

LOCATION MAP
1" = 5000'

OWNER: ARROYO CAP IV-2, LLC
18575 JAMBOREE ROAD, SUITE 350
IRVINE, CALIFORNIA 92612

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

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

SUBMITTAL DATE: JANUARY 29, 2024

LOT SUMMARY

| | |
|----------------------------|--------------------|
| TOTAL ACREAGE: | 48.447 ACRES |
| TOTAL NUMBER OF BLOCKS: | 5 |
| OPEN SPACE LOTS: | 2 (0.880 ACRES) |
| OPEN SPACE/ DRAINAGE LOTS: | 1 (0.719 ACRES) |
| LANDSCAPE/ DRAINAGE LOTS: | 1 (0.355 ACRES) |
| OPEN SPACE/WATER EASEMENT: | 1 (0.048 ACRES) |
| SINGLE FAMILY LOTS: | 104 (38.664 ACRES) |
| RIGHT-OF-WAY: | 4.935 ACRES |
| RIGHT-OF-WAY DEDICATION: | 2.846 ACRES |

LINEAR FEET OF NEW STREET

| | | |
|-----------------------------------|---------|-------------|
| SELMA ALVINA DRIVE (50' ROW): | 531 LF | 0.567 ACRES |
| CHARLES CHRISTIAN ROAD (50' ROW): | 240 LF | 0.249 ACRES |
| HENRY BRANCH PASS (50' ROW): | 1240 LF | 1.767 ACRES |
| WINNIE MAE BEND (50' ROW): | 1739 LF | 1.959 ACRES |
| GROVER LOUIS PLACE (50' ROW): | 219 LF | 0.393 ACRES |
| TOTALS: | 3969 LF | 4.935 ACRES |

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.99990001

BENCHMARK NO. 11
FOUND IRON ROD
GRID N: 10124098.7'
GRID E: 3169640.7'
ELEV: 609.11'

BENCHMARK NO. 12
FOUND IRON ROD
GRID N: 10124361.6'
GRID E: 3169124.2'
ELEV: 617.15'



FINAL PLAT
OF
MURCHISON TRACT, PHASE 2

A 48.447 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 99.02 ACRE TRACT, CONVEYED TO ARROYO CAP IV-2, LLC, RECORDED IN DOCUMENT NO. 2024076780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ASSOCIATED CASES, STUDIES & REPORTS

MURCHISON TRACT PRELIMINARY PLAN PP2023-000027

PRELIMINARY ENGINEER'S REPORT
PAPE-DAWSON ENGINEERS MAY 2023

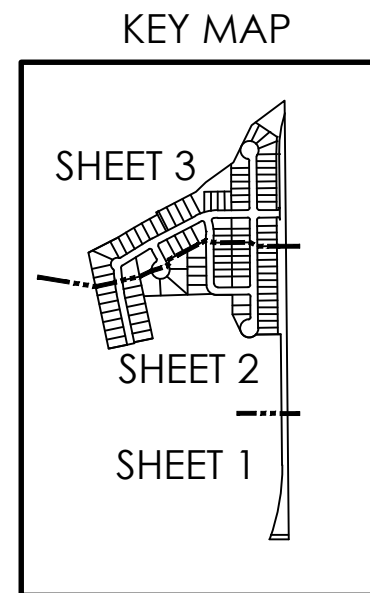
PRELIMINARY DRAINAGE REPORT
PAPE-DAWSON ENGINEERS JUNE 2023

WATER MODEL
PAPE-DAWSON ENGINEERS MAY 2023

WASTEWATER ANALYSIS
PAPE-DAWSON ENGINEERS MAY 2023

WILBARGER CREEK WATERSHED STUDY
HALFF ASSOCIATES, INC AUGUST 2021

PHASE 1 ESA
ACI CONSULTING FEBRUARY 2022



| MURCHISON TRACT PHASE 2 PARKLAND DEDICATION TABLE | | | | | |
|---|--------------|------------|------|-------------------------------------|------------------------|
| LOT TYPE | ACREAGE | LOTS | *PPU | PARKLAND REQUIRED PER UDC (ACREAGE) | PARK DEVELOPMENT FEE** |
| SF-R | 8.93 | 44 | 3.00 | 0.87 | \$32,780.00 |
| SF-MU | 8.44 | 60 | 2.70 | 1.07 | \$40,200.00 |
| TOTAL | 17.37 | 104 | | 1.94 | \$72,980.00 |

*PPU = PERSONS PER UNIT
TOTAL PUBLIC PARKLAND DEDICATED = 30.20 AC
**PARKLAND DEVELOPMENT FEE PER UDC 14.4.2:
SF-R = 44*\$745 = \$32,780.00
SF-MU = 60*\$670 = \$40,200.00

SCALE: 1" = 100'

LEGEND

| | |
|-----------------|---|
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| R.P.R. | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS |
| FD. I.R. | FOUND IRON ROD |
| R.O.W. | RIGHT OF WAY |
| VOL. | VOLUME |
| PG. | PAGE(S) |
| P.O.B. | POINT OF BEGINNING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| MBU | MAIL BOX UNIT |
| ◆ | BENCHMARK |
| (SURVEYOR) ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ○ | SET 1/2" IRON ROD WITH PAPE-DAWSON CAP |
| --- | EASEMENT |
| - - - - - | SIDEWALK (SEE NOTES 7 & 8) |
| -ATLAS14 500YR- | ATLAS 14 500 YEAR |
| -FP FEMA 500YR- | FEMA FLOODPLAIN 500 YEAR |
| -ATLAS14 100YR- | ATLAS 14 100 YEAR |
| -FP FEMA 100YR- | FEMA FLOODPLAIN 100 YEAR |
| ① | SIGHT LINE EASEMENT AS NOTED |

