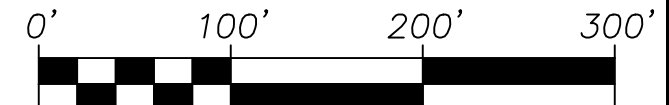


# FINAL PLAT OF VILLAGE AT WELLS BRANCH

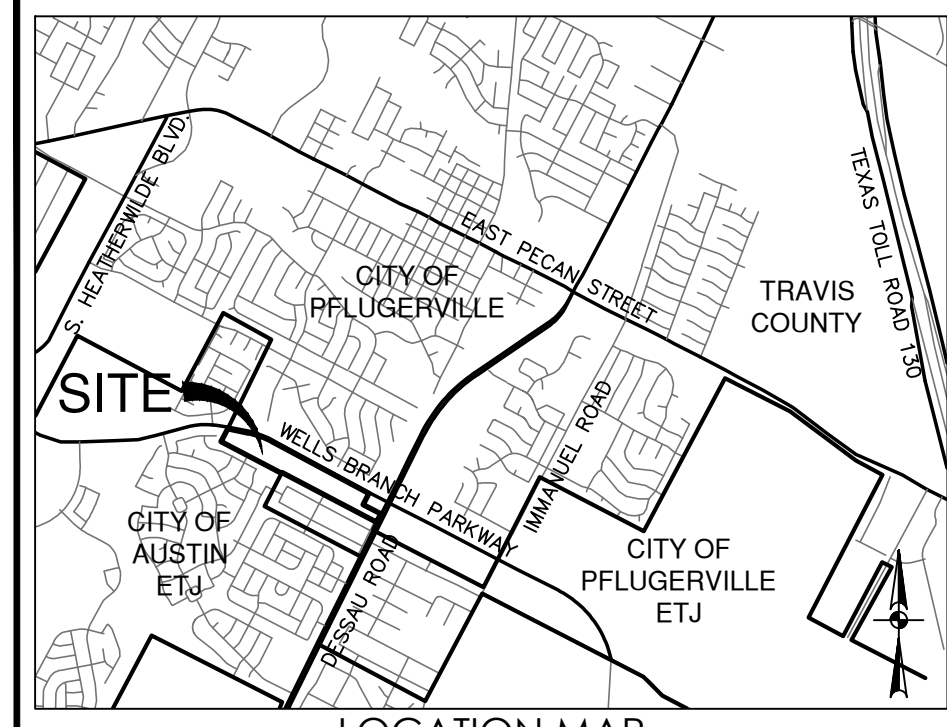
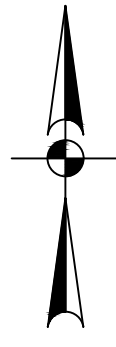
A 28.849 ACRE OR 1,256,668 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 35.159 ACRE TRACT OF LAND CONVEYED TO 1305 WELLS BRANCH LP, RECORDED IN DOCUMENT NO. 2020030783 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE ALEXANDER WALTERS SURVEY, SECTION 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'

### LEGEND

- BL BUILDING SETBACK LINE
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF (INSERT) COUNTY, TEXAS
- FR PLAT RECORDS OF (INSERT) COUNTY, TEXAS
- DR DEED RECORDS OF (INSERT) COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- LF LINEAR FEET
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FP PROPOSED 100-YR FLOODPLAIN [W/ ATLAS 14 FLOWS]
- ..... 6' SIDEWALK
- 10' SIDEWALK



LOCATION MAP  
1" = 4000'

