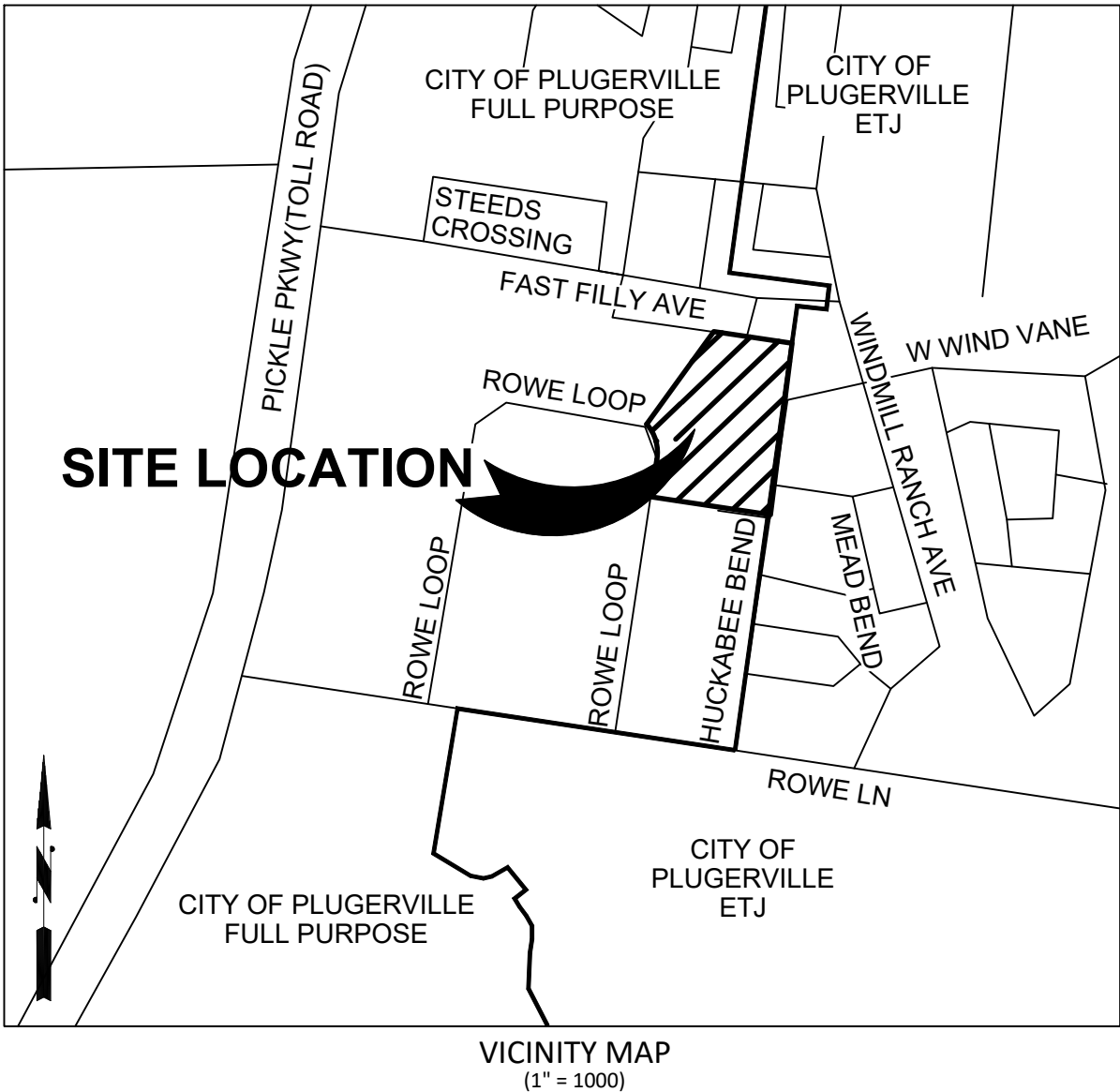


FINAL PLAT

AIKYA MEADOWS SUBDIVISION

A 13.05 ACRE TRACT IN ABSTRACT NO. 2753, JACOB CASNER SURVEY, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.21 ACRE TRACT OF LAND TO MARK A. DONNELL AND SPOUSE, KIMBERLY V. DONNELL IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 2, 1999 AS RECORDED IN DOCUMENT NO. 1999002082, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 7.85 ACRE TRACT OF LAND TO REAGAN CURTIS STEPHENS IN AN EXECUTOR'S DEED DATED JUNE 4, 2001 AS RECORDED IN DOCUMENT NO. 2001088318, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



