

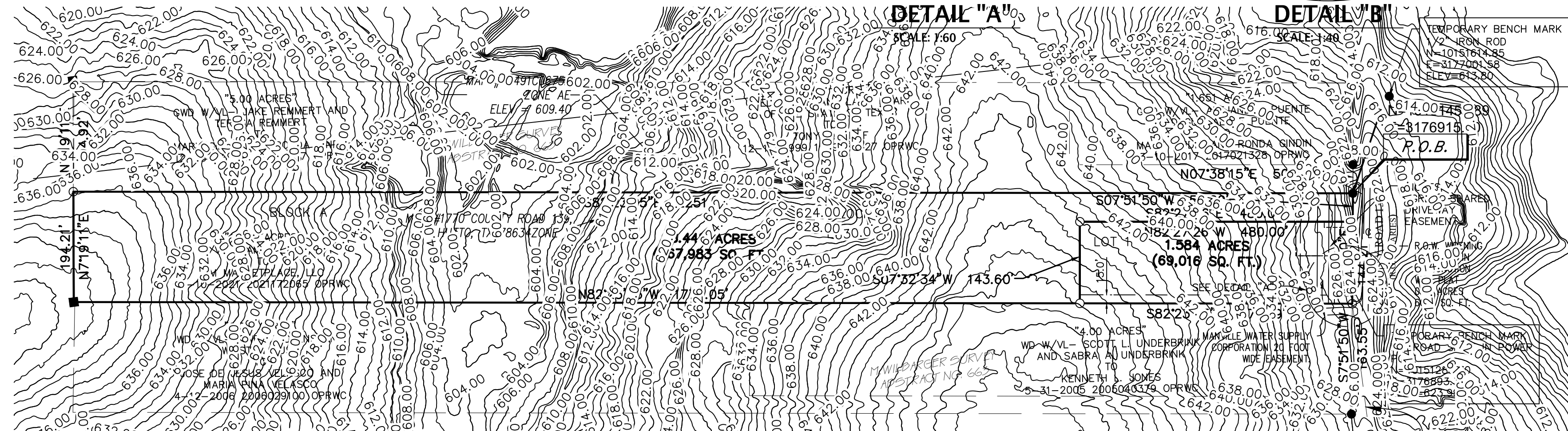
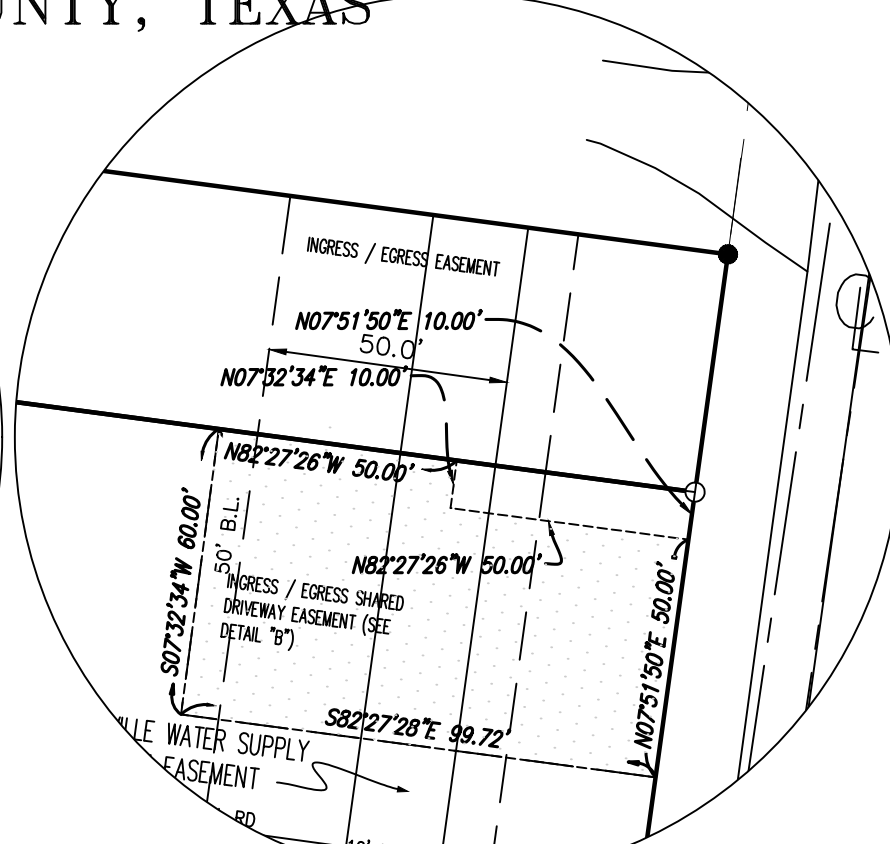
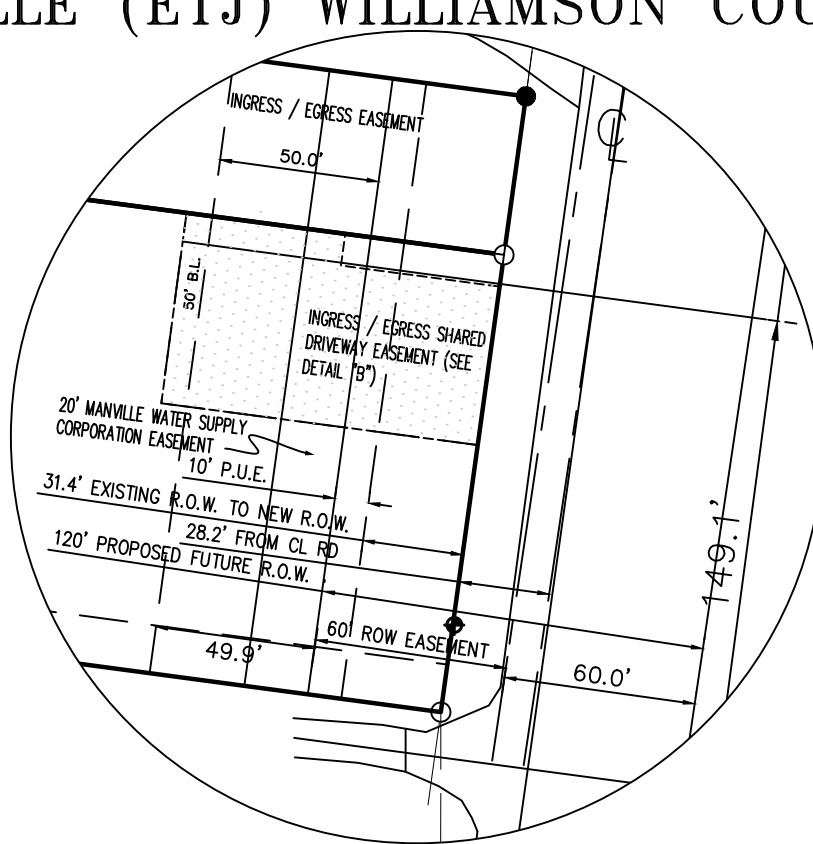
NOTE:
COUNTY ROAD 139 IS NOW A PROPOSED MINOR
ARTERIAL 100' R.O.W. PLAN PER CITY OF
PFLUGERVILLE LONG RANGE TRANSPORTATION
PLAN.