MATCHLINE - SEE SHEET 2 OF 7



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

LEGEND

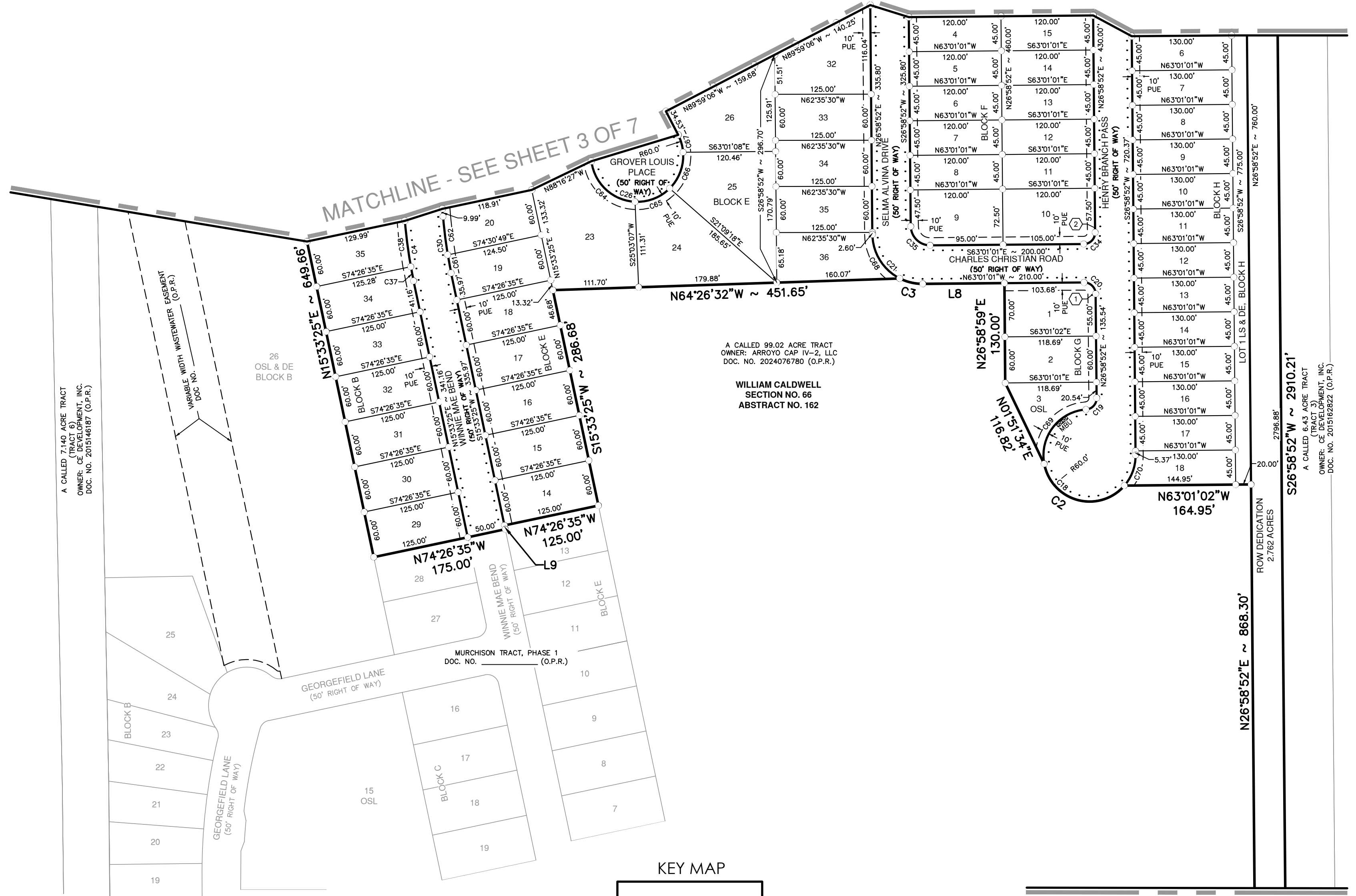
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- MBU MAIL BOX UNIT
- MBU BENCHMARK
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- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- EASEMENT
- SIDEWALK (SEE NOTES 7 & 8)
- ATLAS14 500YR ATLAS 14 500 YEAR
- FP FEMA 500YR FEMA FLOODPLAIN 500 YEAR
- ATLAS14 100YR ATLAS 14 100 YEAR
- FP FEMA 100YR FEMA FLOODPLAIN 100 YEAR
- ① SIGHT LINE EASEMENT AS NOTED
- ▨ EXISTING HIKE & BIKE TRAIL

**FINAL PLAT
OF
MURCHISON TRACT, PHASE 2**

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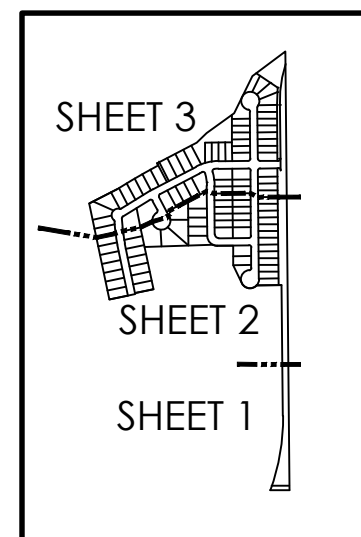
MATCHLINE - SEE SHEET 3 OF 7



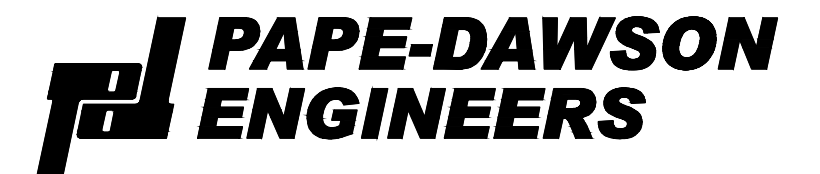
EASEMENTS

- ① SIGHT LINE EASEMENT LOT 1, BLOCK G SEE DETAIL "A" SHEET 4 OF 7
- ② SIGHT LINE EASEMENT LOT 10, BLOCK F SEE DETAIL "B" SHEET 4 OF 7

