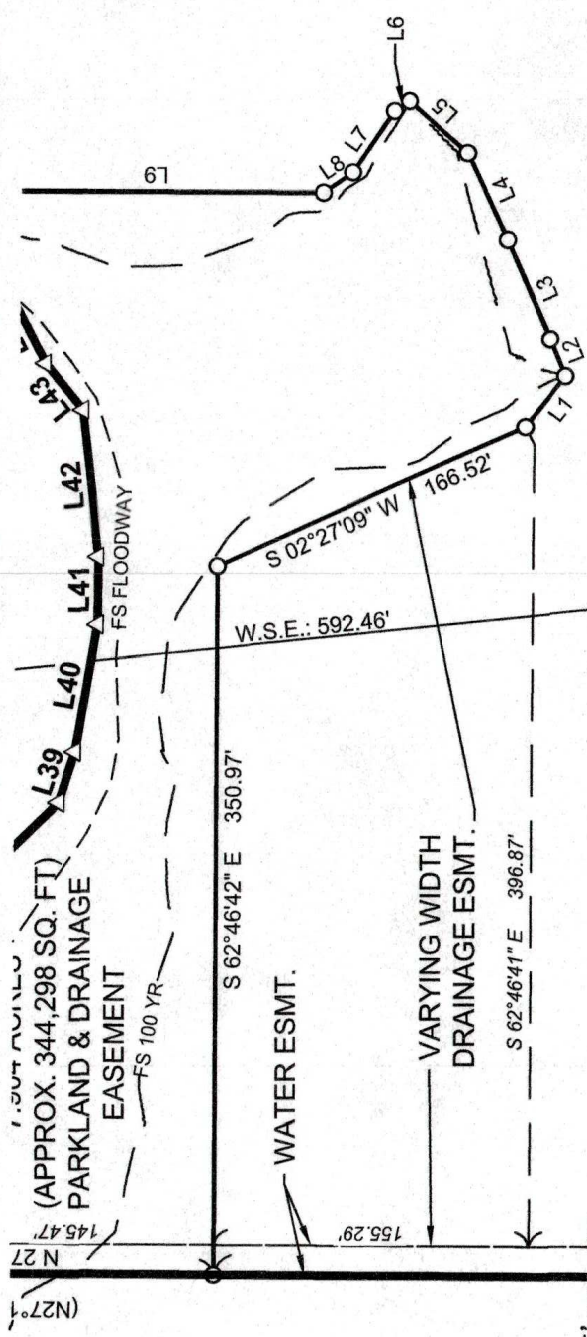
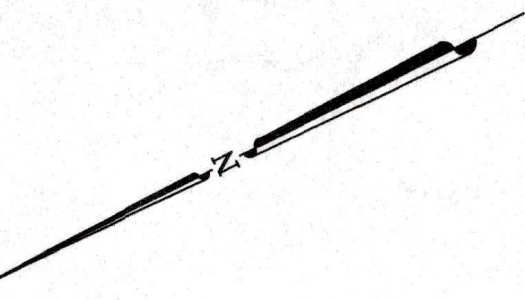


FINAL PLAT OF
URBANA CAMERON SUBDIVISION PHASE 1A
BEING LOTS 82-84, BLOCK A

A 43.728 ACRE (APPROX. 1,904,808 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



CE DEVELOPMENT, INC.
REM. OF TRACT 2, CALLED (3.907 ACRES)
DOC. NO. 2015146187
O.P.R.T.C.T.



SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET W/ "HALFF ASSOC. INC." CAP TO BE SET PRIOR TO FINAL PLAT RECORDATION
- "RJ" 1/2" IRON ROD SET W/ "RJ" CAP FOUND
- "CS" 1/2" IRON ROD SET W/ "CS" CAP FOUND
- "INLAND" 1/2" IRON ROD SET W/ "INLAND" CAP FOUND
- CPBM CONTROL POINT/BENCHMARK
- 6 R.S. MINIMUM 6' FOOT REGIONAL SIDEWALK REQUIRED
- 10' P.C.T. MINIMUM 10' FOOT PUBLIC CONNECTOR TRAIL REQUIRED
- CRK CL. WILBARGER CREEK CENTERLINE
- FS FLOODWAY FLOODWAY PER HALF FLOOD STUDY OF WILBARGER CREEK AND TRIBUTARY DATED APRIL 25, 2022
- FS 100 YR. 100 YEAR FLOODPLAIN LINE PER HALF FLOOD STUDY OF WILBARGER CREEK AND TRIBUTARY DATED APRIL 25, 2022
- RIGHT-OF-WAY
- POINT OF BEGINNING
- DEED PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T.
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.
- W.S.E. WATER SURFACE ELEVATION PER HALF FLOOD STUDY OF WILBARGER CREEK AND TRIBUTARY DATED APRIL 25, 2022
- () RECORD INFORMATION