PARKLAND FEE-IN-LIEU = 0.8712 ACRES x \$43,560/ ACRE = \$37,949.47
PARK DEVELOPMENT FEES = \$21,824.00

BENCHMARK LIST

BM#1: CITY OF PFLUGERVILLE CONCRETE MONUMENT
(STATION: CP-8) ON ROTAL ASCOT DRIVE.
ELEV: 733.52
GRID COORDINATES
N:10154578.26 E:3164509.20

BM#2: CITY OF PLUGERVILLE CONCRETE MONUMENT
(STATION: CP-7)
ELEV: 675.95
GRID COORDINATES
N:10146290.21 E: 3163084.27

SHEET SIZE = 18"x24"

ENGINEER

NAVEEN KHAMMAMPATI, P.E. NO. 123697
TURNKEY TRACT
2770 MAIN ST. #171
TBPELS FIRM NO. F-22283
(214) 483-1599
NKCIVILENGINEER4@GMAIL.COM

SURVEYOR

DEREK KINSAUL, R.P.L.S. NO. 6356
SURVEY WORKS, LLC
1824 E. OLTORF ST. #100, AUSTIN, TEXAS 78741
TBPELS FIRM NO. 10194157
512-599-8067
INFO@SURVEYWORKS.COM

DATE OF MAP OR PLAT: 06/04/2026
PROJECT NO. 21-0237.03
CURRENT OWNER:
MAATHA INVESTMENTS, LLC
2004 & 2016 ROWE LOOP
PFLUGERVILLE, TX

ENGINEER
INFO@TURNKEYTRACT.COM
TURNKEYTRACT.COM
2770 MAIN ST. #171
FRISCO, TX 75033
FIRM #F-22283
(214) 483-1599

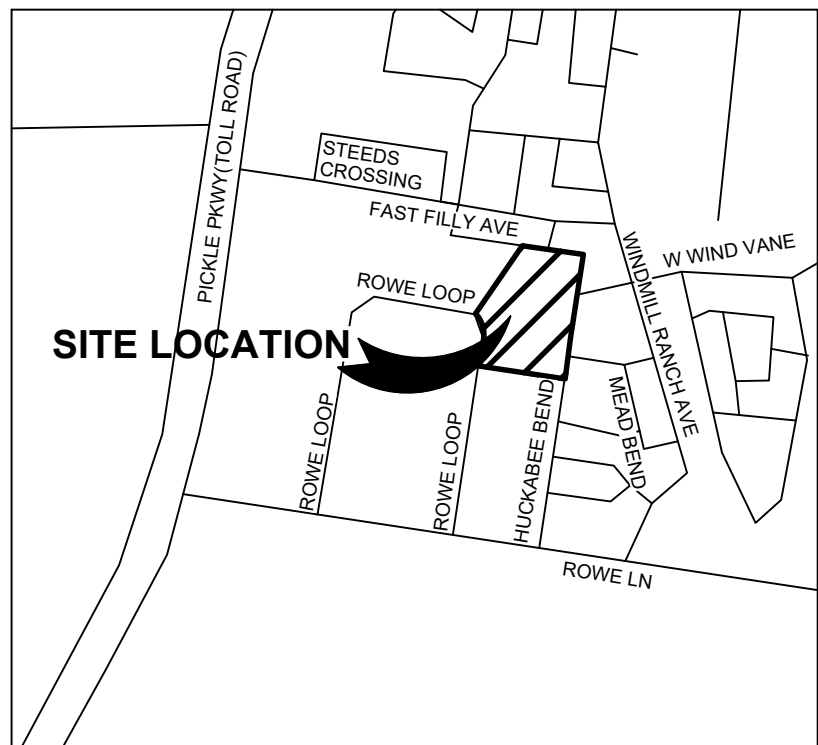
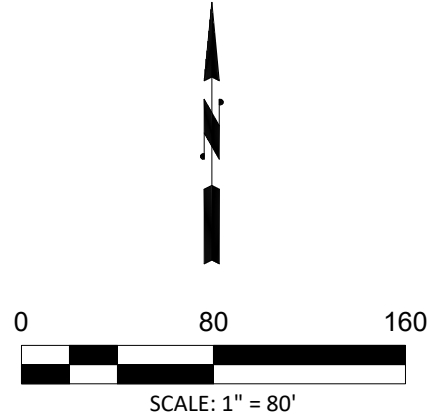
SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1824 E. OLTORF ST., STE. 100
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
1 of 3

