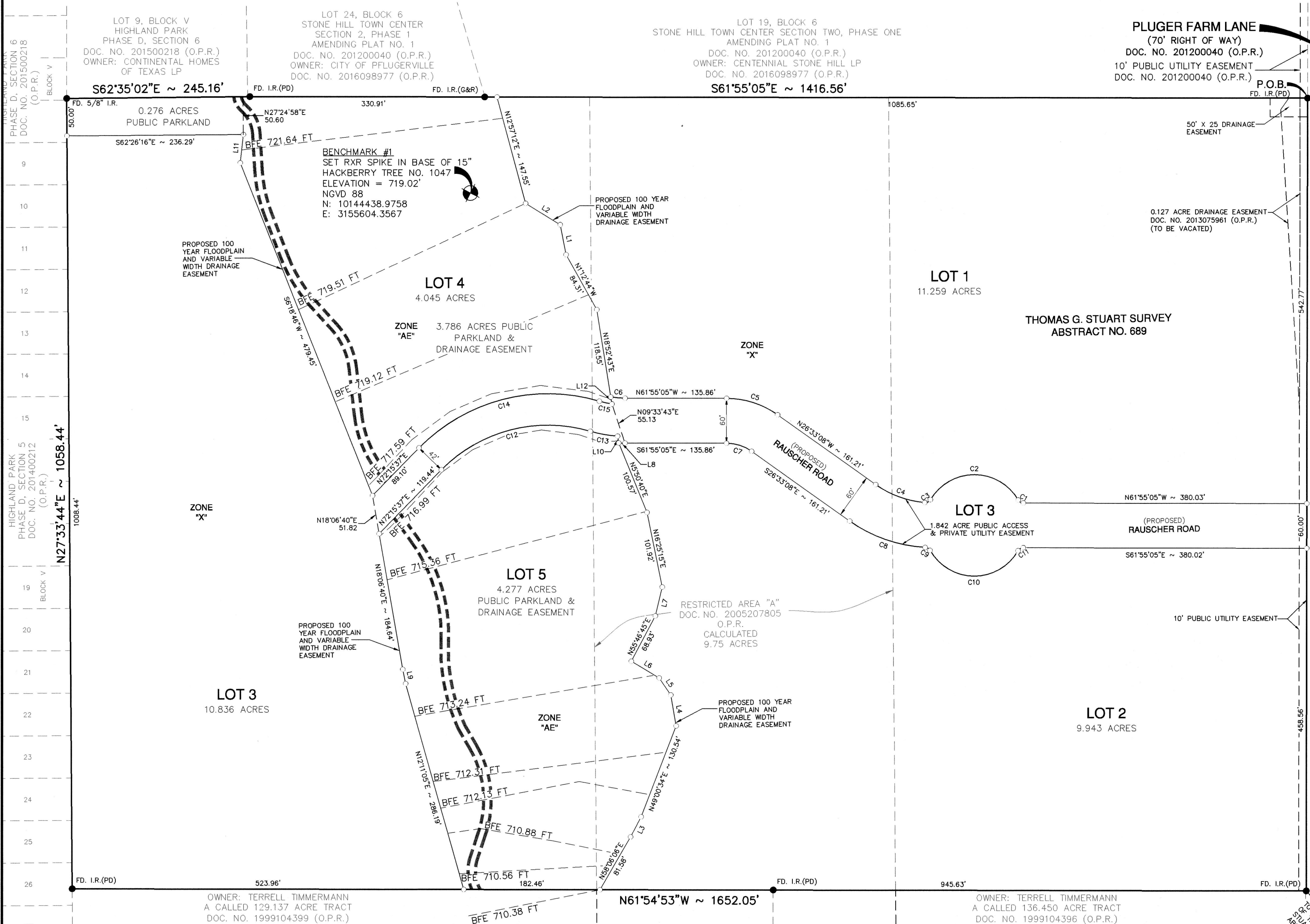
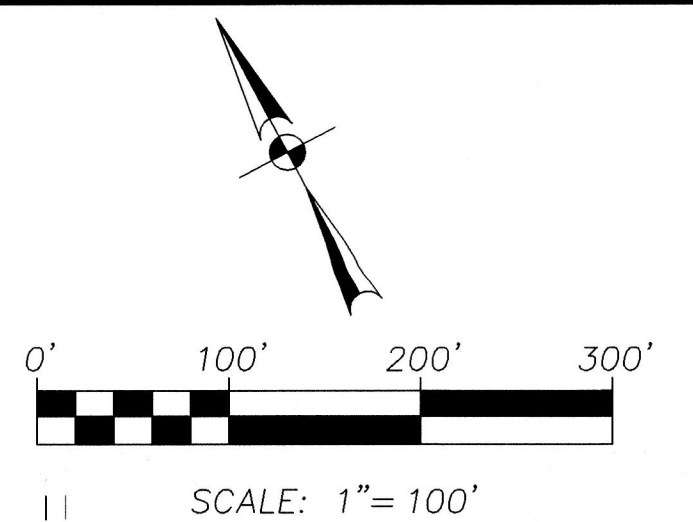


