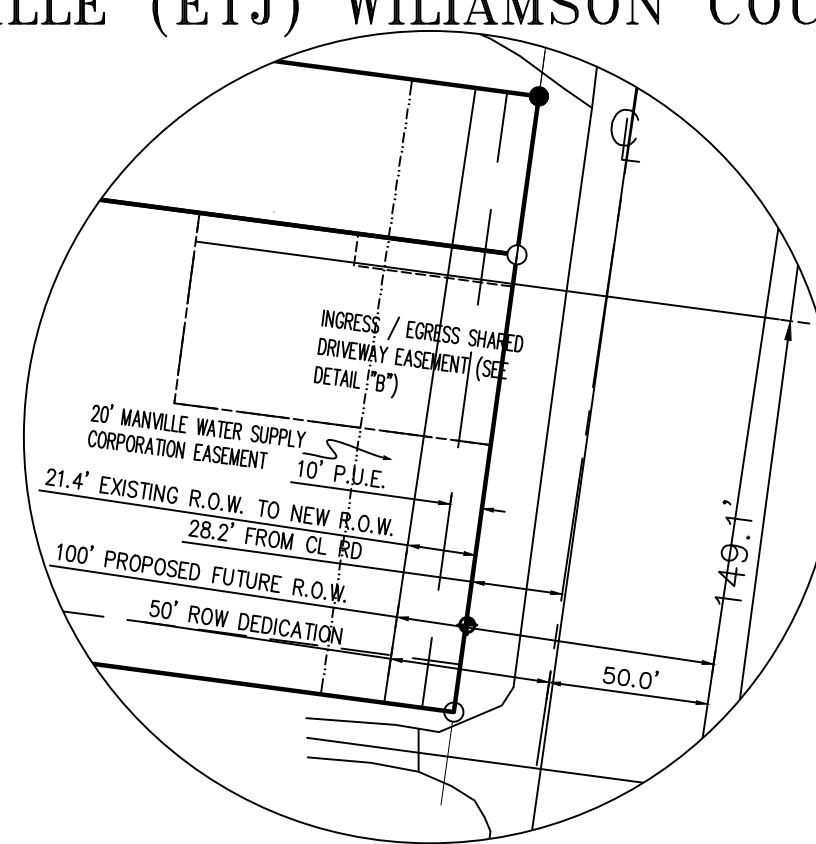
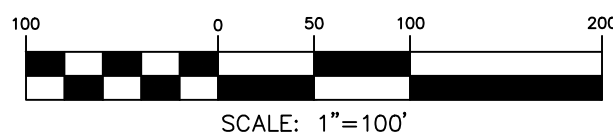


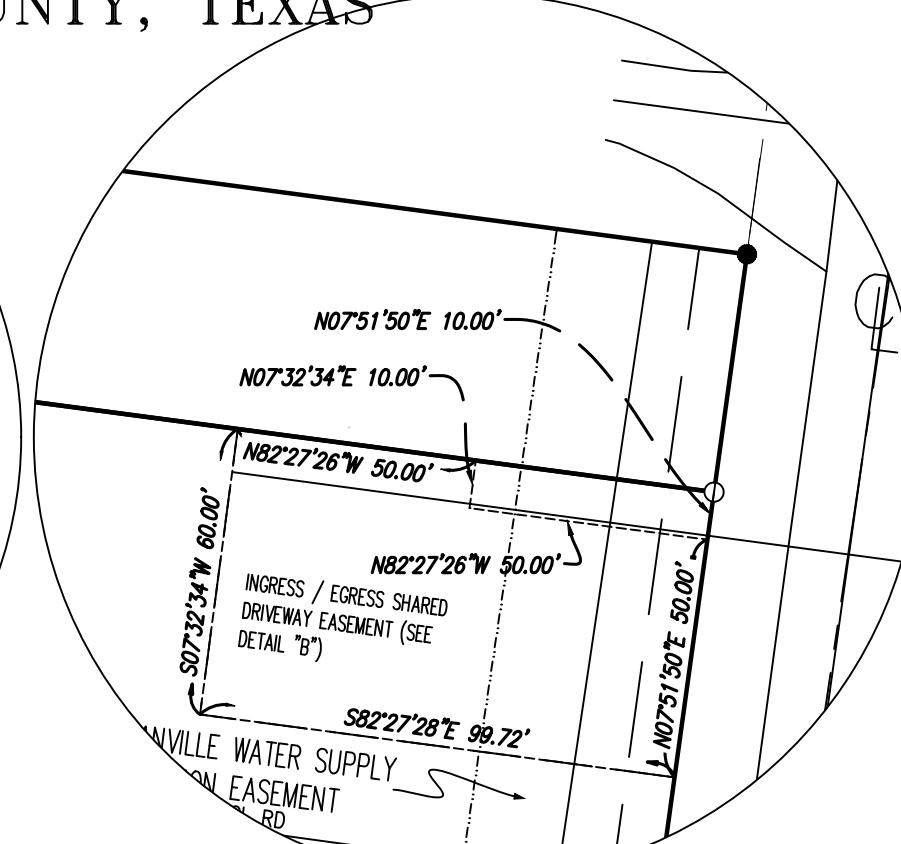
SCALE: 1" = 3000'

NOTE: COUNTY ROAD 139 IS NOW A PROPOSED MINOR ARTERIAL 100' R.O.W. PLAN PER CITY OF PFLUGERVILLE LONG RANGE TRANSPORTATION PLAN.