FP2026-000232

FINAL PLAT

AIKYA MEADOWS SUBDIVISION



VICINITY MAP
(1" = 1200')

PARKLAND DEDICATION = $\frac{6.6 \times (\text{NUMBER OF UNITS}) \times (\text{PERSONS PER UNIT})}{1000}$
= $\frac{6.6 \times 44 \times 3}{1000}$
= 0.8712 ACRE
= 0.87 ACRE

FEE-IN-LIEU = 0.8712 ACRES x \$43,560/ACRE = \$37,949.47
PARK DEVELOPMENT FEES = \$21,824.00

BENCHMARK LIST

BM#1: CITY OF PFLUGERVILLE CONCRETE MONUMENT
(STATION: CP-8) ON ROYAL ASCOT DRIVE.
ELEV: 733.52
GRID COORDINATES
N:10154578.26 E:3164509.20

BM#2: CITY OF PFLUGERVILLE CONCRETE MONUMENT
(STATION: CP-7)
ELEV: 675.96
GRID COORDINATES
N:10146290.21 E:3163084.27

FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS
TO BE LOCATED IN ZONE X (UNSHADED). THIS
PROPERTY WAS FOUND IN MAP NUMBER
48453C0280, DATED 08/18/2014.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 18.
DISTANCES IN US SURVEY FEET (GRID).

CURVE No.	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	DELTA ANGLE
C1	N 52°50'34" E	35.38'	39.30'	25.00'	90°03'58"
C2	S 80°18'10" E	17.48'	17.48'	275.00'	3°38'34"
C3	S 77°05'49" E	13.29'	13.29'	275.00'	2°46'07"
C4	S 78°26'12" E	30.89'	30.90'	325.00'	5°26'54"
C5	S 81°55'01" E	8.58'	8.58'	325.00'	1°30'43"
C6	S 37°40'22" E	35.36'	39.27'	25.00'	90°00'00"
C7	S 37°13'35" E	35.29'	39.18'	25.00'	89°47'44"
C8	N 78°45'56" W	38.16'	38.19'	325.00'	6°43'56"
C9	N 78°56'51" W	31.04'	31.05'	275.00'	6°28'11"
C10	N 62°19'38" E	35.36'	39.27'	25.00'	90°00'00"
C11	S 37°40'22" E	35.36'	39.27'	25.00'	90°00'00"
C12	S 80°03'38" E	29.62'	29.64'	325.00'	5°13'28"
C13	S 72°26'28" E	56.73'	56.81'	325.00'	10°00'52"
C14	N 85°34'55" E	22.69'	23.55'	25.00'	53°58'05"
C15	N 74°51'16" E	33.59'	34.05'	60.00'	32°30'46"
C16	S 67°18'20" E	44.14'	45.20'	60.00'	43°10'02"
C17	S 25°03'16" E	42.35'	43.29'	60.00'	41°20'05"
C18	S 16°16'48" W	42.35'	43.29'	60.00'	41°20'05"
C19	S 57°36'53" W	42.35'	43.29'	60.00'	41°20'05"
C20	N 80°42'43" W	43.02'	43.99'	60.00'	42°00'44"
C21	N 36°35'09" W	47.12'	48.42'	60.00'	46°14'24"
C22	N 40°26'59" W	22.69'	23.55'	25.00'	53°58'05"
C23	N 69°36'11" W	20.82'	20.82'	275.00'	4°20'17"
C24	N 77°13'21" W	52.24'	52.32'	275.00'	10°54'03"
C25	S 52°19'38" W	35.36'	39.27'	25.00'	90°00'00"
C26	S 37°40'22" E	35.36'	39.27'	25.00'	90°00'00"
C27	N 86°47'52" E	9.31'	9.36'	25.78'	20°47'59"
C28	N 86°05'14" E	48.06'	49.44'	60.00'	47°12'53"
C29	S 32°48'45" E	42.35'	43.29'	60.00'	41°20'05"
C30	S 08°31'20" W	42.35'	43.29'	60.00'	41°20'05"
C31	S 49°51'24" W	42.35'	43.29'	60.00'	41°20'05"
C32	N 57°45'20" W	94.20'	108.32'	60.00'	103°26'27"
C33	N 44°21'15" W	31.00'	33.44'	25.00'	76°38'16"
C34	S 02°58'07" W	38.79'	38.84'	225.00'	9°53'28"
C35	S 22°14'22" E	155.71'	159.00'	225.00'	40°31'50"
C36	N 52°21'48" E	35.38'	39.30'	25.00'	90°04'20"
C37	N 17°15'27" W	191.29'	197.57'	225.00'	50°18'43"

