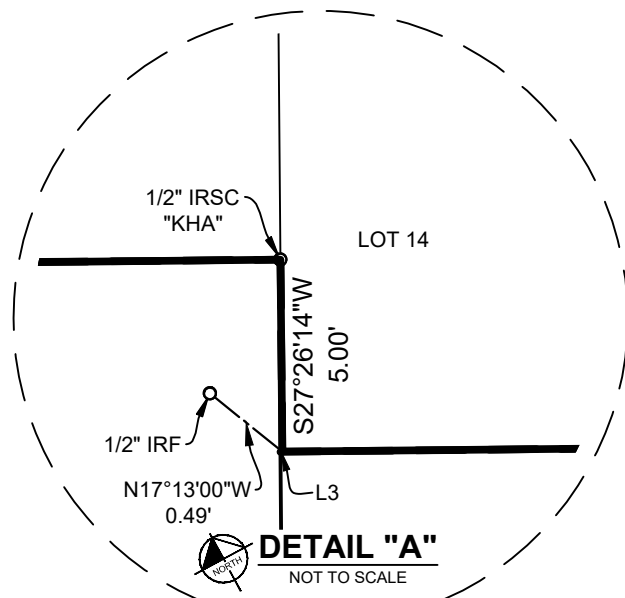


SUBDIVISION INFORMATION

OWNER: ROERS PFLUGERVILLE APARTMENTS LLC,
ACREAGE: 10.342 ACRES
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: ± 418'
NUMBER OF LOTS: ONE
LAND USE: COMMERCIAL
DATE: 12/19/2022



CURVE TABLE

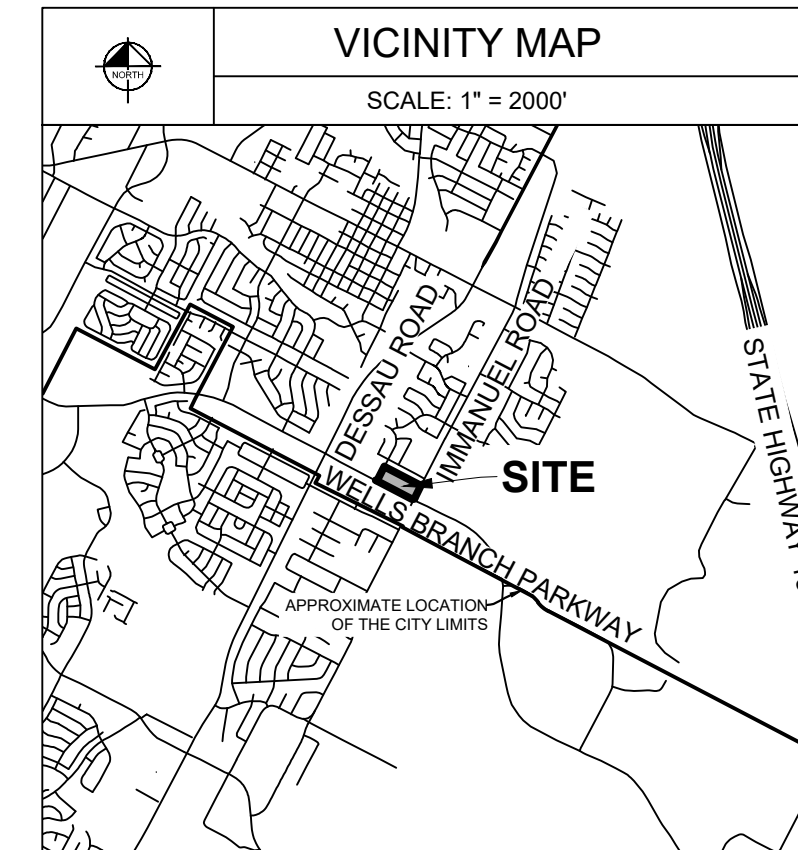
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°10'14"	25.00'	39.34'	N72°30'53"E	35.41'
C2	11°06'55"	235.50'	45.69'	S32°54'21"W	45.62'
C3	2°38'59"	164.50'	7.61'	S37°08'19"W	7.61'
C4	3°45'40"	189.50'	12.44'	S36°34'58"W	12.44'
C5	11°06'55"	210.50'	40.84'	S32°54'21"W	40.77'