# FINAL PLAT OF PFLUGERVILLE FARMS APARTMENTS

A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

| LEGEND   |   |
|----------|---|
| DOC. NO. | DOCUMENT NUMBER                                   |
| O.P.R.   | OFFICIAL PUBLIC RECORDS OF TRAVIS                 |
| FD. I.R. | COUNTY, TEXAS                                     |
| BFE      | FOUND IRON ROD                                    |
| P.O.B.   | BASE FLOOD ELEVATION                              |
|          | POINT OF BEGINNING                                |
|          | FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" |
|          | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)      |
|          | SET 1/2" IRON ROD (PD)                            |
| FP       | FEMA 100 YEAR FLOODPLAIN                          |
| ---      | 10' HIKE AND BIKE TRAIL                           |



**OWNER/SUBDIVIDER:**  
DIMENSION RPC STONE HILL INVESTMENTS  
2101 CEDAR SPRINGS ROAD,  
SUITE 1600  
DALLAS, TX 75201

**ENGINEER & SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
10801 N. MoPac EXPY., BLDG. 3,  
SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

**BENCHMARK DESCRIPTION AND ELEVATION:**

#1 SET RXR SPIKE IN BASE OF 15" HACKBERRY TREE NO. 1047  
NAD 83 GRID COORDINATES  
N: 1014438.98  
E: 3155604.36  
ELEVATION OF 719.02  
NAVD 88

**BENCHMARK #3**  
SET MAG NAIL W/ WASHER  
ELEVATION = 731.51'  
N: 10144745.7160  
E: 3154649.5216  
NAVD 88

**LOT SUMMARY:**

TOTAL SUBDIVISION ACREAGE:  
40.360 ACRES

TOTAL COMMERCIAL LOTS ACREAGE  
32.038 ACRES

TOTAL PARKLAND LOTS ACREAGE  
8.322 ACRES

TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF COMMERCIAL LOTS: 3  
TOTAL NUMBER OF PARKLAND LOTS: 2



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N. MoPac Expy. | BLD. 3, STE 200 | AUSTIN, TX 78750 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

| Land Required               |                         | PARKLAND PROPOSED 50% DEDICATIO FLOODPLAI STORAGE |              | PROPOSED DEDICATIO OUTSIDE FLOODPLAIN (AC.) |               |
|-----------------------------|-------------------------|---|--------------|---|---------------|
| REQUIRED AC./1000 RESIDENTS | DENSITY - PERSONS /UNIT | # UNITS   | N REQ. (AC.) | N (AC.)                                     | DEFICIT (AC.) |
| LOT 1                       | 6.6                     | 2   | 258          | 3.41  | 1.88          |
| LOT 2                       | 6.6                     | 2   | 215          | 2.84  | 2.14          |
| LOT 3                       |                         |   |              |   |               |

FEE IN LIEU =  $(1.24 + 0.7) \times \$43,560 = \$84,506.40$   
PARKLAND DEVELOPMENT FEE =  $(258 + 215) \times \$496 = \$234,608$

NOTE: FEE IN LIEU/PARKLAND DEVELOPMENT FEE BOND SHALL BE PROVIDED PRIOR TO PLAT RECORDATION. LOT 3 FEE IN LIEU/PARKLAND DEVELOPMENT FEE TO BE EVALUATED AT THE TIME LOT 3 USE IS DETERMINED DURING THE SITE PLAN STAGE FOR SAID LOT 3. FOR LOT 3, PARKLAND REQUIREMENTS AT THE TIME OF DEVELOPMENT WILL APPLY.

DATE OF PLAT PREPARATION: DECEMBER 4, 2019  
DATE OF PLAT SUBMITTAL: DECEMBER 9, 2019

SHEET 1 OF 3



PLAT NOTES:

1. THIS PLAN 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 PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR, DIMENSION RPC STONE HILL INVESTMENTS, 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.

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. 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 .

8. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED 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.

9. STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.

10. 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.

11. 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.

12. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

13. 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.

14. 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.

15. HIKE AND BIKE TRAILS PROPOSED WITHIN THE PUBLIC PARKLAND WILL BE CONSTRUCTED DURING FIRST PHASE OF DEVELOPMENT.

16. THE PLAT IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48453C0280J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS AND IN LOMR 15-06-3658P, EFFECTIVE JUNE 3, 2016 FOR TRAVIS COUNTY, TEXAS.

THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV .

ZONE X (UNSHADED)

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE AE

NO BASE FLOOD ELEVATIONS DETERMINED.

THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDED ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATIONS.