OWNER: 1305 WELLS BRANCH LP  
ADDRESS: 110 SAN ANTONIO STREET SUITE 1706 AUSTIN TEXAS 78701

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

ACREAGE: 28.849 ACRES

TOTAL RIGHT OF WAY ACREAGE: 0.593 ACRES  
BALI LANE: 0.593 ACRES

RETIREMENT VILLAGE (CONDOMINIUM) (LOT 1): 18.345 ACRES

PARKLAND DEDICATION (LOT 2): 9.911 ACRES

SURVEY: ALEXANDER WALTERS SURVEY ABSTRACT NO. 791 SECTION NO. 67

NUMBER OF BLOCKS: 1

RETIREMENT VILLAGE (LOT 1): 1  
PARKLAND (LOT 2): 1  
TOTAL LOTS: 2

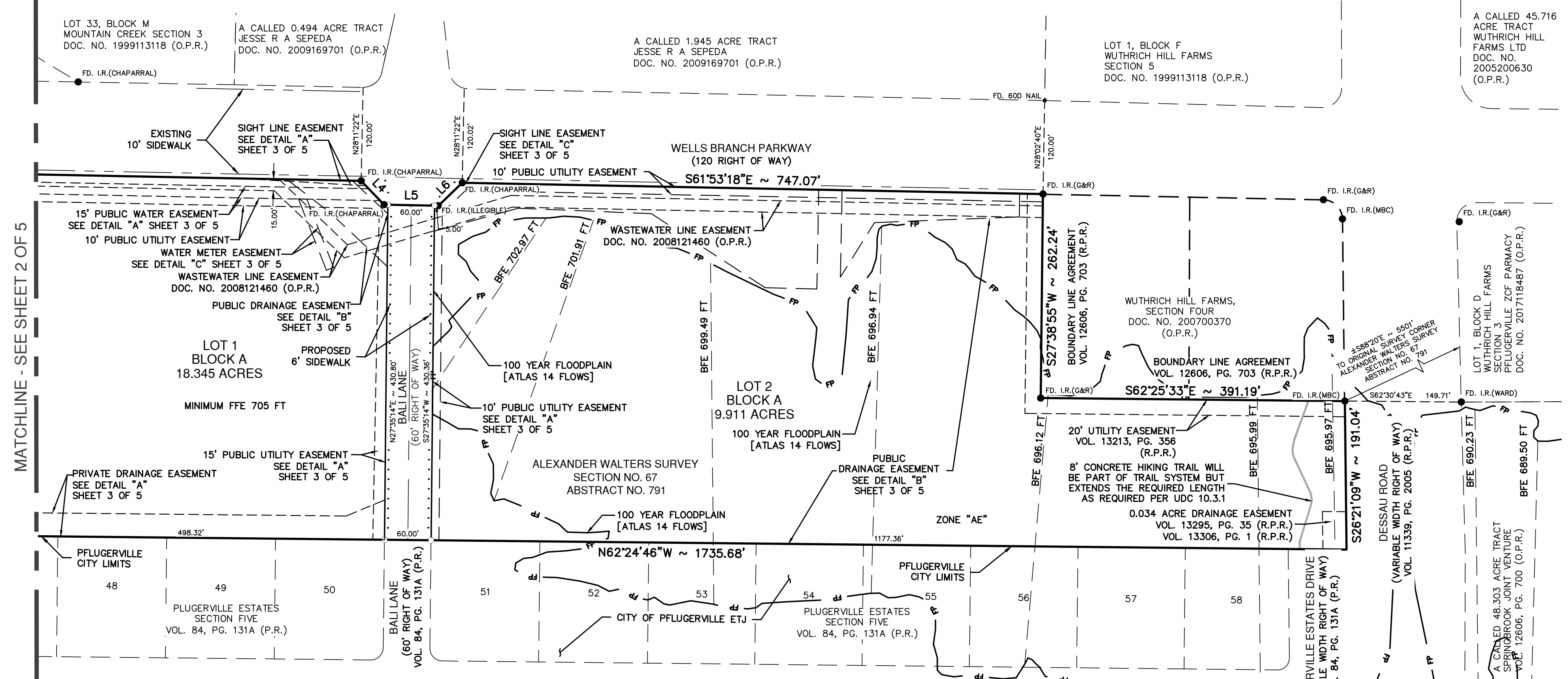
LINEAR FEET OF NEW STREETS: 430  
BALI LANE: 430' LF

SUBMITTAL DATE: JUNE 8, 2020

THE VILLAGE AT WELLS BRANCH TIA WAS APPROVED ON OCTOBER 13, 2020

BENCHMARK 200 CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET  
GRID NORTHING: 10129987.2  
GRID EASTING: 3146919.6  
ELEVATION: 748.26'  
NAVD88

BENCHMARK 201 CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET  
GRID NORTHING: 10129408.9  
GRID EASTING: 3148057.5  
ELEVATION: 714.48'  
NAVD88



MATCHLINE - SEE SHEET 2 OF 5

### PARKLAND DEDICATION:

LINE TABLE		
LINE	BEARING	LENGTH
L4	S16°46'36"E	42.51'
L5	S61°59'31"E	70.00'
L6	N73°11'34"E	42.41'

LOT	REQUIRED		50% PROPOSED		TOTAL PROPOSED		DEFICIT (AC.)
	AC./1000 RESIDENTS	DENSITY - PERSONS /UNIT	PARKLAND DEDICATIO N REQ (AC.)	FLOODPLAI N STORAGE (AC.)	DEDICATION OUTSIDE FLOODPLAIN (Ac.)	FLOODPLAIN DEDICATION (Ac.)	
LOT 1	6.6	2	4.83	3.89	2.13	6.02	0.00

NOTES: A DENSITY OF PERSONS PER UNIT OF LESS THAN 2 MAY BE USED FOR FINAL CALCULATIONS BY VARIANCE APPROVED BY ADMINISTRATOR PER UDC TABLE 14.3.2 AS THE DEVELOPMENT IS HIGH DENSITY RESIDENTIAL DEVELOPMENT. FOR THE PURPOSES OF THIS PRELIMINARY PLAN THE DENSITY IS ASSUMED TO BE 2.