SCALE: 1" = 3000'



SCALE: 1" = 150'

PRELIMINARY PLAT OF GINDIN SUBDIVISION OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663, PFLUGERVILLE (ETJ) WILLIAMSON COUNTY, TEXAS



1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE'S EXTRA TERRITORIAL JURISDICTION.
2. THE CITY OF PFLUGERVILLE WILL BE THE WASTEWATER PROVIDER, SEE THE WASTEWATER WAIVER ON SHEET 4.
3. WATER SHALL BE PROVIDED BY **MANVILLE WATER SUPPLY CORPORATION** NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER.
4. A 10-FT PUE SHALL BE DEDICATED TO THE CITY OF PFLUGERVILLE ALONG ALL STREET FRONTAGES.
5. 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 **PM MARKET PLACE LLC**, 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.
6. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
7. 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.
8. NO SIDEWALK WILL BE CONSTRUCTED.
9. 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. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1441-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

11. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
12. 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.
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. 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.
16. 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.
17. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
18. PUBLIC IMPROVEMENTS NEEDED TO SERVE THIS DEVELOPMENT MUST BE FULLY BUILT AND ACCEPTED BY THE CITY OR 110% FISCAL SURETY PROVIDED BEFORE THE FINAL PLAT CAN BE RECORDED.