CE DEVELOPMENT, INC.
REM. OF TRACT 6, CALLED 7.140 ACRES
DOC. NO. 2015146187
O.P.R.T.C.T.

MATCH SHEET 02 OF 04
MATCH SHEET 01 OF 04

30' WASTEWATER,
DRAINAGE & WATER ESMT.

ELECTRIC TRANSMISSION
LINE ESMT.
CALLED (8.620 ACRES)
DOC. NO. 2012106656
O.P.R.T.C.T.

P.U.C. NOTICE TO
PUBLIC
DECERTIFIED
AREA
DOC. NO.
2022130494
O.P.R.T.C.T.

LOT 83, BLOCK A
30.433 ACRES
(APPROX. 1,325,646 SQ. FT.)
RESIDENTIAL

LOT 84, BLOCK A
4.064 ACRES
(APPROX. 177,020 SQ. FT.)
COMMERCIAL
P.U.C. NOTICE TO
PUBLIC
DECERTIFIED
AREA
DOC. NO.
2022130494
O.P.R.T.C.T.

VARIABLE WIDTH ACCESS ESMT.

CL OF EASEMENT TO
TEXAS POWER AND LIGHT COMPANY
VOL. 823, PG. 508
D.R.T.C.T.

1.328 ACRE R.O.W. TO BE DEDICATED
NEW PROPERTY LINE AFTER
ROW DEDICATION

CL OF EASEMENT TO
TEXAS POWER AND LIGHT COMPANY
VOL. 549, PG. 114
D.R.T.C.T.

ANN ATTAL
CALLED (1.005 ACRES)
DOC. NO. 2010055801
O.P.R.T.C.T.

CITY OF PFLUGERVILLE CPBM 18
N=10126582.67
E=3167430.97
(SURFACE COORDS)

N 59°06'42" W 3779.21'

N=10126582.67
(SURFACE COORDS)

N 113.32° E 40.00'

S 62°46'45" E 818.12'

S 62°46'45" E 627.85'

S 62°46'45" E 628.21'

S 26°53'14" W 282.32'

S 62°46'45" E 60.00'

S 62°30'11" E 60.00'

N=10123327.94
(SURFACE COORDS)

N=10123327.94
(SURFACE COORDS)

S 52°32'28" E 3376.01'

S 62°46'45" E 60.00'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

S 26°53'14" W 282.32'

CAMERON ROAD
(PUBLIC R.O.W.) (WIDTH VARIES)
(LOCALLY KNOWN AS A 60' R.O.W.)

VARIABLE WIDTH PROPOSED
SIGHT TRIANGLE ESMT.

WILLARD R. HEBBE
AND JULIA HEBBE
CALLED (2.00 ACRES)
VOL. 8157, PG. 885
D.R.T.C.T.

WILLARD RALPH
HEBBE, KEVIN
MATTHEW HEBBE AND
KRISTAN ANNA HEBBE
CALLED (135.5034
ACRES)
DOC. NO. 2002166581
O.P.R.T.C.T.

LLOYD EUGENE HEBBE,
JINA DENE MORRIS
AND CRAIG LLOYD
HEBBE
CALLED (135.2000
ACRES)
DOC. NO. 2002166582
O.P.R.T.C.T.

LLOYD EUGENE HEBBE,
JINA DENE MORRIS
AND CRAIG LLOYD
HEBBE
CALLED (135.2000
ACRES)
DOC. NO. 2002166582
O.P.R.T.C.T.

LLOYD EUGENE HEBBE,
JINA DENE MORRIS
AND CRAIG LLOYD
HEBBE
CALLED (135.2000
ACRES)
DOC. NO. 2002166582
O.P.R.T.C.T.

