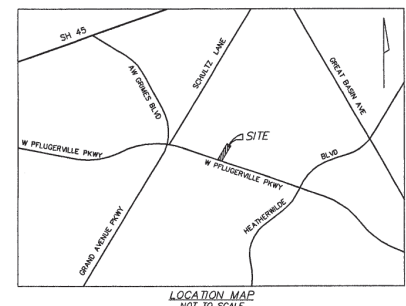
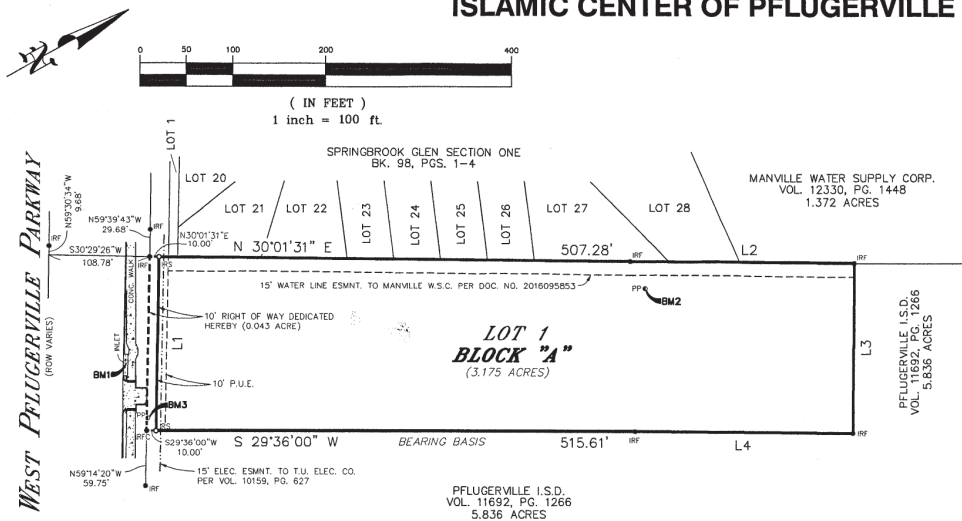


# FINAL PLAT OF ISLAMIC CENTER OF PFLUGERVILLE



**LEGEND**

IRF • 1/2" IRON ROD FOUND  
IRFC • 1/2" IRON ROD FOUND W/CAP  
STAMPED "CHAPARRAL BOUNDARY"  
IRS • 1/2" IRON ROD SET W/CAP  
STAMPED "SHS"  
PP • POWER POLE

## GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE FOR FUTURE IMPROVEMENTS. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES. ANY NEW TAPS MUST BE TO THE CITY'S SYSTEMS.
- A 10-FT. PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- 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 (PROPERTY OWNER(S), 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 MINIMUM SIX (6) FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE SUBDIVISION SIDE OF WEST PFLUGERVILLE PARKWAY.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO. 1203-15-02-24 AND CITY RESOLUTION NO. 1224-09-08-25-8A.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. 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.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HERS 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 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 OWNERS SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- CITY OF PFLUGERVILLE WATER MUST BE EXTENDED TO THE PROPERTY WITH SITE DEVELOPMENT.

OWNERS: ISLAMIC CENTER OF PFLUGERVILLE  
15803 WINDERMERE DRIVE, SUITE 204  
PFLUGERVILLE, TEXAS 78660  
(512) 694-1179  
faheem\_altaf@hotmail.com

SURVEYOR: SNS ENGINEERING, INC.  
12885 U.S. HIGHWAY 183 NORTH, SUITE 101-B  
AUSTIN, TEXAS 78750  
(512) 335-3944 OFFICE  
(512) 250-8685 FAX  
snsengineering@yahoo.com

ENGINEER: CIVILITUDE  
1210 ROSEWOOD AVENUE  
AUSTIN, TEXAS 78702  
(512) 761-6161 OFFICE  
(512) 761-6167 FAX  
info@civiltitude.com

SURVEY: JOHN VAN WINKLE  
SURVEY NO. 70  
ABSTRACT NO. 787

ACREAGE: 3.175 ACRES

LINEAR FEET OF NEW STREETS: 0 FEET

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 1

BENCHMARK DESCRIPTION AND ELEVATION: SPINDLE FOUND IN POWER POLE, APPROX. 45 FT. NORTHWEST OF CENTER LINE INTERSECTION OF WEST PFLUGERVILLE PARKWAY AND REGIS DRIVE, LABELED MR-1 ON SPRINGBROOK ONE, SECTION TWO, SUBDIVISION PLAT RECORDED IN BOOK. 98, PAGES 146-149, PLAT RECORDS. ELEV. - 808.88'

BENCHMARK1: "X" SET ON TOP OF CONCRETE INLET ±118.0 FT. FROM SOUTHWEST PROPERTY CORNER. ELEV. - 810.39'  
E:3146431.45  
N:10144909.13

BENCHMARK2: SPINDLE SET IN POWER POLE ±41.3 FT. FROM NORTHWEST BUILDING CORNER. ELEV. - 822.67'  
E:3146610.41  
N:10145444.48

BENCHMARK3: SPINDLE SET IN POWER POLE ±13.5 FT. FROM SOUTHEAST PROPERTY CORNER. ELEV. - 811.99'  
E:3146494.23  
N:10144903.18



1210 ROSEWOOD AVE  
PHOENIX, AZ 85016  
FIRM REG. NO. 121649

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SURVEY NO. 17135-1

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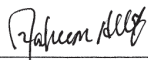
# FINAL PLAT OF ISLAMIC CENTER OF PFLUGERVILLE

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT ISLAMIC CENTER OF PFLUGERVILLE, ACTING HEREIN BY AND THROUGH FAHEEM ALTAF, BEING THE OWNER OF THAT CERTAIN 3.218 ACRE TRACT OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NUMBER 877 IN TRAVIS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 2016099546, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS: **FINAL PLAT OF ISLAMIC CENTER OF PFLUGERVILLE.**

WITNESS MY HAND, THIS THE 11<sup>th</sup> DAY OF July, 2017.

  
FAHEEM ALTAF  
FOR ISLAMIC CENTER OF PFLUGERVILLE  
15803 WINDERMERE DRIVE  
SUITE 204  
PFLUGERVILLE, TEXAS 78660

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

TAMMIE WILLIAMSON, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR


ATTEST

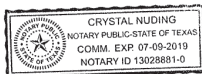
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FAHEEM ALTAF, 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 CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF July, 2017.

  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS



7/9/2019  
MY COMMISSION EXPIRES

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, 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 \_\_\_\_\_ A.D., 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017.

DANA DEBEAUVIOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

## FLOOD PLAIN INFORMATION

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 EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0260J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

I, FAYEZ KAZI, AM AUTHORIZED UNDER LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


  
FAYEZ KAZI  
REGISTERED PROFESSIONAL ENGINEER NO. 96489  
CIVILITUDE, FIRM # F12469  
1210 ROSEWOOD AVENUE  
AUSTIN, TEXAS 78702



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, EDWARD W. BRADFIELD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

  
EDWARD W. BRADFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5617  
STATE OF TEXAS  
SNS ENGINEERING, INC.  
12885 U.S. HIGHWAY 183 NORTH, SUITE 101-B  
AUSTIN, TEXAS 78750



  
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17135-2

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