

LOCATION MAP
NOT-TO-SCALE

REPLAT OF BLOCK A LOT 1 FALCON POINTE SECTION 4A

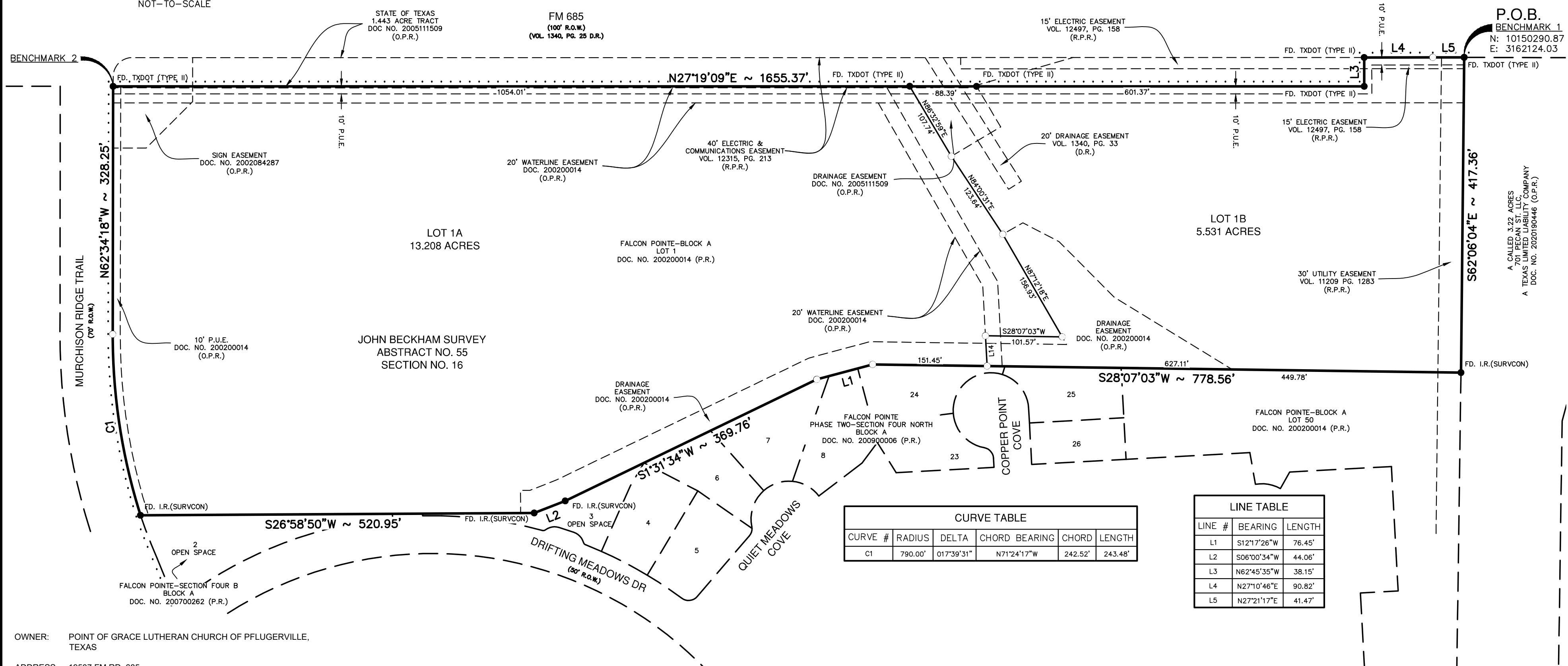
A 18.739 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN BECKHAM SURVEY, ABSTRACT NO. 55, SECTION NO. 16 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, FALCON POINTE SECTION-FOUR-A, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200200014 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF PARCEL CONTAINING 1.443 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005111509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SIDEWALK
- PLAT BOUNDARY
- - - EASEMENT



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	790.00'	017°39'31"	N71°24'17"W	242.52'	243.48'

LINE #	BEARING	LENGTH
L1	S12°17'26"W	76.45'
L2	S06°00'34"W	44.06'
L3	N62°45'35"W	38.15'
L4	N27°10'46"E	90.82'
L5	N27°21'17"E	41.47'

OWNER: POINT OF GRACE LUTHERAN CHURCH OF PFLUGERVILLE, TEXAS
 ADDRESS: 19507 FM RD. 685 PFLUGERVILLE, TX 78660

LOT 1: CHURCH SERVICES 13.208 ACRES
 LOT 2: UNDEVELOPED 5.531 ACRES
 TOTAL ACREAGE: 18.739 ACRES

ENGINEER & SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
 10801 N MOPAC EXPY, BUILDING 3, SUITE 200
 AUSTIN, TX 78759
 (512) 454-8711 P
 (512) 459-8867 F

SURVEY: JOHN BECKHAM SURVEY
 ABSTRACT NO. 55
 SECTION NO. 16
 SUBMITTAL DATE: APRIL 5, 2021

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
 COMBINED SCALE FACTOR: 0.99988
 BENCHMARKS: BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 12B