LLOYD EUGENE HEBBE,
JINA DENE MORRIS
AND CRAIG LLOYD
HEBBE
CALLED (135.2000
ACRES)
DOC. NO. 2002166582
O.P.R.T.C.T.

CITY OF PFLUGERVILLE CPBM 14
N=10123327.94
(SURFACE COORDS)

BEARING BASIS NOTE:

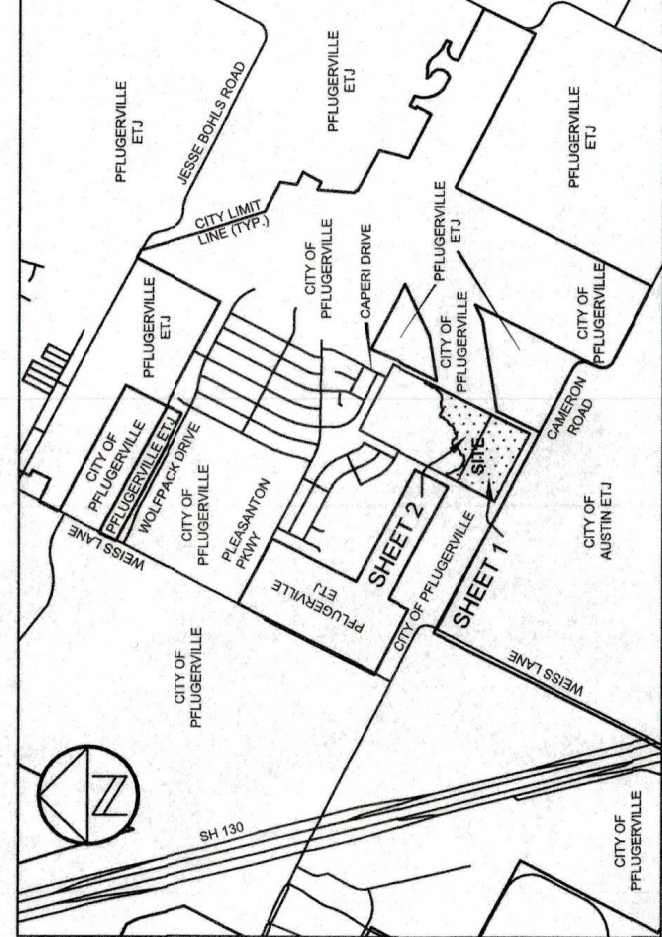
THE BASIS OF BEARINGS AND OF THE COORDINATES SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE BASED ON MULTIPLE, REPEATED GPS OBSERVATIONS UTILIZING THE LEICA VRS NETWORK, REFERENCED TO CITY OF PFLUGERVILLE MONUMENTS CP-14 AND CP-18 SHOWN HEREON.

THE ELEVATIONS SHOWN HEREON ARE NAVD83, GEOID 128 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 0.01.

MINIMUM FLOOR ELEVATION NOTE:

FOR ANY BUILDINGS TO BE CONSTRUCTED WITHIN 200 FEET OF A Delineated FLOODPLAIN, THE MINIMUM FINISHED FLOOR ELEVATION FOR THE BUILDING SHALL BE A MINIMUM OF 2 FEET ABOVE THE CLOSEST ADJACENT 100-YEAR FLOOD BASE WATER SURFACE ELEVATION.



LOCATION/KEY MAP
NOT TO SCALE

BENCHMARK/CONTROL POINTS

GRID COORDINATES			
CPBM#	NORTHING	EASTING	ELEVATION TYPE
50	10124080.03	3169557.35	610.06 X CUT IN CONC
51	10126916.26	3168839.55	601.07 X CUT IN CONC
52	10127207.32	3170180.94	594.37 X CUT IN CONC
SURFACE COORDINATES			
CPBM#	NORTHING	EASTING	ELEVATION TYPE
50	10125093.34	3169674.32	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

BLOCK A	
LOT 82	344,298 SQ. FT. 7.904 ACRES PARKLAND & D.E.
83	1,325,646 SQ. FT. 30.433 ACRES RESIDENTIAL FLEX
84	177,020 SQ. FT. 4.064 ACRES COMMERCIAL MIXED
LOTS TOTAL	1,846,964 SQ. FT. 42.400 ACRES

