

# FINAL PLAT

## THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT

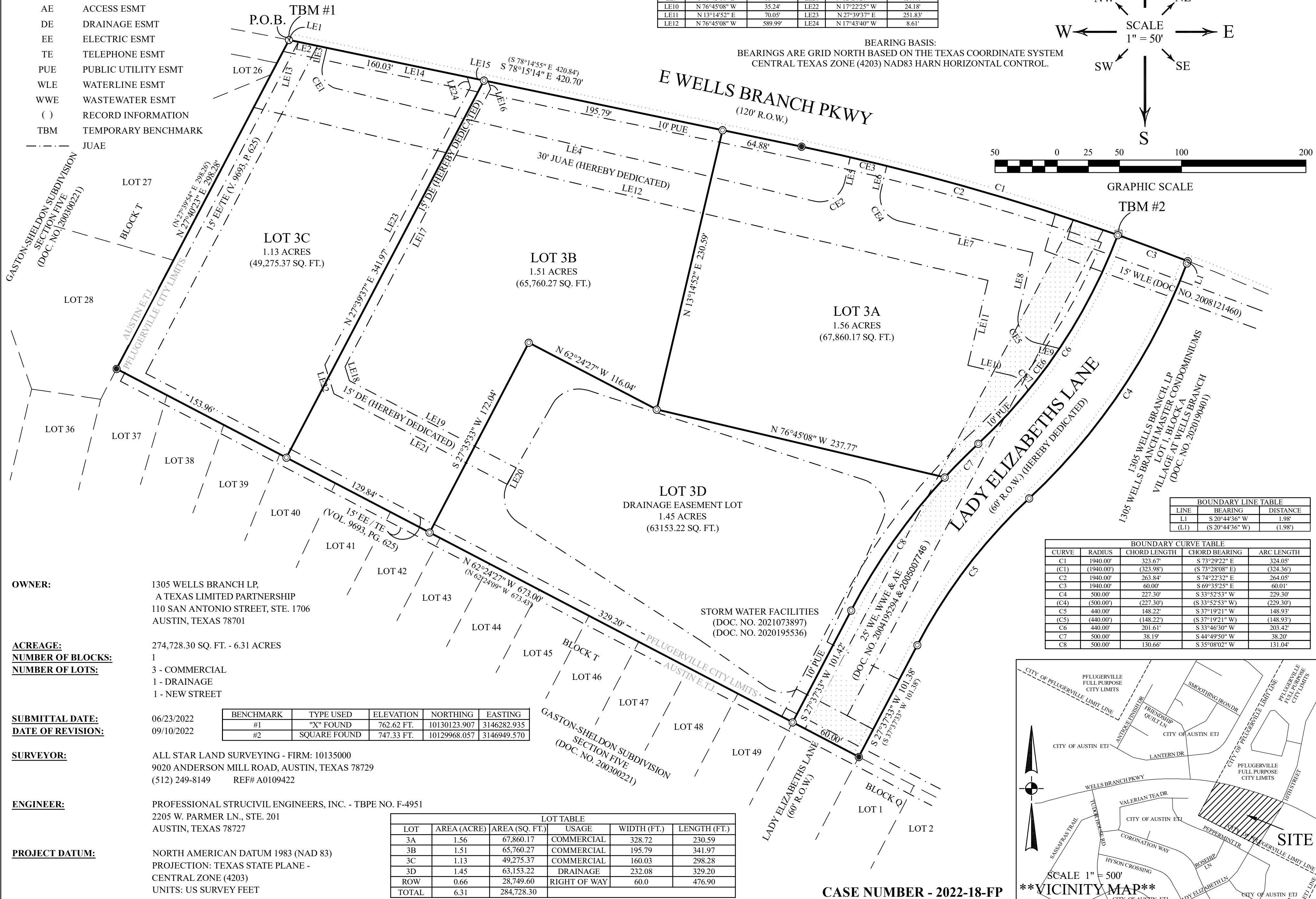
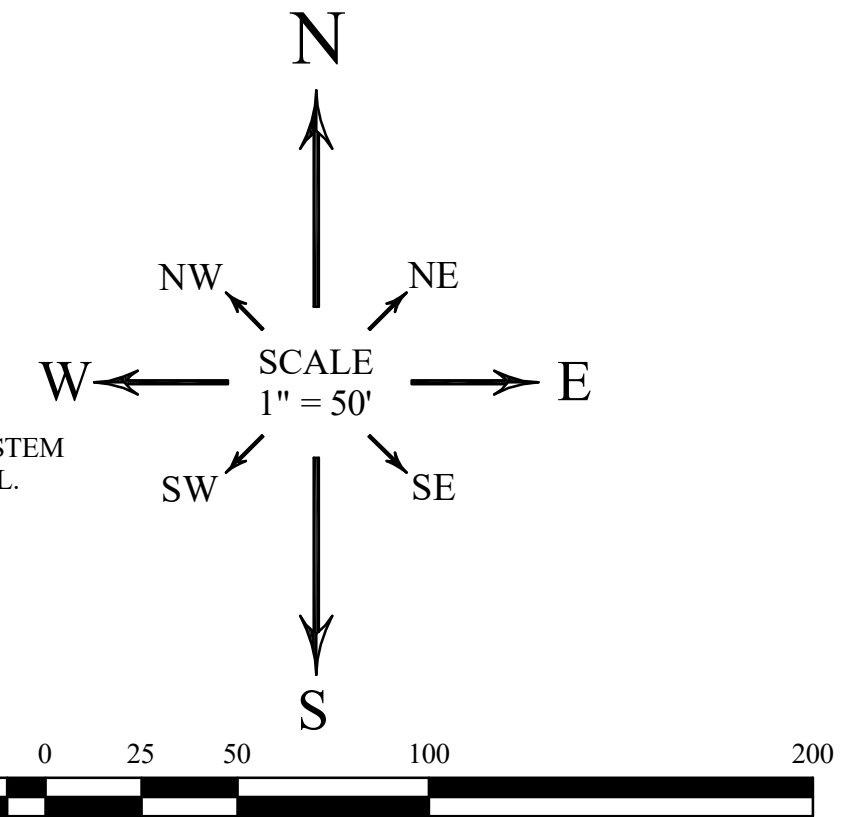
### LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- "X" SCRIBE FOUND IN CONC.
- SIDEWALK (HEREBY DEDICATED)
- 10-FT WIDE WELLS BRANCH
- 6-FT WIDE LADY ELIZABETH
- AE ACCESS ESMT
- DE DRAINAGE ESMT
- EE ELECTRIC ESMT
- TE TELEPHONE ESMT
- PUE PUBLIC UTILITY ESMT
- WLE WATERLINE ESMT
- WWE WASTEWATER ESMT
- ( ) RECORD INFORMATION
- TBM TEMPORARY BENCHMARK
- JUAE

