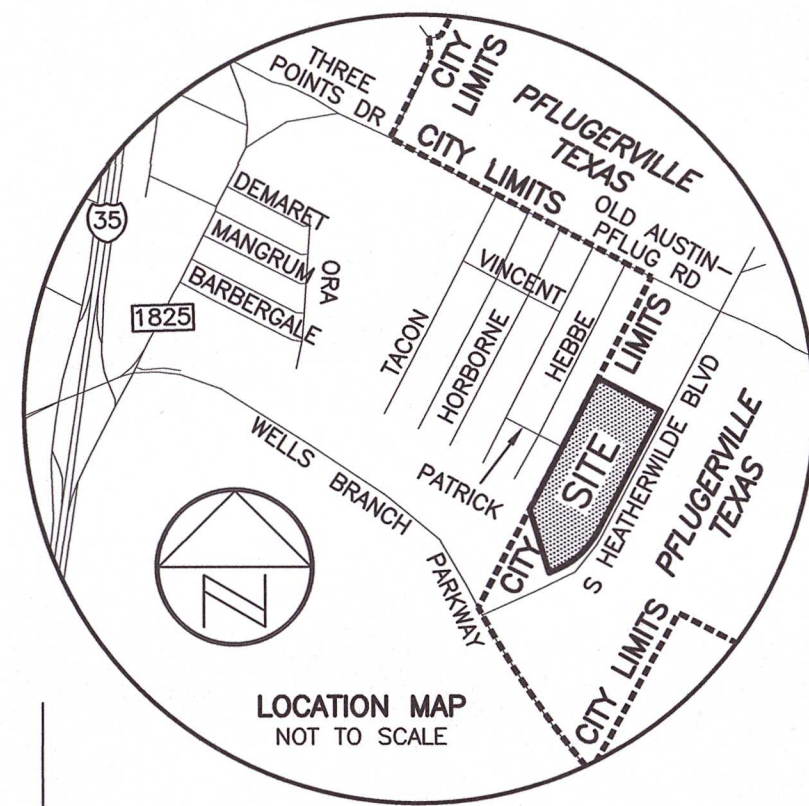
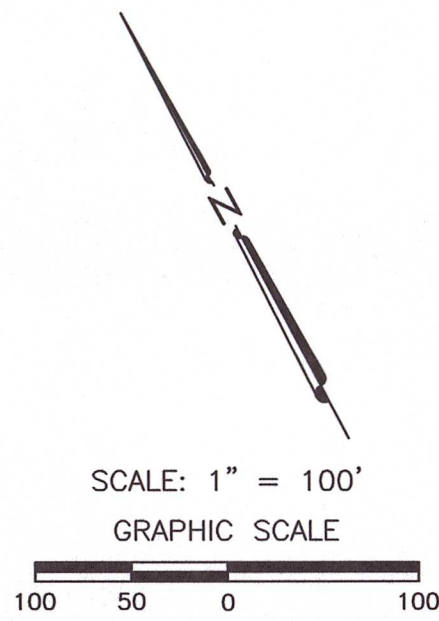
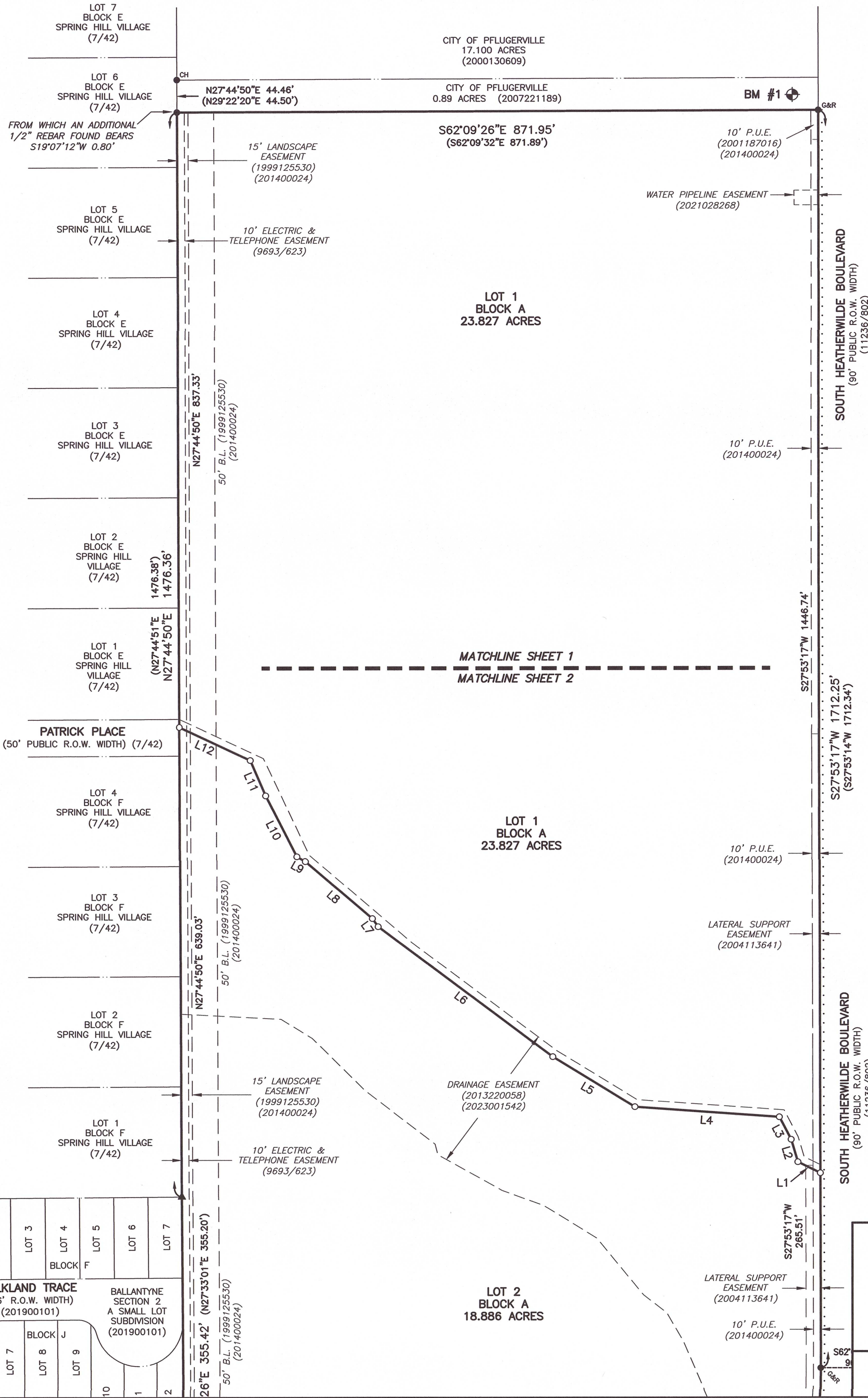