ROW DEDICATION	
57,844 SQUARE FEET	1.328 ACRES
TOTAL	1,904,808 SQUARE FEET 43.728 ACRES

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 3

DATE OF PLAT PREPARATION:
NOVEMBER 5, 2021

OWNER:
ATLANTIC URBANA CAMERON
COMPANY, INC.
345 E. CONGRESS STREET, SUITE
#201
TUCSON, AZ 85701
521-237-4404

CIVIL ENGINEER & SURVEYOR
HALFF ASSOCIATES, INC.
13620 BRIARWICK DRIVE,
SUITE 100
AUSTIN, TEXAS 78729
521-777-4600

SHEET 1 OF 4

Issued:	9/26/23
Scale:	1" = 100'
Drawn By:	MLM/CWW
AVO:	37800.002
HALFF Office:	AUS

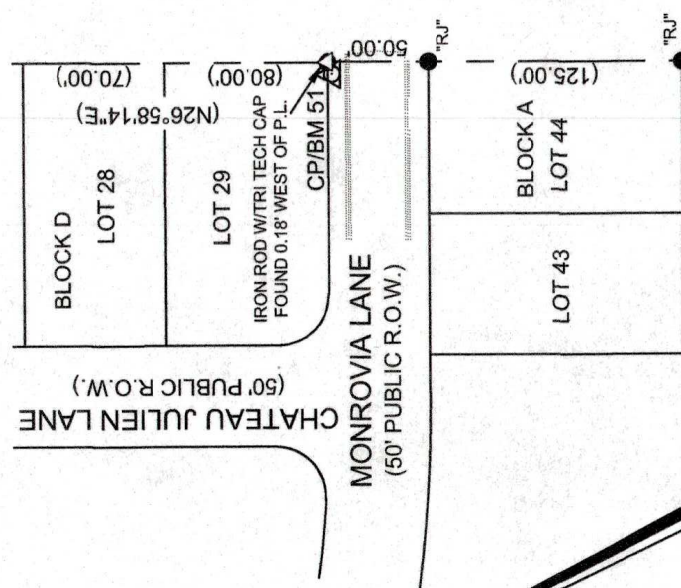


13620 BRIARWICK DRV.,
BLDG. C, SUITE 100
AUSTIN, TEXAS 78729
TEL: (512) 777-4600

SV-37800.002-Phase 1A Final Plat A JB

FINAL PLAT OF
URBANA CAMERON SUBDIVISION PHASE 1A
BEING LOTS 82-84, BLOCK A

A 43.728 ACRE (APPROX. 1,904,808 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



SCALE: 1" = 100'
GRAPHIC SCALE

LOT 45
CARMEL WEST PHASE 2 SECTION 5
DOCUMENT NO. 201900220
O.P.R.T.C.T.

BLOCK A
CITY OF PFLUGERVILLE
E.T.J.