THESE CALCULATIONS PROVIDED ARE BASED OFF OF UNIT ESTIMATION. THE FINAL CALCULATIONS WILL BE PERFORMED AND LISTED DURING THE SITE PLAN AND FINAL PLATTING PROCESS.

DATE OF PLAT PREPARATION: MAY 6, 2020  
DATE OF PLAT SUBMITTAL: MAY 18, 2020

FEE IN LIEU = 0.00 X \$43,560 = \$0.00  
PARKLAND DEVELOPMENT FEE = 366 UNITS X \$496 = \$181,536

NOTES: FEE IN LIEU/PARKLAND DEDICATION FEE BOND SHALL BE PROVIDED PRIOR TO PLAT RECORDATION.

THE ACTUAL AREA WITHIN SITE WITHIN FLOODPLAIN IS 7.44 ACRES. THE PROPOSED DEDICATION INSIDE FLOODPLAIN IS 3.72 ACRES WHICH IS 50% OF THE ACTUAL PER "CREDITABLE PARKLAND... MAY NOT EXCEED 50% OF THE TOTAL NUMBER OF ACRES REQUIRED FOR PUBLIC PARKLAND DEDICATION" PER UDC SECTION 14.3.5.B.5

PARKS AND RECREATION COMMISSION CONSIDERED AND APPROVED PARKLAND DEDICATION ON AUGUST 20TH, 2020.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



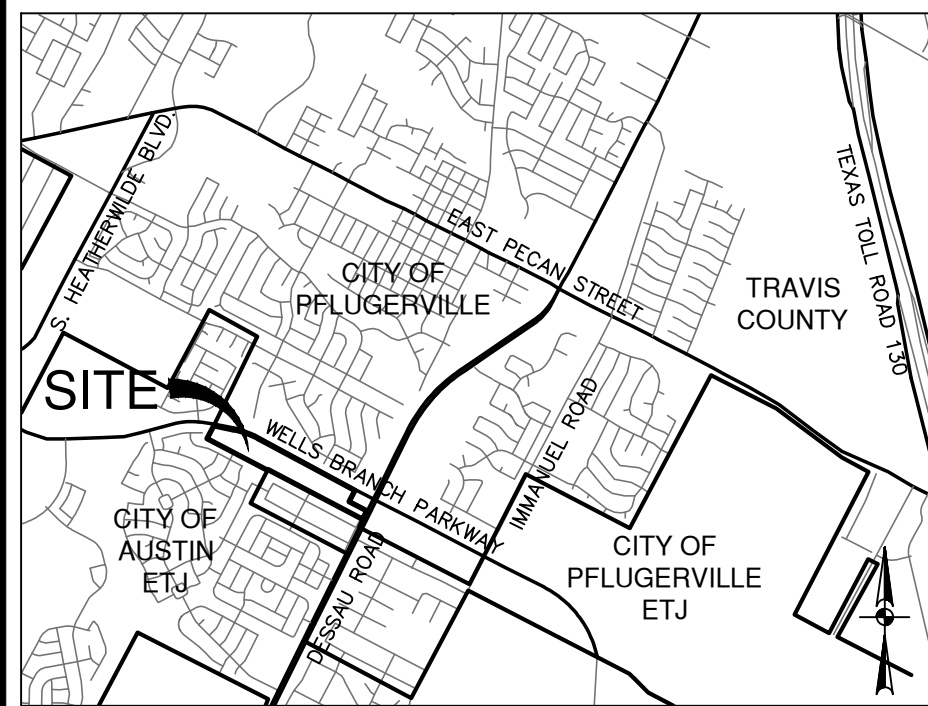
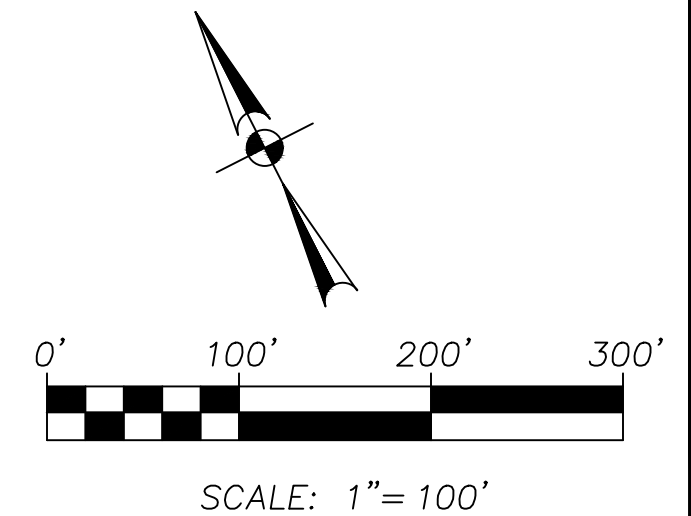
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

