

STANDARD PLAT NOTES

- 1. 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
- 3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENTS(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 AND THE GRANTOR'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 KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BY NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED
- 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 UTILITIY FACILITIES, AND RELATED APPURTENANCES.
- 7. A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED DESSAU ROAD AND ON BOTH SIDES OF WILLOW STREET. WILLOW STREET SIDEWALK SHALL BE CONSTRUCTED AT THE TIME OF PUBLIC IMPROVEMENTS. DESSAU SIDEWALK SHALL BE ESTABLISHED WITH THE SITE DEVELOPMENT PLANS AND MAY BE REDUCED BY ANY ALLOWED DRIVEWAYS.
- 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 TYPF.
- 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 8A.
- 10. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
- 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.
- 12. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BY NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, FLECTRIC LITHLITY LATERAL AND SERVICE LINES INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- 13. 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.
- 14. 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
- 15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
- 16. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION 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.
- 17. 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.
- 18. AN 8-FOOT WIDE CONCRETE HIKE AND BIKE TRAIL AS SHOWN ON THIS PLAT SHALL BE ESTABLISHED WITH THE SITE DEVELOPMENT PLANS. THE CONSTRUCTION OF THE TRAIL SHALL BE CREDITABLE TO THE PARK DEVELOPMENT FEE AND PARKLAND DEDICATION FEE-IN-LIVE REQUIRED BY THE PROPOSED DEVELOPMENT.
- 19. A 20' LANDSCAPE EASEMENT IS HEREBY DEDICATED ALONG DESSAU ROAD. EASEMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

TOWNHOMES OF OLD TOWN EAST

FINAL PLAT

A 7.854 ACRE TRACT OF LAND SITUATED IN THE A. WALTERS SURVEY, SECTION NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.7870 ACRE TRACT (TRACT 1) AND BEING ALL OF A CALLED 5.84 ACRE TRACT, BOTH CONVEYED TO TOWNHOMES OF OLD TOWN, EAST LLC, RECORDED IN DOCUMENT NO. 2019055052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 0.22 ACRE TRACT CONVEYED TO TOWNHOMES OF OLD TOWN, EAST LLC, RECORDED IN DOCUMENT NO. 2018196596 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

DOC. NO. DOCUMENT NUMBER O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS PLAT RECORDS OF

> TRAVIS COUNTY, TEXAS DEED RECORDS OF

> TRAVIS COUNTY, TEXAS FD. I.R. FOUND IRON ROD VOL. VOLUME

P.O.B. POINT OF BEGINNING

8' WIDE HIGH & BIKE TRAIL

GRID N: 10132671.8

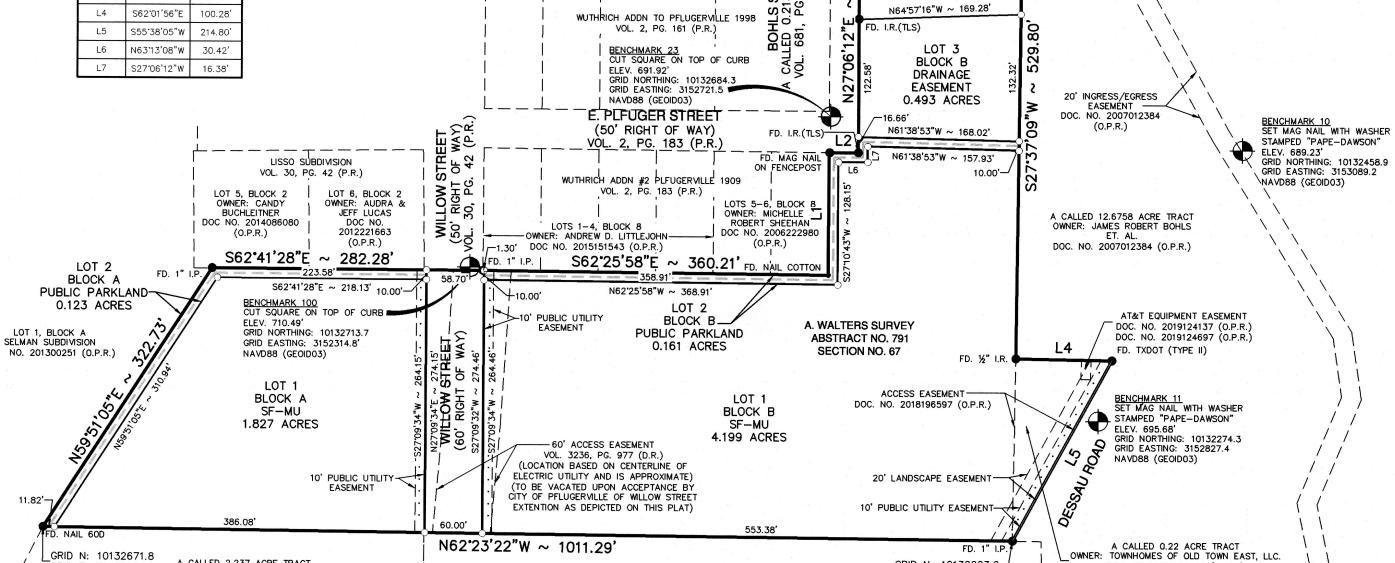
GRID E: 3151795.5 OWNER: EILEEN AND GEORGE WUTHRICH GANT

A CALLED 2.237 ACRE TRACT

VOL. 8393, PG. 844 (D.R.)