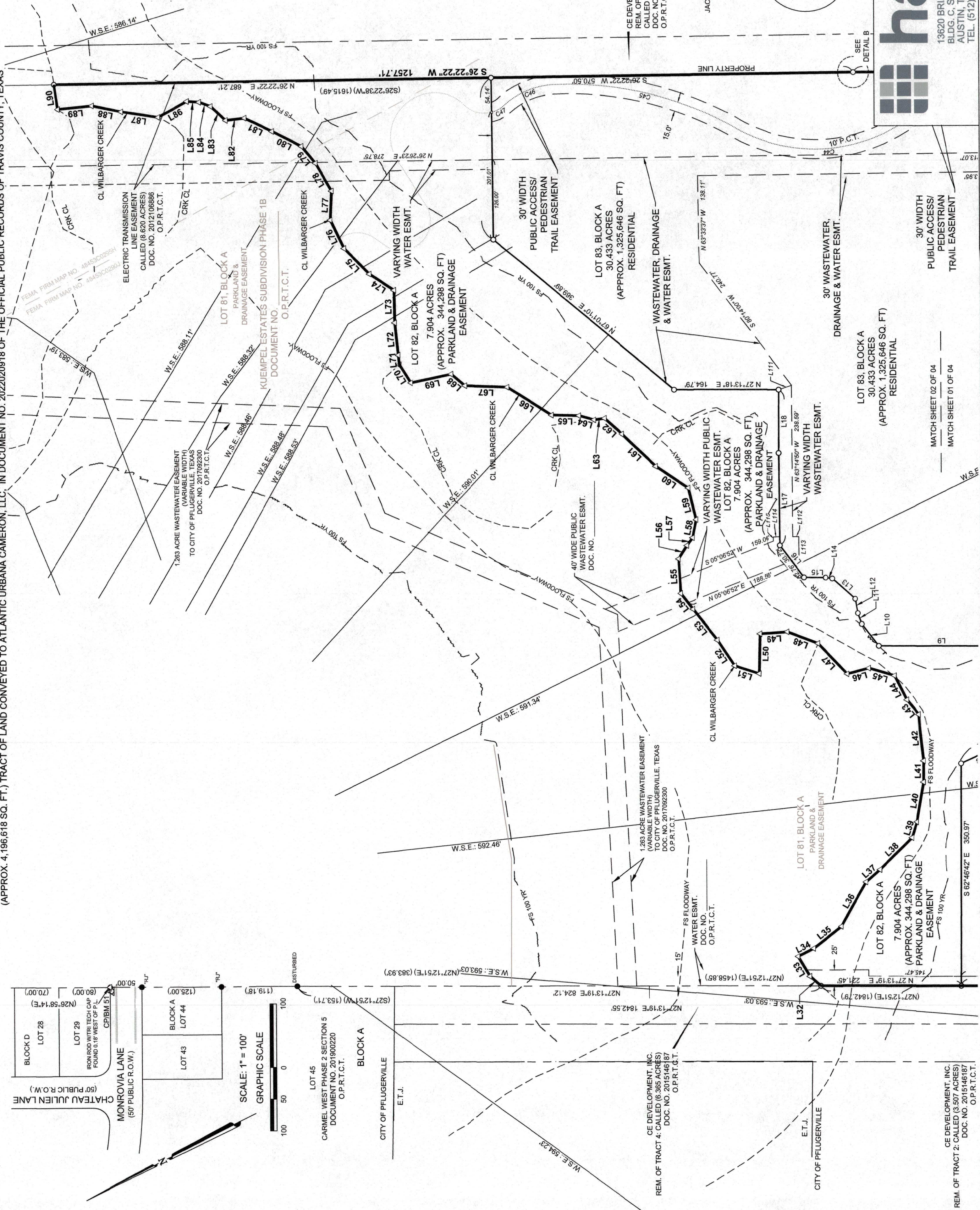
W.S.E.: 594.23'

CE DEVELOPMENT, INC.
REM. OF TRACT 4: CALLED (6.385 ACRES)
DOC. NO. 2015146187
O.P.R.T.C.T.

CITY OF PFLUGERVILLE
E.T.J.

CE DEVELOPMENT, INC.
REM. OF TRACT 2: CALLED (3.807 ACRES)
DOC. NO. 2015146187
O.P.R.T.C.T.

- LEGEND:
- △ CALCULATED POINT
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET W/ "HALFF ASSOC. INC." CAP TO BE SET PRIOR TO FINAL PLAT RECORDATION
 - "R" 1/2" IRON ROD SET W/ "R" CAP FOUND
 - "CS" 1/2" IRON ROD SET W/ "CS" CAP FOUND
 - "INLAND" 1/2" IRON ROD SET W/ "INLAND" CAP FOUND
 - △ CP/BM CONTROL POINT/BENCHMARK
 - 6" R.S. MINIMUM 6 FOOT REGIONAL SIDEWALK REQUIRED
 - 10' P.C.T. MINIMUM 10' FOOT PUBLIC CONNECTOR TRAIL REQUIRED
 - CRK CL. FLOODWAY PER HALF FLOOD STUDY OF WILBARGER CREEK AND TRIBUTARY DATED APRIL 25, 2022
 - FS 100 YR. 100 YEAR FLOODPLAIN LINE PER HALF FLOOD STUDY OF WILBARGER CREEK AND TRIBUTARY DATED APRIL 25, 2022
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - D.R.T.C.T. DEED PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - W.S.E. WATER SURFACE ELEVATION PER HALF FLOOD STUDY OF WILBARGER CREEK AND TRIBUTARY DATED APRIL 25, 2022
 - () RECORD INFORMATION



URBANA CAMERON SUBDIVISION PHASE 1A

BEING LOTS 82-84, BLOCK A

A 43.728 ACRE (APPROX. 1,904,808 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

