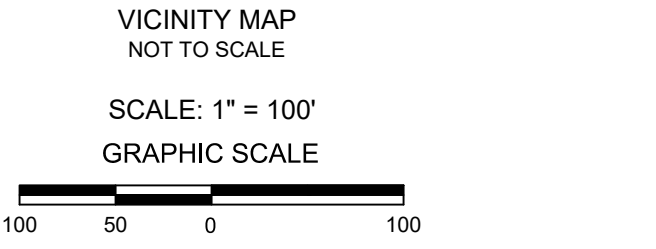
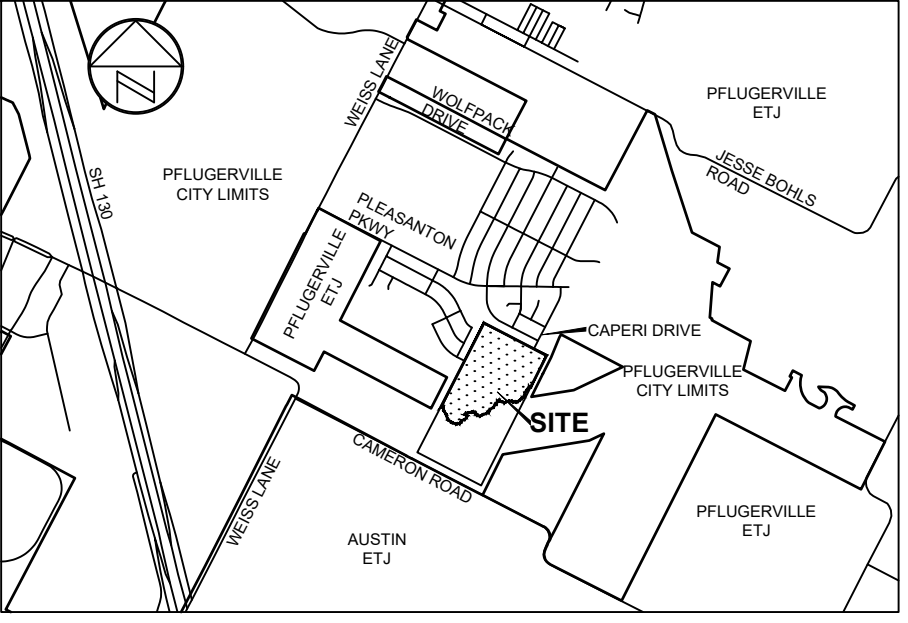