17. 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.

18. A SIX FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ALONG THE EXTENT OF THE SUBDIVISION ALONG ALL PUBLIC STREETS AND AS PROVIDED IN THE PFLUGERVILLE FARM PUD (ORD 1396-19-06-11)

19. GENERAL LOCATION OF HIKE AND BIKE TRAIL SHOWN MAY HAVE MINOR ADJUSTMENTS DURING SITE PLAN & CONSTRUCTION PHASE.

20. BFE'S (BASE FLOOD ELEVATIONS) SHOWN ARE DETERMINED USING ATLAS 14 RAINFALL DATA.

21. TIA APPROVED \_\_\_\_\_

22. ALL FUTURE BUILDINGS ARE TO BE 2 FOOT ABOVE THE HIGHEST ADJACENT INTERPOLATED BFE, IDENTIFIED ON THIS PLAT.

23. LOTS 4 AND 5 ARE DEDICATED FOR PUBLIC USE.

24. REFERENCE PUD ORDINANCE #1396-19-06-11 FOR DEVELOPMENT REGULATIONS ASSOCIATED WITH THE SUBDIVISION.

25. THE PRIVATE ROADWAY AND UTILITIES WILL BE CONTAINED WITHIN ACCESS AND UTILITY EASEMENTS. USE AND MAINTENANCE OF THE ROADWAY AND UTILITIES WILL BE SHARED AMONG THE THREE LOT OWNERS.
- FINAL PLAT  
OF  
PFLUGERVILLE FARMS APARTMENTS
- A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- FIELD NOTES  
FOR
- A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 40.360 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
- BEGINNING A ½" iron rod with cap stamped "Pape-Dawson" found on a point in the westerly right-of-way line of Pfluger Farm Lane (70' right-of-way width), said point being the southeast corner of Lot 19, Block 6, Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, a subdivision according to the plat recorded in Document No. 201200040 of said Official Public Records, same being the northeast corner of said 40.360-acre tract, for the northeast corner and POINT OF BEGINNING hereof;
- THENCE with the westerly right-of-way line of said Pfluger Farm Lane, same being the easterly boundary line of said 40.360-acre tract, S 28°05'07" W for a distance of 1061.33 feet to a ½" iron rod with cap stamped "Pape-Dawson" found on a point being the northeast corner of a Remnant Portion of a called 136.450-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104396 of said Official Public Records, same being the southeast corner of said 31.090-acre tract, also being the southeast corner of said 40.36-acre tract, for the southeast corner hereof;
- THENCE departing the westerly right-of-way line of said Pfluger Farm Lane, with, in part the northerly boundary line of the Remnant Portion of said 136.450-acre tract and, in part, the northerly boundary line of a Remnant Portion of a called 129.137-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104399 of said Official Public Records, same being the southerly boundary line of said 40.360-acre tract, N 61°54'53" W for a distance of 1652.05 feet to a ½" iron rod with cap stamped "Pape-Dawson" found on a point in the southerly boundary line of Lot 24, Block V, Highland Park, Phase D, Section 5, a subdivision according to the plat recorded in Document No. 201400212 of the Official Public Records of Travis County, Texas, said point being the southwest corner of said 40.36-acre tract, for the southwest corner hereof;
- THENCE departing the northerly boundary line of said Remnant Portion of a 129.137 acre tract, with the southerly boundary line of said Highland Park, Phase D, Section 5, with the southerly boundary line of a called Highland Park, Phase D, Section 6, a subdivision according to the plat recorded in Document No. 201500218 of the Official Public Records of Travis County, Texas, N 27°33'44" E for a distance of 1058.44 feet to a 5/8" iron rod found on a point in the southerly boundary line of Lot 5, Block V, of said Highland Park Phase D, Section 6, same being the southwest corner of Lot 9, Block V, of said Highland Park Phase D, Section 6, said point being the northwest corner of said 40.36-acre tract, for the northwest corner hereof;
- THENCE departing the southerly boundary line of said Lot 5, with the southerly boundary line of said Lot 9, same being the northerly boundary line of said 40.360-acre tract, S 62°35'02" E for a distance of 245.16 feet to a ½" iron rod with cap stamped "Pape-Dawson" found on a point being the southeast corner of said Lot 9, same being the southwest corner of Lot 24 of the aforementioned Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, for an angle point hereof;
- THENCE with, in part, the southerly boundary line of said Lot 24 and, in part, the southerly boundary line of the aforementioned Lot 19, same being the northerly boundary line of said 40.36-acre tract, S 61°55'05" E for a distance of 1416.56 feet to the POINT OF BEGINNING and containing 40.360 acres of land in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with a survey prepared by Pape Dawson Engineers, Inc. under Job No. 50986-01.
- | CURVE TABLE |         |            |               |         |         |
|-------------|---------|------------|---------------|---------|---------|
| CURVE #     | RADIUS  | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 8.00'   | 60°00'00"  | N31°55'05"W   | 8.00'   | 8.38'   |
| C2          | 68.00'  | 119°36'37" | N61°43'24"W   | 117.55' | 141.96' |
| C3          | 8.00'   | 64°27'20"  | N89°18'02"W   | 8.53'   | 9.00'   |
| C4          | 133.00' | 30°31'14"  | N41°48'45"W   | 70.01'  | 70.85'  |
| C5          | 118.00' | 35°21'57"  | N44°14'07"W   | 71.68'  | 72.84'  |
| C6          | 112.00' | 9°51'04"   | N56°59'33"W   | 19.23'  | 19.26'  |
| C7          | 58.00'  | 35°21'57"  | S44°14'07"E   | 35.23'  | 35.80'  |
| C8          | 193.00' | 32°13'52"  | S42°40'05"E   | 107.14' | 108.57' |
| C9          | 8.00'   | 57°07'37"  | S30°13'12"E   | 7.65'   | 7.98'   |
| C10         | 68.00'  | 120°15'41" | S61°47'14"E   | 117.93' | 142.73' |
| C11         | 8.00'   | 60°00'00"  | N88°04'55"E   | 8.00'   | 8.38'   |
| C12         | 199.00' | 62°20'13"  | S76°34'16"E   | 205.99' | 216.51' |
| C13         | 163.00' | 13°00'38"  | S51°54'29"E   | 36.93'  | 37.01'  |
| C14         | 241.00' | 62°20'13"  | S76°34'16"E   | 249.46' | 262.20' |
| C15         | 121.00' | 8°11'40"   | S49°30'00"E   | 17.29'  | 17.31'  |
- | LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH |
| L1         | N16°56'15"E | 40.81' |
| L2         | N30°23'23"W | 54.45' |
| L3         | N55°28'59"E | 30.37' |
| L4         | N17°58'44"E | 41.85' |
| L5         | N6°11'11"W  | 27.43' |
| L6         | N31°10'51"W | 43.49' |
| L7         | N41°27'28"E | 39.83' |
| L8         | S60°31'24"E | 8.37'  |
| L9         | N16°40'27"E | 19.36' |
| L10        | S18°08'41"W | 9.24'  |
| L11        | S34°16'37"W | 38.42' |
| L12        | N18°05'45"E | 9.52'  |
- DATE OF PLAT PREPARATION: DECEMBER 4, 2019  
DATE OF PLAT SUBMITTAL: DECEMBER 9, 2019
- SHEET 2 OF 3
- 
- AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N. MoPac Expy. | BLD. 3, STE 200 | AUSTIN, TX 78750 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801
- PFLUGERVILLE FARMS APARTMENTS
- Survey Job No. 50986-01
- Date: Jan 21, 2020, 8:34am User: ID: VZurcher  
File: H:\Survey\Civil\50986-03\Plat\50986-03\_PL.dwg

