



Dallas, Texas 75230 (214) 490-7090

WINKLE SURVEY, ABSTRACT NO. 787 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

OWN	ERS CERTIFICATE
	E OF TEXAS § ITY OF TRAVIS §
CONF Pfluge record being Instrui as aba	REAS, Prologis, L.P. and Verde Meister Lane, LP, are the owners of 16.252 acre tract of land situated in the P. RAD SURVEY, ABSTRACT NO. 200, and the J. VAN WINKLE SURVEY, ABSTRACT NO. 787, in the City of erville, Travis County, Texas, being all of a tract of land described in Special Warranty Deed to Prologis, L.P. as led in County Clerk's Instrument Nos. 2022030654 and 2021283250, Official Public Records, Travis County, Texas, all of a tract of land described in Special Warranty Deed to Verde Meister Lane, LP as recorded in County Clerk's ment No. 2007101078, Official Public Records, Travis County, Texas, and being all of the Meister Lane right-of-way andoned by documents recorded in County Clerk's Instrument Nos, Official Public Records, Travis y, Texas, and being more particularly described as follows:
A, Lor in Cou	NNING at a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for the Southwest corner of Lot 1, Block anghorn Addition, an addition to the City of Pflugerville, Travis County, Texas, according to the Plat thereof recorded inty Clerk's Instrument No. 202200124, Official Public Records, Travis County, Texas, on the North right-of-way of Meister Lane, said point being the Southeast corner of said Prologis tract;
South CART	CE South 87 degrees 21 minutes 38 seconds West, along the North right-of-way of said New Meister Lane and the line of said Prologis, L.P. tract, a distance of 207.29 feet to a 5/8-inch iron rod with a plastic cap stamped "JONES ER" found for corner, said point being the Southeast corner of Meister Lane right-of-way abandoned per City of erville Ordinance No. 1550-22-05-10;
aband stamp	CE South 86 degrees 42 minutes 54 seconds West, along the South line of said Meister Lane right-of-way lonment (Ordinance No. 1550-22-05-10), a distance of 197.34 feet to a 1/2-inch iron rod with a red plastic cap led "WAI 5714" set for the Southwest corner of said Meister Lane right-of-way abandonment (Ordinance No. 22-05-10) on the East line of said Verde Meister Lane tract;
distan said V an ad	CE South 21 degrees 13 minutes 33 seconds East, along the East line of said Verde Meister Lane tract, a ce of 40.75 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for the Southeast corner of Yerde Meister Lane tract on the North line of additional R.O.W. dedication per Final Plat Royal Pointe Section One, dition to the City of Pflugerville, Travis County, Texas, according to the Plat thereof recorded in County Clerk's ment No. 200400344, Official Public Records, Travis County, Texas;
North stamp	CE South 87 degrees 53 minutes 59 seconds West, along the South line of said Verde Meister Lane tract and the line of said additional R.O.W. dedication, a distance of 87.98 feet to a 1/2-inch iron rod with a red plastic cap ed "WAI 5714" set for corner on the East line of a tract of land described in Special Warranty Deed to the State of (Parcel 2, Part 5) as recorded in Volume 11339, Page 2005, Official Public Records, Travis County, Texas;
5), a c	CE North 23 degrees 41 minutes 36 seconds West, along the East line of said State of Texas tract (Parcel 2, Part listance of 1,584.97 feet to a 1/2-inch iron rod found for Northeast corner of said State of Texas tract (Parcel 2, Part the Southwest right-of-way of said Meister Lane right-of-way, a variable width right-of-way;
	CE South 62 degrees 55 minutes 05 seconds East, along the Southwest right-of-way of said Meister Lane, a ce of 158.14 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" for corner;
plastic Deed	CE South 23 degrees 41 minutes 36 seconds East, a distance of 432.17 feet to a 1/2-inch iron rod with a red cap stamped "WAI 5714" set for the Southerly Southwest corner of a tract of land described in Special Warranty to LRF2 AUS Meister Lane LLC as recorded in County Clerk's Instrument No. 2021281306, Official Public Records, County;
a dista	CE North 89 degrees 58 minutes 01 seconds East, along the South line of said LRF2 AUS Meister Lane LLC tract, ance of 799.16 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for the Northwest corner of Block A, of said Longhorn Addition;
	CE South 00 degrees 01 minutes 59 seconds East, along the West line of said Lot 1, Block A, a distance of 922.03 the POINT OF BEGINNING.
	AINING within these metes and bounds 16.252 acres or 707,913 acres of land, more or less.
	ESS, my hand at Pflugerville, Texas this the day of, 2022.
	200, my nana at i nagorvino, rokao ano aro aay oi, zozz.
BY:	AUTHORIZED SIGNATURE - Prologis, LP
	E OF TEXAS § ITY OF §
	e me, the undersigned authority, on this day personally appeared, known to me to be erson whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same e purposes and consideration and under the authority therein expressed.
GIVE	N under my hand and seal of office this day of, 2022.
	/ Public for and in the State of Texas mmission expires:
WITN	ESS, my hand at Pflugerville, Texas this the day of, 2022.
BY:	AUTHORIZED SIGNATURE - Verde Meister Lane, LP
STAT	E OF TEXAS § ITY OF §
the pe	e me, the undersigned authority, on this day personally appeared, known to me to be erson whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same e purposes and consideration and under the authority therein expressed.
GIVE	N under my hand and seal of office this day of, 2022.
	/ Public for and in the State of Texas mmission expires:

ATE TRAVIS COUNTY CLERK RECORDATION CERTIFICATION
§ I, Rebecca Guerro, Clerk of Travis County, Texas, do hereby conception of the control of the
o'clockM., Official Public Records of said County an ESE PRESENTS; Official Public Records of Travis County, Texas.
, do hereby certify that i prepared this plan from an actual and accurate on-the-ground survey of Witness my hand and seal of Office of the County Clerk, this
ner monuments shown thereon marking the boundary of the proposed subdivision, but not perly placed under my personal supervision, in accordance with all City of Pflugerville, Texas Rebecca Guerro, County Clerk Travis County, Texas
is document shall not be recorded for any purpose and shall not be used or Deputy as a final survey document. Filed for record at o'clockM., this the day of
Date:
Travis County, Texas s, Inc. e. Suite 215
Deputy
CITY CERTIFICATION §
Approved this day of, 2022, by the P Texas, on behalf of the City.
ed authority, on this day personally appeared Leonard J. Lueker, known to me to be the person ed to the foregoing instrument and acknowledged to me that he executed the same for the
Robert Romig, Chair and seal of office this day of 2022 This plat reflects the approval granted by the Planning and Zon
nd seal of office this day of, 2022.
Jeremy Frazzell, Planning Director
he State of Texas ATTEST:
ES AS PROVIDED IN THE SUPPLEMENTAL SCHEDULE Trista Evans, City Secretary
ater shall be provided by the City of Pflugerville. No lot in this subdivision shall be occupied until rand waskwater facilities. Itility Easament shall be dedicated along all street frontage(s). Ited to the public shall also be subject to the terms and conditions of the Engineering Design now No. 1206-15-02-24. Including but not limited to structures, fences, or landscaping shall be allowed in a public as approved by the City. It shall provide access to drainage and utility easements as may be necessary and shall not the placement, construction, installation, replacement, repair, maintenance, relocation, removal, exciton of such drainage and utility fleatities, and related apputenances. sidewalk shall be provided on the north side of Naw Meister and a ten (10) floor wide sidewalk in both sides of Kermey Fort. In both sides of Kermey Fort. In both sides of Kermey Fort. In the installed and in full working order with the public improvements. All streetlights shall be in all City of Pflugerville ordinances including but not limited to being downcast and full cut off type. Subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation in the City of Pflugerville ordinance including but not limited to being downcast and full cut off type. Subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation in the City of Pflugerville ordinance in the City offlugerville ordinance including the City offlugerville promise in the City offlugerville ordinance in the City offlugerville ordinan
within the boundaries of the 100-year flood plain of any waterway that is within the limits of study rance Administration, F.I.R.M. panel no. 48453C0280J, dated August 18, 2014, for Travis

Official Public Records of Travis Count	
Witness my hand and seal of Office of	the County Clerk, this day of, 2022 A.D.
Rebecca Guerro, County Clerk	
Travis County, Texas	
Deputy	
Filed for record at o'clockM., the	nis the day of, 2022 A.D.
Rebecca Guerro, County Clerk Travis County, Texas	
Deputy	
CITY CERTIFICATION	
Approved this day of Texas, on behalf of the City.	, 2022, by the Planning and Zoning Commission of the City of Pflugerv
Robert Romig, Chair	
This plat reflects the approval granted	by the Planning and Zoning Commission on the date indicated above.
Jeremy Frazzell, Planning Director	
ocienty i razzen, i lanning birector	
ATTEST:	

OWNER: Prologis, L.P. 1800 Wazee Street, Suite 500 Denver, Colorado 80202

OWNER: Verde Meister Lane, LP 1197 Peachtree Street Atlanta, Georgia 30361

SURVEYOR: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive Suite 325 Dallas, Texas 75230

(214) 490-7090

CITY PROJECT #: 2022-3-FP

FINAL PLAT LONGHORN

WINKLE SURVEY, ABSTRACT NO. 787

CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

ADDITION, PHASE 2 LOTS 2, BLOCK A BEING 16.252 ACRES OUT OF THE P. CONRAD SURVEY, ABSTRACT NO. 200, AND THE J. VAN

2

S

PH/

FINAL PLAT

I ADDITION,

I'S 2, BLOCK A

LONGHORN A

SHEET