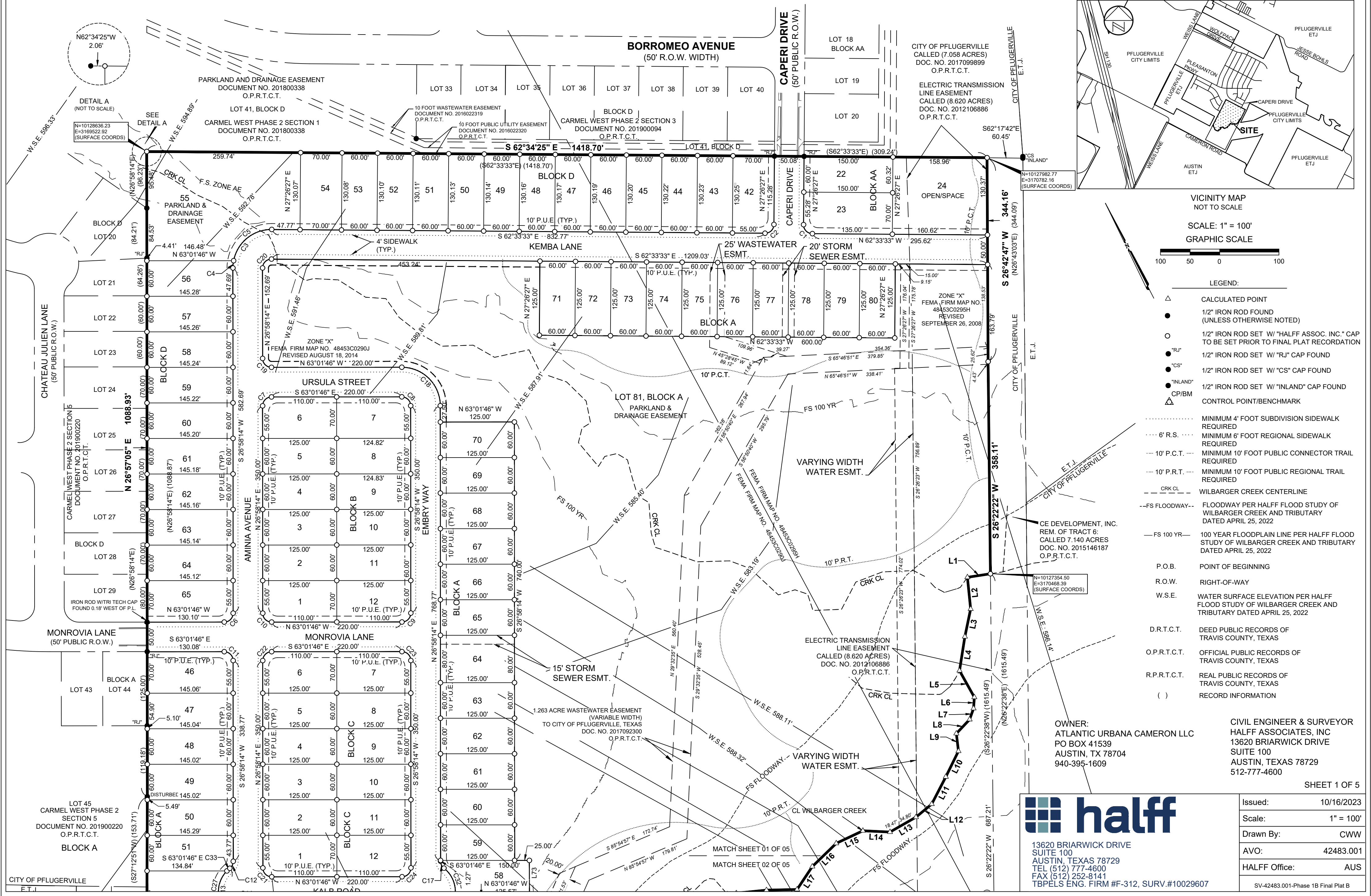