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊕ BENCHMARK
- CITY LIMITS/ETJ

S 00° 03' 49" W, 200.80'
APPROX BEARING/DISTANCE TO THE
SOUTHEAST CORNER - M. WILBARGER SURVEY
ABSTRACT 663

UTILITY PROVIDERS:

WATER: — MANVILLE WATER SUPPLY CORPORATION
ELECTRICITY: ONCOR ELECTRIC
SEWAGE: CITY OF PFLUGERVILLE

ABBREVIATIONS

FND. — FOUND
I.R. — IRON ROD
I.P. — IRON PIPE
R.O.W. — RIGHT-OF-WAY
DRWC — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD — WARRANTY DEED
GWD — GENERAL WARRANTY DEED
SWD — SPECIAL WARRANTY DEED
W/VL — DEED WITH VENDOR'S LIEN
WCR — WILLIAMSON COUNTY ROAD

2022-40-FP

OWNERS:
PM MARKETPLACE LLC
1808 COUNTY ROAD 139,
HUTTO, TEXAS 78634

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090

ENGINEER:
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TX 78664
512-244-1546
TBPE FIRM NO.F-12709

LEGAL DESCRIPTION:
10.032 ACRE TRACT OF LAND IN THE M.
WILBARGER SURVEY, ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS,

PATENT SURVEY:
M. WILBARGER SURVEY NO. 8
ABSTRACT NO. 663

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
PROPOSED LAND USE: RESIDENTIAL
LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 10.032 ACRES

SUBMITTAL DATE:
12-22-2023

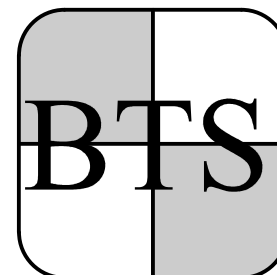
BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
RAILROAD SPIKE IN POWER POLE
N=10151288.70
E=2176893.33
ELEVATION=623.99
TEMPORARY BENCH MARK
1/2" IRON ROD
N=10151614.85
E=3177001.58
ELEV=613.80

(NAVD 88, GEOID MODEL 2012B)

