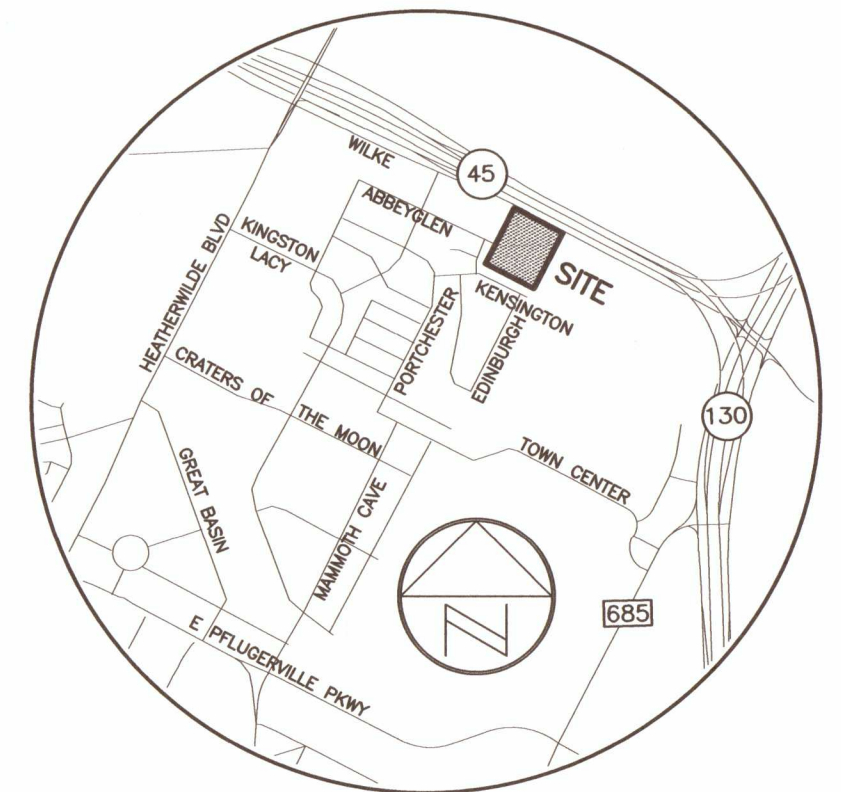


19365 WILKE LANE FINAL PLAT

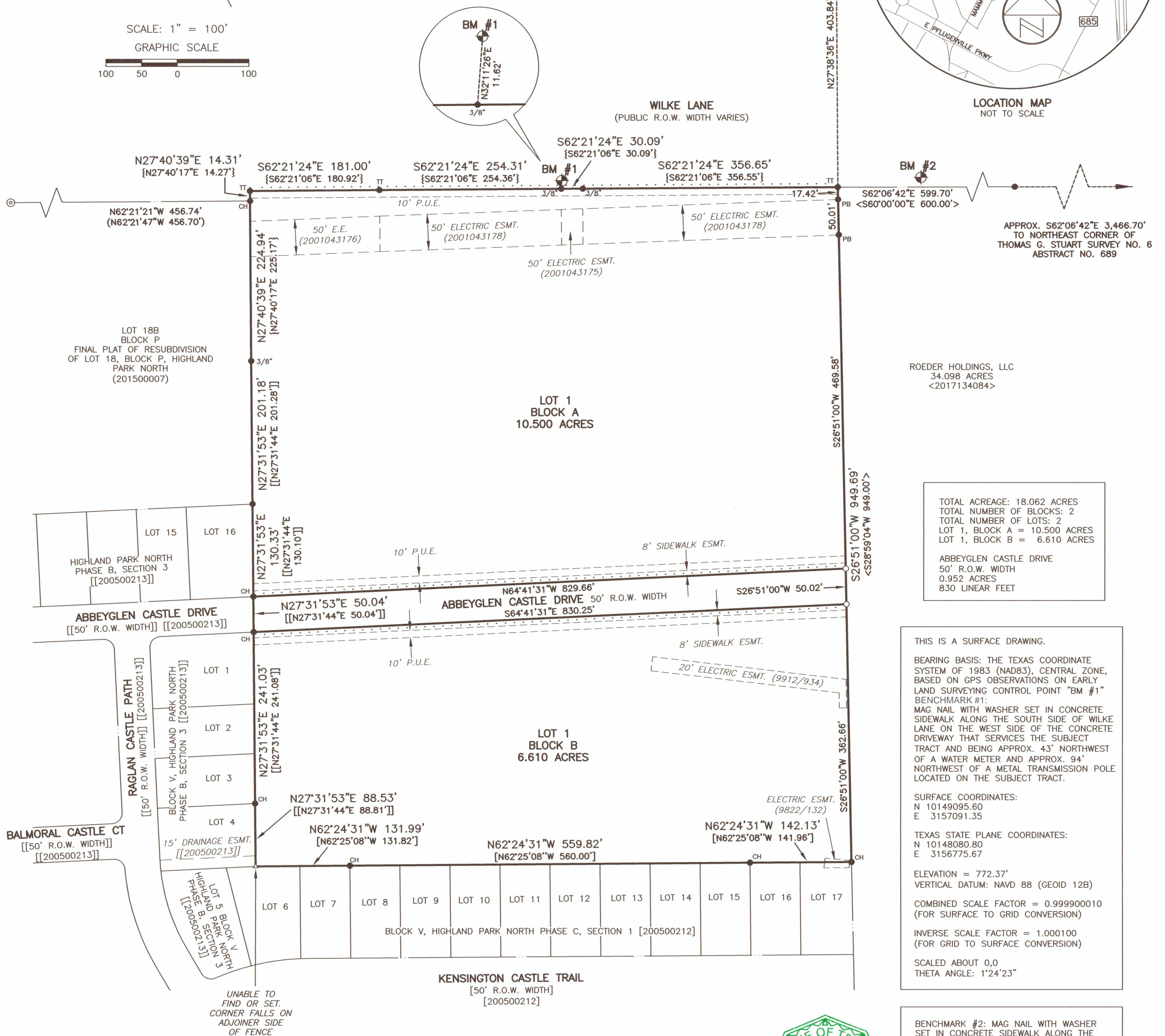
18.062 ACRES OUT OF THE
THOMAS G. STUART SURVEY NO. 6, ABSTRACT NO. 689
TRAVIS COUNTY, TEXAS