FINAL PLAT OF
KUEMPEL ESTATES SUBDIVISION PHASE 1B
BEING LOTS 46-81, BLOCK A; LOTS 22-24, BLOCK B; LOTS 1-12, BLOCK C AND LOTS 42-65, BLOCK D
A 52.613 ACRE (APPROX. 2,291,810 SQ. FT.) TRACT OF LAND IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS,
BEING A PORTION OF THE 96.341 ACRE (APPROX. 4,196,618 SQ. FT.) TRACT OF LAND CONVEYED
TO ATLANTIC URBANA CAMERON, LLC, IN DOCUMENT NO. 2022020918 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



OWNER:
ATLANTIC URBANA CAMERON LLC
PO BOX 41539
AUSTIN, TX 78704
940-395-1609

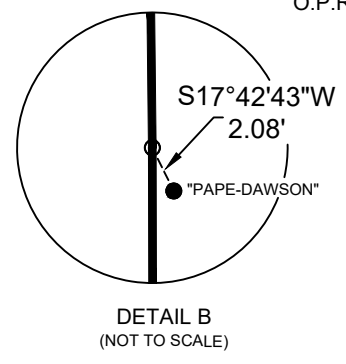
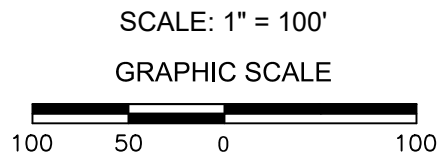
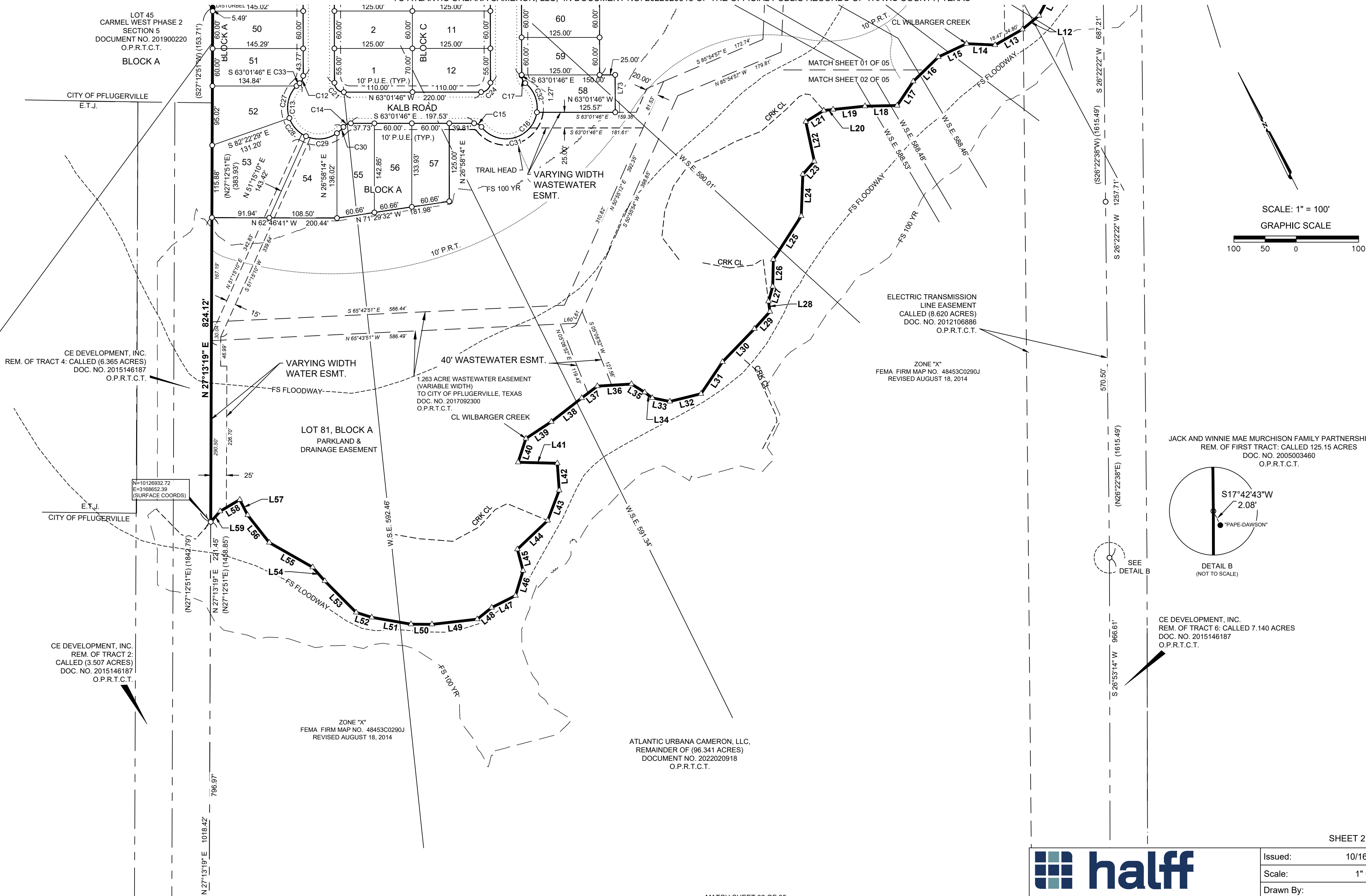
CIVIL ENGINEER & SURVEYOR
HALFF ASSOCIATES, INC
13620 BRIARWICK DRIVE
SUITE 100
AUSTIN, TEXAS 78729
512-777-4600



13620 BRIARWICK DRIVE
SUITE 100
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPELS ENG. FIRM #F-312, SURV.#10029607

Issued:	10/16/2023
Scale:	1" = 100'
Drawn By:	CWW
AVO:	42483.001
HALFF Office:	AUS
SV-42483.001-Phase 1B Final Plat B	