KEY MAP



MATCHLINE - SEE SHEET 1 OF 7



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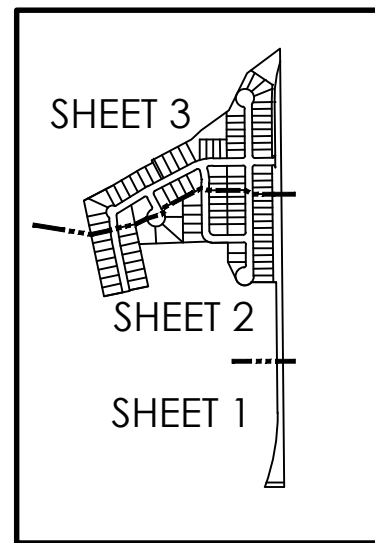
EASEMENTS

- 3 SIGHT LINE EASEMENT LOT 22, BLOCK E SEE DETAIL "C" SHEET 4 OF 7
- 4 SIGHT LINE EASEMENT LOT 27, BLOCK E SEE DETAIL "D" SHEET 4 OF 7
- 5 SIGHT LINE EASEMENT LOT 31, BLOCK E SEE DETAIL "E" SHEET 4 OF 7
- 6 SIGHT LINE EASEMENT LOT 1, BLOCK F SEE DETAIL "F" SHEET 4 OF 7
- 7 SIGHT LINE EASEMENT LOT 18, BLOCK F SEE DETAIL "G" SHEET 4 OF 7
- 8 SIGHT LINE EASEMENT LOT 55, BLOCK B SEE DETAIL "H" SHEET 4 OF 7

LEGEND

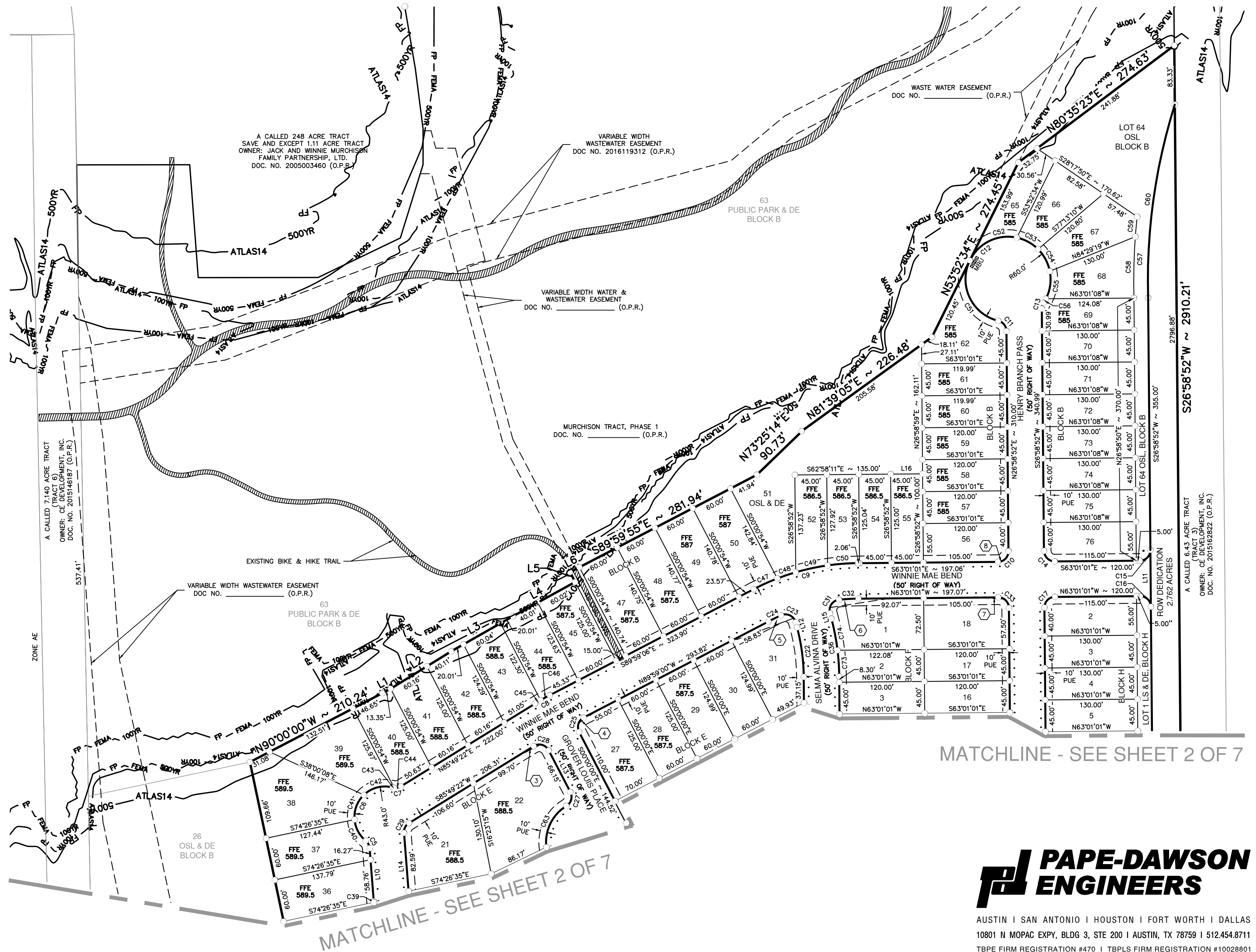
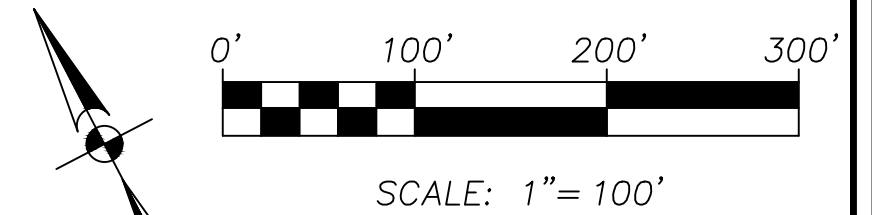
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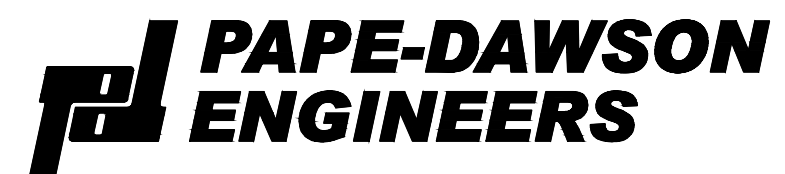
FINAL PLAT OF MURCHISON TRACT, PHASE 2