PRELIMINARY PLAT OF GINDIN SUBDIVISION

10.032 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

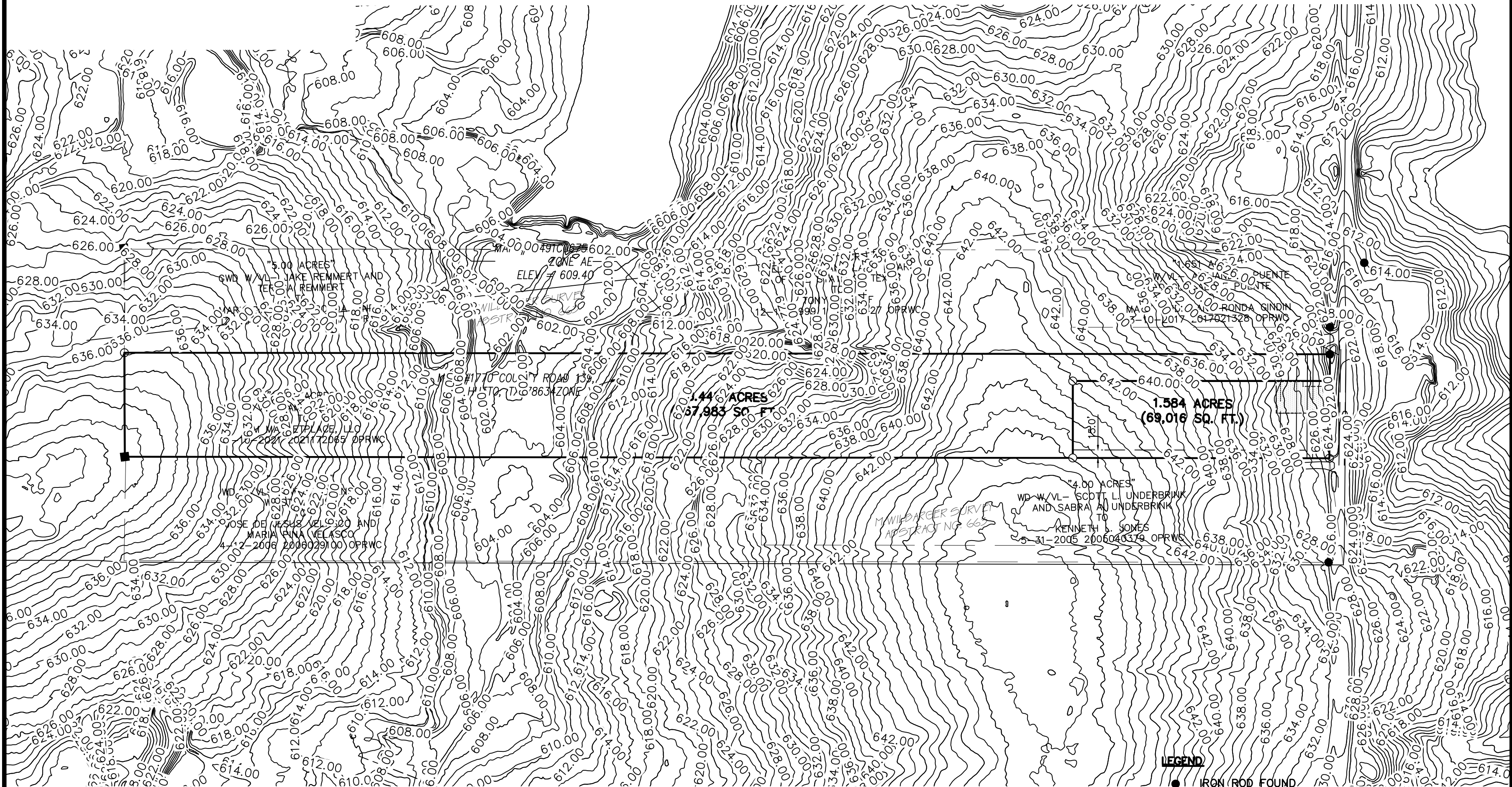
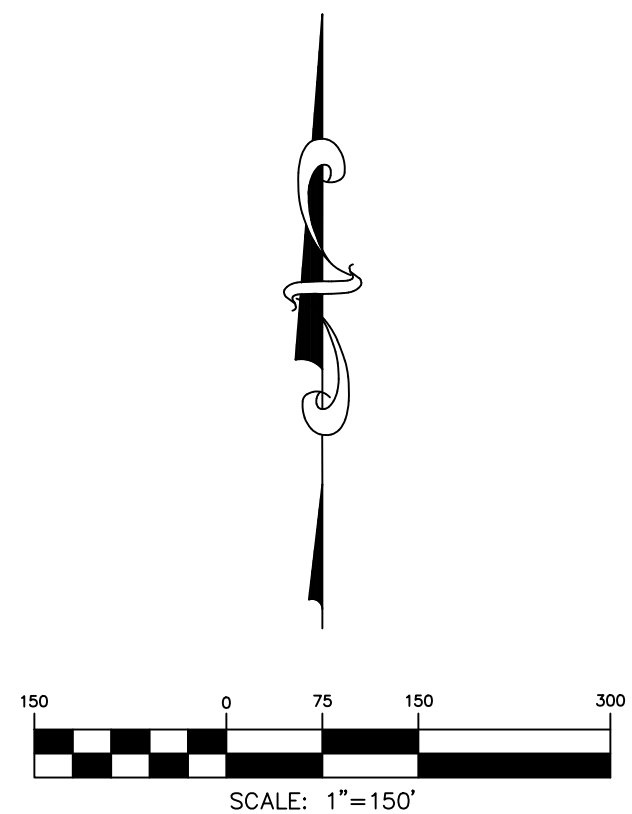
PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: 1" = 150'	APPROVED BY: BLB
PROJECT NO. 22-713	DATE: 09-05-2024