SHEET SIZE = 18"x24"

LOT 20 & 21

*REGULATORY MINIMUM FFE: TO BE DETERMINED IN CIVIL
CONSTRUCTION PLANS PER GENERAL NOTE 20
(WITHIN 200FT FLOODPLAIN BUFFER - MINIMUM FFE
GOVERNED BY CITY FLOOD PROTECTION)

LEGEND

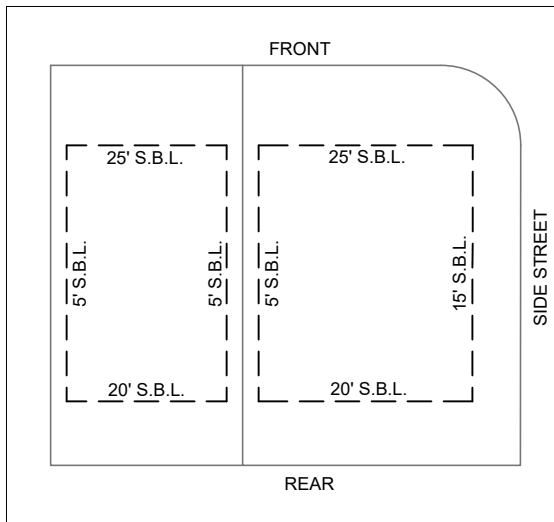
○	1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")
●	1/2" IRON ROD FOUND (UNLESS NOTED)
—	PROPERTY LINE
---	INTERIOR LOT LINE
- - -	ADJOINER LINE
- - -	EASEMENT LINE
- - -	FLOOD HAZARD LINE
- - -	PROPOSED SIDEWALK (WIDTH: 5 FEET)
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.B.L.	SETBACK LINE
VOL. PG.	VOLUME AND PAGE
P.R.T.C.	PLAT RECORDS
DOC. NO.	TRAVIS COUNTY
O.P.R.T.C.	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS
R.O.W.	TRAVIS COUNTY
()	RIGHT OF WAY
N/F	RECORD INFORMATION NOW OR FORMERLY