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MATCHLINE - SEE SHEET 2 OF 7

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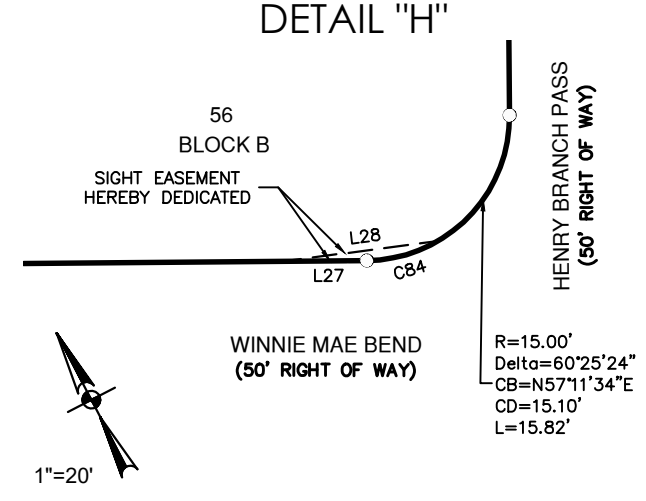
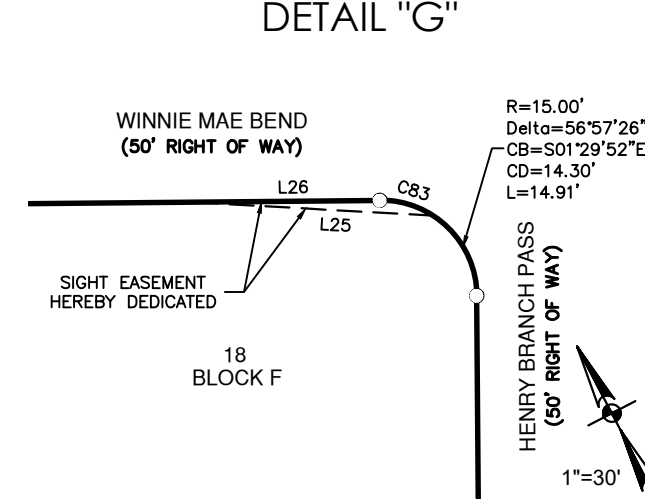
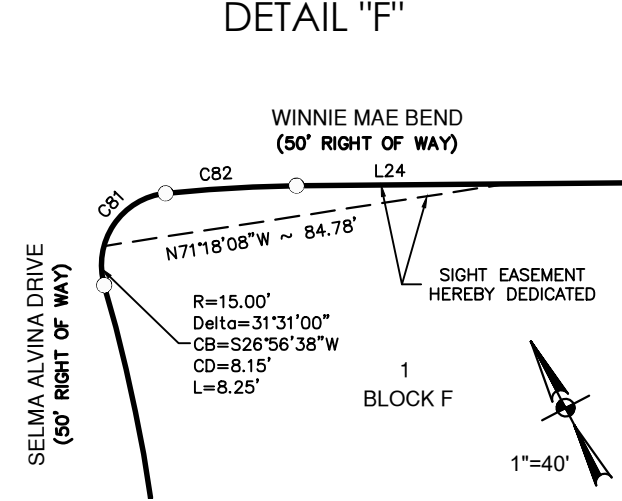
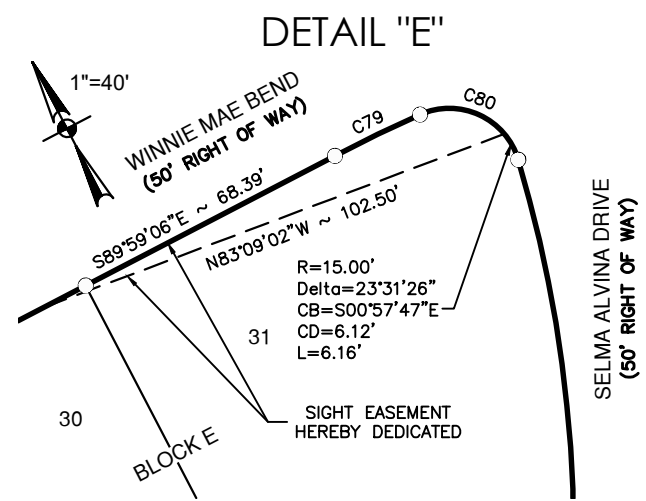
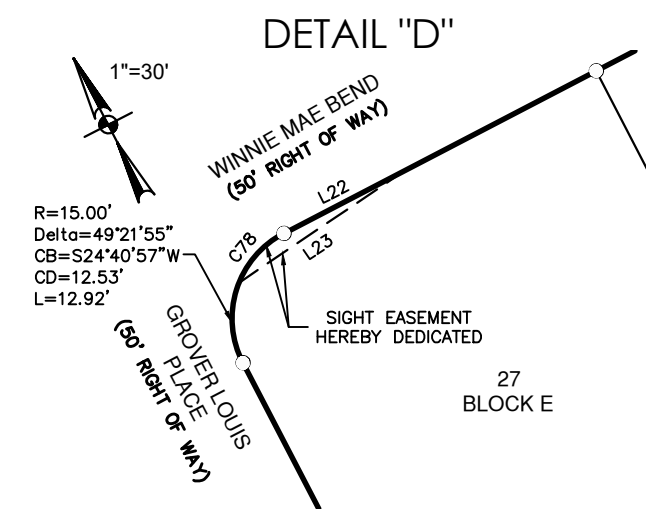
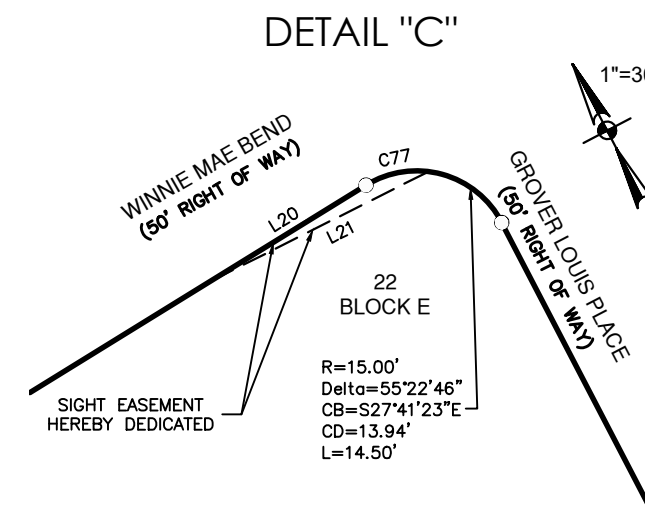
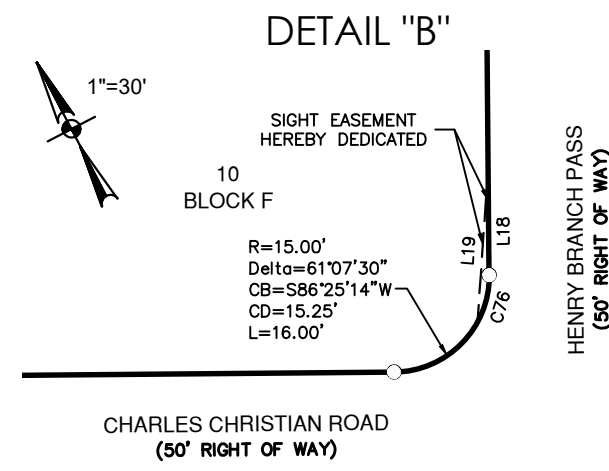
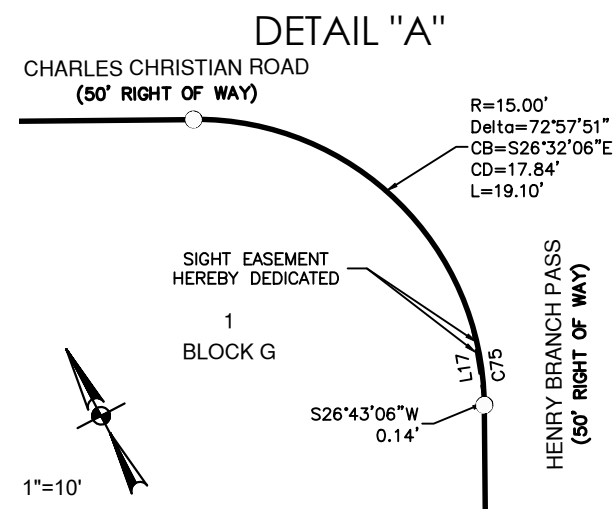