EASEMENT CURVE TABLE				
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
CE1	15.00'	21.21'	S 31°45'08" E	23.56'
CE2	20.00'	28.28'	N 58°14'52" E	31.42'
CE3	1311.05'	30.00'	S 76°45'08" E	30.00'
CE4	20.00'	28.28'	S 31°45'08" E	31.42'
CE5	20.00'	28.28'	S 31°45'08" E	31.42'
CE6	440.00'	42.15'	S 36°38'43" W	42.17'
CE7	20.00'	18.64'	N 48°58'24" W	19.39'

EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
LE1	S 78°15'14" E	0.98'	LE13	N 13°14'52" E	59.30'
LE2	S 78°15'14" E	30.01'	LE14	S 78°15'14" E	115.25'
LE3	S 13°14'52" W	15.09'	LE15	S 78°15'14" E	17.23'
LE4	S 76°45'08" E	394.71'	LE16	S 17°43'40" E	6.41'
LE5	N 13°14'52" E	20.89'	LE17	S 27°39'37" W	251.88'
LE6	S 13°14'52" W	20.89'	LE18	S 17°22'25" E	11.74'
LE7	S 76°45'08" E	110.27'	LE19	S 62°24'27" E	151.19'
LE8	S 13°14'52" W	50.05'	LE20	S 27°35'33" W	15.00'
LE9	S 76°45'08" E	18.47'	LE21	N 62°24'27" W	157.41'
LE10	N 76°45'08" W	35.24'	LE22	N 17°22'25" W	24.18'
LE11	N 13°14'52" E	70.05'	LE23	N 27°39'37" E	251.83'
LE12	N 76°45'08" W	589.99'	LE24	N 17°43'40" W	8.61'