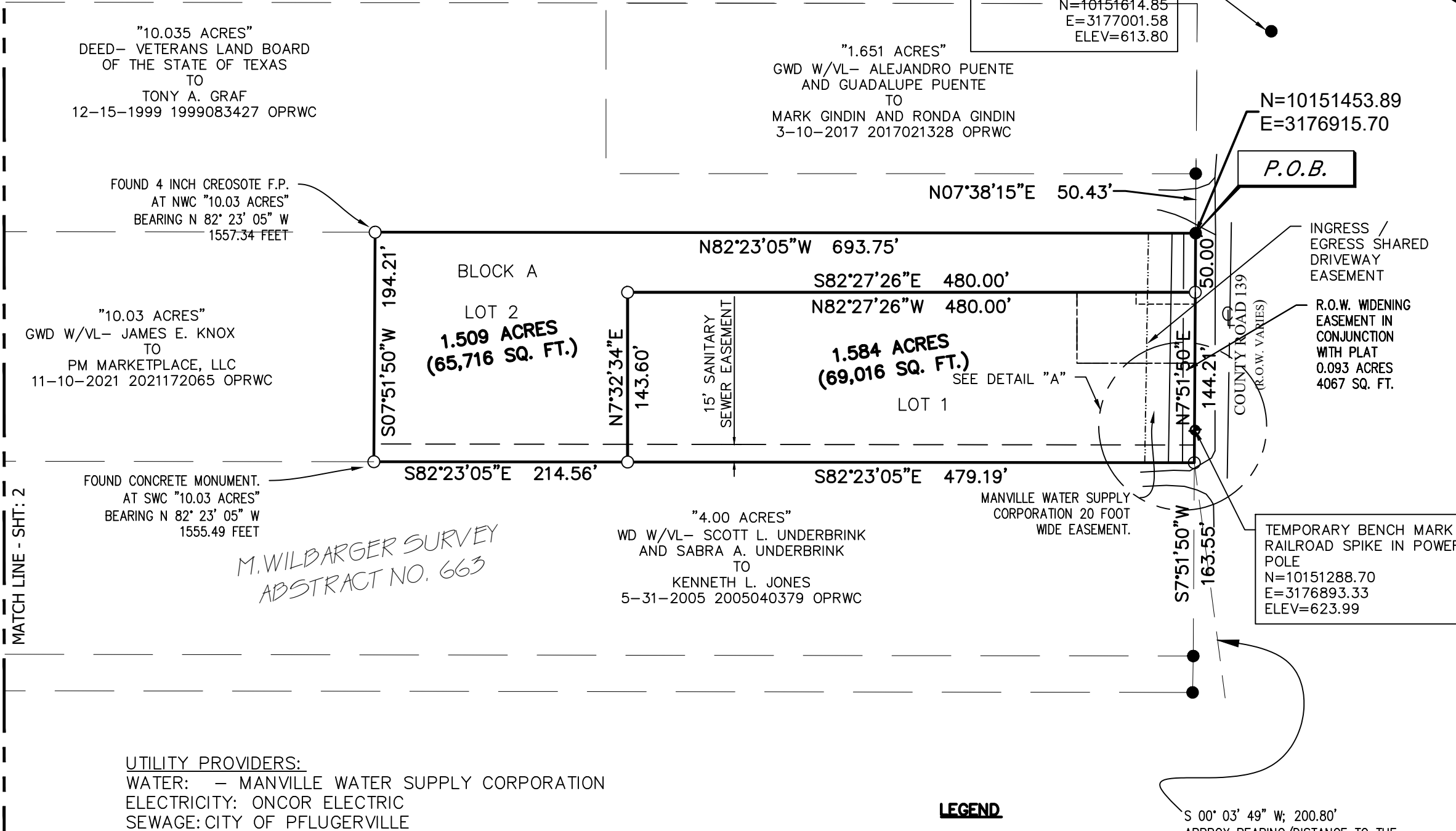
- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE'S EXTRA TERRITORIAL JURISDICTION.
- THE CITY OF PFLUGERVILLE WILL BE THE WATSEWATER PROVIDER, BUT AN APPROVED WAIVER HAS PERMITTED ONSITE SEWER.
- WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER.
- A 10-FT PUE SHALL BE DEDICATED TO THE CITY OF PFLUGERVILLE ALONG ALL STREET FRONTAGES.
- 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 PM MARKET PLACE LLC, 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.
- NO SIDEWALK WILL BE CONSTRUCTED.
- 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.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1441-20-04-14. 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 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.
- 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.
- 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.
- PUBLIC IMPROVEMENTS NEEDED TO SERVE THIS DEVELOPMENT MUST BE FULLY BUILT AND ACCEPTED BY THE CITY OR 110% FISCAL SURETY PROVIDED BEFORE THE FINAL PLAT CAN BE RECORDED.