ACREAGE TABLE

LOT	ACRES	WIDTH	LENGTH
LOT 1	9.641 ACRES	+/-1004'	+/-418'
PROP. OLYMPIC DRIVE ROW	0.585 ACRES	+/-60'	+/-422'
PROP. IMMANUEL ROAD ROW	0.116 ACRES	VARIES	+/-388'
TOTAL	10.342 ACRES		

LINE TABLE

NO.	BEARING	LENGTH
L1	N62°23'48"W	95.04'
L2	N27°26'14"E	407.19'
L3	S62°33'46"E	0.05'
L4	N17°28'47"W	14.16'
L5	N27°25'58"E	388.92'
L6	N17°28'47"W	11.75'
L7	N62°23'48"W	189.73'
L8	N17°23'48"W	14.14'
L9	N62°23'49"W	998.89'
L10	N62°23'48"W	758.33'
L11	S72°14'58"W	3.07'
L12	S27°20'53"W	332.04'
L13	S27°20'53"W	319.68'
L14	S62°33'46"E	15.27'
L15	N38°27'48"E	23.32'



BENCH MARK LIST

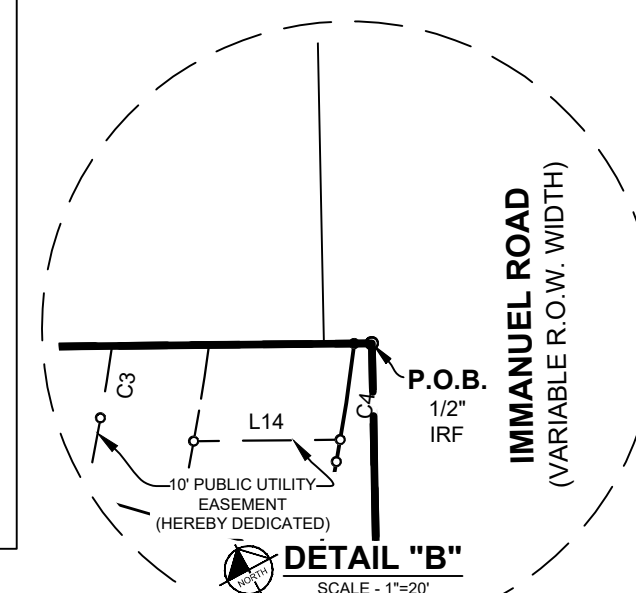
ELEVATIONS ARE BASED ON AN AVERAGED GPS OBSERVATION OF TBM A AND A LEVEL LOOP WAS PERFORMED ON ALL SITE CONTROL.

TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY, 141'± DUE SOUTH OF A SANITARY SEWER MANHOLE LOCATED NEAR THE NORTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.

OBSERVED SURFACE COORDINATES
NORTHING = 10128808.351' EASTING = 3151301.980'
ELEV. = 690.18'

TBM B - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY, 147'± SOUTHWEST OF A TRAFFIC SPEED LIMIT SIGN NEAR THE NORTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.

OBSERVED SURFACE COORDINATES
NORTHING = 10128427.271' EASTING = 3152041.437'
ELEV. = 681.42'