AREA AND LOT USAGE TABLE (45 LOTS)			
LOT No.	AREA (SF)	AREA (ACRAGE)	LOT USAGE
1	9,938	0.2282	SF-R SINGLE FAMILY
2	9,269	0.2128	SF-R SINGLE FAMILY
3	9,266	0.2127	SF-R SINGLE FAMILY
4	9,902	0.2273	SF-R SINGLE FAMILY
5	9,897	0.2272	SF-R SINGLE FAMILY
6	12,956	0.2974	SF-R SINGLE FAMILY
7	7,575	0.1739	SF-R SINGLE FAMILY
8	7,500	0.1722	SF-R SINGLE FAMILY
9	7,500	0.1722	SF-R SINGLE FAMILY
10	7,500	0.1722	SF-R SINGLE FAMILY
11	7,500	0.1722	SF-R SINGLE FAMILY
12	7,500	0.1722	SF-R SINGLE FAMILY
13	7,500	0.1722	SF-R SINGLE FAMILY
14	7,500	0.1722	SF-R SINGLE FAMILY
15	7,500	0.1722	SF-R SINGLE FAMILY
16	7,500	0.1722	SF-R SINGLE FAMILY
17	7,500	0.1722	SF-R SINGLE FAMILY
18	7,500	0.1722	SF-R SINGLE FAMILY
19	7,915	0.1817	SF-R SINGLE FAMILY
20	8,716	0.2001	SF-R SINGLE FAMILY
21	8,716	0.2001	SF-R SINGLE FAMILY
22	12,382	0.2843	SF-R SINGLE FAMILY
23	15,203	0.3490	SF-R SINGLE FAMILY
24	14,261	0.3274	SF-R SINGLE FAMILY
25	10,556	0.2423	SF-R SINGLE FAMILY
26	9,300	0.2135	SF-R SINGLE FAMILY
27	10,054	0.2308	SF-R SINGLE FAMILY
28	10,247	0.2352	SF-R SINGLE FAMILY
29	11,161	0.2562	SF-R SINGLE FAMILY
30	15,241	0.3499	SF-R SINGLE FAMILY
31	14,347	0.3294	SF-R SINGLE FAMILY
32	13,233	0.3038	SF-R SINGLE FAMILY
33	16,513	0.3791	SF-R SINGLE FAMILY
34	12,434	0.2854	SF-R SINGLE FAMILY
35	8,178	0.1877	SF-R SINGLE FAMILY
36	8,120	0.1864	SF-R SINGLE FAMILY
37	7,808	0.1793	SF-R SINGLE FAMILY
38	9,200	0.2112	SF-R SINGLE FAMILY
39	11,690	0.2684	SF-R SINGLE FAMILY
40	8,223	0.1888	SF-R SINGLE FAMILY
41	7,836	0.1799	SF-R SINGLE FAMILY
42	7,528	0.1728	SF-R SINGLE FAMILY
43	7,500	0.1722	SF-R SINGLE FAMILY
44	10,664	0.2448	SF-R SINGLE FAMILY
X	34,261	0.7865	OPEN SPACE/ DETENTION
TOTAL	462,590	10.6196	

RIGHT OF WAY TABLE

STREET NAME	AREA (SF)	AREA (ACRAGE)	LENGTH (FEET)	WIDTH (FEET)	STREET CLASSIFICATION
WEST WIND VANE	22,351	0.5131	278.45'	50.00'	LOCAL
PRANA STREET	39,810	0.9139	815.96'	50.00'	LOCAL
KAPILA STREET	21,178	0.4862	437.83'	50.00'	LOCAL
KASI DRIVE	21,813	0.5008	286.52'	50.00'	LOCAL
HUCKABEE TRAIL	836	0.0192	125.00'	6.69'	LOCAL

TYPICAL LOT



CURRENT OWNER:
MAATHA INVESTMENTS, LLC
2004 & 2006 ROWE LOOP
PFLUGERVILLE, TX
DATE OF MAP OR PLAT: 06/04/2026
PROJECT NO. 21-0237.03

SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1824 E. OLTORF ST., STE. 100
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
2 of 3
FP2026-000232

OWNER'S DEDICATION:

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

THAT MAATHA INVESTMENTS LLC, BEING THE OWNER OF A 5.21 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2021105027, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND OF A 7.85 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2021042003, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR AMENDMENT PURSUANT TO CHAPTER 212.016 OF THE LOCAL GOVERNMENT CODE, DO HEREBY AMEND SAID TRACTS OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

AIKYA MEADOWS SUBDIVISION

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 BY MY HAND THIS DAY OF , 20__.

STATE OF \$
COUNTY OF \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF , ON THIS DAY DID PERSONALLY APPEAR , KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC – STATE OF

DATE

CITY CERTIFICATION:

APPROVED THIS DAY OF , 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.
PLANNING DIRECTOR ATTEST:

CITY SECRETARY

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I , 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 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.
(SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

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
DEREK KINSAUL, R.P.L.S. NO. 6356 DATE
SURVEY WORKS, LLC
1824 E. OLTORF ST. #100, AUSTIN, TEXAS 78741
TBPELS FIRM NO. 10194157
512-599-8067
INFO@SURVEYWORKS.COM

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I REVIEWED THE PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH THE CITY OF PFLUGERVILLE CODE OF ORDINANCES.