DETAIL "A"
SCALE: 1:60



DETAIL "B"
SCALE: 1:40



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊕ BENCHMARK
- ▭ CITY LIMITS/ETJ

S 00° 03' 49" W; 200.80'
APPROX BEARING/DISTANCE TO THE
SOUTHEAST CORNER - M. WILBARGER SURVEY
ABSTRACT 663

ABBREVIATIONS

- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- WD - WARRANTY DEED
- GWD - GENERAL WARRANTY DEED
- SWD - SPECIAL WARRANTY DEED
- W/VL - DEED WITH VENDOR'S LIEN
- WCR - WILLIAMSON COUNTY ROAD

2022-40-FP

OWNERS:
PM MARKETPLACE LLC
1808 COUNTY ROAD 139,
HUTTO, TEXAS 78634

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090

ENGINEER:
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TX 78664
512-244-1546
TBPE FIRM NO.F-12709

LEGAL DESCRIPTION:
10.032 ACRE TRACT OF LAND IN THE M.
WILBARGER SURVEY, ABSTRACT NO. 663,
WILLAMSON COUNTY, TEXAS,

PATENT SURVEY:
M. WILBARGER SURVEY NO. 8
ABSTRACT NO. 663

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
PROPOSED LAND USE: RESIDENTIAL
LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 3.093 ACRES

SUBMITTAL DATE:
03-20-23

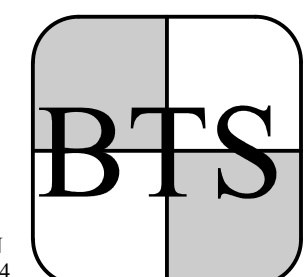
BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
RAILROAD SPIKE IN POWER POLE
N=10151288.70
E=2176893.33
ELEVATION=623.99
TEMPORARY BENCH MARK
1/2" IRON ROD
N=10151614.85
E=3177001.58
ELEV=613.80

(NAVD 88, GEOID MODEL 2012B)

FINAL PLAT OF
GINDIN SUBDIVISION

3.093 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

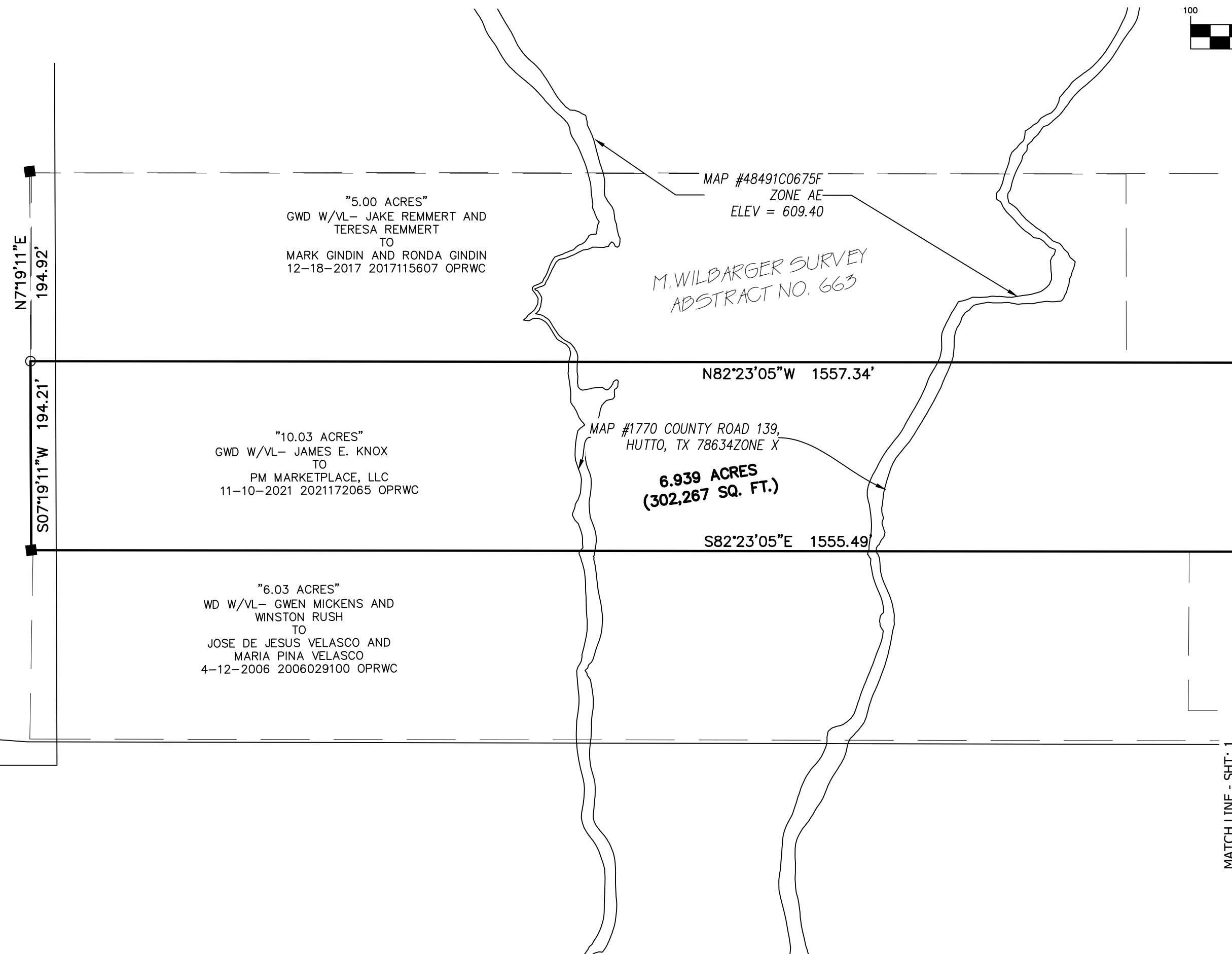
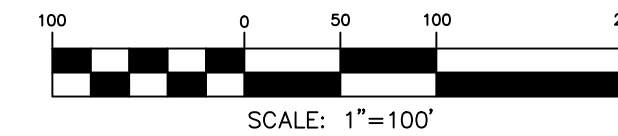
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	03.16.23	COMMENTS - PFLUGERVILLE	BLB