REPLAT OF LOT 1, BLOCK A CONCORDIA HIGH SCHOOL



OLYMPIC DRIVE
(PUBLIC R.O.W. WIDTH VARIES)
(93/113)



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - BL ● 1/2" REBAR WITH "BASELINE" CAP FOUND
 - CA ● 1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
 - CH ● 1/2" REBAR WITH "CHAPARRAL 4995" CAP FOUND
 - G&R ● 1/2" REBAR WITH "G&R" CAP FOUND
 - LSI ● 1/2" REBAR WITH "LSI" CAP FOUND
 - LSI* COTTON SPINDLE WITH "LSI" WASHER FOUND
 - ▲ NAIL FOUND IN SOUTHEAST FACE OF 6" WOOD FENCE POST
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
 - △ CALCULATED POINT
 - ⊕ BENCHMARK LOCATION
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ... 10' REQUIRED SIDEWALK LOCATION
 - () RECORD INFORMATION

BENCHMARK INFORMATION:

BM #1: STEEL ROD FOUND IN CONCRETE LABELED "CITY OF PFLUGERVILLE CONTROL MONUMENT NUMBER 1" LOCATED APPROX. 41' NORTH OF THE NORTHEAST CORNER OF THE SUBJECT TRACT AND APPROX. 35' WEST OF A FIRE HYDRANT AND BEING APPROX. 135' NORTH OF THE INTERSECTION OF S HEATHERWILDE BLVD AND OLYMPIC DR.