BENCHMARK No. 1
 TXDOT (TYPE II)
 GRID N: 10150290.8'
 GRID E: 3162124.0'
 ELEV: 703.54'
 BENCHMARK No. 2
 TXDOT (TYPE II)
 GRID N: 10148685.0'
 GRID E: 3161337.6'
 ELEV: 735.21'

DATE OF PLAT PREPARATION: FEBRUARY 2, 2021
 DATE OF PLAT SUBMITTAL: APRIL 5, 2021



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
 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

POINT OF GRACE LUTHERAN CHURCH
Survey Job No. 51145-00

REPLAT
OF
BLOCK A LOT 1 FALCON POINTE SECTION 4A

A 18.739 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN BECKHAM SURVEY, ABSTRACT NO. 55, SECTION NO. 16 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, FALCON POINTE SECTION-FOUR-A, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200200014 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF PARCEL CONTAINING 1.443 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005111509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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 UNIT 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 [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.
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 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.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET
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. THIS 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 AS AMENDED.
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, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. 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.
16. 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.
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.

FIELD NOTES
FOR

A 18.739 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN BECKHAM SURVEY, ABSTRACT NO. 55, SECTION NO. 16 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, FALCON POINTE SECTION-FOUR-A, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200200014 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF PARCEL CONTAINING 1.443 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005111509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING at a "TXDOT" Type II brass disk monument found on a point in the east right-of-way line of Farm to Market Road 685, a 100-width right-of-way, said point being the northwest corner of said Lot 1, Block A, same being the southwest corner of a called 3.22-acre tract conveyed to 701 Pecan St. LLC, A Texas Limited Liability Company, in Document No. 2020190446 of the Official Public Records of Travis County, Texas, for the northwest corner and POINT OF BEGINNING hereof;

THENCE S 62°06'04" E, departing the east right-of-way line of said Farm to Road Market 685, with the northeast boundary line of said Lot 1, Block A, same being the southwest boundary line of said 3.22-acre tract, distance of 417.36 feet to a ½"-iron rod with cap stamped "SURVCON" found on the northeast corner on said Lot 1, Block A, same being the northwest corner of a Lot 50, Block A, Falcon Pointe, a subdivision according to the plat recorded in Document No. 200200014 of the Plat Records of Travis County, Texas, for the northeast corner hereof;

THENCE S 28°07'03" W, departing the southwest boundary line of said 3.22-acre tract, with the southeast boundary line of said Lot 1, Block A, and the northwest boundary line of said Lot 50, Block A, a distance of 627.11 feet through the common corner of Falcon Pointe, Phase 2, Block A, Section Four North, a subdivision according to the plat recorded in Document No. 200900006 of the Plat Records of Travis County, Texas, to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for a total distance of 778.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE continuing with the southeast boundary line of said Lot1, Block A, same being the northwest boundary line of said Phase 2, Block A, the following three (3) courses and distances:

- 1.S 12°17'26" W, a distance of 76.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 2.S 01°31'34" W, a distance of 369.76 feet to ½"-iron rod with cap stamped "SURVCON" found for an angle point hereof, and
- 3.S 06°00'34" E, a distance of 44.06 feet to a ½"-iron rod with cap stamped "SURVCON" found for an angle point hereof,

THENCE S 26°58'50" W, continuing with the southeast boundary line of said Lot 1, Block A, same being in part the northwest boundary line of said Phase 2, Block A, same being in part the northwest right-of-way line of Drifting Meadows, a 50-width right-of-way, and same being in part the northwest boundary line of Falcon Pointe, Section Four B, Block A, a subdivision according to the plat recorded in Document No. 200700262 of the Plat Records of Travis County, Texas, a distance of 520.95 feet to a ½"-iron rod with cap stamped "SURVCON" found on the northeast right-of-way line of Murchison Ridge Trail, a 70-width right-of-way, same being the southeast corner of said Lot 1, Block A, same being the southwest corner of said Section Four B, Block A, for the southeast corner and point of non-tangent curvature hereof;

THENCE departing the northwest boundary line of said Section Four B, Block A, with the northeast right-of-way of said Murchison Ridge Trail, and the southwest boundary line of said Lot 1, Block A, the following two (2) courses and distances:

- 1.along the arc of a curve to the right, having a radius of 790.00 feet, a central angle of 17°39'31", a chord bearing and distance of N 71°24'17" W, 242.52 feet, an arc length of 243.48 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof, and
- 2.N 62°34'18" W, a distance of 328.25 feet to a "TXDOT" Type II brass disk monument found on the southwest corner of said Lot 1, Block A, same being the southeast corner of said 1.443-acre tract and the southwest corner hereof,