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 25°15'24" E	31.68'
L2	S 84°40'22" E	20.14'
L3	S 85°52'39" E	53.44'
L4	S 87°39'50" E	46.79'
L5	N 68°55'52" E	38.41'
L6	N 06°58'58" W	8.86'
L7	N 29°05'36" W	36.79'
L8	N 07°31'10" W	17.78'
L9	N 27°13'18" E	181.15'
L10	N 79°45'21" E	43.28'
L11	S 83°22'41" E	18.12'
L12	S 73°16'36" E	23.01'
L13	N 68°52'38" E	48.61'
L14	N 34°35'41" E	10.80'
L15	N 27°39'36" E	33.85'
L16	N 80°27'25" E	63.48'
L17	S 63°34'10" E	145.51'
L18	S 62°46'42" E	99.99'
L32	N 68°30'57" E	22.87'
L33	N 86°22'08" E	38.48'

LINE DATA		
LINE #	BEARING	DISTANCE
L34	S 00°06'20" E	27.71'
L35	S 11°12'02" E	56.04'
L36	S 33°21'32" E	80.06'
L37	S 14°26'03" E	29.32'
L38	S 17°54'48" E	71.25'
L39	S 45°31'22" E	26.27'
L40	S 53°06'59" E	63.80'
L41	S 62°36'59" E	33.52'
L42	S 69°28'41" E	73.05'
L43	N 78°13'00" E	29.70'
L44	S 89°39'07" E	42.81'
L45	N 43°46'37" E	41.82'
L46	N 12°03'24" E	35.46'
L47	N 73°30'23" E	66.93'
L48	N 47°55'01" E	51.78'
L49	N 23°00'17" E	43.43'
L50	N 61°32'02" W	62.90'
L51	N 45°18'28" E	40.14'
L52	N 63°32'05" E	48.79'
L53	N 79°01'56" E	61.85'

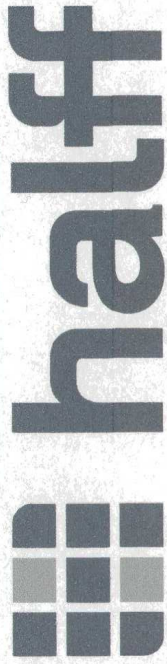
LINE DATA		
LINE #	BEARING	DISTANCE
L54	N 79°40'53" E	31.34'
L55	S 66°29'55" E	54.73'
L56	S 30°59'05" E	25.02'
L57	S 26°34'23" E	15.11'
L58	S 51°31'25" E	28.69'
L59	S 76°51'27" E	51.58'
L60	N 60°57'26" E	61.65'
L61	N 70°58'39" E	73.76'
L62	N 69°01'25" E	37.00'
L63	N 18°49'20" E	16.47'
L64	N 42°52'45" E	24.88'
L65	N 28°17'39" E	43.16'
L66	N 59°36'50" E	82.99'
L67	N 29°11'31" E	66.73'
L68	N 68°32'34" E	27.73'
L69	N 14°53'34" E	65.03'
L70	N 85°00'55" E	33.94'
L71	S 69°09'44" E	15.17'
L72	S 68°55'03" E	51.20'
L73	S 64°09'19" E	51.68'

LINE DATA		
LINE #	BEARING	DISTANCE
L74	N 60°37'59" E	46.52'
L75	N 72°52'57" E	56.27'
L76	S 88°14'49" E	49.72'
L77	S 60°21'57" E	45.81'
L78	N 87°12'10" E	50.56'
L79	N 77°21'28" E	34.55'
L80	N 54°19'43" E	51.75'
L81	N 53°12'57" E	48.40'
L82	N 20°06'48" E	29.87'
L83	N 70°20'38" E	32.67'
L84	N 46°37'59" E	19.74'
L85	N 31°02'42" E	19.02'
L86	N 02°12'31" W	51.33'
L87	N 35°56'19" E	58.14'
L88	N 38°48'57" E	47.70'
L89	N 21°09'58" E	53.78'
L90	S 71°43'41" E	39.28'
L91	N 63°33'37" W	16.50'
L93	N 63°33'37" W	16.50'
L94	S 62°46'41" E	11.50'

