

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST UNITED CHURCH OF PFLUGERVILLE, REPRESENTED BY SANDY MONZINGO, CHAIRPERSON OF TRUSTEES, BEING THE OWNER OF LOT 1 OF THE AMENDED FINAL PLAT OF ROMANS 8:28, DEDICATED IN DOCUMENT NO. 201900127 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; CONVEYED IN VOLUME 9585, PAGE 904, VOLUME 10816, PAGE 1867, VOLUME 13223, PAGE 879 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NUMBER 2006209554 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND THAT THE CITY OF PFLUGERVILLE, REPRESENTED BY SERENIAH BRELAND, CITY MANAGER, BEING THE OWNER OF LOT 2 OF SAID AMENDED FINAL PLAT OF ROMANS 8:28, CONVEYED IN DOCUMENT NO. 2023060047 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY RESUBDIVIDE SAID LOTS 1 AND 2, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SAID RESUBDIVISION TO BE KNOWN AS:

PFLUGERVILLE DTE WEST SUBDIVISION,
A RESUBDIVISION OF LOTS 1 & 2,
AMENDED FINAL PLAT OF ROMANS 8:28

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, SANDY MONZINGO AND SERENIAH BRELAND, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BY:

SANDY MONZINGO, CHAIRPERSON OF TRUSTEES
FIRST UNITED METHODIST CHURCH OF PFLUGERVILLE
PO BOX 560
PFLUGERVILLE, TX 78691

SERENIAH BRELAND, CITY MANAGER
CITY OF PFLUGERVILLE
100 E. MAIN STREET
PFLUGERVILLE, TX 78660

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDY MONZINGO, CHAIRPERSON OF TRUSTEES FOR THE FIRST UNITED CHURCH OF PFLUGERVILLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR TRAVIS, COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERENIAH BRELAND, CITY MANAGER FOR THE CITY OF PFLUGERVILLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR TRAVIS, COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

THIS PROPERTY IS PARTIALLY LOCATED PARTIALLY WITHIN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY LOCATED WITHIN ZONE 'X'-SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NUMBER 48453C 0280J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

I, ANNA MERRYMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ANNA MERRYMAN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 138766
GARZAEMC
7708 RIALTO BLVD., SUITE 125
AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION:

THAT I, STEVEN M. DUARTE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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.

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. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940
SDUARTE@4WARDLS.COM

GENERAL NOTES:

- 1) THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 2) WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- 3) PUBLIC UTILITY EASEMENT (P.U.E.) REQUIREMENT ALONG ALL STREET FRONTAGE PER SECTION 15.16.9.A OF THE CITY OF PFLUGERVILLE UNIFIED DEVELOPMENT CODE.
- 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 GRANTORS, FIRST UNITED CHURCH OF PFLUGERVILLE AND THE CITY OF PFLUGERVILLE, 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 LITER, 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) 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.

8) 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.

9) 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.

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 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.

16) EAST MAIN STREET IS INTENDED TO BE EXTENDED AS A BRIDGE ACROSS GILLELAND CREEK TO THE EAST OF THIS SUBDIVISION AND CONNECTED TO RAILROAD AVENUE AS PART OF FUTURE SUBDIVISION(S) AND ASSOCIATED PLANS.

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.

18) BUILDINGS LOCATED WITHIN 200 FEET OF THE ZONE A FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION A MINIMUM OF 2 FEET ABOVE THE CLOSEST FLOOD ELEVATION.

19) THE FINISHED FLOOR ELEVATIONS OF ANY STRUCTURES OR BUILDINGS LOCATED WITHIN 200- FEET OF THE PROPOSED GRADED NOAA ATLAS 14 100-YEAR FLOODPLAIN BOUNDARY SHALL BE ELEVATED A MINIMUM OF 2- FEET ABOVE THE NOAA ATLAS 14 100-YEAR WATER SURFACE ELEVATION.

20) AN EIGHT (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF EAST MAIN STREET.

21) DRAINAGE EASEMENT TO CONTAIN THE PROPOSED NOAA ATLAS-14 100 YEAR FLOODPLAIN IS TO BE DEDICATED BY SEPARATE INSTRUMENT AFTER FEMA LOMR PROCESS HAS BEEN COMPLETED.

22) THE JOINT ACCESS EASEMENT RECORDED IN DOCUMENT NO. 2019101543 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS SHOWN ON PRIOR PLATS, IS TO BE RELEASED BY SEPARATE INSTRUMENT.