PRELIMINARY PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILLIAMSON COUNTY, TEXAS



ABBREVIATIONS
FND. - FOUND
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I.P. - IRON PIPE
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DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
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WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD

THIS SHEET IS FOR VISUAL PURPOSE ONLY

LEGEND
● IRON ROD FOUND
○ IRON ROD SET
⊕ BENCHMARK
CITY LIMITS/ETJ

OWNERS:
PM MARKETPLACE LLC
1808 COUNTY ROAD 139,
HUTTO, TEXAS 78634

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
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512-352-9090

ENGINEER:
HAGOOD ENGINEERING ASSOCIATES, INC.
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LEGAL DESCRIPTION:
10.032 ACRE TRACT OF LAND IN THE M.
WILBARGER SURVEY, ABSTRACT NO. 663,
WILLAMSON COUNTY, TEXAS,

PATENT SURVEY:
M. WILBARGER SURVEY NO. 8
ABSTRACT NO. 663

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
PROPOSED LAND USE: RESIDENTIAL
LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 10.032 ACRES

SUBMITTAL DATE:
6-5-2023

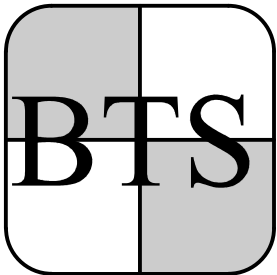
BENCHMARK DESCRIPTION:
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RAILROAD SPIKE IN POWER POLE
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TEMPORARY BENCH MARK
1/2" IRON ROD
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(NAVD 88, GEOID MODEL 2012B)

PRELIMINARY PLAT OF
GINDIN SUBDIVISION

10.032 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: 1" = 150'	APPROVED BY: BLB
PROJECT NO. 22-713	DATE: 09-05-2024

PRELIMINARY PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILLIAMSON COUNTY, TEXAS

CITY OF PFLUGERVILLE ONSITE SANITARY SEWER FACILITY WAIVER

City staff has evaluated the Variance request based on the proposed pending revision to the Final Plat as to be provided to Williamson County. Separate from this request, the Plat is not to be included with determination of the OSSF waiver request. The Engineer of Record (EOR) for the proposed site development has requested for the 10.0–acre lot to be subdivided into three (3) lots, as City requests a minimum of 1.5 acres each respectively, with 0.5 acres for use within front 5.0 total acres, leaving remaining back 5.0 acres undevelopable due to impact by floodplain. Each lot shall be limited to one single family residence with a maximum square foot impervious cover allowed by code. The City of Pflugerville will provide approval based on the following allowances are maintained and NOT modified, with the Williamson County process. At this time the City of Pflugerville is unable to provide wastewater service and will permit the allowance of an OSSF based on a residential land use and if for any reason in the future, the land use changes or property owner(s) determine they would like to add a commercial use, they would be required to submit a request to the City for approval of wastewater service AND redevelopment would require connection to City sewer services provided and OSSF would be removed.

City APPROVES waiver, with following CONDITIONS as a copy of this correspondence must be submitted with corresponding plat to Williamson County for approval of their permit. Conditional items below:

- Waiver approval of OSFF for residential lots at least 1.5–acre and does not extend to approving other aspects of FINAL plan such as the specific configuration of the lots
- Require site development continue to work with the City’s Planning Department to create a plat that complies with City and County requirements in all other aspects (such as legal access), etc.
- Require each lot pay the required wastewater impact fee at the time of development of the lot, even if a wastewater system is not yet available to them
- Require development to install a “dry” wastewater collection system from each of the lots to the County Road 139 right–of–way
- The “dry” system should be as shallow as code allows while still providing gravity flow service to each of the lots
- During the interim, if City wastewater not available, the sewer coming out of each home would flow into an onsite septic system; the onsite system shall be designed so that with installation of a simple connection/closure piece, the home can be switched from onsite septic service to flow to the wastewater collection system when City wastewater available to carry the flow to County Road 139
- The closure piece and transition from septic to the gravity wastewater system shall not occur until the gravity sewer system is connected (by others) to the City of Pflugerville’s wastewater conveyance and treatment system, so that the system can then become an active/“wet” system.
- Each home would be under the obligation (by plat or other instrument) to properly abandon their septic system in accordance with code and connect to the City wastewater system when the gravity flow wastewater system becomes available
- Each home will be charged the standard monthly wastewater billing rate starting with the month that gravity City sewer service becomes available to the subdivision, regardless of whether that home has connected to the gravity system yet or not.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

RIGHT–OF–WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD

MANVILLE W.S.C. EASEMENT NOTES

GRANTOR SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENT TRACT FOR THOSE PURPOSES WHICH DO NOT CONFLICT WITH GRANTEE’S SUBSURFACE USE BUT SHALL KEEP THE EASEMENT TRACT FREE AND CLEAR OF BUILDINGS, LANDSCAPING, TREES, FENCES OR WALLS, COMMERCIAL SIGNAGE, AND ENTRY–WAY MONUMENT SIGNS. IN THE EVENT GRANTOR INSTALLS A DRIVEWAY OVER AND ACROSS THE EASEMENT HEREIN GRANTED, ALL MANVILLE LINES BENEATH THE SAID DRIVEWAY SHALL BE SLEEVED AT GRANTOR’S EXPENSE. GRANTOR SHALL NOT CONSTRUCT ANY OBSTRUCTION ON THE EASEMENT PROPERTY, AND ANY IMPROVEMENT MADE BY GRANTOR MUST COMPLY WITH ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL ORDINANCES, CODES, AND ENGINEERING GUIDELINES. GRANTOR SHALL OBTAIN GRANTEE’S PERMISSION AND APPROVAL PRIOR TO THE START OF CONSTRUCTION OF IMPROVEMENTS.

IN THE EVENT THAT THE SURFACE CONDITION OF THE EASEMENT TRACT IS DISTURBED AS A RESULT OF ANY MAINTENANCE, REPAIR, OR CONSTRUCTION ACTIVITIES BY GRANTEE OR ITS AGENTS, EMPLOYEES OR CONTRACTORS, WITHIN THE EASEMENT, GRANTEE SHALL BE RESPONSIBLE TO RESTORE THE EASEMENT PROPERTY ARISING FROM SUCH DISTURBANCE. IN THE EVENT GRANTEE IS REQUIRED TO REMOVE OR ALTER UNAUTHORIZED SURFACE IMPROVEMENTS WITHIN THE EASEMENT, GRANTEE SHALL HAVE NO RESPONSIBILITY FOR REPAIR OR RESTORATION OF THE EASEMENT PROPERTY ARISING FROM SUCH DISTURBANCE. GRANTEE SHALL BE SOLELY RESPONSIBLE FOR PERFORMING ALL MAINTENANCE AND REPAIR OF THE FACILITIES AND AGREES TO MAINTAIN ALL THE FACILITIES IN A GOOD CONDITION AND REPAIR AT ALL TIMES. GRANTEE HAS FULL RESPONSIBILITY FOR THE IMPROVEMENT AND MAINTENANCE OF THE EASEMENT PROPERTY. GRANTEE IS AUTHORIZED TO REMOVE AND RELOCATE VEGETATION FENCES OR OTHER IMPROVEMENTS ON THE EASEMENT PROPERTY OR ALONG ITS BOUNDARY LINES WHEN NECESSARY, IN THE JUDGMENT OF GRANTEE, TO CONSTRUCT, MAINTAIN, REPAIR, REMOVE OR REPLACE THE FACILITIES. GRANTEE SHALL NOT BE REQUIRED TO REPAIR OR REPLACE TO THEIR ORIGINAL CONDITION ANY LANDSCAPING, VEGETATION, DRIVEWAYS, PARKING AREAS OR OTHER IMPROVEMENTS ON THE EASEMENT PROPERTY THAT ARE OR MAY BE DAMAGED IN CONNECTION WITH THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL OR OPERATION OF THE PERMITTED FACILITIES WITHIN THE EASEMENT.