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB

PROJECT NO. 22-713	DATE: 3/20/2023
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**FINAL-PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILLIAMSON COUNTY, TEXAS**



"5.00 ACRES"
GWD W/VL- JAKE REMMERT AND
TERESA REMMERT
TO
MARK GINDIN AND RONDA GINDIN
12-18-2017 2017115607 OPRWC

MAP #48491C0675F
ZONE AE
ELEV = 609.40

M. WILBARGER SURVEY
ABSTRACT NO. 663

"10.03 ACRES"
GWD W/VL- JAMES E. KNOX
TO
PM MARKETPLACE, LLC
11-10-2021 2021172065 OPRWC

MAP #1770 COUNTY ROAD 139,
HUTTO, TX 78634 ZONE X
**6.939 ACRES
(302,267 SQ. FT.)**

"6.03 ACRES"
WD W/VL- GWEN MICKENS AND
WINSTON RUSH
TO
JOSE DE JESUS VELASCO AND
MARIA PINA VELASCO
4-12-2006 2006029100 OPRWC

OWNERS:
PM MARKETPLACE LLC
1808 COUNTY ROAD 139,
HUTTO, TEXAS 78634

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090

ENGINEER:
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TX 78664
512-244-1546
TBPE FIRM NO.F-12709

LEGAL DESCRIPTION:
10.032 ACRE TRACT OF LAND IN THE M.
WILBARGER SURVEY, ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS,

PATENT SURVEY:
M. WILBARGER SURVEY NO. 8
ABSTRACT NO. 663

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
PROPOSED LAND USE: RESIDENTIAL
LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 3.093 ACRES

SUBMITTAL DATE:
03-20-23

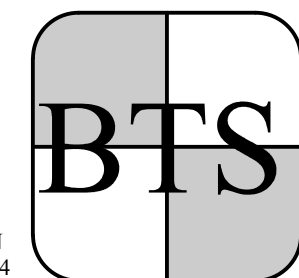
BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
RAILROAD SPIKE IN POWER POLE
N=10151288.70
E=2176893.33
ELEVATION=623.99
TEMPORARY BENCH MARK
1/2" IRON ROD
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E=3177001.58
ELEV=613.80

(NAVD 88, GEOID MODEL 2012B)

FINAL PLAT OF
GINDIN SUBDIVISION

3.093 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	03.16.23	COMMENTS - PFLUGERVILLE	BLB

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB

PROJECT NO. 22-713	DATE: 3/20/2023
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ABBREVIATIONS