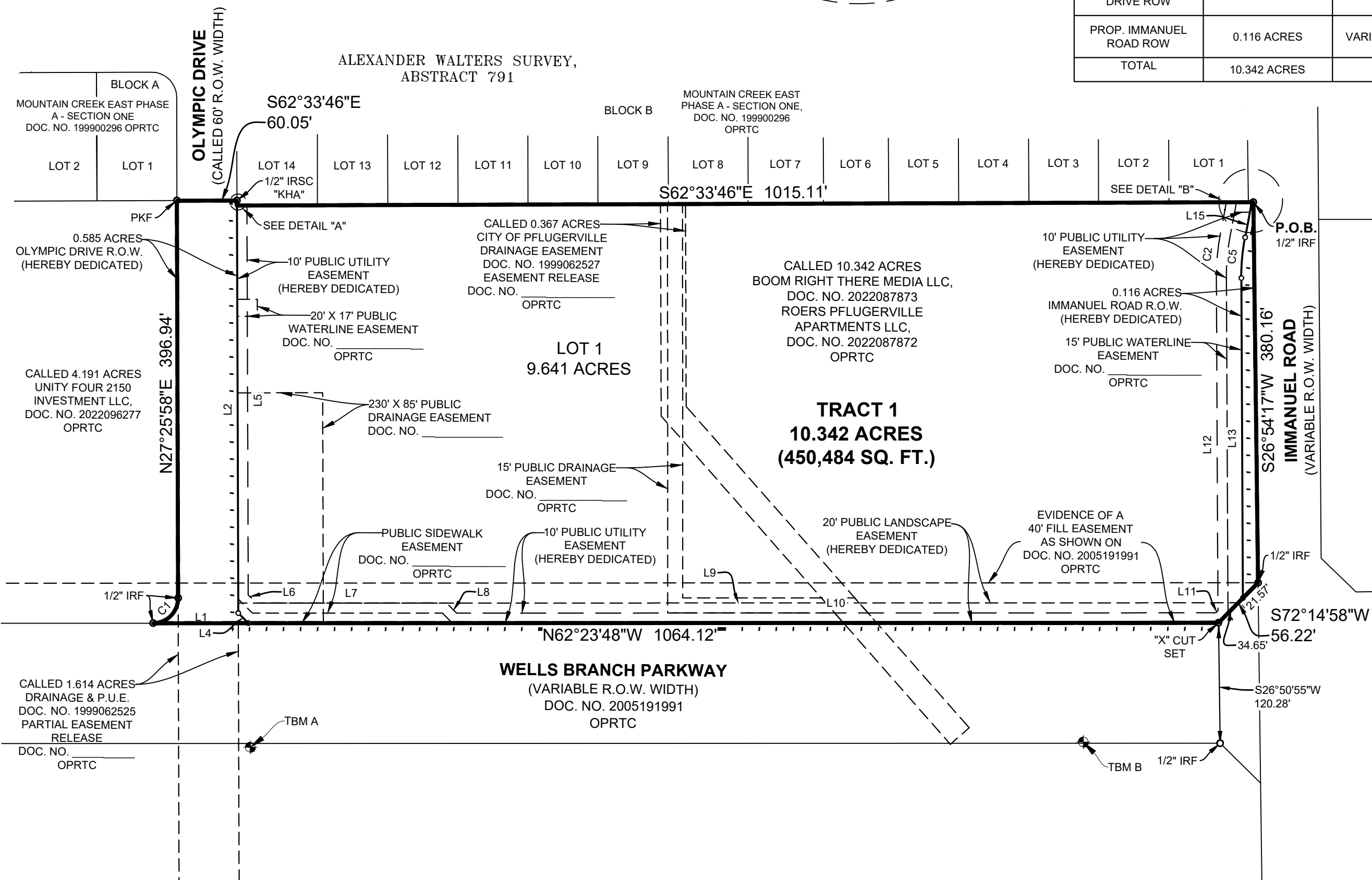


LEGEND

- OPRTC OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- RPRTC REAL PROPERTY RECORDS TRAVIS COUNTY
- PRTC PLAT RECORDS TRAVIS COUNTY
- R.O.W. RIGHT OF WAY
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- PKF PK NAIL FOUND
- ◆ BENCHMARKS

LINE TYPE LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- R.O.W. DEDICATION LINE
- SIDEWALK LINE
- - - PUBLIC UTILITY EASEMENT
- - - PUBLIC WATERLINE EASEMENT



ENGINEER'S CERTIFICATION:

I, JUSTIN KRAMER, P.E. 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, IS COMPLETE AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE OF 2002, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER
NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4810280290J, MAP NO. 48453C0290J, EFFECTIVE DATE: 08/18/2014,

JUSTIN KRAMER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 122309
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-4513
JUSTIN.KRAMER@KIMLEY-HORN.COM

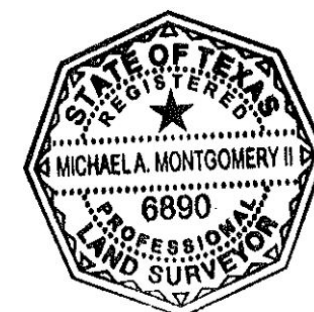


SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: 12/19/2022.

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
MIKE.MONTGOMERY@KIMLEY-HORN.COM



**FINAL PLAT
IMMANUEL ROAD
MIXED USE SUBDIVISION**
BEING 10.342 ACRES OUT OF THE
ALEXANDER WALTERS SURVEY, ABSTRACT 791
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	TJR	MMII	12/19/2022	069290308	1 OF 2

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\IMMANUEL ROAD PLAT.DWG PLOTTED BY: ALVIS, JOEL 12/19/2022 10:37 AM LAST SAVED 12/19/2022 10:37 AM

GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER FOR THE SITE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24, AS AMENDED. THE GRANTOR HVR WELLS BRANCH LP, 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.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG OLYMPIC DRIVE. A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG WELLS BRANCH PARKWAY. FEE-IN-LIEU OF SIDEWALK CONSTRUCTION SHALL BE PAID FOR THE SIX (6) FOOT SIDEWALK ALONG IMMANUEL RD.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE LED AND IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- 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 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.
- 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.
- 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 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 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.
- 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 ISSUED AFTER 12/31/2021.
- PAYMENT OF THE PARKLAND DEDICATION FEE-IN-LIEU (\$110,398.46) AND A BOND FOR THE DEVELOPMENT FEE (\$95,323.00) ASSOCIATED WITH THE 192 PROPOSED UNITS TO BE PROVIDED AT THE TIME OF THE FINAL PLAT.

SURVEYOR'S NOTES:

- FLOOD STATEMENT:**
ACCORDING TO COMMUNITY PANEL NO. 4810280290J, MAP NO. 48453C0290J, EFFECTIVE DATE 08/18/2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) SCALED TO SURFACE, BASED ON A COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000095849, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). TO CONVERT SURFACE DISTANCES TO GRID, USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99990416. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

MONUMENTATION STATEMENT:

ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT ROERS PFLUGERVILLE APARTMENTS LLC, BEING THE OWNER OF 10.342 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 791, IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2022087872, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 10.342 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS IMMANUEL ROAD MIXED USE SUBDIVISION, 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 _____, ____, AD

BY: _____

BRIAN J. ROERS, MANAGER
ROERS PFLUGERVILLE APARTMENTS LLC,
TWO CARLSON PKWY N SUITE 400,
PLYMOUTH, MN 55447
PH. (608) 604-2163
BRIAN@ROERSCOMPANIES.COM

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 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 _____ 20____, A.D.

NOTARY PUBLIC'S SIGNATURE

CITY CERTIFICATION:

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

ROBERT ROMIG, 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

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS §

COUNTY OF TRAVIS §

I, REBECCA GUERRERO, 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.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

LEGAL DESCRIPTION OF LAND:

TRACT 1 - 10.342 ACRES

BEING A 10.342 ACRE (450,484 SQ. FT.) TRACT OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT 791, TRAVIS COUNTY, TEXAS; AND BEING ALL OF A CALLED 10.342 ACRE TRACT OF LAND DESCRIBED TO BOOM RIGHT THERE MEDIA LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022087873 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ROERS PFLUGERVILLE APARTMENTS LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022087872 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF IMMANUEL ROAD (VARIABLE RIGHT-OF-WAY WIDTH), AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B, MOUNTAIN CREEK EAST PHASE A, SECTION ONE, AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 199900296 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 26°54'17" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF IMMANUEL ROAD AND THE SOUTHEAST BOUNDARY LINE OF SAID 10.342 ACRE TRACT, A DISTANCE OF 380.16 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID IMMANUEL ROAD, FOR A SOUTH CORNER OF THIS TRACT;