# FINAL PLAT OF VILLAGE AT WELLS BRANCH

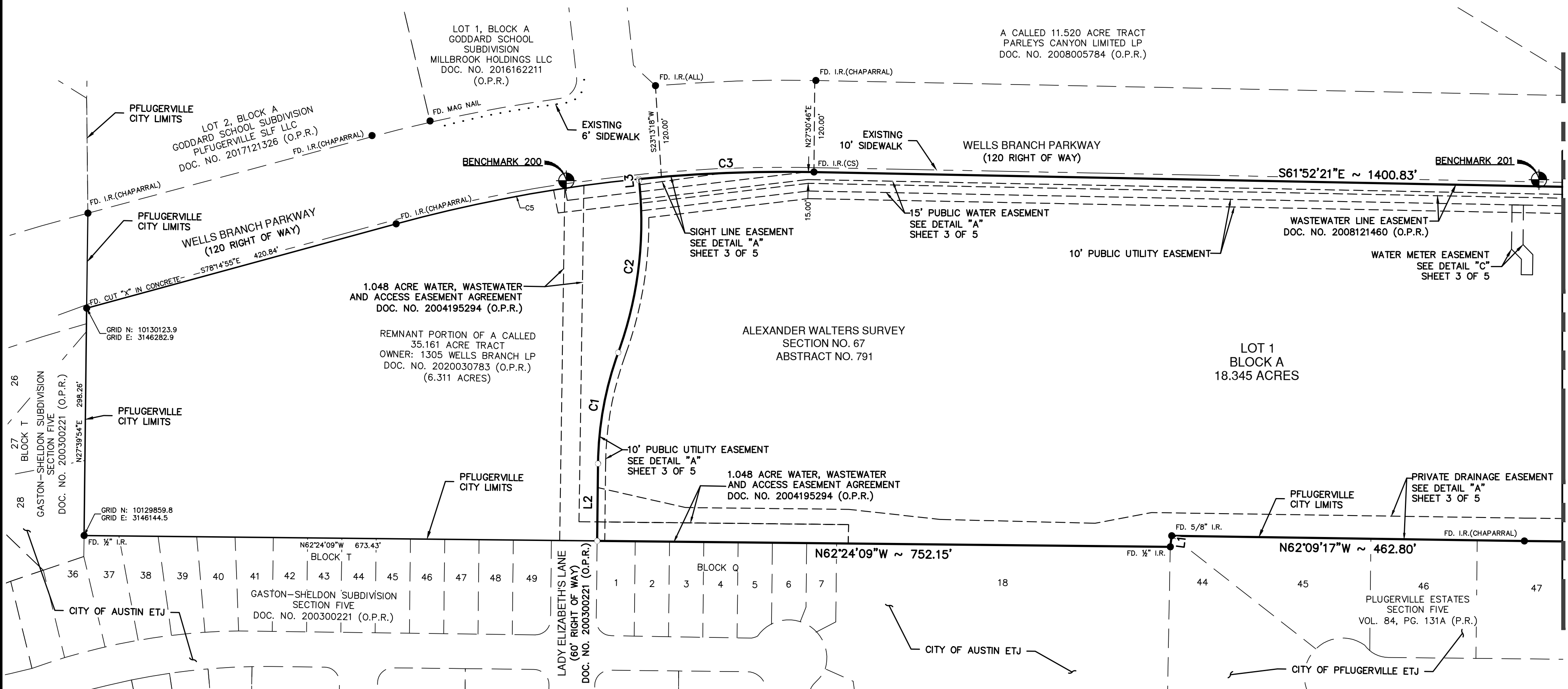
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## LEGEND

- BL BUILDING SETBACK LINE
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF (INSERT) COUNTY, TEXAS
- PR PLAT RECORDS OF (INSERT) COUNTY, TEXAS
- DR DEED RECORDS OF (INSERT) COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- LF LINEAR FEET
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FP — PROPOSED 100-YR FLOODPLAIN [W/ ATLAS 14 FLOWS]
- ..... 6' SIDEWALK
- 10' SIDEWALK



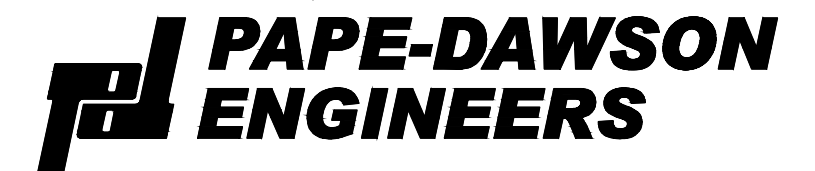
**LOCATION MAP**  
1" = 4000'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	19°23'36"	N37°19'21"E	148.22'	148.93'
C2	500.00'	26°16'33"	N33°52'53"E	227.30'	229.30'
C3	1940.00'	6°47'52"	S65°16'49"E	230.03'	230.17'
C5	1940.00'	9°34'47"	S73°28'08"E	323.98'	324.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°31'15"W	14.75'
L2	N27°37'33"E	101.38'
L3	N20°44'36"E	1.98'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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DATE OF PLAT PREPARATION: MAY 6, 2020  
DATE OF PLAT SUBMITTAL: MAY 18, 2020

