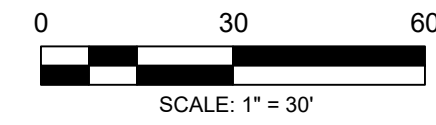


FINAL PLAT OF  
OLYMPIC RETAIL CENTER

BEING 4.779 ACRES OUT OF THE  
THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791  
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°37'35"	39.54'	S 71°50'26" W	35.55'
C2	25.00'	89°48'52"	39.19'	S 17°30'09" E	35.30'

BEARING BASIS  
TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203, NAD 83,  
DISTANCES IN US SURVEY FEET (GRID),  
ELEVATION DATA NAVD 83, GCS02 12S.



LEGEND
● 1/2" IRON ROD WITH CAP FOUND STAMPED "CHAPARRAL 4995" (UNLESS NOTED)
▲ MAG NAIL WITH WASHER FOUND STAMPED "CHAPARRAL 4995"
○ 1/2" IRON ROD SET (BLUE CAP STAMPED "LONE WOLF RPLS 6848")
■ CONCRETE MONUMENT FOUND
△ CALCULATED POINT
— PROPERTY LINE
- - - ADJOINER LINE
..... 10 FOOT WIDE SIDEWALK
..... DOC NO. ....
..... VOL. PG. ....
..... O.P.R.T.C. ....
..... R.P.R.T.C. ....
..... R.O.W. ....
..... P.U.E. ....

SUBDIVISION INFORMATION
ACREAGE: 4.191 ACRES SURVEY: ALEXANDER WALTERS SURVEY NO. 67, A-791 LINEAR FOOTAGE OF NEW STREETS: 422 NUMBER OF LOTS: 1 NUMBER OF BLOCKS: 1 DATE: 11/09/2022

DESCRIPTION	PROPOSED LAND USE	ACREAGE	SQ. FT.
LOT 1 BLOCK A	DEVELOPMENT	4.191 ACRES	182,578 SQ. FT.

SURVEYOR'S NOTES

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL 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.) IS HEREBY DEDICATED 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 UNITY FOUR 2150 INVESTMENT LLC, HEREIN, 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 TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG OLYMPIC DRIVE AND WELLS BRANCH PARKWAY.
- 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.
- 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. 1577-23-01-10. 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 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.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE. DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 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.

CITY CERTIFICATION:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D. BY THE  
PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON  
BEHALF OF THE CITY:

PLANNING AND ZONING COMMISSION CHAIRPERSON

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

Jeremy Frazzoli, PLANNING DIRECTOR

ATTEST:

Trista Evans, CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

VICINITY MAP  
N.T.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT UNITY FOUR 2150 INVESTMENT LLC, BEING THE OWNER OF A CALLED 4.191 ACRE TRACT OF LAND, OUT OF THE  
ALEXANDER WALTERS SURVEY No. 67, ABSTRACT 791, TRAVIS COUNTY, TEXAS, CONVEYED BY INSTRUMENT RECORDED IN  
DOCUMENT NO. 202409277 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BOOM RIGHT THERE MEDIA  
LLC (80%) AND ROERS PFLUGERVILLE APARTMENTS LLC (20%) BEING THE OWNERS OF A CALLED 10.342 ACRE TRACT OF  
LAND, OUT OF THE ALEXANDER WALTERS SURVEY No. 67, ABSTRACT 791, TRAVIS COUNTY, TEXAS, CONVEYED BY  
INSTRUMENT RECORDED IN DOCUMENT NO. 202408783, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DOES HEREBY SUBDIVIDE SAID 4.191 ACRES OF LAND, AND A PORTION OF SAID 10.342 ACRES OF LAND, IN ACCORDANCE  
WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT  
CODE, TO BE KNOWN AS:

"OLYMPIC RETAIL CENTER"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY  
EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 CONSIDERATIONS HEREIN EXPRESSED AND IN THE  
CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

PRINT NAME  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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 CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2024 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

J. GARCIA  
DEPUTY

ENGINEER'S CERTIFICATION:

I, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES  
WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION  
131.152(E), HEREBY ACKNOWLEDGING THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION  
CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE  
PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT. I ALSO HEREBY CERTIFY THAT THIS PLAT  
COMPLIES WITH THE LAND DEVELOPMENT CODE, TITLE 30.

MIRZA TAHR BAQI, P.E. NO. 82577 DATE \_\_\_\_\_  
PROFESSIONAL STRUCTURAL ENGINEERS, INC.  
REGISTERED ENGINEERING FIRM F-4951  
2205 W. PARKER LN., SUITE NO. 201  
AUSTIN, TEXAS 78727 (512) 238-6422

FLOOD PLAIN NOTE:  
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #484530290, DATED 08/18/2014.

ENGINEERED BY:

NAME \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:

THAT I, MATTHEW LEE TAYLOR, 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.

MATTHEW LEE TAYLOR, RPLS #6848 DATE \_\_\_\_\_

OWNER INFORMATION: (OLYMPIC DRIVE)

BOOM RIGHT THERE MEDIA LLC  
620 FATHERLAND STREET  
NASHVILLE, TN 37206

ROERS PFLUGERVILLE APARTMENTS LLC  
110 CHESHIRE LANE, UNIT 120  
MINNETONKA, MN 55305  
roerscompanies.com  
(763) 285-8808

OWNER INFORMATION: (LOT 1)  
UNITY FOUR 2150 INVESTMENT LLC  
12198 METRIC BLVD.  
AUSTIN, TX 78727  
nmakneja@yahoo.com  
(832) 867-4432

ENGINEER:  
PROFESSIONAL STRUCTURAL ENGINEERS, INC.  
2205 W. PARKER LN., STE 201,  
AUSTIN, TX 78727  
psoc@psocinc.com  
(512) 238-6422

SURVEYOR:  
LONE WOLF LAND SURVEYING, LLC  
PRM REG. #10194675  
163 COOL WATER DR  
BASTROP, TX 78602  
lonewolflandsurveying@gmail.com  
(512) 718-5868

FINAL PLAT OF OLYMPIC RETAIL CENTER 4.779 ACRES ± OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, AS RECORDED IN DOCUMENT NO. 2022096277 AND DOCUMENT NO. 2022087873, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS			
FILE: 2022-16_04 Olympic Retail Center			
DATE: 1-10-24		DRAWN BY: MLT	
SCALE: 1"=30'		FIELD CREW: MLT	
JOB#: 2022-16_04			
NO.	REVISION	BY	DATE



LAND SURVEYING, LLC  
163 Cool Water Drive  
Bastrop, TX 78602  
512-718-5868, Firm #10194675  
Lonewolflandsurveying.com

ALEXANDER WALTERS SURVEY NO. 67, A-791  
TRAVIS COUNTY, TEXAS

E WELLS BRANCH PARKWAY  
(120' R.O.W.)  
DOC NO 2005191991  
O.P.R.T.C.

IDEA PUBLIC SCHOOLS, CALLED 15.673 ACRES,  
DOC NO 2017026803  
O.P.R.T.C.