THENCE, SOUTH 72°14'58" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF IMMANUEL ROAD, ALONG THE SOUTHEAST LINE OF SAID 10.342 ACRE TRACT, A DISTANCE OF 56.22 FEET TO AN "X" CUT ON A CONCRETE TRAFFIC SIGNAL BOX, IN THE NORTHERLY RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY (VARIABLE RIGHT-OF-WAY WIDTH) AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2005191991 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 62°23'48" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WELLS BRANCH PARKWAY AND THE SOUTHWEST BOUNDARY LINE OF SAID 10.342 ACRE TRACT, A DISTANCE OF 1,064.12 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID WELLS BRANCH PARKWAY, AT THE SOUTH CORNER OF A CALLED 4.191 ACRE TRACT OF LAND DESCRIBED TO UNITY FOUR 2150 INVESTMENT LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022096277 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR A POINT OF CURVATURE, THE WEST CORNER OF SAID 10.342 ACRES TRACT AND THE WEST CORNER OF THIS TRACT;

THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID WELLS BRANCH PARKWAY, ALONG THE EAST BOUNDARY LINE OF SAID 4.191 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID 10.342 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°10'38", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72°31'05" EAST, 35.41 FEET, AND A TOTAL ARC LENGTH OF 39.35 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE, IN THE WEST LINE OF SAID 10.342 ACRE TRACT AND THE EAST LINE OF SAID 4.191 ACRE TRACT, FOR AN ANGLE CORNER OF THE TRACT;

2. NORTH 27°25'58" EAST, A DISTANCE OF 396.94 FEET TO A PK NAIL FOUND AT THE NORTHEAST CORNER OF SAID 4.191 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK A, OF SAID MOUNTAIN CREEK EAST PHASE A, SECTION ONE, AND THE WEST TERMINUS OF OLYMPIC DRIVE (CALLED 60' RIGHT-OF-WAY WIDTH) ACCORDING TO SAID MOUNTAIN CREEK EAST PHASE A, SECTION ONE FOR THE NORTH CORNER OF THIS TRACT;


THENCE, SOUTH 62°33'46" EAST, ALONG THE SOUTH TERMINUS OF SAID OLYMPIC DRIVE AND THE NORTH BOUNDARY LINE OF SAID 10.343 ACRE TRACT, A DISTANCE OF 60.05 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE WEST LINE OF LOT 14, BLOCK A, OF SAID MOUNTAIN CREEK EAST PHASE A, SECTION ONE AND THE NORTH LINE OF SAID 10.342 ACRE TRACT, AT THE EAST TERMINUS OF SAID OLYMPIC DRIVE, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 27°26'14" WEST, ALONG THE WEST LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID 10.342 ACRE TRACT, A DISTANCE OF 5.00 FEET TO A POINT AT THE WEST CORNER OF SAID LOT 14, FOR AN ANGLE CORNER OF THIS TRACT, WHENCE A 1/2" IRON ROD FOUND BEARS NORTH 17°13'00" WEST A DISTANCE OF 0.49 FEET;

THENCE, SOUTH 62°33'46" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID MOUNTAIN CREEK EAST PHASE A, SECTION ONE AND THE NORTH BOUNDARY LINE OF SAID 10.342 ACRE TRACT, A DISTANCE OF 1,015.11 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 10.342 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

FINAL PLAT IMMANUEL ROAD MIXED USE SUBDIVISION

BEING 10.342 ACRES OUT OF THE
ALEXANDER WALTERS SURVEY, ABSTRACT 791
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS



10814 JOLLYVILLE ROAD, CAMPUS IV TEL. NO. (512) 418-1771
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	TJR	MMII	12/19/2022	069290308	2 OF 2