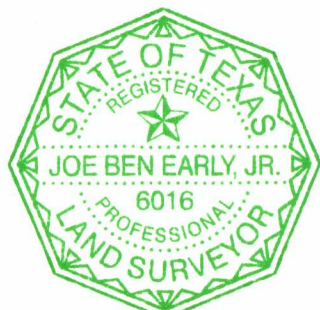
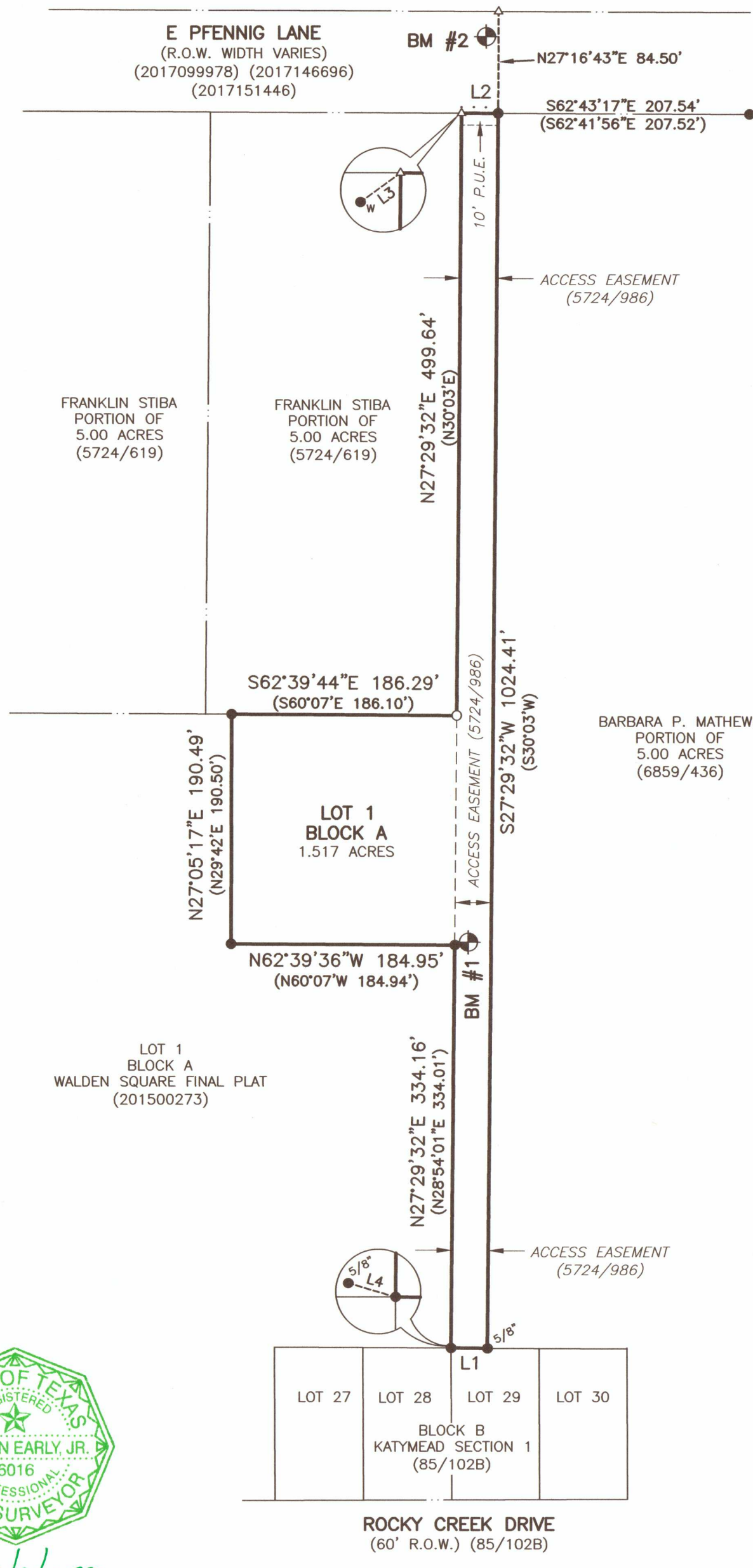


SPANISH OAK FINAL PLAT

1.517 ACRES OUT OF THE
HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99,
TRAVIS COUNTY, TEXAS



6/9/2020

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N62°30'28"W	30.00'	(N60°09'W 30.00')
L2	S62°43'17"E	30.00'	(S62°41'56"E 29.90')
L3	S80°54'31"W	0.51'	
L4	N46°38'50"W	0.29'	

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.

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

OWNER/SUBDIVIDER:

PHILIP DULOCK
LEANDRA DULOCK
163 BRUSHY CREEK TRAIL
HUTTO, TX 78634

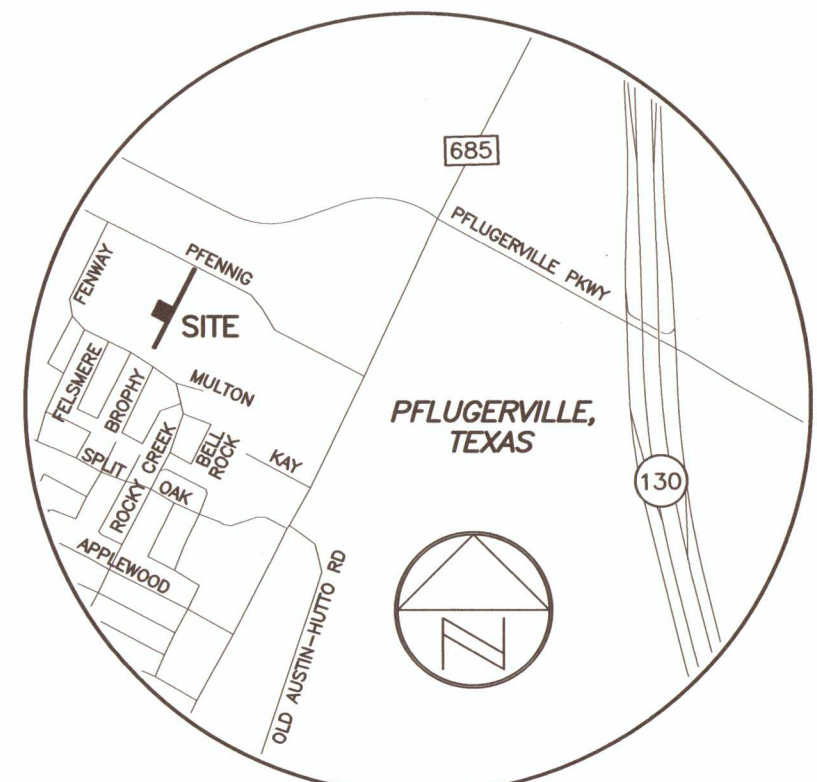
ENGINEER:

BLEYL ENGINEERING
TBPE FIRM NO. 678
12007 TECHNOLOGY BLVD., SUITE 150
AUSTIN, TX 78727
O: 512 454 2400
M: 512 497 1482

SURVEYOR:

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE: 1.517



LOCATION MAP
NOT TO SCALE



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- W● 1/2" REBAR WITH "WALKER & PARTNERS" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- SUBJECT BOUNDARY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- · · · · SIDEWALK LOCATION
- BM BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION

BENCHMARK INFORMATION:

BM #1: COTTON SPINDLE SET IN ASPHALT AT THE EDGE OF AN ASPHALT DRIVE APPROX. 11.5' FROM AN ELL CORNER OF LOT 1.

TEXAS STATE PLANE COORDINATES:
N 10138827.70
E 3153960.01

ELEVATION = 737.44'

BM #2: COTTON SPINDLE SET IN ASPHALT ALONG THE NORTH SIDE OF PFENNIG LANE APPROX. 64.4' FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT.

TEXAS STATE PLANE COORDINATES:
N 10139490.19
E 3154314.53

ELEVATION = 734.37'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

**EARLY
LAND SURVEYING**

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.:
1057-001
DRAWING NO.:
1057-001-PL1

PLOT DATE:
6/9/20

PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

**SHEET
01 OF 02**

SPANISH OAK
FINAL PLAT

1.517 ACRES OUT OF THE
HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99,
TRAVIS COUNTY, TEXAS

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT PHILIP DULOCK AND LEANDRA DULOCK, BEING THE OWNER OF 1.517 ACRES OF LAND OUT OF THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NOS. 2015143334 AND 2016215571 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.517 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

SPANISH OAK

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____ AD

PHILIP DULOCK
163 BRUSHY CREEK TRAIL
HUTTO, TX 78634

LEANDRA DULOCK
163 BRUSHY CREEK TRAIL
HUTTO, TX 78634

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20____, A.D.

NOTARY PUBLIC'S SIGNATURE

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

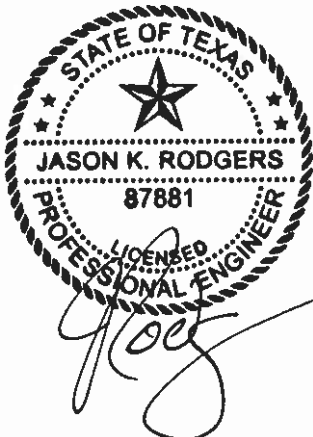
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20____, A.D.

NOTARY PUBLIC'S SIGNATURE

ENGINEER'S FLOOD PLAIN CERTIFICATION

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 FLOOD INSURANCE ADMINISTRATION, FIRM PLAT NO. 48453C02804, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

JASON RODGERS, P.E.
BLEYL ENGINEERING
TBPE FIRM NO. 678
12007 TECHNOLOGY BLVD., SUITE 150
AUSTIN, TX 78727
O: 512 454 2400
M: 512 497 1482



SURVEYOR'S CERTIFICATION

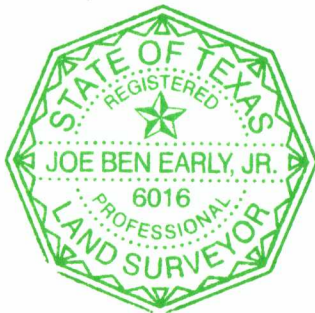
STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT I, JOE BEN EARLY, JR., 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 FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYED BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631



CITY CERTIFICATION

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.

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

GENERAL NOTES:

1. This plat lies within the City of Pflugerville full purpose jurisdiction.
2. Water and wastewater shall be provided by The 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. 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, 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. 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 SA.
7. The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by City Ordinance# 1203-15-02-24.
8. The Community Impact Fee rate for water and wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1440-20-04-14. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
9. This Subdivision shall 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.
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. 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.
13. All proposed fences, walls and landscaping 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.
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. 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.
16. A six (6) foot wide sidewalk shall be provided on the south side of E PFENNIG LANE.
17. Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 20____ A.D. AT ____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____ 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____M., THIS THE ____ DAY OF _____ 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
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02 OF 02