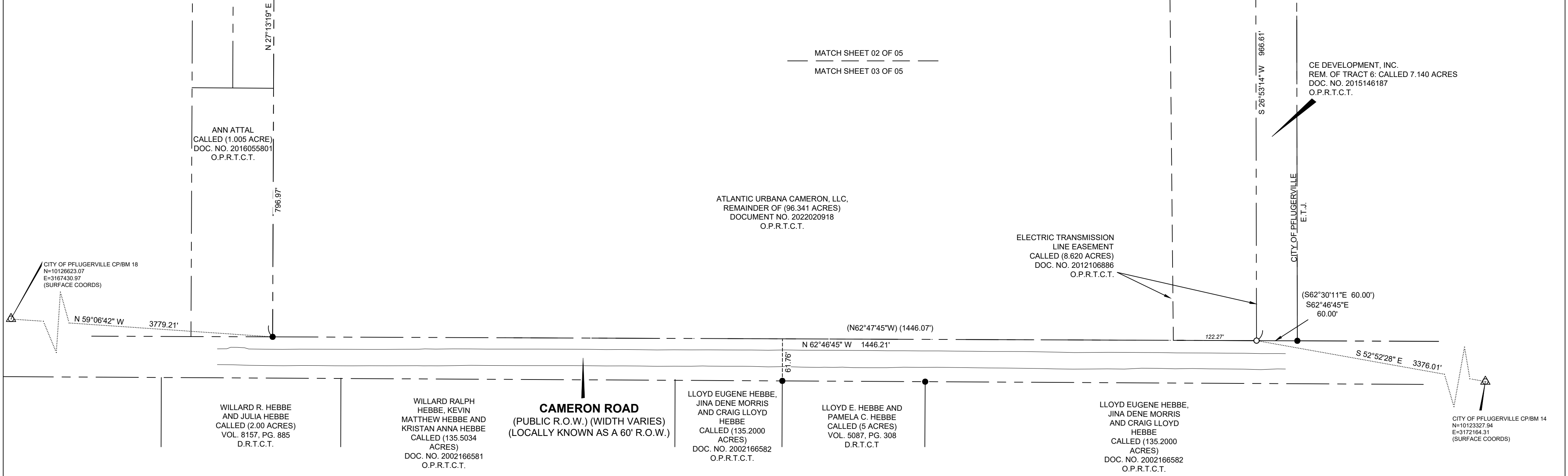
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SHEET 2 OF 5

 13620 BRIARWICK DRIVE SUITE 100 AUSTIN, TEXAS 78729 TEL (512) 777-4600 FAX (512) 252-8141 TBPELS ENG. FIRM #F-312, SURV.#10029607	Issued:	10/16/2023
	Scale:	1" = 100'
	Drawn By:	CWW
	AVO:	42483.001
	HALFF Office:	AUS
	SV-42483.001-Phase 1B Final Plat B	

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KUEMPEL ESTATES SUBDIVISION PHASE 1B
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* NOTE ALL LOTS ARE DESIGNATED
SINGLE-FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED

BLOCK A			BLOCK AA		
LOT	AREA SQ. FT.	ACRES	LOT	AREA SQ. FT.	ACRES
46	10,106	0.232	22	9,044	0.208
47	8,703	0.200	23	10,451	0.240
48	8,701	0.200	24 (OPEN SPACE)	20,826	0.478
49	8,700	0.200			
50	8,709	0.200	3 LOTS TOTAL	40,321	0.926
51	8,667	0.199			
52	9,078	0.208			
53	16,999	0.390			
54	10,251	0.235			
55	8,700	0.200			
56	8,303	0.191			
57	7,767	0.178			
58	8,037	0.185			
59	7,500	0.172			
60	7,500	0.172			
61	7,500	0.172			
62	7,500	0.172			
63	7,500	0.172			
64	10,000	0.230			
65	7,500	0.172			
66	7,500	0.172			
67	7,500	0.172			
68	7,500	0.172			
69	7,500	0.172			
70	7,500	0.172			
71	7,500	0.172			
72	7,500	0.172			
73	7,500	0.172			
74	7,500	0.172			
75	7,500	0.172			
76	7,500	0.172			
77	7,500	0.172			
78	7,500	0.172			
79	7,500	0.172			
80	7,500	0.172			
81 (PARK/DE)	1,316,838	30.230			
36 LOTS TOTAL	1,607,059	36.893			

BLOCK D		
LOT	AREA SQ. FT.	ACRES
42	9,069	0.208
43	7,814	0.179
44	7,813	0.179
45	7,812	0.179
46	7,811	0.179
47	7,810	0.179
48	7,809	0.179
49	7,809	0.179
50	7,808	0.179
51	7,807	0.179
52	7,806	0.179
53	7,805	0.179
54	9,105	0.209
55 (PARK/DE)	42,442	0.974
56	8,722	0.200
57	8,716	0.200
58	8,715	0.200
59	8,714	0.200
60	8,713	0.200
61	8,711	0.200
62	8,710	0.200
63	8,709	0.200
64	8,708	0.200
65	10,110	0.232
24 LOTS TOTAL	235,048	5.396