NAVEEN KHAMMAMPATI, P.E. NO. 123697 DATE
TURNKEY TRACT
2770 MAIN ST. #171
TBPELS FIRM NO. F-22283
(214) 483-1599
NKCIVILENGINEER4@GMAIL.COM

COUNTY RECORDING:

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. AND 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 OFFICE OF THE COUNTY CLERK OF SAID COUNTY THIS DAY OF , 20__ A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

NOTES

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER SHALL BE PROVIDED BY MANVILLE WATER SERCIVE COMPANY AND WASTE WATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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 [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.
- 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.
- (RESIDENTIAL SUBDIVISION: APPLICABLE TO LOTS ADJACENT TO A LOCAL STREET AND MINOR COLLECTORS) A MINIMUM OF A 5-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON THE EAST AND NORTH SIDES OF ROWE LOOP AND ALONG BOTH SIDES OF ALL LOCAL STREET(S).
- 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.
- (RESIDENTIAL SUBDIVISION) THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
- 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.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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 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 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.
- THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINACE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- EASEMENT VACATION AND RECORDATION- THE EXISTING 10-FOOT-WIDE ELECTRICAL EASEMENT INTERSECTING LOT 13 AND LOTS 33 THROUGH 38, ORIGINALLY GRANTED TO TEXAS POWER & LIGHT COMPANY (NOW ONCOR ELECTRIC DELIVERY COMPANY), IS CURRENTLY IN THE PROCESS OF BEING FORMALLY VACATED AND ABANDONED BY SEPARATE LEGAL INSTRUMENT. PRIOR TO FINAL PLAT APPROVAL AND RECORDATION, THE FORMAL VACATION DOCUMENT WILL BE EXECUTED BY THE UTILITY PROVIDER AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE BOUNDARY LINE WORK ON THE FACE OF THIS PLAT WILL BE UPDATED TO REFLECT THE REMOVAL OF THIS EASEMENT FOOTPRINT OR TO REFERENCE ITS RECORDED VACATION INSTRUMENT.
- PARKLAND DEDICATION AND DEVELOPMENT FEES : BASED ON A TOTAL DEVELOPMENT AREA OF 13.05 ACRES AND 44 DWELLING UNITS, THE MANDATORY MUNICIPAL PARKLAND DEDICATION REQUIREMENT FOR THIS SUBDIVISION IS ESTABLISHED AT 0.8712 ACRES. IN LIEU OF PHYSICAL LAND DEDICATION, A FEE-IN-LIEU OF LAND DEDICATION IN THE AMOUNT OF \$37,949.47 IS HEREBY ASSESSED. ADDITIONALLY, A MANDATORY PARK DEVELOPMENT FEE IN THE AMOUNT OF \$21,824.00 IS ESTABLISHED FOR THIS SUBDIVISION. ALL ASSESSED PARKLAND DEDICATION AND DEVELOPMENT FEES SHALL BE PAID TO THE CITY OF PFLUGERVILLE IN ACCORDANCE WITH CITY ORDINANCE NO. 1203-15-02-24 PRIOR TO FINAL PLAT RECORDATION.

FIELD NOTE DESCRIPTION

A 13.05 ACRE TRACT IN ABSTRACT NO. 2753, JACOB CASNER SURVEY, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.21 ACRE TRACT OF LAND TO MARK A. DONNELL AND SPOUSE, KIMBERLY V. DONNELL IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 2, 1999 AS RECORDED IN DOCUMENT NO. 1999002082, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 7.85 ACRE TRACT OF LAND TO REAGAN CURTIS STEPHENS IN AN EXECUTOR'S DEED DATED JUNE 4, 2001 AS RECORDED IN DOCUMENT NO. 2001088318, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED BY SURVEY WORKS, LLC ON OCTOBER 24, 2023, PROJECT NO. 21-0237.02, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND (1/2-INCH DIAMETER) AT THE SOUTHEAST CORNER OF SAID 5.21 ACRE TRACT, ON THE WEST RIGHT OF WAY LINE OF HUCKABEE TRAIL, THE COMMONS AT ROW LANE PHASE II B, AS RECORDED IN DOCUMENT NO. 201100082, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A CALLED 5.043 ACRE TRACT, AS RECORDED IN VOLUME 12253, PAGE 336, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 82°07'27" W DEPARTING THE WEST RIGHT OF WAY LINE OF HUCKABEE TRAIL, ALONG THE SOUTH LINE OF SAID 5.21 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID 5.043 ACRE TRACT FOR A DISTANCE OF 588.58 FEET TO A CALCULATED POINT, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) BEARS N 82°04'14" W 0.43 FEET, AT THE SOUTHWEST CORNER OF SAID 5.21 ACRE TRACT, AT THE NORTHWEST CORNER OF SAID 5.043 ACRE TRACT, AND ON THE EAST RIGHT OF WAY LINE OF ROWE LOOP, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID 5.21 ACRE TRACT AND WEST LINE OF SAID 7.85 ACRE TRACT, COMMON WITH THE EAST RIGHT OF WAY LINE OF ROWE LOOP THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