SHEET 2 OF 5

MATCHLINE - SEE SHEET 1 OF 5

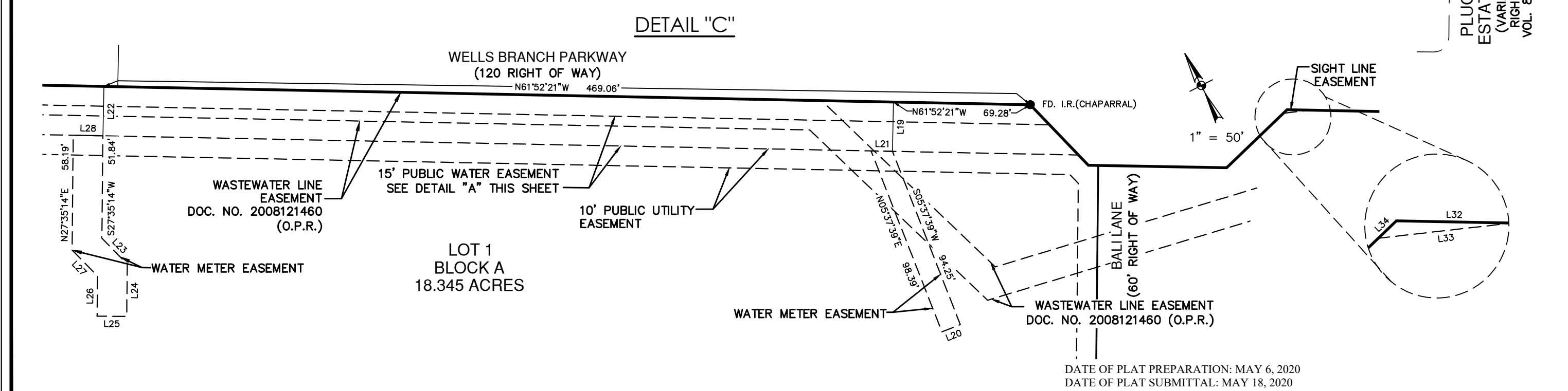
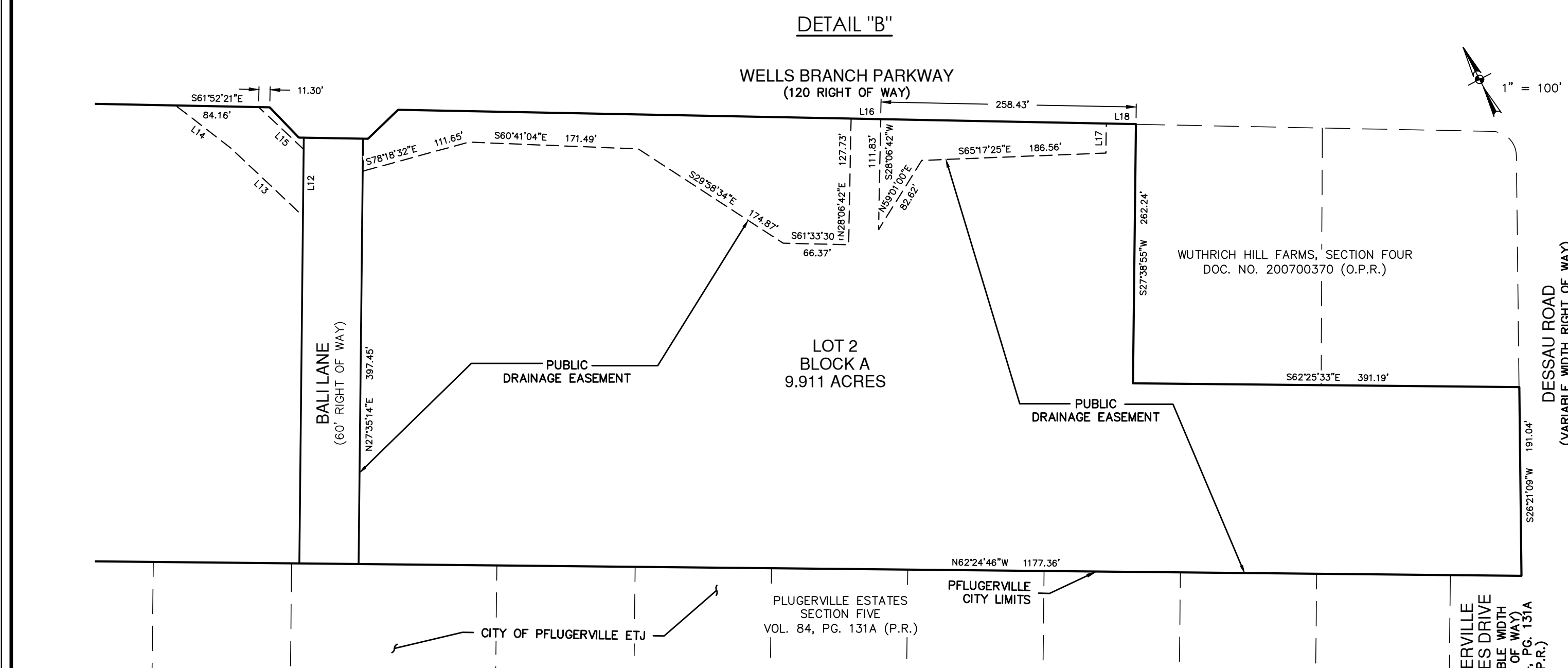
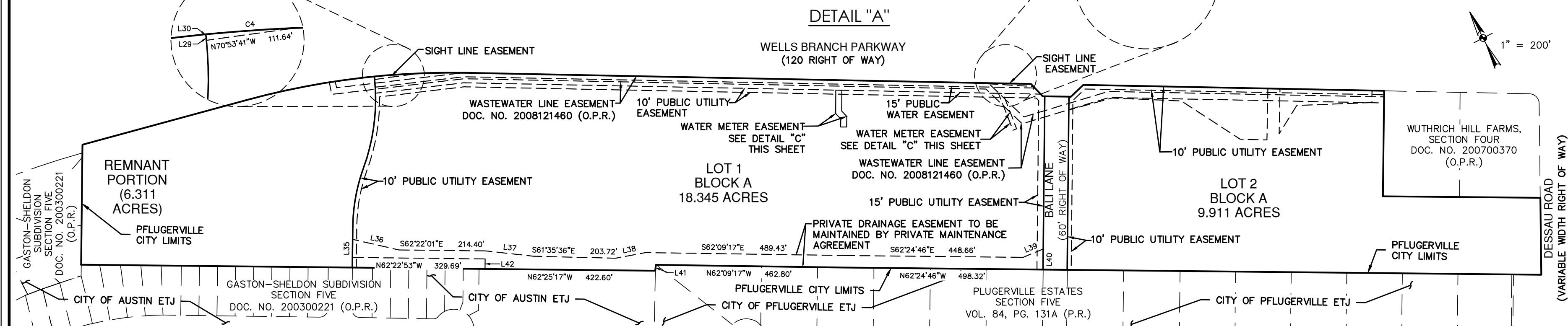
VILLAGE AT WELLS BRANCH