STREET TABLE	LENGTH	ROW WIDTH	AREA (ACRES)
CAPERI DRIVE	126'	50'	0.152
KALB ROAD	283'	50'	0.412
URSULA STREET	262'	50'	0.308
EMBRY WAY	843'	50'	1.011
AMINIA AVENUE	1,084'	50'	1.225
MONROVIA LANE	240'	50'	0.513
KEMBA LANE	1,240'	50'	1.424
TOTAL	4,070'		5.045

DEDICATED STREET R.O.W.	5.045 ACRES
SINGLE FAMILY LOTS	15.885 ACRES
PARK LAND & DRAINAGE ESMT	31.205 ACRES
OPEN SPACE	0.478 ACRES
TOTAL AREA OF PLAT	52.613 ACRES

FINISHED FLOOR ELEVATION TABLE FOR LOTS
WITHIN 200 FEET OF 100 YEAR FLOOD PLAIN
(HALFF FLOOD STUDY)

MINIMUM FLOOR
ELEVATIONS:

BLOCK A	
LOT 52	595.6
LOT 53	594.9
LOT 54	595.0
LOT 55	594.6
LOT 56	594.5
LOT 57	593.6
LOT 58	592.2
LOT 59	591.9
LOT 60	591.5
LOT 61	591.1
LOT 62	590.5
LOT 63	590.5
LOT 64	590.3
LOT 65	590.1
LOT 66	590.2
LOT 67	590.1
LOT 68	590.4
LOT 69	590.3
LOT 70	590.1
LOT 71	591.1
LOT 72	589.8
LOT 73	590.0
LOT 74	589.9
LOT 75	589.9
LOT 76	589.7
LOT 77	589.8
LOT 78	589.7
LOT 79	589.6
LOT 80	589.6

BLOCK B	
LOT 5	593.2
LOT 6	593.2
LOT 7	591.8
LOT 8	591.1
LOT 9	590.0

BLOCK C	
LOT 12	592.9

BLOCK D	
LOT 48	591.0
LOT 49	591.0
LOT 50	591.0
LOT 51	592.4
LOT 52	592.9
LOT 53	593.7
LOT 54	593.6
LOT 56	593.7
LOT 57	593.5
LOT 58	593.9
LOT 59	593.5

BEARING BASIS NOTE:

THE BASIS OF BEARINGS AND OF THE COORDINATES SHOWN HEREON IS THE TEXAS STATE PLANE
COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE BASED ON MULTIPLE, REPEATED GPS
OBSERVATIONS UTILIZING THE LEICA VRS NETWORK, REFERENCED TO CITY OF PFLUGERVILLE
MONUMENTS CP-14 AND CP-18 SHOWN HEREON.

THE ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID 12B BASED ON MULTIPLE, REPEATED GPS
OBSERVATIONS UTILIZING THE LEICA VRS NETWORK AND REFERENCED TO THE CITY OF
PFLUGERVILLE CONTROL NETWORK.

THIS IS A SURFACE DRAWING. FOR GRID COORDINATES, DIVIDE BY SCALE FACTOR OF 1.0001,
SCALED ABOUT 0.0.

SEE LINE TABLE PAGE 3.

SEE PLAT NOTES PAGE 4

BENCHMARK/CONTROL POINTS

GRID COORDINATES CP/BM#	NORTHING	EASTING	ELEVATION	TYPE
50	10124080.93	3169657.35	610.06	X CUT IN CONC
51	10126916.26	3168839.55	600.07	X CUT IN CONC
52	10127207.32	3170190.94	594.37	X CUT IN CONC

SURFACE COORDINATES CP/BM#	NORTHING	EASTING	ELEVATION	TYPE
50	10125093.34	3169974.32	610.06	X CUT IN CONC
51	10127928.95	3169156.43	600.07	X CUT IN CONC
52	10128220.04	3170507.96	594.37	X CUT IN CONC

SHEET 3 OF 5



13620 BRIARWICK DRIVE
SUITE 100
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPELS ENG. FIRM #F-312, SURV.#10029607