FINAL PLAT  
OF  
PFLUGERVILLE FARMS APARTMENTS

A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689,  
TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO  
DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT I, \_\_\_\_\_, ACTING ON BEHALF OF DIMENSION RPC STONE HILL INVESTMENTS,  
BEING THE OWNER OF A CALLED 40.360 ACRE TRACT, RECORDED IN DOCUMENT NO. 2012171807 OF  
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 40.360 ACRES  
OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "PFLUGERVILLE FARMS APARTMENTS"  
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN  
HEREON,

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AD

DIMENSION RPC STONE HILL INVESTMENTS  
2101 CEDAR SPRINGS ROAD, SUITE 1600  
DALLAS, TX 75201

ACKNOWLEDGEMENT:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
\_\_\_\_\_, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS SEAL

ENGINEER'S CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER  
48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS  
AND IN LOMR 15-06-3658P, EFFECTIVE JUNE 3, 2016.

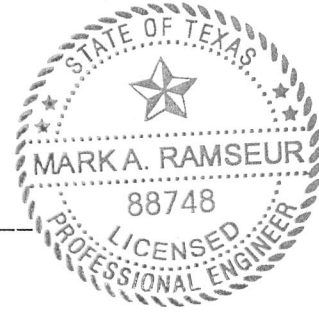
I, MARK A. RAMSEUR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE  
THE PROFESSION OF ENGINEERING, AND HERBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN  
ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MARK A. RAMSEUR  
REGISTERED PROFESSIONAL ENGINEER No. 88748  
STATE OF TEXAS

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  
STATE OF TEXAS



CITY CERTIFICATION:

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

BY: \_\_\_\_\_

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

BY: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_

I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE  
FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR  
RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_M AND DULY RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_  
O'CLOCK \_\_\_\_M, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N. MoPac Expy. | BLD. 3, STE 200 | AUSTIN, TX 78750 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801