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM  
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

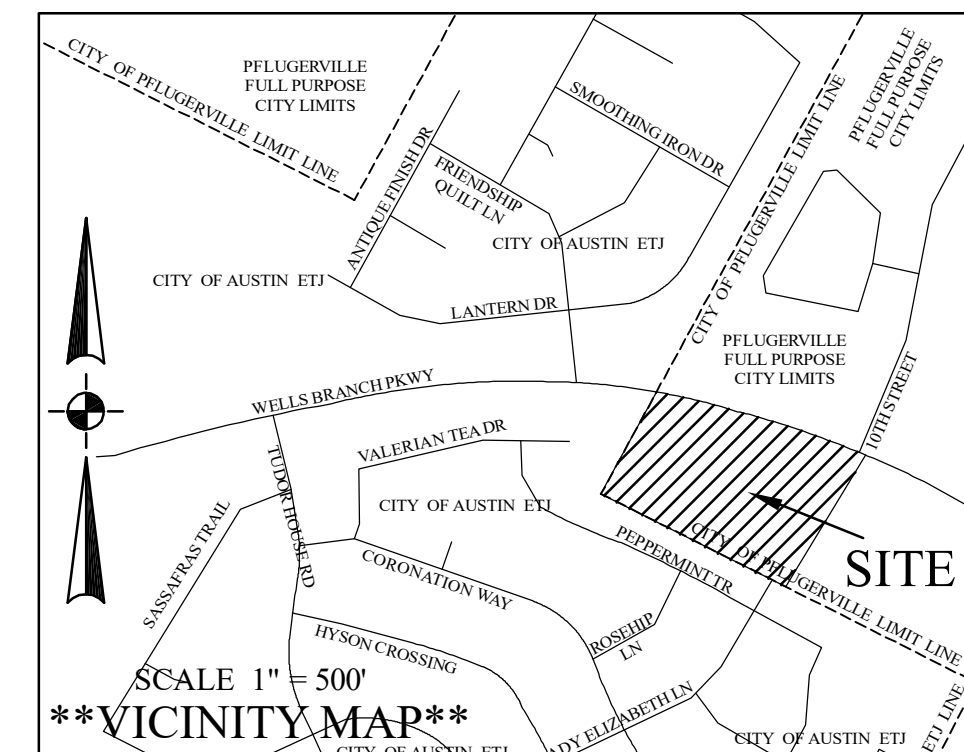


BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
LI	S 20°44'36" W	1.98'
(LI)	(S 20°44'36" W)	(1.98')

BOUNDARY CURVE TABLE				
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1940.00'	323.67'	S 73°29'22" E	324.05'
(C1)	(1940.00')	(323.98')	(S 73°28'08" E)	(324.36')
C2	1940.00'	263.84'	S 74°22'32" E	264.05'
C3	1940.00'	60.00'	S 69°35'25" E	60.01'
C4	500.00'	227.30'	S 33°52'53" W	229.30'
(C4)	(500.00')	(227.30')	(S 33°52'53" W)	(229.30')
C5	440.00'	148.22'	S 37°19'21" W	148.93'
(C5)	(440.00')	(148.22')	(S 37°19'21" W)	(148.93')
C6	440.00'	201.61'	S 33°46'30" W	203.42'
C7	500.00'	38.19'	S 44°49'50" W	38.20'
C8	500.00'	130.66'	S 35°08'02" W	131.04'

BENCHMARK	TYPE USED	ELEVATION	NORTHING	EASTING
#1	"X" FOUND	762.62 FT.	10130123.907	3146282.935
#2	SQUARE FOUND	747.33 FT.	10129968.057	3146949.570