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LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 71°43'41" W	39.28'
L2	S 21°09'58" W	53.78'
L3	S 38°48'57" W	47.70'
L4	S 35°56'19" W	58.14'
L5	S 02°12'31" E	51.33'
L6	S 31°02'42" W	19.02'
L7	S 46°37'59" W	19.74'
L8	S 70°20'38" W	32.67'
L9	S 20°06'48" W	29.87'
L10	S 53°12'57" W	48.40'
L11	S 54°19'43" W	51.75'
L12	S 77°21'28" W	34.55'
L13	S 87°12'10" W	50.56'
L14	N 60°21'57" W	45.81'
L15	N 88°14'49" W	49.72'
L16	S 72°52'57" W	56.27'
L17	S 60°37'59" W	46.52'
L18	N 64°09'19" W	51.66'
L19	N 68°55'03" W	51.20'
L20	N 69°09'44" W	15.17'
L21	S 85°00'55" W	33.94'
L22	S 14°53'34" W	65.03'
L23	S 68°32'34" W	27.73'

LINE DATA		
LINE #	BEARING	DISTANCE
L24	S 29°11'31" W	66.73'
L25	S 59°36'50" W	82.99'
L26	S 28°17'39" W	43.16'
L27	S 42°52'45" W	24.86'
L28	S 18°49'20" W	16.47'
L29	S 69°01'25" W	37.00'
L30	S 70°58'39" W	73.76'
L31	S 60°57'26" W	61.65'
L32	N 76°51'27" W	51.58'
L33	N 51°31'25" W	28.69'
L34	N 26°34'23" W	15.11'
L35	N 30°59'05" W	25.02'
L36	N 66°29'55" W	54.73'
L37	S 79°40'53" W	31.34'
L38	S 79°01'56" W	61.85'
L39	S 83°32'05" W	48.79'
L40	S 45°18'28" W	40.14'
L41	S 61°32'02" E	62.90'
L42	S 23°00'17" W	43.43'
L43	S 47°55'01" W	51.78'
L44	S 73°30'23" W	66.93'
L45	S 12°03'24" W	35.46'
L46	S 43°46'37" W	41.82'

LINE DATA		
LINE #	BEARING	DISTANCE
L47	N 89°39'07" W	42.81'
L48	S 78°13'00" W	29.70'
L49	N 69°28'41" W	73.05'
L50	N 62°36'59" W	33.52'
L51	N 53°06'59" W	63.80'
L52	N 45°31'22" W	26.27'
L53	N 17°54'48" W	71.25'
L54	N 14°26'03" W	29.32'
L55	N 33°21'32" W	80.06'
L56	N 11°12'02" W	56.04'
L57	N 00°06'20" W	27.71'
L58	S 86°22'08" W	36.48'
L59	S 68°30'57" W	22.87'
L60	S 65°43'51" E	26.55'
L61	N 50°55'54" E	20.81'
L62	N 50°49'21" E	9.18'
L63	S 58°47'44" E	10.62'
L64	N 78°54'33" E	14.50'
L65	S 69°27'03" E	13.30'
L66	N 04°41'20" E	16.42'
L67	S 88°43'19" E	23.53'
L68	S 73°17'31" E	33.46'
L69	S 58°35'04" E	48.53'

LINE DATA		
LINE #	BEARING	DISTANCE
L70	N 72°23'19" E	9.72'
L71	S 67°35'55" E	37.90'
L72	S 60°58'52" E	14.37'
L73	S 26°58'14" W	60.00'

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD LENGTH
C1	15.00'	90°00'00"	23.56'	N 17°33'33" W	21.21'
C2	15.00'	90°00'00"	23.56'	N 72°26'27" E	21.21'
C3	65.00'	90°28'13"	102.64'	S 72°12'20" W	92.30'
C4	65.00'	10°54'59"	12.38'	S 32°25'43" W	12.37'
C5	65.00'	79°33'14"	90.25'	S 77°39'50" W	83.17'
C6	15.00'	90°00'00"	23.56'	S 71°58'14" W	21.21'
C7	15.00'	90°00'00"	23.56'	N 71°58'14" E	21.21'
C8	15.00'	90°00'00"	23.56'	S 18°01'46" E	21.21'
C9	15.00'	90°00'00"	23.56'	S 71°58'14" W	21.21'
C10	15.00'	90°00'00"	23.56'	N 18°01'46" W	21.21'
C11	15.00'	90°00'00"	23.56'	S 18°01'46" E	21.21'
C12	15.00'	52°01'12"	13.62'	S 52°58'50" W	13.16'
C13	50.00'	194°02'25"	169.33'	S 18°01'46" E	99.25'
C14	15.00'	52°01'12"	13.62'	S 89°02'22" E	13.16'
C15	15.00'	52°01'12"	13.62'	S 37°01'10" E	13.16'
C16	50.00'	193°59'33"	169.28'	N 71°58'14" E	99.25'
C17	15.00'	52°01'12"	13.62'	N 00°57'38" E	13.16'