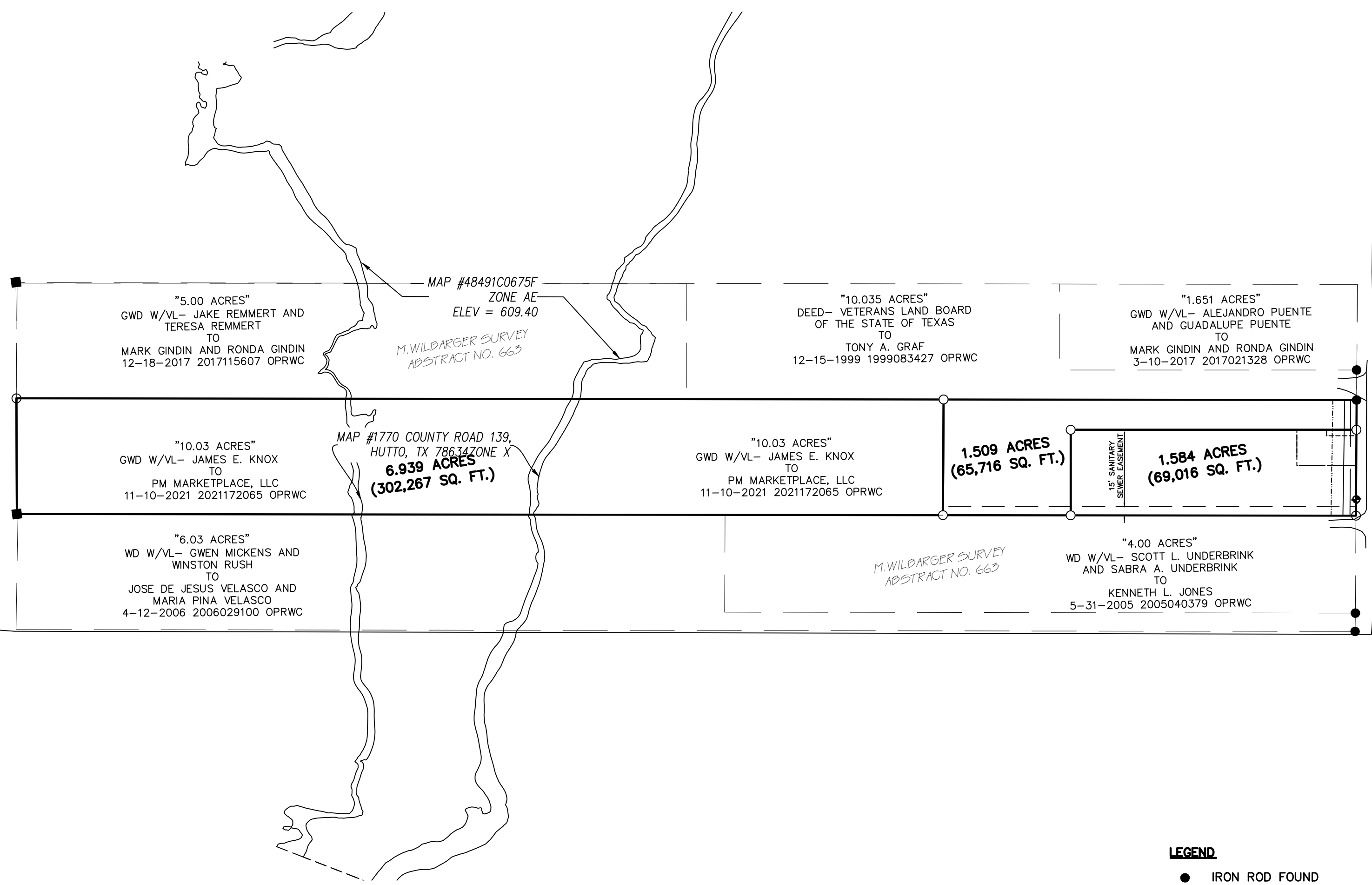
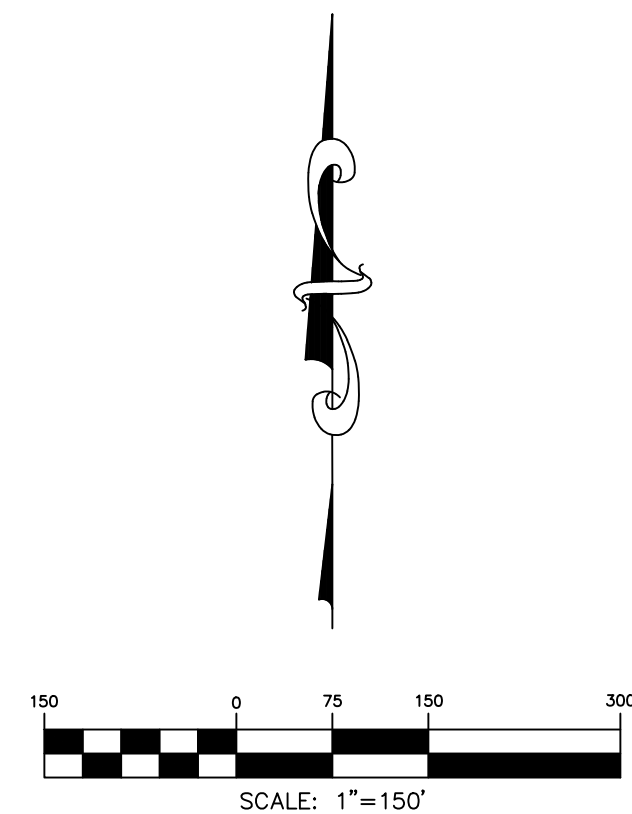
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- WCR - WILLIAMSON COUNTY ROAD

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊕ BENCHMARK
- ▭ CITY LIMITS/ETJ

2022-40-FP

**FINAL-PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILIAMSON COUNTY, TEXAS**



OWNERS:
PM MARKETPLACE LLC
1808 COUNTY ROAD 139,
HUTTO, TEXAS 78634

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090

ENGINEER:
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TX 78664
512-244-1546
TBPE FIRM NO.F-12709