Survey Job No. 51128-00

Date: Oct 14, 2020, 8:44am User: J. P. Graham File: C:\Users\jgraham\Temp\1098A\p151128-00\_pl\_200727.dwg

# FINAL PLAT OF VILLAGE AT WELLS BRANCH

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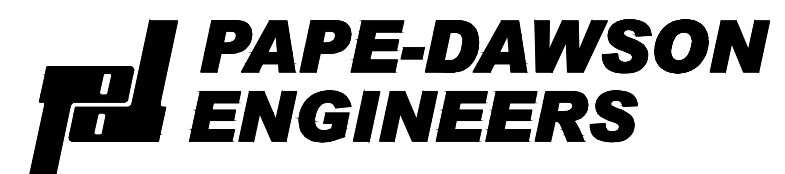
LINE	BEARING	LENGTH
L12	S27°35'14"W	67.63'
L13	N19°42'11"W	100.22'
L14	N25°20'10"W	70.87'
L15	S19°50'53"E	62.49'
L16	S61°53'18"E	30.00'
L17	N27°38'55"E	29.88'
L18	S61°53'18"E	30.00'
L19	S28°07'39"W	25.00'
L20	N84°22'21"W	10.00'
L21	S61°52'21"E	10.82'
L22	S28°07'39"W	25.00'
L23	S17°24'46"E	18.38'
L24	S27°35'14"W	26.54'
L25	N62°24'46"W	15.00'
L26	N27°35'14"E	20.32'
L27	N17°24'46"W	18.38'

LINE	BEARING	LENGTH
L28	S61°52'21"E	15.00'
L29	N21°03'42"E	5.55'
L30	N20°44'36"E	1.98'
L31	S16°46'36"E	8.88'
L32	S61°53'18"E	11.70'
L33	N69°28'54"W	13.63'
L34	N73°11'34"E	2.55'
L35	N27°37'33"E	44.99'
L36	S50°10'33"E	117.95'
L37	S56°41'32"E	120.44'
L38	S73°39'44"E	75.56'
L39	S85°34'03"E	53.94'
L40	S27°35'14"W	51.21'
L41	S34°31'15"W	14.75'
L42	N27°55'56"E	25.00'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C4	1940.00'	317°53"	S67°01'48"E	111.65'	111.67'

### LEGEND

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- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- ..... SIDEWALK



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DATE OF PLAT PREPARATION: MAY 6, 2020  
 DATE OF PLAT SUBMITTAL: MAY 18, 2020

FINAL PLAT  
OF  
VILLAGE AT WELLS BRANCH

A 28.849 ACRE OR 1,256,668 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 35.159 ACRE TRACT OF LAND CONVEYED TO 1305 WELLS BRANCH LP, RECORDED IN DOCUMENT NO. 2020030783 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE ALEXANDER WALTERS SURVEY, SECTION 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS.