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MURCHISON TRACT, PHASE 2
Civil Job No. 51387-00; Survey Job No. 51387-00

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Civil Job No. 51387-00; Survey Job No. 51387-00 MURCHISON TRACT, PHASE 2
Date: Aug 12, 2024, 10:38am User: D:\Brock\pape Date: Aug 12, 2024, 10:38am User: D:\Brock\pape
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| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1410.00' | 020°21'25" | N37°09'41"E | 498.34' | 500.97' |
| C2 | 60.00' | 128°40'54" | N47°20'27"W | 108.17' | 134.76' |
| C3 | 65.00' | 027°27'59" | N49°17'02"W | 30.86' | 31.16' |
| C4 | 625.00' | 007°24'24" | N19°15'38"E | 80.74' | 80.80' |
| C5 | 15.00' | 046°23'50" | N00°14'05"W | 11.82' | 12.15' |
| C6 | 43.00' | 155°39'12" | N54°23'36"E | 84.07' | 116.82' |
| C7 | 15.00' | 046°23'50" | S70°58'43"E | 11.82' | 12.15' |
| C8 | 325.00' | 004°11'32" | N87°55'08"E | 23.77' | 23.78' |
| C9 | 325.00' | 026°58'06" | S76°30'04"E | 151.56' | 152.97' |
| C10 | 15.00' | 090°00'07" | N71°58'55"W | 21.21' | 23.56' |
| C11 | 15.00' | 076°17'16" | N11°09'46"W | 18.53' | 19.97' |
| C12 | 60.00' | 290°13'41" | N84°11'34"W | 68.63' | 303.93' |
| C13 | 15.00' | 033°56'24" | S43°57'04"W | 8.76' | 8.89' |
| C14 | 15.00' | 089°59'53" | S18°01'05"E | 21.21' | 23.56' |
| C15 | 15.00' | 090°00'04" | N71°58'59"E | 21.21' | 23.56' |
| C16 | 15.00' | 089°59'53" | N18°01'05"W | 21.21' | 23.56' |
| C17 | 15.00' | 090°00'07" | S71°58'55"W | 21.21' | 23.56' |
| C18 | 60.00' | 266°10'39" | N19°55'49"W | 87.64' | 278.74' |
| C19 | 15.00' | 086°10'39" | N70°04'11"E | 20.49' | 22.56' |
| C20 | 15.00' | 089°59'53" | N18°01'05"W | 21.21' | 23.56' |
| C21 | 65.00' | 089°59'53" | N18°01'05"W | 91.92' | 102.10' |
| C22 | 275.00' | 014°32'21" | N19°42'41"E | 69.60' | 69.78' |
| C23 | 15.00' | 098°51'00" | N36°59'00"W | 22.79' | 25.88' |
| C24 | 275.00' | 004°02'39" | N88°25'49"W | 19.41' | 19.41' |
| C25 | 15.00' | 090°00'54" | S45°00'27"W | 21.22' | 23.57' |
| C26 | 60.00' | 265°45'37" | N46°42'14"W | 87.93' | 278.30' |
| C27 | 15.00' | 086°10'34" | N43°05'17"E | 20.49' | 22.56' |
| C28 | 15.00' | 094°10'38" | N47°05'19"W | 21.97' | 24.66' |
| C29 | 15.00' | 062°51'32" | S54°23'36"W | 15.64' | 16.46' |
| C30 | 575.00' | 007°24'24" | S19°15'38"W | 74.28' | 74.33' |
| C31 | 15.00' | 098°50'59" | S61°52'00"W | 22.79' | 25.88' |
| C32 | 274.99' | 005°41'30" | N65°51'46"W | 27.30' | 27.32' |
| C33 | 15.00' | 089°59'53" | N18°01'05"W | 21.21' | 23.56' |
| C34 | 15.00' | 090°00'07" | N71°58'55"E | 21.21' | 23.56' |
| C35 | 25.00' | 089°59'53" | S18°01'05"E | 35.35' | 39.27' |
| C36 | 325.00' | 014°32'21" | S19°42'41"W | 82.25' | 82.47' |
| C37 | 625.00' | 001°43'37" | S16°25'14"W | 18.84' | 18.84' |
| C38 | 625.00' | 005°31'10" | S20°02'38"W | 60.18' | 60.21' |
| C39 | 625.00' | 000°09'37" | S22°53'01"W | 1.75' | 1.75' |