LEGAL DESCRIPTION:
10.032 ACRE TRACT OF LAND IN THE M. WILBARGER SURVEY, ABSTRACT NO. 663, WILLAMSON COUNTY, TEXAS,

PATENT SURVEY:
M. WILBARGER SURVEY NO. 8
ABSTRACT NO. 663

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
PROPOSED LAND USE: RESIDENTIAL
LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 3.093 ACRES

SUBMITTAL DATE:
03-20-23

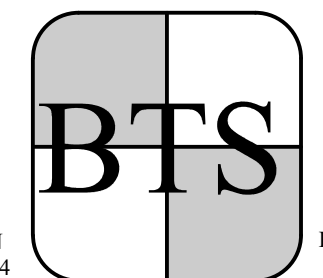
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1/2" IRON ROD
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(NAVD 88, GEOID MODEL 2012B)

FINAL PLAT OF
GINDIN SUBDIVISION

3.093 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	03.16.23	COMMENTS - PFLUGERVILLE	BLB

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: 1" = 150'	APPROVED BY: BLB
PROJECT NO. 22-713	DATE: 3/20/2023

ABBREVIATIONS
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I.P. - IRON PIPE
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ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD

THIS SHEET IS FOR VISUAL PURPOSE ONLY

- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ⊕ BENCHMARK
 - ▭ CITY LIMITS/ETJ

2022-40-FP

**FINAL-PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILIAMSON COUNTY, TEXAS**

CITY OF PFLUGERVILLE ONSITE SANITARY SEWER FACILITY WAIVER

City staff has evaluated the Variance request based on the proposed pending revision to the Final Plat as to be provided to Williamson County. Separate from this request, the Plat is not to be included with determination of the OSSF waiver request. The Engineer of Record (EOR) for the proposed site development has requested for the 10.0-acre lot to be subdivided into three (3) lots, as City requests a minimum of 1.5 acres each respectively, with 0.5 acres for use within front 5.0 total acres, leaving remaining back 5.0 acres undevelopable due to impact by floodplain. Each lot shall be limited to one single family residence with a maximum square foot impervious cover allowed by code. The City of Pflugerville will provide approval based on the following allowances are maintained and NOT modified, with the Williamson County process. At this time the City of Pflugerville is unable to provide wastewater service and will permit the allowance of an OSSF based on a residential land use and if for any reason in the future, the land use changes or property owner(s) determine they would like to add a commercial use, they would be required to submit a request to the City for approval of wastewater service AND redevelopment would require connection to City sewer services provided and OSSF would be removed.

City APPROVES waiver, with following CONDITIONS as a copy of this correspondence must be submitted with corresponding plat to Williamson County for approval of their permit. Conditional items below:

- Waiver approval of OSFF for residential lots at least 1.5-acre and does not extend to approving other aspects of preliminary plan such as the specific configuration of the lots
- Require site development continue to work with the City's Planning Department to create a plat that complies with City and County requirements in all other aspects (such as legal access), etc.
- Require each lot pay the required wastewater impact fee at the time of development of the lot, even if a wastewater system is not yet available to them
- Require development to install a "dry" wastewater collection system from each of the lots to the County Road 139 right-of-way
- The "dry" system should be as shallow as code allows while still providing gravity flow service to each of the lots
- During the interim, if City wastewater not available, the sewer coming out of each home would flow into an onsite septic system; the onsite system shall be designed so that with installation of a simple connection/closure piece, the home can be switched from onsite septic service to flow to the wastewater collection system when City wastewater available to carry the flow to County Road 139
- The closure piece and transition from septic to the gravity wastewater system shall not occur until the gravity sewer system is connected (by others) to the City of Pflugerville's wastewater conveyance and treatment system, so that the system can then become an active/"wet" system.
- Each home would be under the obligation (by plat or other instrument) to properly abandon their septic system in accordance with code and connect to the City wastewater system when the gravity flow wastewater system becomes available
- Each home will be charged the standard monthly wastewater billing rate starting with the month that gravity City sewer service becomes available to the subdivision, regardless of whether that home has connected to the gravity system yet or not.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

MANVILLE W.S.C. EASEMENT NOTES

GRANTOR SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENT TRACT FOR THOSE PURPOSES WHICH DO NOT CONFLICT WITH GRANTEE'S SUBSURFACE USE BUT SHALL KEEP THE EASEMENT TRACT FREE AND CLEAR OF BUILDINGS, LANDSCAPING, TREES, FENCES OR WALLS, COMMERCIAL SIGNAGE, AND ENTRY-WAY MONUMENT SIGNS. IN THE EVENT GRANTOR INSTALLS A DRIVEWAY OVER AND ACROSS THE EASEMENT HEREIN GRANTED, ALL MANVILLE LINES BENEATH THE SAID DRIVEWAY SHALL BE SLEEVED AT GRANTOR'S EXPENSE. GRANTOR SHALL NOT CONSTRUCT ANY OBSTRUCTION ON THE EASEMENT PROPERTY, AND ANY IMPROVEMENT MADE BY GRANTOR MUST COMPLY WITH ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL ORDINANCES, CODES, AND ENGINEERING GUIDELINES. GRANTOR SHALL OBTAIN GRANTEE'S PERMISSION AND APPROVAL PRIOR TO THE START OF CONSTRUCTION OF IMPROVEMENTS.