10.032 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE M. WILBARGER SURVEY, ABSTRACT NO. 663, AND LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED “10.03 ACRES”CONVEYED IN AN GENERAL WARRANTY DEED WITH VENDOR’S LIEN FROM JAMES E. KNOX TO PM MARKETPLACE, LLC, DATED 11–10–2021 AND RECORDED IN DOCUMENT NO. 2021172065 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF SEPTEMBER 2022, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2”IRON ROD FOUND IN THE WEST LINE OF COUNTY ROAD 139, BEING THE NORTHEAST CORNER OF SAID “10.03 ACRES” AND THE SOUTHEAST CORNER OF A CALLED “10.035 ACRES”CONVEYED IN A DEED FROM VETERANS LAND BOARD OF THE STATE OF TEXAS TO TONY A. GRAF, DATED 12–15–1999 AND RECORDED IN DOCUMENT NO. 1999083427 (OPRWC), FROM WHICH A 1/2” IRON ROD FOUND (CAPPED “PREMIER”) BEING THE LOWER NORTHEAST CORNER OF AFOREMENTIONED “10.035 ACRES”, BEARS NORTH 07° 38’ 15”EAST, A DISTANCE OF 50.43 FEET;

THENCE NORTH 82° 23’ 05”WEST, ALONG THE NORTH LINE OF SAID “10.03 ACRES”AND THE SOUTH LINE OF SAID “10.035 ACRES”, ALSO FOLLOWING THE SOUTH LINE OF A CALLED “5.00 ACRES”CONVEYED IN A GENERAL WARRANTY DEED WITH VENDOR’S LIEN FROM JAKE REMMERT AND TERESE REMMERT TO MARK GINDIN AND RONDA GINDIN, DATED 12–18–2017 AND RECORDED IN DOCUMENT NO. 2017118607 (OPRWC), A DISTANCE OF 2251.09 FEET, TO A 1/2” IRON ROD SET (CAPPED BTS) FALLING IN THE WEST LINE OF SAID “10.03. ACRES”AND THE EAST LINE OF MORNINGSIDE ESTATES, A SUBDIVISION RECORDED IN CABINET F, SLIDE 123 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, BEING THE NORTHWEST CORNER OF SAID “10.03 ACRES”AND THE SOUTHWEST CORNER OF AFOREMENTIONED “5.00 ACRES”, FOR REFERENCE, A FOUND CONCRETE MONUMENT, BEING THE NORTHWEST CORNER FOR THE AFOREMENTIONED “5.00 ACRES”, BEARS NORTH 07° 19’ 11”EAST, A DISTANCE OF 194.92 FEET;

THENCE SOUTH 07° 19’ 11”EAST, ALONG THE WEST LINE OF SAID “10.03 ACRES”AND THE EAST LINE OF SAID MORNINGSIDE ESTATES, A DISTANCE OF 194.21 FEET, TO A CONCRETE MONUMENT FOUND IN THE SOUTH LINE OF SAID “10.03 ACRES”, SAME BEING THE NORTH LINE OF A CALLED “6.03 ACRES”CONVEYED IN A WARRANTY DEED WITH VENDOR’S LIEN FROM GWEN MICKENS AND WINSTON RUSH TO JOSE DE JESUS VELASCO AND MARIA PINA VELASCO, DATED 4–12–2006 AND RECORDED IN DOCUMENT NO. 2006029100 (OPRWC), BEING THE SOUTHWEST CORNER OF SAID “10.03 ACRES”AND THE NORTHWEST CORNER OF SAID “6.03 ACRES”;