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD LENGTH
C18	65.00'	90°00'00"	102.10'	N 18°01'46" W	91.92'
C19	15.00'	90°00'00"	23.56'	N 18°01'46" W	21.21'
C20	15.00'	90°28'13"	23.69'	N 72°12'20" E	21.30'
C21	15.00'	90°00'00"	23.56'	N 18°01'46" W	21.21'
C22	15.00'	90°00'00"	23.56'	N 71°58'14" E	21.21'
C23	15.00'	90°00'00"	23.56'	S 18°01'46" E	21.21'
C24	15.00'	90°00'00"	23.56'	S 71°58'14" W	21.21'
C27	50.00'	63°46'20"	55.65'	S 39°30'41" W	52.82'
C28	50.00'	46°22'21"	40.47'	S 15°33'39" E	39.37'
C29	50.00'	59°40'35"	52.08'	S 68°35'07" E	49.76'
C30	50.00'	16°37'34"	14.51'	N 73°15'48" E	14.46'
C31	50.01'	133°20'11"	116.38'	S 77°42'21" E	91.84'
C32	50.12'	60°29'07"	52.91'	N 05°16'26" E	50.49'
C33	50.00'	7°35'35"	6.63'	S 75°11'39" W	6.62'

SHEET 4 OF 5



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TO ATLANTIC URBANA CAMERON, LLC, IN DOCUMENT NO. 2022020918 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT ATLANTIC URBANA CAMERON, LLC ACTING THROUGH JIM CAMPBELL, SENIOR VICE PRESIDENT - CORPORATE DEVELOPMENT, BEING THE OWNER OF 96.341 ACRES OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022020918 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 52.613 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FINAL PLAT OF KUEMPEL ESTATES SUBDIVISION PHASE 1B" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2023 AD

JIM CAMPBELL, PRESIDENT

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM CAMPBELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY 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 _____ 2023, A.D.

NOTARY PUBLIC'S SIGNATURE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, PAUL L. EASLEY, 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.

PURSUANT TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 138.33(E), 22 T.A.C. THIS IS A PRELIMINARY DOCUMENT, AND SHALL NOT BE SIGNED OR SEALED.
"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."

PAUL L. EASLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4432
DATE: 08/17/2023
HALFF ASSOCIATES, INC.
13620 BRIARWICK DRIVE
SUITE 100
AUSTIN TX, 78729
TBPELS SURVEY FIRM NO. 10029607

ENGINEER'S FLOODPLAIN CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN SHOWN WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0290J DATE 8/18/2014 AND FIRM PANEL NO. 48453C0295H DATE 09/26/2008 FOR TRAVIS COUNTY, TEXAS.

PRELIMINARY
FOR INTERIM REVIEW ONLY

ROBERT E. GOSSETT
REGISTERED PROFESSIONAL ENGINEER NO. 107349
DATE: 08/17/2023
HALFF ASSOCIATES, INC.
13620 BRIARWICK DRIVE
SUITE 100
AUSTIN TX, 78729

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

ROBERT E. GOSSETT, P.E. 107349
NAME P.E. NO.
DATE 10/16/2023
TBPELS ENGINEERING FIRM #312

CITY CERTIFICATION

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

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

JEREMY FRAZZELL, PLANNING DIRECTOR
ATTEST:

TRISTA EVANS, CITY SECRETARY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT _____ O'CLOCK ____M., THIS THE _____ DAY OF _____, 20____ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

PLAT NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 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. PLAT CANNOT BE FILED UNTIL CCN RELEASE.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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), 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 TO 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.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
- 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. 1440-20-04-14. 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.
- 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 RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT RATE REQUIRED BY ORD. 1203-15-02-24, EXCEPT AS AMENDED IN THE PLANNED UNIT DEVELOPMENT - ORD. 1514-21-09-14
- 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.
- ALL LOTS ARE DESIGNATED SINGLE-FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.

SHEET 5 OF 5



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