ELEVATION = 815.07'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #2: CHISELED "X" FOUND ON CONCRETE HEADWALL LOCATED ALONG THE NORTHWEST SIDE OF S HEATHERWILDE BLVD APPROX. 585' NORTHEAST OF THE SOUTHERNMOST PROPERTY CORNER OF THE SUBJECT TRACT AND APPROX. 108' WEST OF A FIRE HYDRANT LOCATED ALONG THE SOUTHEAST SIDE OF S HEATHERWILDE BLVD.

ELEVATION = 775.51'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

LOT SUMMARY

TOTAL ACREAGE: 42.713 ACRES
TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
LOT 1, BLOCK A = 23.827 ACRES; LAND USE: MULTI-FAMILY
LOT 2, BLOCK A = 18.886 ACRES; LAND USE: MULTI-FAMILY

EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

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

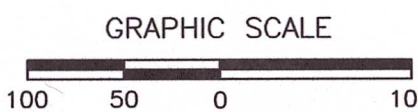
PROJECT NO.: 1009-005
DRAWING NO.: 1009-005-PLL1
PLOT DATE: 9/6/24
PLOT SCALE: 1" = 100'
DRAWN BY: JLB & JBE

SHEET 01 OF 03

REPLAT OF LOT 1, BLOCK A
CONCORDIA HIGH SCHOOL

MATCHLINE SHEET 1
MATCHLINE SHEET 2

SCALE: 1" = 100'



BENCHMARK INFORMATION:

BM #1: STEEL ROD FOUND IN CONCRETE LABELED "CITY OF PFLUGERVILLE CONTROL MONUMENT NUMBER 1" LOCATED APPROX. 41' NORTH OF THE NORTHEAST CORNER OF THE SUBJECT TRACT AND APPROX. 35' WEST OF A FIRE HYDRANT AND BEING APPROX. 135' NORTH OF THE INTERSECTION OF S HEATHERWILDE BLVD AND OLYMPIC DR.

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OWNER/SUBDIVIDER:

PFLUGERVILLE WELLS BRANCH, LLC
3131 TURTLE CREEK, SUITE 1100
DALLAS, TEXAS 75219

ENGINEER:

LJA ENGINEERING, INC.
TBPES FIRM NO. 1386
7500 RIALTO BOULEVARD,
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
0: 512-767-730

SURVEYOR:

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

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- BL 1/2" REBAR WITH "BASELINE" CAP FOUND
- CA 1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
- CH 1/2" REBAR WITH "CHAPARRAL 4995" CAP FOUND
- G&R 1/2" REBAR WITH "G&R" CAP FOUND
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- ▲ NAIL FOUND IN SOUTHEAST FACE OF 6" WOOD FENCE POST
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ... 10' REQUIRED SIDEWALK LOCATION
- () RECORD INFORMATION

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1009-005

DRAWING NO.:
1009-005-PL1

PLOT DATE:
9/6/24

PLOT SCALE:
1" = 100'

DRAWN BY:
JLB & JBE

SHEET
02 OF 03

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, UTILIZING THE
SMARTNET NORTH AMERICA NETWORK.

LOT 2
BLOCK E
SPRING HILL
VILLAGE
(7/42)

LOT 1
BLOCK E
SPRING HILL
VILLAGE
(7/42)

PATRICK PLACE
(50' PUBLIC R.O.W. WIDTH) (7/42)

LOT 4
BLOCK F
SPRING HILL VILLAGE
(7/42)

LOT 3
BLOCK F
SPRING HILL VILLAGE
(7/42)

LOT 2
BLOCK F
SPRING HILL VILLAGE
(7/42)

LOT 1
BLOCK F
SPRING HILL VILLAGE
(7/42)

LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7
BLOCK F

FALKLAND TRACE
(56' R.O.W. WIDTH)
(201900101)

LOT 7 LOT 8 LOT 9
BLOCK J

BALLANTYNE
SECTION 2
A SMALL LOT
SUBDIVISION
(201900101)

LOT 10 LOT 11 LOT 12

LOT 13
BLOCK J
BALLANTYNE
SECTION 1
(201700110)

LOT 1
BLOCK A
23.827 ACRES

DRAINAGE EASEMENT
(2013220058)
(2023001542)

15' LANDSCAPE
EASEMENT
(1999125530)
(201400024)

10' ELECTRIC &
TELEPHONE EASEMENT
(9693/623)

LOT 2
BLOCK A
18.886 ACRES

10' P.U.E.
(201400024)

LATERAL SUPPORT
EASEMENT
(2004113641)

SOUTH HEATHERWILDE BOULEVARD
(90' PUBLIC R.O.W. WIDTH)
(11236/802)

LATERAL SUPPORT
EASEMENT
(2004113641)

10' P.U.E.
(201400024)

DRAINAGE EASEMENT
(2013220058)
(2023001542)

LATERAL SUPPORT
EASEMENT
(2004113641)

WATER PIPELINE
EASEMENT
(2023023407)

15' PUBLIC
WASTEWATER
EASEMENT
(201400024)

10' P.U.E.
(201400024)

15' LANDSCAPE
EASEMENT
(1999125530)
(201400024)

LOT 1, BLOCK A
REPLAT OF LOT 1, BLOCK A,
BALLANTYNE RETAIL
(202100295)

SOUTH HEATHERWILDE
BOULEVARD
(100' R.O.W. WIDTH)
(202100295)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N35°45'15"W	34.02'
L2	N11°38'50"E	31.96'
L3	N00°31'02"E	34.51'
L4	N57°54'44"W	196.76'
L5	N30°43'39"W	131.25'
L6	N25°12'22"W	296.27'
L7	N07°39'16"W	13.55'
L8	N21°28'31"W	119.51'
L9	N32°40'46"W	12.81'
L10	N00°53'24"E	93.34'
L11	N04°33'09"E	52.25'
L12	N36°58'47"W	106.74'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	955.00'	37°12'09"	620.09'	S46°28'58"W	609.25'	(S46°29'18"W 609.25')
C2	1045.00'	7°11'49"	131.26'	S31°28'48"W	131.18'	(S31°29'00"W 131.37')

REPLAT OF LOT 1, BLOCK A
CONCORDIA HIGH SCHOOL

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____:

THAT PFLUGERVILLE WELLS BRANCH, LLC, BEING THE OWNER OF 42.713 ACRES OUT OF THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A LOT 1, BLOCK A, CONCORDIA HIGH SCHOOL SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2020250304 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY REPLAT 42.713 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

REPLAT OF LOT 1, BLOCK A, CONCORDIA HIGH SCHOOL

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

BY: _____

NAME: _____

TITLE: _____

PFLUGERVILLE WELLS BRANCH, LLC
3131 TURTLE CREEK, SUITE 1100
DALLAS, TEXAS 75219

STATE OF TEXAS:
COUNTY OF TRAVIS:

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 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 A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0260J & 48453C0270J FOR TRAVIS COUNTY, BOTH EFFECTIVE AUGUST 18, 2014.

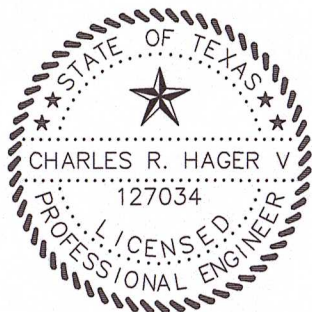
STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, CHARLES R. HAGER V, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF PFLUGERVILLE, TEXAS.

CRHager

CHARLES R. HAGER V, P.E. No. 127034
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735

9/9/2024
DATE



SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

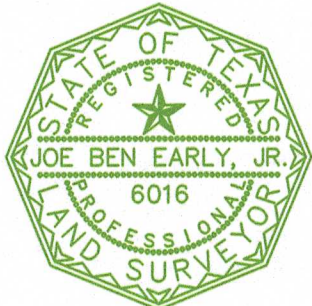
THAT I, JOE BEN EARLY, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Joe Ben Early, Jr.