| C40 | 43.00' | 046°15'28" | S00°18'16"E | 33.78' | 34.72' |
| C41 | 43.00' | 051°05'25" | S48°22'10"W | 45.14' | 38.34' |
| C42 | 43.00' | 058°18'19" | N76°55'58"W | 49.17' | 43.76' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C43 | 15.00' | 008°07'17" | N51°50'27"W | 2.12' | 2.13' |
| C44 | 15.00' | 038°16'33" | N75°02'22"W | 9.84' | 10.02' |
| C45 | 325.00' | 001°36'17" | S86°37'31"W | 9.10' | 9.10' |
| C46 | 325.00' | 002°35'14" | S88°43'16"W | 14.67' | 14.68' |
| C47 | 325.00' | 006°26'11" | N86°46'01"W | 36.49' | 36.51' |
| C48 | 325.00' | 004°50'01" | N81°07'55"W | 27.41' | 27.42' |
| C49 | 325.00' | 008°06'24" | N74°39'43"W | 45.95' | 45.98' |
| C50 | 325.00' | 007°35'30" | N66°48'46"W | 43.03' | 43.06' |
| C51 | 60.00' | 103°10'57" | S02°17'04"W | 94.03' | 108.05' |
| C52 | 60.00' | 075°31'20" | N88°21'45"W | 73.48' | 79.09' |
| C53 | 60.00' | 032°53'00" | N34°09'35"W | 33.96' | 34.44' |
| C54 | 60.00' | 034°07'05" | N00°39'33"W | 35.20' | 35.73' |
| C55 | 60.00' | 038°15'19" | N35°31'39"E | 39.32' | 40.06' |
| C56 | 60.00' | 006°15'57" | N57°47'17"E | 6.56' | 6.56' |
| C57 | 854.50' | 005°48'11" | N28°47'47"E | 86.51' | 86.55' |
| C58 | 854.50' | 005°48'11" | S28°47'47"W | 86.51' | 86.55' |
| C59 | 854.50' | 001°53'43" | S32°38'44"W | 28.27' | 28.27' |
| C60 | 823.55' | 019°12'49" | S35°20'55"W | 274.88' | 276.17' |
| C61 | 575.00' | 002°22'48" | N16°44'49"E | 23.88' | 23.89' |
| C62 | 575.00' | 005°01'36" | N20°27'02"E | 50.43' | 50.45' |
| C63 | 60.00' | 065°24'29" | S53°28'20"W | 64.84' | 68.50' |
| C64 | 60.00' | 080°40'33" | S19°34'11"E | 77.68' | 84.48' |
| C65 | 60.00' | 047°36'46" | S83°42'51"E | 48.44' | 49.86' |
| C66 | 60.00' | 049°25'01" | N47°46'16"E | 50.16' | 51.75' |
| C67 | 60.00' | 022°38'48" | N11°44'21"E | 23.56' | 23.72' |
| C68 | 65.00' | 062°31'54" | S04°17'05"E | 67.47' | 70.94' |
| C69 | 60.00' | 096°09'30" | S65°04'46"W | 89.29' | 100.70' |
| C70 | 60.00' | 041°20'15" | N47°38'59"E | 42.36' | 43.29' |
| C71 | 1410.00' | 019°03'58" | S36°30'57"W | 467.04' | 469.20' |
| C72 | 1410.00' | 001°17'27" | S46°41'40"W | 31.77' | 31.77' |
| C73 | 325.00' | 006°29'04" | N23°44'20"E | 36.76' | 36.78' |
| C74 | 325.00' | 008°03'18" | N16°28'09"E | 45.65' | 45.69' |
| C75 | 15.00' | 016°30'31" | S18°12'06"W | 4.31' | 4.32' |
| C76 | 15.00' | 028°52'37" | S41°25'10"W | 7.48' | 7.56' |
| C77 | 15.00' | 038°47'52" | S74°46'42"E | 9.96' | 10.16' |
| C78 | 15.00' | 040°38'59" | N69°41'24"E | 10.42' | 10.64' |
| C79 | 285.13' | 003°57'30" | S88°25'44"E | 19.70' | 19.70' |
| C80 | 15.00' | 073°41'09" | S49°34'05"E | 17.99' | 19.29' |
| C81 | 15.00' | 068°35'32" | N76°59'54"E | 16.90' | 17.96' |
| C82 | 275.00' | 005°41'19" | S65°51'40"E | 27.29' | 27.30' |
| C83 | 15.00' | 033°02'26" | S46°29'48"E | 8.53' | 8.65' |
| C84 | 15.00' | 029°34'43" | N77°48'22"W | 7.66' | 7.74' |