LOT TABLE					
LOT	AREA (ACRE)	AREA (SQ. FT.)	USAGE	WIDTH (FT.)	LENGTH (FT.)
3A	1.56	67,860.17	COMMERCIAL	328.72	230.59
3B	1.51	65,760.27	COMMERCIAL	195.79	341.97
3C	1.13	49,275.37	COMMERCIAL	160.03	298.28
3D	1.45	63,153.22	DRAINAGE	232.08	329.20
ROW	0.66	28,749.60	RIGHT OF WAY	60.0	476.90
TOTAL	6.31	284,728.30			



CASE NUMBER - 2022-18-FP

\*\*VICINITY MAP\*\*

**ALLSTAR** Land surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPBLS FIRM NO. 10135000

SCALE:	1" = 50'
BEGIN DATE:	02/25/2022
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0109422
REVISED DATE:	12/20/2022

**FINAL PLAT**  
**THE VILLAGE AT WELLS BRANCH**  
**SECTION 2 COMMERCIAL PLAT**  
BEING A PORTION OF THAT 35.159 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, CONVEYED TO 1305 WELLS BRANCH, LP IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020030783, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.


**F.I.R.M. MAP INFORMATION**  
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48453C0270  
PANEL: 02/70  
DATED: 08/18/2014  
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

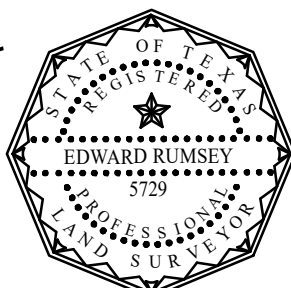
# THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT

**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) A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 4) 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 1305 WELLS BRANCH, LP, 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, 1305 WELLS BRANCH, LP, HIS OR HER OR ITS HEIRS, SUCCESSORS AND ASSIGNS 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, AN INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- 7) INSTALL SIX (6) FOOT WIDE SIDEWALKS ALONG BOTH SIDES OF LADY ELIZABETH LANE, AND TEN (10) FOOT WIDE SIDEWALK ALONG THE SOUTH SIDE OF WELLS BRANCH PARKWAY.
- 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 SA.
- 9) THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24.
- 10) 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.
- 11) THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- 12) 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.
- 13) 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.
- 14) CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION WITHIN THE SUBDIVISION.
- 15) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 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 SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 17) WATER AND WASTEWATER 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.
- 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.
- 19) STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE INTO CONFORMANCE WITH ALL OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING PORTIONS OF TITLE 25 OF THE CITY OF PFLUGERVILLE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

  
 EDWARD C. RUMSEY R.P.L.S. # 5729  
 9020 ANDERSON MILL ROAD  
 AUSTIN, TEXAS 78729  
 REF# A0109422



12/20/2022  
DATE

STATE OF TEXAS  
 COUNTY OF TRAVIS

§  
 § KNOW ALL MEN BY THESE PRESENTS:  
 §

THAT I, \_\_\_\_\_, FOR 1305 WELLS BRANCH, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 6.31 ACRES AND BEING A PORTION OF THAT 35.159 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS CONVEYED TO 1305 WELLS BRANCH, LP IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020030783, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 6.31 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"FINAL PLAT THE VILLAGE AT WELLS BRANCH SECTION 2 COMMERCIAL PLAT".

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
 1305 WELLS BRANCH, LP  
 110 SAN ANTONIO STREET, STE. 1706  
 AUSTIN, TEXAS 78701

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 AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

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

\_\_\_\_\_  
 PRINTED NAME MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF TRAVIS

§  
 § KNOW ALL MEN BY THESE PRESENTS:  
 §

I, MIRZA TAHIR BAIG, P.E., 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 COMPLIES WITH THE ENGINEERING PORTIONS OF THE TITLE 25 OF THE CITY OF PFLUGERVILLE LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0270J DATED 08/18/2014, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



MIRZA TAHIR BAIG, P.E.  
 PROFESSIONAL STRUCIVIL ENGINEERS, INC.  
 2205 W. PARMER LN., STE. 201  
 AUSTIN, TX, 78727  
 TBPE FIRM REGISTRATION NO. F-4951