CALCULATED POINT IN THE
NORTHEAST R.O.W. LINE
OF S.H. 45

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



LOCATION MAP
NOT TO SCALE



ROEDER HOLDINGS, LLC
34.098 ACRES
<2017134084>

TOTAL ACREAGE: 18.062 ACRES
TOTAL NUMBER OF BLOCKS: 2
TOTAL NUMBER OF LOTS: 2
LOT 1, BLOCK A = 10.500 ACRES
LOT 1, BLOCK B = 6.610 ACRES

ABBEYGLEN CASTLE DRIVE
50' R.O.W. WIDTH
0.952 ACRES
830 LINEAR FEET

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1" BENCHMARK #1: MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF WILKE LANE ON THE WEST SIDE OF THE CONCRETE DRIVEWAY THAT SERVICES THE SUBJECT TRACT AND BEING APPROX. 43' NORTHWEST OF A WATER METER AND APPROX. 94' NORTHWEST OF A METAL TRANSMISSION POLE LOCATED ON THE SUBJECT TRACT.

SURFACE COORDINATES:
N 10149095.60
E 3157091.35

TEXAS STATE PLANE COORDINATES:
N 10148080.80
E 3156775.67

ELEVATION = 772.37'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°24'23"

BENCHMARK #2: MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF WILKE LANE, APPROX. 117' SOUTHEAST OF THE EASTERNMOST CORNER OF LOT 1, BLOCK A AND APPROX. 80' SOUTHEAST OF THE CL OF A DRIVEWAY.

TEXAS STATE PLANE COORDINATES:
N 10147849.17
E 3157220.99

ELEVATION = 755.92'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

OWNER/SUBDIVIDER:

HEATHER R. SMITH
1129 E. 2030 ROAD
SOPER, OK 74759

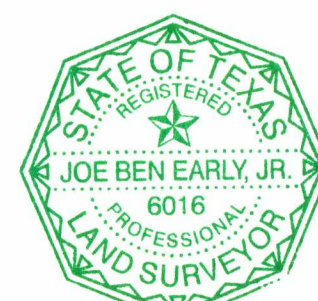
BRENDA JOYCE HAGN
2912 CEDAR CREST CIRCLE
ROUND ROCK TX 78665

ENGINEER:

BLEYL ENGINEERING
TBPE FIRM NO. 678
12007 TECHNOLOGY BLVD., SUITE 150
AUSTIN, TX 78727
M: 512 454 2400
M: 512 497 1482

SURVEYOR:

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631



12/3/2020

DATE OF SURVEY OCTOBER 29, 2020.