| BLOCK B | | |
|---------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | LOT USAGE |
| 29 | 7,500 | SINGLE FAMILY |
| 30 | 7,500 | SINGLE FAMILY |
| 31 | 7,500 | SINGLE FAMILY |
| 32 | 7,500 | SINGLE FAMILY |
| 33 | 7,500 | SINGLE FAMILY |
| 34 | 7,502 | SINGLE FAMILY |
| 35 | 7,629 | SINGLE FAMILY |
| 36 | 8,033 | SINGLE FAMILY |
| 37 | 8,035 | SINGLE FAMILY |
| 38 | 11,760 | SINGLE FAMILY |
| 39 | 10,134 | SINGLE FAMILY |
| 40 | 7,612 | SINGLE FAMILY |
| 41 | 7,500 | SINGLE FAMILY |
| 42 | 7,493 | SINGLE FAMILY |
| 43 | 7,394 | SINGLE FAMILY |
| 44 | 7,376 | SINGLE FAMILY |
| 45 | 7,459 | SINGLE FAMILY |
| 46 | 2,111 | OSL & WE |
| 47 | 8,445 | SINGLE FAMILY |
| 48 | 8,446 | SINGLE FAMILY |
| 49 | 8,447 | SINGLE FAMILY |
| 50 | 8,472 | SINGLE FAMILY |
| 51 | 31,325 | OSL & DE |
| 52 | 5,941 | SINGLE FAMILY |
| 53 | 5,668 | SINGLE FAMILY |
| 54 | 5,626 | SINGLE FAMILY |
| 55 | 5,625 | SINGLE FAMILY |
| 56 | 6,552 | SINGLE FAMILY |
| 57 | 5,400 | SINGLE FAMILY |
| 58 | 5,400 | SINGLE FAMILY |
| 59 | 5,400 | SINGLE FAMILY |
| 60 | 5,400 | SINGLE FAMILY |
| 61 | 5,400 | SINGLE FAMILY |
| 62 | 8,620 | SINGLE FAMILY |
| 64 | 32,580 | OSL |
| 65 | 6,031 | SINGLE FAMILY |
| 66 | 6,804 | SINGLE FAMILY |
| 67 | 7,464 | SINGLE FAMILY |
| 68 | 7,427 | SINGLE FAMILY |
| 69 | 5,819 | SINGLE FAMILY |
| 70 | 5,850 | SINGLE FAMILY |
| 71 | 5,850 | SINGLE FAMILY |
| 72 | 5,850 | SINGLE FAMILY |
| 73 | 5,850 | SINGLE FAMILY |
| 74 | 5,850 | SINGLE FAMILY |
| 75 | 5,850 | SINGLE FAMILY |
| 76 | 7,102 | SINGLE FAMILY |

| BLOCK E | | |
|---------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | LOT USAGE |
| 14 | 7,500 | SINGLE FAMILY |
| 15 | 7,500 | SINGLE FAMILY |
| 16 | 7,500 | SINGLE FAMILY |
| 17 | 7,500 | SINGLE FAMILY |
| 18 | 7,500 | SINGLE FAMILY |
| 19 | 7,486 | SINGLE FAMILY |
| 20 | 7,341 | SINGLE FAMILY |
| 21 | 12,447 | SINGLE FAMILY |
| 22 | 15,412 | SINGLE FAMILY |
| 23 | 17,134 | SINGLE FAMILY |
| 24 | 13,835 | SINGLE FAMILY |
| 25 | 14,446 | SINGLE FAMILY |
| 26 | 12,081 | SINGLE FAMILY |
| 27 | 8,702 | SINGLE FAMILY |
| 28 | 7,500 | SINGLE FAMILY |
| 29 | 7,500 | SINGLE FAMILY |
| 30 | 7,500 | SINGLE FAMILY |
| 31 | 9,544 | SINGLE FAMILY |
| 32 | 10,472 | SINGLE FAMILY |
| 33 | 7,500 | SINGLE FAMILY |
| 34 | 7,500 | SINGLE FAMILY |
| 35 | 7,500 | SINGLE FAMILY |
| 36 | 8,489 | SINGLE FAMILY |

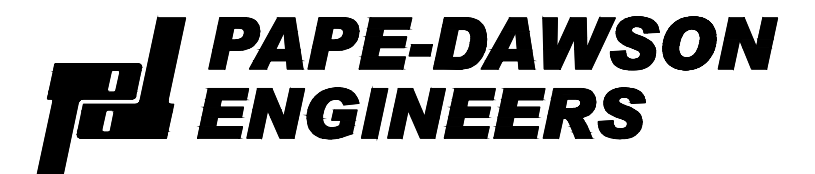
| BLOCK G | | |
|---------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | LOT USAGE |
| 1 | 8,260 | SINGLE FAMILY |
| 2 | 7,121 | SINGLE FAMILY |
| 3 | 5,733 | OSL |