12/20/2022  
DATE

**FIELD NOTES:**

BEING 6.31 ACRES OF LAND, OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NUMBER 791, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 1305 WELLS BRANCH LP 35.156 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2020030783, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 6.31 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SCRIBED IN CONCRETE, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY, AT THE NORTHEAST CORNER OF GASTON-SHELDON SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 200300221, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID 35.156 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELLS BRANCH PARKWAY, ALONG THE NORTHERLY LINE OF SAID 35.156 ACRE TRACT, SOUTH 78 DEGREES 15 MINUTES 14 SECONDS EAST, 420.70 FEET TO IRON ROD FOUND, BEGINNING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1940.00 FEET, SAME BEING A POINT IN THE NORTHERLY LINE OF SAID 35.156 ACRE TRACT, FOR A POINT IN THE NORTHERLY LINE HEREOF;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BARES, SOUTH 73 DEGREES 29 MINUTES 22 SECONDS EAST, 323.67 FEET TO AN IRON ROD SET, AT THE NORTHWEST CORNER LOT 1, BLOCK A, VILLAGE AT WELLS BRANCH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 202000253, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE THROUGH SAID 35.156 ACRE TRACT, ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK A, SAID SUBDIVISION, THE FOLLOWING 4 CALLS:

- 1: SOUTH 20 DEGREES 44 MINUTES 36 SECONDS WEST, 1.98 FEET TO AN IRON ROD SET, BEGINNING A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET;
- 2: ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BARES, SOUTH 33 DEGREES 52 MINUTES 53 SECONDS WEST, 227.30 FEET TO AN IRON ROD SET, BEGINNING A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET;
- 3: ALONG SAID CURVE TO THE LEFT WHOSE CHORD BARES, SOUTH 37 DEGREES 19 MINUTES 21 SECONDS WEST, 148.22 FEET TO AN IRON ROD SET, AT THE END OF SAID CURVE;
- 4: SOUTH 27 DEGREES 37 MINUTES 33 SECONDS WEST, 101.38 FEET TO AN IRON ROD FOUND, IN THE NORTHERLY RIGHT-OF-WAY LINE OF LADY ELIZABETH'S LANE, AT THE NORTHWEST CORNER OF LOT 1, BLOCK Q, SAID SUBDIVISION, AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, SAID SUBDIVISION, SAME BEING A POINT, IN THE SOUTHERLY LINE OF SAID 35.156 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINES OF LOTS 37 - 49, BLOCK T, SAID SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID 35.156 ACRE TRACT, 673.00 FEET TO AN IRON ROD FOUND, IN THE EASTERLY LINE OF LOT 28, BLOCK T, SAID SUBDIVISION, AT THE NORTHWEST CORNER OF SAID LOT 37, BLOCK T, SAME BEING THE SOUTHEAST CORNER OF SAID 35.156 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 27 DEGREES 40 MINUTES 23 SECONDS EAST, ALONG THE EASTERLY LINES OF LOTS 26 -28, BLOCK T, SAID SUBDIVISION, ALONG THE WESTERLY LINE OF SAID 35.156 ACRE TRACT, 298.28 FEET TO THE POINT OF BEGINNING.

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

\_\_\_\_\_  
 , CHAIRMAN

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

\_\_\_\_\_  
 JEREMY FRAZZELL,  
 PLANNING AND DEVELOPMENT SERVICE DIRECTOR

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

STATE OF TEXAS  
 COUNTY OF TRAVIS

§  
 § KNOW ALL MEN BY THESE PRESENTS:  
 §

I, REBECCA GUERRO, 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 THE STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON-MERCADO, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
 DEPUTY

**CASE NUMBER - 2022-18-FP**

**ALLSTAR** Land surveying  
 9020 ANDERSON MILL RD  
 AUSTIN, TEXAS 78729  
 (512) 249-8149 PHONE  
 (512) 331-5217 FAX  
 TBPELS FIRM NO. 10135000

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