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1008-009
DRAWING NO.:
1008-009-PL1

PLOT DATE:
12/3/20
PLOT SCALE:
1" = 100'
DRAWN BY:
JBE

SHEET
01 OF 02

LEGEND

- | | |
|--|---|
| ● 1/2" REBAR FOUND (OR AS NOTED) | BM BENCHMARK |
| ● ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND | P.U.E. PUBLIC UTILITY EASEMENT |
| ● ^{PB} 1/2" REBAR WITH "PBS&J" CAP FOUND | R.O.W. RIGHT OF WAY |
| ● ^{TT} 1/2" REBAR WITH "TRI-TECH SURVEYING" CAP FOUND | () GENERAL RECORD INFORMATION |
| ⊙ TXDOT TYPE II DISK FOUND | { } RECORD INFO. FROM {2019187004} |
| ○ 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET | [] RECORD INFO. FROM [200500212] |
| △ CALCULATED POINT | [[]] RECORD INFO. FROM [[200500213]] |
| ⊕ CONTROL POINT/BENCHMARK LOCATION | < > RECORD INFO. FROM <2017134084> |
| — SUBJECT BOUNDARY LINE | |
| - - - ADJOINING PROPERTY LINE | |
| - - - EASEMENT LINE | |
| - - - 6' WIDE SIDEWALK LOCATION | |

19365 WILKE LANE
FINAL PLAT

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT HEATHER R. SMITH AND BRENDA JOYCE HAGN, BEING THE OWNERS OF 18.062 ACRES (APPROXIMATELY 786,789 SQ. FT.) OUT THE THOMAS G. STUART SURVEY NO. 6, ABSTRACT NO. 689, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 16.32 ACRE TRACT, ALL OF A 0.86 ACRE TRACT AND ALL OF A 1.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019187004 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 18.062 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

19365 WILKE LANE

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

HEATHER R. SMITH
1129 E. 2030 ROAD
SOPER, OK 74759

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____ AD

BRENDA JOYCE HAGN
2912 CEDAR CREST CIRCLE
ROUND ROCK TX 78665

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HEATHER R. SMITH, 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

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDA JOYCE HAGN, 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.

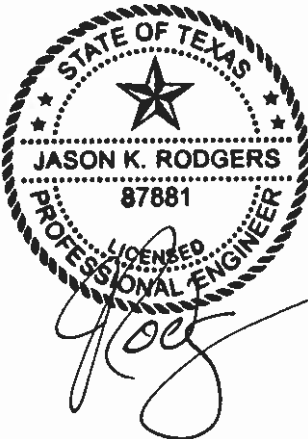
NOTARY PUBLIC'S SIGNATURE

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

12-04-20

JASON RODGERS, P.E.
BLEYL ENGINEERING
TBPE FIRM NO. 678
12007 TECHNOLOGY BLVD., SUITE 150
AUSTIN, TX 78727
O: 512 454 2400
M: 512 497 1482



SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:

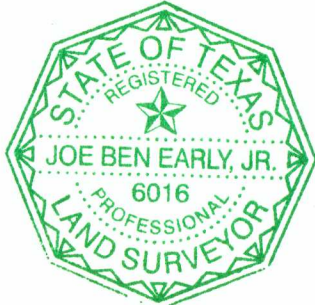
COUNTY OF TRAVIS

THAT I, JOE BEN EARLY, JR., 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 FOUND OR 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.

12/3/2020

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631



CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, 20____ 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.

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

THE DEVELOPMENT FEE IS SUBJECT TO ADJUSTMENT WITH THE SITE DEVELOPMENT PERMIT BASED ON THE FINAL UNIT COUNT AND APPROVABLE PRIVATE PARKLAND AMENITIES.

WILKE LANE MULTI-FAMILY PARKLAND SUMMARY							
TYPE	LOT#	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA	PROVIDED PARKLAND AREA
MULTIFAMILY RESIDENTIAL	1,2	18.06	334	18.49	2	4.41	0
TOTALS						4.41	0
							\$43,560/AC
							\$192,047.33

WILKE LANE MULTI-FAMILY PARK DEVELOPMENT FEE							
TYPE	LOT#	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	PARK DEVELOPMENT FEE PER UNIT	PARK DEVELOPMENT FEE
MULTIFAMILY RESIDENTIAL	1,2	18.06	334	18.27	2	\$496.00	\$165,664.00
TOTALS							\$165,664.00

GENERAL 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.
- 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, 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.
- 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 SA.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24.
- 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.
- 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 ON BOTH SIDES OF ABBEYGLEN CASTLE DRIVE AND ON THE SOUTH SIDE OF WILKE LANE
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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.

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____M., THIS THE ____ DAY OF

____ 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1008-009

DRAWING NO.:
1008-009-PL1

PLOT DATE:
12/3/20

PLOT SCALE:
1" = 100'

DRAWN BY:
JBE

SHEET
02 OF 02