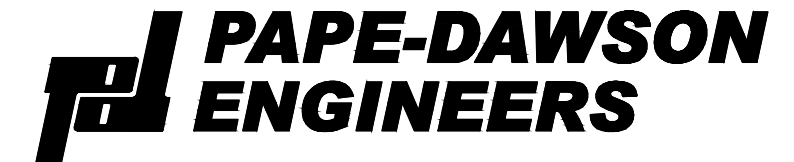
THENCE N 27°19'09" E, departing the northeast right-of-way of said Murchison Ridge Trail, with the northwest boundary line of said Lot 1, Block A, and the southeast boundary line of said 1.443-acre tract, a distance of 1054.01 feet to a "TXDOT" Type II brass disk monument found, thence a distance of 88.39 feet to a "TXDOT" Type II brass disk monument found, for a total distance of 1655.37 feet to a "TXDOT" Type II brass disk monument found for an et all corner of said Lot 1, Block A, same being the northeast corner of said 1.443 acre tract and an angle corner hereof,

THENCE N 62°45'35" W, with the northeast boundary line of said 1.443-acre tract and a southwest boundary line of said Lot 1, Block A, distance of 38.15 feet to a "TXDOT" Type II brass disk monument found on the southeast right-of-way of said Farm to market Road 685 for a northwest corner of said Lot 1, Block A, same being the northwest corner of said 1.443-acre tract and an angle corner hereof,

THENCE departing the northeast boundary line of said 1.443-acre tract with southeast right-of-way of said Farm to market Road 685, same being the northwest boundary line of said Lot1, Block A, the following two (2) courses and distances:

- 1.N 27°10'46" E, a distance of 90.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 2.N 27°21'17" E, a distance of 41.47 feet to the POINT OF BEGINNING and containing 18.739 acres in Travis County, Texas, said tract being described in accordance with an exhibit prepared under Job No. 51145-00 by Pape-Dawson Engineers, Inc.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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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: FEBRUARY 2, 2021
DATE OF PLAT SUBMITTAL: APRIL 5, 2021

SHEET 2 OF 3

REPLAT
OF
BLOCK A LOT 1 FALCON POINTE SECTION 4A


A 18.739 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN BECKHAM SURVEY, ABSTRACT NO. 55, SECTION NO. 16 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, FALCON POINTE SECTION-FOUR-A, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200200014 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF PARCEL CONTAINING 1.443 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005111509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOWN ALL MEN BY THESE PRESENTS

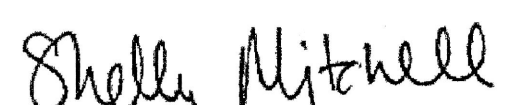
THAT, POINT OF GRACE LUTHERAN CHURCH, BEING THE OWNER OF A 18.739 ACRE TRACT OF LAND OUT OF THE JOHN BECKHAM SURVEY NO. 55, ABSTRACT NO. 55 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, FALCON POINTE SECTION-FOUR-A, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200200014 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF PARCEL CONTAINING 1.443 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005111509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 18.739 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS POINT OF GRACE LUTHERAN CHURCH AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

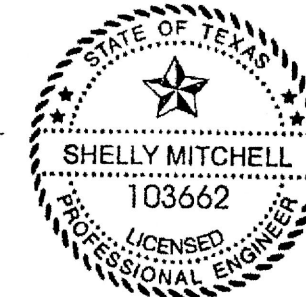
WITNESS MY HAND, THIS THE 28th DAY OF April, 2021 AD


MR. JAMES BROWN, JR.
POINT OF GRACE LUTHERAN CHURCH
19507 FM RD, 685
PFLUGERVILLE, TX 78660

ENGINEER'S 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, FIM PANEL NO. 48453C0280J, DATE AUGUST, 18 2014 FOR TRAVIS COUNTY, TEXAS.


04/10/2021
SHELLY M MITCHELL
REGISTERED PROFESSIONAL ENGINEER No. 103662
STATE OF TEXAS



IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION

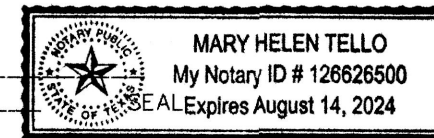
ACKNOWLEDGEMENT.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. RIELLY, 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 THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF April, 2021


MARY HELEN TELLO
NOTARY PUBLIC, STATE OF TEXAS

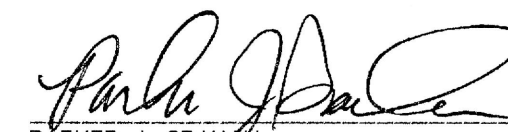


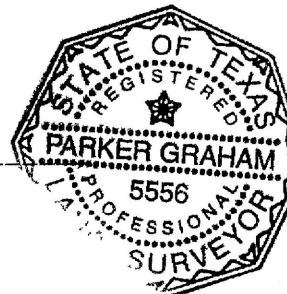
STATE OF TEXAS:

KNOWN ALL BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, PARKER J. GRAHAM, 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


04/12/2021
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556
STATE OF TEXAS



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 _____
ROBERT ROMIG, CHAIRMAN

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

BY _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST.

KAREN THOMPSON, CITY SECRETARY

I, DANA DEBEAUVOIR, CLERK OF THE 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, 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.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

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