LINE DATA		
LINE #	BEARING	DISTANCE
L95	N 27°13'19" E	15.00'
L96	N 82°46'41" W	11.50'
L97	S 67°38'16" E	41.32'
L98	S 61°13'57" E	129.67'
L99	N 63°33'37" W	5.70'
L100	N 26°26'23" E	15.00'
L101	S 63°33'37" E	5.70'
L102	N 26°26'22" E	48.16'
L103	N 92°46'45" W	119.50'
L104	S 27°13'19" W	106.51'
L105	N 27°13'19" E	55.51'
L106	S 62°46'45" E	64.50'
L107	S 67°38'16" E	41.32'
L108	S 61°13'57" E	129.67'
L109	S 67°38'16" E	41.32'
L110	S 61°13'57" E	129.67'
L111	N 08°29'35" E	21.06'
L112	S 26°45'10" W	10.00'
L113	N 63°14'50" W	33.58'
L114	S 26°45'10" W	10.00'

LINE DATA		
LINE #	BEARING	DISTANCE
L115	S 63°14'50" E	6.42'

CURVE DATA				
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH
C37	484.95'	17°21'39"	146.94'	146.38'
C38	514.35'	16°19'13"	146.68'	146.18'
C39	25.00'	89°59'56"	39.27'	35.36'
C40	272.66'	25°54'21"	123.28'	122.23'
C41	310.92'	63°13'28"	343.09'	325.94'
C42	511.19'	31°14'28"	278.73'	275.29'
C43	187.87'	37°51'16"	124.13'	121.88'
C44	250.87'	73°23'16"	321.33'	299.81'
C45	529.03'	31°15'31"	288.62'	285.05'
C46	120.22'	40°26'41"	84.86'	83.11'
C47	46.72'	31°54'07"	26.01'	25.68'



13620 BRIARWICK DRV.,
BLDG. C, SUITE 100
AUSTIN, TEXAS 78729
TEL. (512) 777-4600

Issued:	9/26/23
Scale:	1" = 100'
Drawn By:	MLM/CWW
A/O:	37800.002
HALFF Office:	AUS
SV-37800.002-Phase 1A Final Plt A JB	

FINAL PLAT OF
URBANA CAMERON SUBDIVISION PHASE 1A
BEING LOTS 82-84, BLOCK A

A 43.728 ACRE (APPROX. 1,904,808 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

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 43.728 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FINAL PLAT OF URBANA CAMERON SUBDIVISION PHASE 1A" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS HEREIN SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2022 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 _____, 2022, A.D.

NOTARY PUBLIC'S SIGNATURE

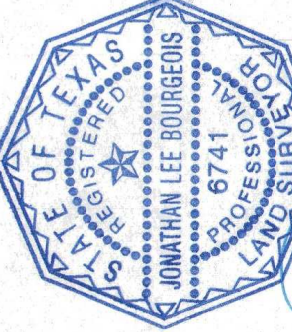
SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, JONATHAN L. BOURGEOIS, 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.



JONATHAN L. BOURGEOIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6741
DATE: 9/26/23
HALFF ASSOCIATES, INC.
13620 BRIARWICK DR.
SUITE 100
AUSTIN TX, 78729



JASON ALLEN BASS
REGISTERED PROFESSIONAL ENGINEER NO. 109708
DATE: 9/26/23
HALFF ASSOCIATES, INC.
TBPELS, ENGINEERING FIRM #312
13620 BRIARWICK DR.
SUITE 100
AUSTIN TX, 78729

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

PLAT NOTES:

1. THIS PLAT 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 PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
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), HEIRS, SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTAINING THE SURFACE OF THE EASEMENT TO REMAIN IN A CONDITION TO BE USED TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT TO 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 (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE NORTH SIDE OF THE STREET.
8. 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 # 1224-08-06-25 RA.
9. 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.
10. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
11. 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.
12. 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. 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.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INDIAN AFFAIRS 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.
17. 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.
18. 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.
19. 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
20. THE FLOOD HAZARD AREAS SHOWN HEREON ARE BASED ON THE CURRENT FEMA FLOOD MAPS INCLUDING LOMR DATED 2/11/2019.
21. CAMERON ROAD RIGHT-OF-WAY DEDICATION PER THIS PLAT WILL OCCUR AFTER ATMOS RELOCATES THE EXISTING GAS LINE AND RELEASES THE BLANKET EASEMENT.

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____, AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20____ A.D. 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

SHEET 4 OF 4

	Issued: 9/26/23
	Scale: 1" = 100'
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SV-37800.002-Phase 1A Final Plat A.B	