FIELD NOTES  
FOR

STANDARD PLAT NOTES

1. THIS PLAN 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. A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENTS 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 FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE EXTENT OF THE SUBDIVISION ALONG ALL PUBLIC STREETS. WELLS BRANCH CURRENTLY HAS AN EXISTING 10' SIDEWALK. ALONG THIS SITE'S FRONTAGE OF DESSAU DUE TO THE BRIDGE LOCATION, NARROW LOT WIDTH, AND DEVELOPMENT TO THE NORTH AND SOUTH OF THE SITE WITH NO PUBLIC SIDEWALK, NO SIDEWALK WILL BE PROVIDED ALONG DESSAU ROAD FRONTAGE.
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. 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.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED 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.
11. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS. NO NEGATIVE IMPACTS SHALL BE ALLOWED TO NEIGHBORING PROPERTIES.
12. 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.
13. 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.
14. 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.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
16. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0270J AND 48453C0290J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND FROM A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 18-06-2107P, EFFECTIVE MAY 5, 2019, AND INCORPORATED AREAS.
17. 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
18. 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.
19. LOT 1 WILL BE DEVELOPED IN PHASES.
20. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24.
21. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
22. THE 10' PUE MAY CONTAIN PRIVATE STORM SYSTEMS ALONG BUILDING FRONTAGES ALONG WELLS BRANCH PARKWAY. ALL PROPOSED PRIVATE STORM SYSTEMS MUST BE REVIEWED AND APPROVED BY THE CITY WITH THE SITE DEVELOPMENT REVIEW PROCESS.

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BEGINNING at an iron rod with cap marked "G&R" found on a point in the south right-of-way line of Wells Branch Parkway, a 120'right-of-way, said point being the northernmost northeast corner of said 35.159-acre tract, same being the northwest corner of Wuthrich Hill Farms, Section 4, a subdivision according to the plat recorded in 200700370 of the Official Public Records of Travis County, Texas for the northernmost northeast corner and POINT OF BEGINNING hereof;

THENCE S 27°38'55" W, departing the south right-of-way line of said Wells Branch Parkway, with an east boundary line of said 35.159-acre tract, same being the west boundary line of said Wuthrich Hill Farms, a distance of 262.24 feet to a an iron rod with cap marked "G&R" found at the northeast ell corner of said 35.159-acre tract, same being the southwest corner of said Wuthrich Hill Farms for the northeast ell corner hereof;

THENCE S 62°25'33" E, with a north boundary line of said 35.159-acre tract, same being the south boundary line of said Wuthrich Hill Farms, a distance of 391.19 feet to an iron rod with cap marked "MBC" found on a point in the west right-of-way line of Dessau Road, a variable width right-of-way recorded in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas for the easternmost corner hereof;

THENCE S 26°21'09" W, with the west right-of-way line of said Dessau Road, same being the east boundary line of said 35.159-acre tract, a distance of 191.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the west right-of-way line of said Dessau Road, said point being southernmost southeast corner of said 35.159-acre tract, same being the northern terminus of Pflugerville Estates Drive, as shown in Pflugerville Estates, Section 5, a subdivision according to the plat recorded in Volume 84, Page 131A of the Plat Records of Travis County, Texas for the southernmost southeast corner hereof;

THENCE N 62°24'46" W, departing the west right-of-way line of said Dessau Road, with the south boundary line of said 35.159-acre tract, same in part being the north terminus of said Pflugerville Estates Drive, in part with the north boundary line of said Pflugerville Estates, Section Five, a distance of 1735.68 feet to an iron rod with cap marked "Chaparral" found for an angle point hereof;

THENCE N 62°09'17" W, continuing with the south boundary line of said 35.159-acre tract, same being the north boundary line of said Pflugerville Estates, Section 5, a distance of 462.80 feet to a ¾" iron rod found at a southeast ell corner of said 35.159-acre tract, same being the northwest corner of said Pflugerville Estates, Section Five for the southeast ell corner hereof;

THENCE S 34°31'15" W, with an east boundary line of said 35.159-acre tract, same being the west boundary line of said Pflugerville Estates, Section 5, a distance of 14.75 feet to a ½" iron rod found at a southeast corner of said 35.159-acre tract, same being an angle point in the west boundary line of said Pflugerville Estates, Section Five, also being the northeast corner of Gaston-Sheldon Subdivision, Section Five, a subdivision according to the plat recorded in Document No. 200300221 of the Official Public Records of Travis County, Texas for a southeast corner hereof, from which an iron rod with cap marked "Premier" bears N 29°38'11" E, 0.85' feet;