- N 07°48'35" E A DISTANCE OF 290.84 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER);
- ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 97.22 FEET, A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 24°45'23" AND A CHORD THAT BEARS N 04°27'50" W 96.46 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), AT THE NORTHWEST CORNER OF SAID 5.21 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 7.85 ACRE TRACT;
- ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 100.62 FEET, A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 25°37'25" AND A CHORD THAT BEARS N 29°40'56" W 99.79 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), AT THE WEST CORNER OF SAID 7.85 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 5.05 ACRE TRACT, AS RECORDED IN VOLUME 10121, PAGE 831, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 34°35'09" E DEPARTING THE EAST RIGHT OF WAY LINE OF ROWE LOOP, ALONG THE WEST LINE OF SAID 7.85 ACRE TRACT, COMMON WITH THE EAST LINE OF SAID 5.05 ACRE TRACT, FOR A DISTANCE OF 624.55 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", AT THE NORTHWEST CORNER OF SAID 7.85 ACRE TRACT, AT THE NORTHEAST CORNER OF SAID 5.05 ACRE TRACT, ON THE SOUTH LINE OF LOT 11, BLOCK "K", STEEDS CROSSING, AS RECORDED IN VOLUME 88, PAGE 99, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 82°21'10" E ALONG THE NORTH LINE OF SAID 7.85 ACRE TRACT, COMMON WITH THE SOUTH LINE OF LOT 11 THROUGH LOT 6 OF SAID STEEDS CROSSING, FOR A DISTANCE OF 379.84 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", AT THE NORTHEAST CORNER OF SAID 7.85 ACRE TRACT, THE SOUTHEAST CORNER OF LOT 6 OF SAID STEEDS CROSSING, A POINT IN THE WEST LINE OF LOT 11, BLOCK EE, OF SAID THE COMMONS AT ROW LANE PHASE II B, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 07°19'38" W ALONG THE EAST LINE OF SAID 5.21 ACRE TRACT AND EAST LINE OF SAID 7.85 ACRE TRACT, COMMON WITH THE WEST LINE OF LOT 11 AND LOT 15 OF SAID THE COMMONS AT ROW LANE PHASE II B, PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", AT A DISTANCE OF 638.29 FEET, AT THE SOUTHEAST CORNER OF SAID 7.85 ACRE TRACT, THE NORTHEAST CORNER OF SAID 5.21 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1023.64 FEET TO THE POINT OF BEGINNING, IN ALL CONTAINING 13.05 ACRES OF LAND, MORE OR LESS.

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. , DATE , FOR COUNTY, TEXAS.
(SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

NAVEEN KHAMMAMPATI, P.E. NO. 123697 DATE
TURNKEY TRACT
2770 MAIN ST. #171
TBPELS FIRM NO. F-22283
(214) 483-1599
NKCIVILENGINEER4@GMAIL.COM

FINAL PLAT
AIKYA MEADOWS SUBDIVISION

LOT 20

*REGULATORY MINIMIN FFE: TO BE DETERMINED IN CIVIL CONSTRUCTION PLANS PERGENERAL NOTE 20
(WITHIN 200FT FLOODPLAIN BUFFER - MINIMIN FFE GOVERED BY CITY FLOOD PROTECTION)

LOT 21

*REGULATORY MINIMIN FFE: TO BE DETERMINED IN CIVIL CONSTRUCTION PLANS PERGENERAL NOTE 20
(WITHIN 200FT FLOODPLAIN BUFFER - MINIMIN FFE GOVERED BY CITY FLOOD PROTECTION)