| BLOCK H | | |
|---------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | LOT USAGE |
| 1 | 15,452 | LS & DE |
| 2 | 7,102 | SINGLE FAMILY |
| 3 | 5,850 | SINGLE FAMILY |
| 4 | 5,850 | SINGLE FAMILY |
| 5 | 5,850 | SINGLE FAMILY |
| 6 | 5,850 | SINGLE FAMILY |
| 7 | 5,850 | SINGLE FAMILY |
| 8 | 5,850 | SINGLE FAMILY |
| 9 | 5,850 | SINGLE FAMILY |
| 10 | 5,850 | SINGLE FAMILY |
| 11 | 5,850 | SINGLE FAMILY |
| 12 | 5,850 | SINGLE FAMILY |
| 13 | 5,850 | SINGLE FAMILY |
| 14 | 5,850 | SINGLE FAMILY |
| 15 | 5,850 | SINGLE FAMILY |
| 16 | 5,850 | SINGLE FAMILY |
| 17 | 5,850 | SINGLE FAMILY |
| 18 | 6,036 | SINGLE FAMILY |

| BLOCK F | | |
|---------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | LOT USAGE |
| 1 | 9,221 | SINGLE FAMILY |
| 2 | 5,425 | SINGLE FAMILY |
| 3 | 5,400 | SINGLE FAMILY |
| 4 | 5,400 | SINGLE FAMILY |
| 5 | 5,400 | SINGLE FAMILY |
| 6 | 5,400 | SINGLE FAMILY |
| 7 | 5,400 | SINGLE FAMILY |
| 8 | 5,400 | SINGLE FAMILY |
| 9 | 8,566 | SINGLE FAMILY |
| 10 | 8,652 | SINGLE FAMILY |
| 11 | 5,400 | SINGLE FAMILY |
| 12 | 5,400 | SINGLE FAMILY |
| 13 | 5,400 | SINGLE FAMILY |
| 14 | 5,400 | SINGLE FAMILY |
| 15 | 5,400 | SINGLE FAMILY |
| 16 | 5,400 | SINGLE FAMILY |
| 17 | 5,400 | SINGLE FAMILY |
| 18 | 8,652 | SINGLE FAMILY |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N89°13'58"E | 13.35' |
| L2 | N85°49'23"E | 100.27' |
| L3 | N87°50'29"E | 100.07' |
| L4 | N88°42'40"E | 100.03' |
| L5 | S00°00'54"W | 15.74' |
| L6 | S89°59'06"E | 15.00' |
| L7 | N62°30'43"W | 128.08' |
| L8 | N63°01'01"W | 106.32' |
| L9 | N15°33'25"E | 5.20' |
| L10 | N22°57'50"E | 75.03' |
| L11 | S26°58'59"W | 79.95' |
| L12 | N12°26'30"E | 7.82' |
| L13 | N00°00'00"E | 66.15' |
| L14 | S22°57'50"W | 92.58' |
| L15 | S12°26'30"W | 7.82' |
| L16 | S63°00'53"E | 45.00' |
| L17 | N18°12'06"E | 4.31' |
| L18 | S26°58'52"W | 16.70' |
| L19 | N31°26'05"E | 24.02' |
| L20 | N85°49'22"E | 28.79' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L21 | N89°13'29"W | 38.34' |
| L22 | S89°59'06"E | 21.46' |
| L23 | S83°24'14"W | 31.44' |
| L24 | S63°01'01"E | 43.68' |
| L25 | N59°16'14"W | 37.12' |
| L26 | S63°01'01"E | 28.87' |
| L27 | N63°01'01"W | 8.71' |
| L28 | S69°56'08"E | 16.23' |



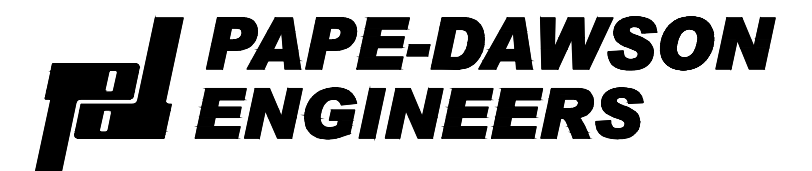
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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
MURCHISON TRACT, PHASE 2

A 48.447 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 99.02 ACRE TRACT, CONVEYED TO ARROYO CAP IV-2, LLC, RECORDED IN DOCUMENT NO. 2024078780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STANDARD 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 TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. 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.
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 OF PFLUGERVILLE.
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 MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE LOCAL STREETS.
8. A 6-FOOT SIDEWALK SHALL BE PROVIDED ALONG CAMERON ROAD AND FUTURE MELBER LANE.
9. STREET LIGHTS 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.
10. 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.
11. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24.
12. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1557-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
13. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290K EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
20. 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.
21. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE SINGLE-FAMILY RESIDENTIAL (SF-R) AND SINGLE-FAMILY MIXED USE RESIDENTIAL (SF-MU) DISTRICT REQUIREMENTS FOR ALL RESIDENTIAL LOTS. PER THE CITY OF PFLUGERVILLE UDC 4.2.4 RESIDENTIAL DISTRICTS SETBACK CHART, THE MINIMUM SETBACKS ARE AS FOLLOWS: (SF-R) FRONT STREET - 25', SIDE STREET (CORNER LOTS) - 15', REAR - 20', INTERIOR SIDE - 5'; (SF-MU) FRONT STREET - 20', SIDE STREET (CORNER LOTS) - 15', REAR - 20', INTERIOR SIDE - 5'
22. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
23. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
24. FINISHED FLOOR ELEVATIONS FOR EVERY HOME WITHIN 200 FEET OF THE NOAA ATLAS 14 FLOODPLAIN SHALL BE AT LEAST 2 FEET ABOVE THE INDICATED 100-YEAR WATER SURFACE ELEVATIONS. FINISH FLOOR ELEVATIONS SHOWN ON THE FACE OF THIS PLAT ARE MINIMUM REQUIRED ELEVATIONS.
25. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
26. IN ACCORDANCE WITH UDC 15.16.3.R, NO MORE THAN 99 LOTS CUMULATIVELY MAY GAIN BUILDING PERMITS UNTIL A SECOND POINT OF ACCESS HAS BEEN ESTABLISHED.



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