THENCE N 62°24'09" W, with the south boundary line of said 35.159-acre tract, same being the north boundary line of said Gaston-Sheldon Subdivision, Section Five, a distance of 752.15 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southwest corner hereof;

THENCE departing the north line of said Gaston-Sheldon Subdivision, Section Five, through the interior of said 35.159-acre tract the following four (4) courses and distances:

1.N 27°37'33" E, a distance of 101.38 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set at a point of curvature,

2.along the arc of a curve to the right, having a radius of 440.00 feet, a central angle of 19°23'36", a chord bearing and distance of N 37°19'21" E, 148.22 feet, for an arc length of 148.93 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,

3.along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 26°16'33", a chord bearing and distance of N 33°52'53" E, 227.30 feet, for an arc length of 229.30 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof, and

4.N 20°44'36" E, a distance of 1.98 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the south right-of-way line of said Wells Branch Parkway for the northwest corner and point of non-tangent curvature hereof,

THENCE with the south right-of-way line of said Wells Branch Parkway, same being the north boundary line of said 35.159-acre tract the following six (6) courses and distances:

1.along the arc of a curve to the right, having a radius of 1940.00 feet, a central angle of 06°47'52", a chord bearing and distance of S 65°16'49" E, 230.03 feet, for an arc length of 230.17 feet to an iron rod with cap marked "CS" found at a point of non-tangency,

2.S 61°52'21" E, a distance of 1400.83 feet to an iron rod with cap marked "Chaparral" found for an angle point hereof,

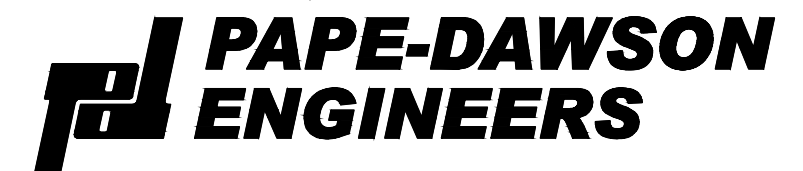
3.S 16°46'36" E, a distance of 42.51 feet to an iron rod with cap marked "Chaparral" found for an angle point hereof,

4.S 61°59'31" E, a distance of 70.00 feet to an iron rod with illegible cap found for an angle point hereof,

5.N 73°11'34" E, a distance of 42.41 feet to an iron rod with cap marked "Chaparral" found for an angle point hereof, and

6.S 61°53'18" E, a distance of 747.07 feet to the POINT OF BEGINNING and containing 28.849 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with an on the ground survey prepared under Job No. 51128-00 by Pape-Dawson Engineers, Inc.

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

DATE OF PLAT PREPARATION: MAY 6, 2020  
DATE OF PLAT SUBMITTAL: MAY 18, 2020

SHEET 4 OF 5

VILLAGE AT WELLS BRANCH

Survey Job No. 51128-00

Date: Oct 14, 2020, 8:38am User: ID: Pforahan  
File: \\pape-dawson.com\us-tpd\Survey\Civil\51128-01\Plat\WellBranchSeniorLiving\PL51128-00\_PL2\_200727.dwg

FINAL PLAT  
OF  
VILLAGE AT WELLS BRANCH

A 28.849 ACRE OR 1,256,668 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 35.159 ACRE TRACT OF LAND CONVEYED TO 1305 WELLS BRANCH LP, RECORDED IN DOCUMENT NO. 2020030783 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE ALEXANDER WALTERS SURVEY, SECTION 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, 1305 WELLS BRANCH LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF A CALLED 35.159 ACRE TRACT SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 28.849 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "VILLAGES OF WELLS BRANCH" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
1305 WELLS BRANCH LP  
110 SAN ANTONIO STREET, SUITE 1706  
AUSTIN TEXAS 78701

ACKNOWLEDGEMENT:

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

SEAL

ENGINEER'S CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBERS 48453C0270J AND 48453C0290J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS; A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 12-06-2107P, EFFECTIVE MAY 5, 2019; AND A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 14-06-4534P, EFFECTIVE AUGUST 27, 2015. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

I, MARK A. RAMSEUR, 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.

MARK A. RAMSEUR, P.E. 88748

10/14/2020



ENGINEERING BY:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711

SURVEYOR'S CERTIFICATION:

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556



10/14/2020

SURVEYING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 78759  
STATE OF 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 \_\_\_\_\_

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 RECORD 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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DATE OF PLAT PREPARATION: MAY 6, 2020  
DATE OF PLAT SUBMITTAL: MAY 18, 2020

SHEET 5 OF 5

VILLAGE AT WELLS BRANCH

Survey Job No. 51128-00

Date: Oct 14, 2020, 5:44am User: D:\Program Files\Autodesk\AutoCAD 2020\Temp\pape\pape\10801N11128-00\_B2\_200727.dwg  
File: C:\Users\jgraham\Temp\pape\pape\10801N11128-00\_B2\_200727.dwg