23) THIS SUBDIVISION IS SUBJECT TO DEED RESTRICTIONS PROVIDING THAT NO BUILDING, STRUCTURE OR OTHER IMPROVEMENT ON THE PROPERTY MAY BE USED, NOR MAY ANY OTHER USE OF THE PROPERTY BE MADE, THAT (I) CAUSES OR CREATES A NUISANCE, (II) IS OBNOXIOUS, OR (III) GENERALLY DETRACTS FROM A GENERAL FIRST-CLASS NATURE OF THE PROPERTY, AS THOSE USES LISTED WITHIN THE DEED(S) FILED IN THE YEAR 2025 A.D., IN THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS BETWEEN THE FIRST UNITED METHODIST CHURCH OF PFLUGERVILLE' AND THE CITY OF PFLUGERVILLE.

FLOODPLAIN NOTE:

THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY LOCATED WITHIN ZONE 'X'-SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NUMBER 48453C 0280J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

THIS PROPERTY IS PARTIALLY LOCATED WITHIN THE EXISTING NOAA ATLAS 14 100-YEAR FLOODPLAIN AS ANALYZED IN THE CITY OF PFLUGERVILLE DRAINAGE MASTER PLAN PREPARED BY HALFF ASSOCIATES, INC. DATED AUGUST 2022, AND THE PROPOSED NOAA ATLAS 14 100-YEAR FLOODPLAIN AS MODIFIED BY GARZA EMC TO INCORPORATE SITE-SPECIFIC TOPOGRAPHIC INFORMATION AND PROPOSED SUBDIVISION GRADING IN THE PFLUGERVILLE DTE FLOODPLAIN ANALYSIS REPORT, DATED JULY 2024.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JANUARY 24, 2024, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT 4004-136-1, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,134,374.861, E 3,139,758.521, ELEV. 806.96'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000104047266.

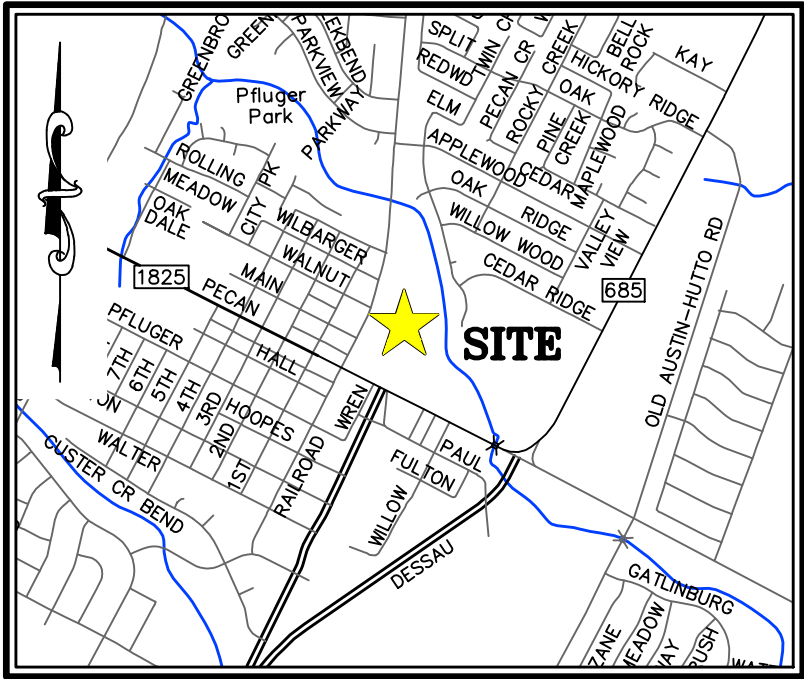
ELEVATION BASIS NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON SITE BENCHMARKS PROVIDED BY ATS ON A SURVEY DATED 8/8/22.

BENCHMARK NOTE:

TBM #1- COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825, ± 1,000' WEST OF FARM TO MARKET ROAD 685, AND ± 6' WEST FROM A LIGHT POLE ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 686.67'.

TBM #2- COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTHEAST INTERSECTION CORNER OF FARM TO MARKET ROAD 1825 AND FARM TO MARKET ROAD 685, AND ± 22' WEST FROM A DRAIN INLET ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 678.72'.



VICINITY MAP

SCALE: 1" = 2000'

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, 20____, AD. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

JONATHAN COFFMAN, CHAIRMAN

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

EMILY BARRON, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT 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., IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS

BY: DEPUTY

PFLUGERVILLE DTE
WEST SUBDIVISION
A Resubdivision of
Lots 1 & 2, Amended
Final Plat of Romans 8:28
City of Pflugerville,
Travis County, Texas

<div> 7708 Rialto Blvd., Suite 125 Austin, Texas 78735 Tel. (512) 298-3284 Fax (512) 298-2592 TBPE # F-14629 Garza EMC, LLC © Copyright 2025</div>	<div> <i>A Limited Liability Company</i> PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300</div>	Date: 5/27/2025
		Project: 01799
		Scale: N/A
		Reviewer: SMD
		Tech: ABW
		Field Crew: MW/NH
		Survey Date: APRIL 2024
		Sheet: 2 OF 2