9/6/2024

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.

(NAME)
CHAIRMAN

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

GENERAL NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.

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. EASEMENT(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, 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.

4. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.

5. 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 SA.

6. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY OF PFLUGERVILLE UNIFIED DEVELOPMENT CODE (UDC), SUBCHAPTER 14.

7. 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.

8. OFF-SITE DETENTION IS PROVIDED FOR THIS SUBDIVISION. THE SUBDIVISION IS A PORTION OF THE CONTRIBUTING DRAINAGE AREA FOR THE CITY OF PFLUGERVILLE REGIONAL DETENTION POND ON EAST OF S. HEATHERWILDE BOULEVARD AND NORTH OF WELLS BRANCH PARKWAY, THAT WAS ORIGINALLY DESIGNED AND CONSTRUCTED AS PART OF THE WELLS POINT STREET AND DRAINAGE IMPROVEMENT PLANS BY HUFFCUTT AND ASSOCIATES, DATED FEBRUARY 14, 1994, AND UPDATED IN "ANALYSIS OF THE CITY OF PFLUGERVILLE REGIONAL DETENTION POND" BY GARRETT-IHNEN CIVIL ENGINEERS DATED DECEMBER 28, 2011, AND FURTHER IMPROVED AS PART OF THE HEATHERWILDE MULTIFAMILY DEVELOPMENT (PHASE 1) PUBLIC CONSTRUCTION PLANS (PERMIT NO. CON2006-01) PREPARED BY LJA ENGINEERING, INC. AND ISSUED ON JANUARY 28, 2021. IMPROVEMENTS UNDER CON2006-01 PROVIDED DETENTION IMPROVEMENTS TO PROVIDE THE MITIGATION OF POST-DEVELOPMENT PEAK RUN-OFF RATES FROM LOT 1 AND LOT 2 FOR THE 2-, 10-, 25-, AND 100-YEAR NOAA ATLAS 14 STORM EVENTS. IN ACCORDANCE WITH THE APPROVED CON2006-01 DRAINAGE STUDY, LOT 2 MAY BE DEVELOPED WITHOUT ON-SITE DETENTION PROVIDED THE CITY'S STANDARD RAINFALL REQUIREMENT REMAINS NOAA ATLAS 14 AND PROVIDED THE IMPERVIOUS AREA ON LOT 2 REMAINS AT OR BELOW WHAT WAS CALCULATED IN THAT REPORT, OR AS FURTHER APPROVED BY THE CITY OF PFLUGERVILLE UNDER PERMIT NO. SDP2107-03.

9. 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.

10. 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.

11. 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.

13. 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.

14. 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.

16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

17. 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.

18. THE PARKS DEPARTMENT WILL REQUIRE A MAINTENANCE AGREEMENT TO BE SET UP FOR ALL DEDICATED PUBLIC PARKLAND, FOR THE DEVELOPER TO MAINTAIN FOR EITHER A FIXED PERIOD OR IN PERPETUITY.

19. PRIOR TO THE ISSUANCE OF ANY NEW BUILDING PERMITS FOR LOT 1 OR LOT 2, A PRO-RATA MITIGATION FEE OF \$145,931.00, AS STIPULATED IN THE APPROVED TRAFFIC IMPACT ANALYSIS (TIA) UNDER PERMIT NO. CON2006-01, MUST BE POSTED WITH THE CITY OF PFLUGERVILLE. THIS FEE REMAINS IN EFFECT UNLESS A REVISED FEE IS APPROVED THROUGH A NEW TRAFFIC IMPACT ANALYSIS BY THE CITY OF PFLUGERVILLE.

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.:
1009-005
DRAWING NO.:
1009-005-PL1

PLOT DATE:
9/6/24

PLOT SCALE:
1" = 100'

DRAWN BY:
JLB

SHEET
03 OF 03