

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

THAT BLAKE RICHARD HENDERSON, WIFE TERILYN HENDERSON AND JAN BECK CLEVELAND BEING THE OWNERS OF LOT 48, PFLUGERVILLE ACRES, PHASE 2, A SUBDIVISION RECORDED IN VOLUME 78, PAGE 205, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014074911, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

**PFLUGERVILLE ACRES II PHASE 2
RESUBDIVISION OF LOT 48**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2019, AD

BLAKE RICHARD HENDERSON AND WIFE TERILYN HENDERSON
15709 RANCH ROAD 620,
ROUND ROCK, TEXAS 78717

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2019, AD

JAN BECK CLEVELAND
15709 RANCH ROAD 620,
ROUND ROCK, TEXAS 78717

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BLAKE RICHARD HENDERSON AND WIFE TERILYN HENDERSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAN BECK CLEVELAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

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

THAT I, HERMAN W. CRICHTON, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

HERMAN W. CRICHTON, R.P.L.S. 5617 DATE:
CRICHTON & ASSOCIATES, INC.
6448 HIGHWAY 290 EAST
AUSTIN, TEXAS 78723

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

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) 48491C 0635 E, ROUND ROCK, TEXAS, DATED SEPTEMBER 26, 2008.

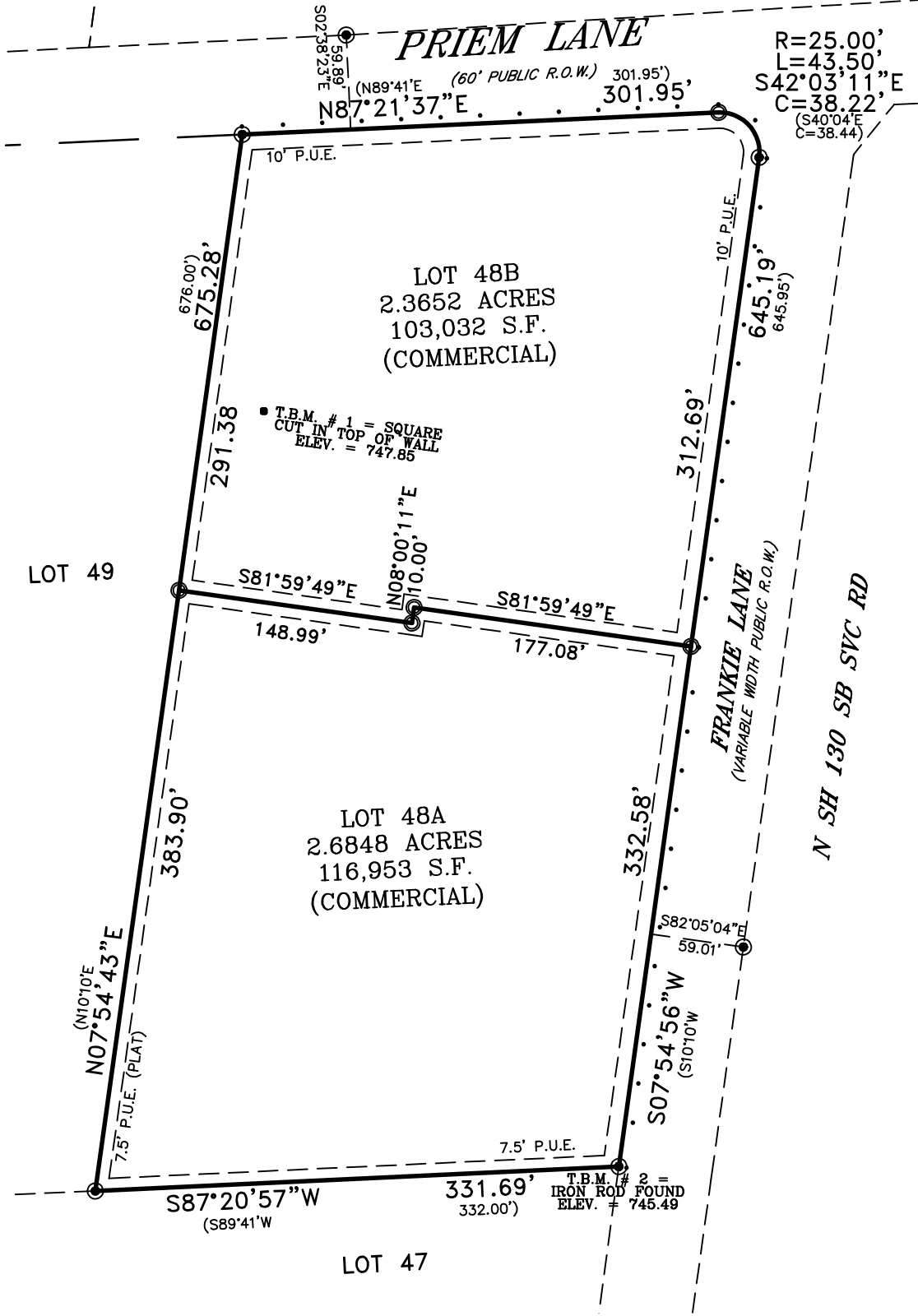
JAVIER BARAJAS, P.E. LIC. 99998 DATE:
LANDMARK ENGINEERING, INC.
5811 BLUE BLUFF ROAD
AUSTIN, TEXAS 78724
PHONE: (512) 913-5080
FAX: (512)628-3528

**PFLUGERVILLE ACRES II PHASE 2
RESUBDIVISION OF LOT 48**

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

- CALCULATED POINT
- 1/2" IRON PIN FOUND
- ⊙ 1/2" IRON PIN SET
- △ NAIL FOUND
- ADJOINING PROPERTY LINES
- EASEMENT LINES
- • • PROPOSED SIDEWALK

LAND USE SUMMARY
SUBDIVISION ACREAGE: 5.0500 ACRES
TOTAL NO. OF LOTS: 2
PROPOSED LAND USE FOR BOTH LOTS: COMMERCIAL

OWNER: BLAKE RICHARD HENDERSON,
WIFE TERILYN HENDERSON,
JAN BECK CLEVELAND
15709 RANCH ROAD 620,
ROUND ROCK, TEXAS 78717

SURVEYOR: CRICHTON & ASSOCIATES
6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TEXAS 78723

ENGINEER: LANDMARK ENGINEERING, INC.,
5811 BLUE BLUFF ROAD
AUSTIN, TEXAS 78724
(512) 913-5080, PHONE
(512) 628-3528, FAX

STATE OF TEXAS:
CITY OF PFLUGERVILLE:

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

PAT EPSTEIN – CHAIRMAN

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

BY: _____
EMILY BARRON – PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON – CITY SECRETARY

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
MAYOR: VICTOR GONZALES

ATTEST:

KAREN THOMPSON – CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS
COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENT TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2019, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

REV. DATE: OCT. 10, 2019	CASE NO.
DATE: MAY 24, 2019	SUBMITTAL DATE:
SCALE: 1" = 100'	JOB NO. 13_242_E_PLAT_2019