(SURVEYOR) — FOUND IRON ROD WITH CAP AS NOTED SET 1/2" IRON ROD WITH PAPE-DAWSON CAP · · · · · 6' WIDE SIDEWALK

LINE TABLE			
LINE #	BEARING	LENGTH	
L1	N27*10'43"E	128.02'	
L2	S6313'08"E	30.41	
L3	S63'30'21"E	170.71	
L4	S62°01'56"E	100.28	
L5	S55'38'05"W	214.80'	
L6	N6313'08"W	30.42	
17	\$27*06'12"W	16 38'	



PAUL STREET

WUTHRICH ADDN TO PFLUGERVILLE 1998

VOL. 2, PG. 161 (P.R.)

FD. ½" I.R

(D.7.

LOTS 1 & 2, BLOCK A; LOTS 1, 2, & 3, BLOCK B OWNER: TOWNHOMES OF OLD TOWN EAST, LLC ADDRESS: 1104 S. CHURCH STREET GEORGETOWN, TEXAS 78626

LOT 4, BLOCK B OWNER: ANNYCE LYNETTE BOHLS ADDRESS: 701 EAST PAUL STREET PFLUGERVILLE TEXAS 78660

ACREAGE: 7.854 ACRES RIGHT OF WAY ACREAGE: 0.378 ACRES SF-MU ACREAGE: 6.026 ACRES SF-S ACREAGE: 0.672 ACRES PUBLIC PARKLAND ACREAGE: 0.284 ACRES DRAINAGE EASEMENT ACREAGE: 0.493 ACRES

ENGINEER & SURVEYOR: PAPE-DAWSON ENGINEERS, INC. 10801 N. MOPAC EXPY., BLDG 3, SUITE 200 AUSTIN, TX 78759 (512) 454-8711 P DATE OF PLAT PREPARATION: SEPTEMBER 16, 2019

SURVEY: A. WALTERS SURVEY ABSTRACT NO. 791 SECTION NO. 67

THE REMNANT PORTION OF A CALLED 119.623

ACRE TRACT OWNER: WUTHRICH HILL FARM LTD.

DOC. NO. 20000152149 (O.P.R.)

NUMBER OF BLOCKS: SF-MU LOTS: SF-S LOTS: PUBLIC PARKLAND LOTS: DRAINAGE EASEMENT LOTS: TOTAL LOTS:

DATE OF PLAT SUBMITTAL: OCTOBER 7, 2019

LINEAR FEET OF NEW STREETS: 275' SUBMITTAL DATE: OCTOBER 7, 2019 FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

DOC. NO. 2018196596 (O.P.R.)

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 2

FD. 1" I.F

GRID N: 10132203.2

GRID E: 3152691.5

A CALLED 12.6758 ACRE TRACT OWNER: JAMES ROBERT BOHLS ET. AL. DOC. NO. 2007012384 (O.P.R.)

FD. I.R.(TLS)

GRID N: 10132838.3

GRID E: 3153026.4

L3

LOT 4

BLOCK B

0.672 ACRES

FINAL PLAT

TOWNHOMES OF OLD TOWN EAST

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STATE OF TEXAS: COUNTY OF TRAVIS:		
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TOWNHOMES OF OLD TOWN EAST		
ACKNOWLEDGEMENT:		
STATE OF TEXAS		
COUNTY OF TRAVIS		
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GIVEN UNDER MY HAND AND SEAL OF	OFFICE THIS DAY OF	, 20
NOTARY PUBLIC, STATE OF TEXAS	SEAL	
STATE OF TEVAS:		
STATE OF TEXAS: COUNTY OF TRAVIS:		
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NOTARY PUBLIC, STATE OF TEXAS

ENGINEER'S CERTIFICATION:

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 No. 48453C0290J, TRAVIS COUNTY, TEXAS DATED AUGUST 18,

I, DUSTIN GOSS, AM AUTHORIZED UNDER THE 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.

DUSTIN GOSS P.E. 91805

ENGINEERING BY: PAPE-DAWSON ENGINEERS 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TEXAS 78759 (512) 78759



SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

VALERIE ZURCHER REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222

SURVEYING BY: PAPE-DAWSON ENGINEERS 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TEXAS 78759 STATE OF TEXAS



APPROVED	DAY OF E, TEXAS, ON BEHA	· · · · · · · · · · · · · · · · · · ·	 ANNING AND	ZONING	COMMISSION OF	THE

THIS PLAT REFLECTS INDICATED ABOVE.		NG AND ZONING	THE DATE

MILY BARRON, PLANNII	NG DIRECTOR	
ATTEST:		
KAREN THOMPS	ON, CITY SECRE	TARY

CITY CERTIFICATION:

I, DANA DEBEAUVOIR, CLERK OF THE T	RAVIS COUNTY, TE	XAS , DO HEREBY	CERTIFY THAT T	HE FOREG	OING
INSTRUMENT OF WRITING, AND IT'S CE	RTIFICATE OF AUT	HENTICATION, WA	AS FILED FOR REC	CORD IN M	Y OFFICE
ON THE DAY OF,	20 A.D. AT	O'CLOCK	M AND DULY R	ECORD ON	THE
, DAY OF, 20					
OF THE OFFICIA	L PUBLIC RECORDS	OF TRAVIS COU	NTY.		
WITNESS MY HAND AND SEAL OF OFFI	CE OF THE COUNT	Y CLERK, THE	DAY OF		, 20
A.D.					
DANA DEBEAUVOIR, COUNTY CLERK					
TRAVIS COUNTY, TEXAS					
BY:					
DEPUTY					

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801