IN THE EVENT THAT THE SURFACE CONDITION OF THE EASEMENT TRACT IS DISTURBED AS A RESULT OF ANY MAINTENANCE, REPAIR, OR CONSTRUCTION ACTIVITIES BY GRANTEE OR ITS AGENTS, EMPLOYEES OR CONTRACTORS, WITHIN THE EASEMENT, GRANTEE SHALL BE RESPONSIBLE TO RESTORE THE EASEMENT PROPERTY ARISING FROM SUCH DISTURBANCE. IN THE EVENT GRANTEE IS REQUIRED TO REMOVE OR ALTER UNAUTHORIZED SURFACE IMPROVEMENTS WITHIN THE EASEMENT, GRANTEE SHALL HAVE NO RESPONSIBILITY FOR REPAIR OR RESTORATION OF THE EASEMENT PROPERTY ARISING FROM SUCH DISTURBANCE. GRANTEE SHALL BE SOLELY RESPONSIBLE FOR PERFORMING ALL MAINTENANCE AND REPAIR OF THE FACILITIES AND AGREES TO MAINTAIN ALL THE FACILITIES IN A GOOD CONDITION AND REPAIR AT ALL TIMES. GRANTEE HAS FULL RESPONSIBILITY FOR THE IMPROVEMENT AND MAINTENANCE OF THE EASEMENT PROPERTY. GRANTEE IS AUTHORIZED TO REMOVE AND RELOCATE VEGETATION FENCES OR OTHER IMPROVEMENTS ON THE EASEMENT PROPERTY OR ALONG ITS BOUNDARY LINES WHEN NECESSARY, IN THE JUDGMENT OF GRANTEE, TO CONSTRUCT, MAINTAIN, REPAIR, REMOVE OR REPLACE THE FACILITIES. GRANTEE SHALL NOT BE REQUIRED TO REPAIR OR REPLACE TO THEIR ORIGINAL CONDITION ANY LANDSCAPING, VEGETATION, DRIVEWAYS, PARKING AREAS OR OTHER IMPROVEMENTS ON THE EASEMENT PROPERTY THAT ARE OR MAY BE DAMAGED IN CONNECTION WITH THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL OR OPERATION OF THE PERMITTED FACILITIES WITHIN THE EASEMENT.

3.093 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE M. WILBARGER SURVEY, ABSTRACT NO. 663, AND LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "10.03 ACRES" CONVEYED IN AN GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM JAMES E. KNOX TO PM MARKETPLACE, LLC, DATED 11-10-2021 AND RECORDED IN DOCUMENT NO. 2021172065 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF SEPTEMBER 2022, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST LINE OF COUNTY ROAD 139, BEING THE NORTHEAST CORNER OF SAID "10.03 ACRES" AND THE SOUTHEAST CORNER OF A CALLED "10.035 ACRES" CONVEYED IN A DEED FROM VETERANS LAND BOARD OF THE STATE OF TEXAS TO TONY A. GRAF, DATED 12-15-1999 AND RECORDED IN DOCUMENT NO. 1999083427 (OPRWC), FROM WHICH A 1/2" IRON ROD FOUND (CAPPED "PREMIER") BEING THE LOWER NORTHEAST CORNER OF AFOREMENTIONED "10.035 ACRES", BEARS NORTH 07° 38' 15" EAST, A DISTANCE OF 50.43 FEET;

THENCE NORTH 82° 23' 05" WEST, ALONG THE NORTH LINE OF SAID "10.03 ACRES" AND THE SOUTH LINE OF SAID "10.035 ACRES"; ALSO FOLLOWING THE SOUTH LINE OF A CALLED "5.00 ACRES" CONVEYED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM JAKE REMMERT AND TERESE REMMERT TO MARK GINDIN AND RONDA GINDIN, DATED 12-18-2017 AND RECORDED IN DOCUMENT NO. 2017118607 (OPRWC), A DISTANCE OF 693.75 FEET TO A 1/2" IRON ROD SET (CAPPED BTS) AT THE NORTHWEST CORNER OF SUBJECT TRACT; FOUND A 4 INCH CREOSOTE TREATED FENCE POST AT THE NORTHWEST CORNER OF SAID "10.03 ACRES" AND THE EAST LINE OF MORNINGSIDE ESTATES, A SUBDIVISION RECORDED IN CABINET F, SLIDE 123 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, BEARING NORTH 82° 23' 05" WEST A DISTANCE OF 1557.34 FEET, FROM WHICH FOR REFERENCE A FOUND CONCRETE MONUMENT, BEING THE NORTHWEST CORNER FOR THE AFOREMENTIONED "5.00 ACRES"; BEARS NORTH 07° 19' 11" EAST, A DISTANCE OF 194.92 FEET;

THENCE SOUTH 07° 51' 50" EAST, OVER AND ACROSS SAID "10.03 ACRES"; A DISTANCE OF 194.21 FEET TO A 1/2" IRON ROD SET (CAPPED BTS) AT THE SOUTHWEST CORNER OF SUBJECT TRACT IN THE NORTH LINE OF A CALLED "4.00 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM SCOTT L. UNDERBRINK AND SABRA A. UNDERBRINK TO KENNETH L. JONES, DATED 5-31-2005 AND RECORDED IN DOCUMENT NO. 2005040379 (OPRWC); A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID "10.03 ACRES"; SAME BEING THE NORTHWEST CORNER OF A CALLED "6.03 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM GWEN MICKENS AND WINSTON RUSH TO JOSE DE JESUS VELASCO AND MARIA PINA VELASCO, DATED 4-12-2006 AND RECORDED IN DOCUMENT NO. 2006029100 (OPRWC), BEARS NORTH 82° 23' 05" WEST A DISTANCE OF 1555.49 FEET;

THENCE SOUTH 82° 23' 05" EAST WITH THE COMMON LINE OF SAID "10.03 ACRES" AND "4.00 ACRES" A DISTANCE OF 693.75 FEET, TO A 1/2" IRON ROD SET (CAPPED BTS) BEING THE SOUTHEAST CORNER OF SAID "10.03 ACRES" AND BEING THE NORTHEAST CORNER OF SAID "4.00 ACRES"; FOR REFERENCE, A 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF AFOREMENTIONED "4.00 ACRES"; BEARS SOUTH 07° 51' 50" WEST, A DISTANCE OF 163.55 FEET;

THENCE NORTH 07° 51' 50" EAST, ALONG THE EAST LINE OF SAID "10.03 ACRES" AND THE WEST LINE OF COUNTY ROAD 139, A DISTANCE OF 194.21 FEET, TO THE POINT OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 3.093 ACRES.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, BRUCE L. BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
_____ COUNTY, TEXAS, THIS ___ DAY OF _____,
2023.

BRUCE L. BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

FINAL PLAT OF
GINDIN SUBDIVISION

3.093 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechanicalservices.com

NO.	DATE	REVISIONS	BY
1	03.16.23	COMMENTS - PFLUGERVILLE	BLB

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22-713	DATE: 3/20/2023

**FINAL-PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILIAMSON COUNTY, TEXAS**

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

PM MARKETPLACE, LLC, OWNER OF THE CERTAIN 10.032 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **2021172065** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF PFLUGERVILLE TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF PFLUGERVILLE MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **GINDIN SUBDIVISION, PLAT** BEING WITHIN THE ETJ OF THE CITY OF PFLUGERVILLE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

PM MARKETPLACE LLC
RONDA GINDIN, AUTHORIZED PERSON FOR PM MARKETPLACE, LLC
1808 COUNTY ROAD 139
HUTTO, TEXAS 78634

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **RONDA GINDIN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

PM MARKETPLACE, LLC, OWNER OF THE CERTAIN 10.032 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **2021172065** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF PFLUGERVILLE TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF PFLUGERVILLE MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **GINDIN SUBDIVISION, PLAT** BEING WITHIN THE ETJ OF THE CITY OF PFLUGERVILLE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

PM MARKETPLACE LLC
MARK GINDIN, AUTHORIZED PERSON FOR PM MARKETPLACE, LLC
1808 COUNTY ROAD 139
HUTTO, TEXAS 78634

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **MARK GINDIN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, _____, LIEN HOLDER OF THE CERTAIN 10.032 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **2021172065** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF PFLUGERVILLE TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF FLUGERVILLE MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **GINDIN SUBDIVISION, PLAT** BEING WITHIN THE ETJ OF THE CITY OF PFLUGERVILLE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

ANHEM BANK & TRUST
PO BOX 563
PLAQUEMINE, LA 70765

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, **TERRY HAGOOD**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0675F**, EFFECTIVE DATE **DECEMBER 20, 2019**, AND THAT EACH LOT CONFORMS TO THE CITY OF PFLUGERVILLE REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, COUNTY, TEXAS, THIS ____ DAY OF _____, 2023.

TERRY R. HAGOOD
REGISTERED PROFESSIONAL ENGINEER
NO. **52960** STATE OF TEXAS

APPROVED THIS _____ DAY _____, 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.

JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

COUNTY ENGINEER

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER AND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIRED OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERETSON, PE, DR, CFM
COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2023, A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

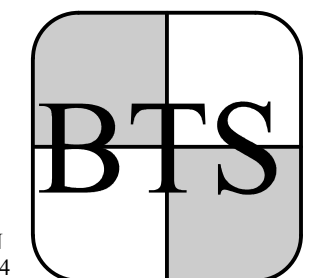
I, **BILL GRAVELL JR.**, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

FINAL PLAT OF
GINDIN SUBDIVISION

3.093 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

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TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

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NO.	DATE	REVISIONS	BY
1	03.16.23	COMMENTS - PFLUGERVILLE	BLB

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22-713	DATE: 3/20/2023

2022-40-FP