THENCE SOUTH 82° 23’ 05”EAST, ALONG THE SOUTH LINE OF SAID “10.03 ACRES”AND THE NORTH LINE OF SAID “6.03 ACRES”, ALSO FOLLOWING THE NORTH LINE OF A CALLED “4.00 ACRES”CONVEYED IN A WARRANTY DEED WITH VENDOR’S LIEN FROM SCOTT L. UNDERBRINK AND SABRA A. UNDERBRINK TO KENNETH L. JONES, DATED 5–31–2005 AND RECORDED IN DOCUMENT NO. 2005040379 (OPRWC), A DISTANCE OF 2249.24 FEET, TO A 1/2” IRON ROD SET (CAPPED BTS) BEING THE SOUTHEAST CORNER OF SAID “10.03 ACRES”AND BEING THE NORTHEAST CORNER OF SAID “4.00 ACRES”, FOR REFERENCE, A 1/2” IRON ROD FOUND BEING THE SOUTHEAST CORNER OF AFOREMENTIONED “4.00 ACRES”, BEARS SOUTH 07° 51’ 50”WEST, A DISTANCE OF 163.55 FEET;


THENCE NORTH 07° 51’ 50”EAST, ALONG THE EAST LINE OF SAID “10.03 ACRES”AND THE WEST LINE OF COUNTY ROAD 139, A DISTANCE OF 194.21 FEET, TO THE POINT OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 10.032 ACRES.

SURVEYOR’S CERTIFICATION

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, BRUCE L. BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PFLUGERVILLE, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR WILLIAMSON COUNTY, TEXAS, THIS 25TH DAY OF SEPTEMBER, 2023.

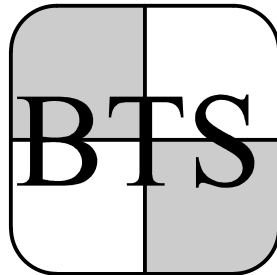

BRUCE L. BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS



PRELIMINARY PLAT OF
GINDIN SUBDIVISION

10.032 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22–713	DATE: 09–05–2024

2022–40–FP

PRELIMINARY PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY PLAT NOTES:

1. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
2. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
3. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
5. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OFWAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
6. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
7. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
8. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
9. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

10. A MINIMUM LOWEST FINISHED FLOOR ELEVATION (FFE) FOR BUILDINGS SHALL BE ESTABLISHED FOR EACH LOT ADJACENT TO THE FLOODPLAIN. TO MINIMIZE FLOODING OF THE BUILDING, THIS MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE ADJACENT FINISHED GRADE AND ONE FOOT ABOVE BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) WHERE THE ACCESS IS DESIGNED BY A PROFESSIONAL ENGINEER. RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT ONE FOOT ABOVE THE BFE.

11. LOT 2 IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0575F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

12. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION

14. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY USING FEMA EFFECTIVE 500-YR FLOODPLAIN AS 100 -YR ATLAS 14 FLOODPLAIN

15. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

16. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.

17. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

18. LOT 2 IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100 -YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

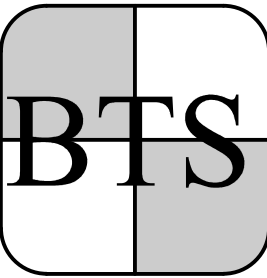
19. MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR LOT 2 IS 612.0'.

20. THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR LOT 2 SHOWN ON THIS PLAT IS DETERMINED BY ADDING AT LEAST 1 FOOT ABOVE THE PRE-ATLAS 14, FEMA 500 YEAR WATER SURFACE ELEVATION.

PRELIMINARY PLAT OF
GINDIN SUBDIVISION

10.032 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22-713	DATE: 09-05-2024

2022-40-FP

PRELIMINARY PLAT OF
GINDIN SUBDIVISION
OUT OF THE M. WILBARGER SURVEY, ABSTRACT NO. 663,
PFLUGERVILLE (ETJ), WILLIAMSON COUNTY, TEXAS

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

PM MARKETPLACE, LLC, OWNER OF THE CERTAIN 10.032 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **2021172065** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF PFLUGERVILLE TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF PFLUGERVILLE MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **GINDIN SUBDIVISION, PLAT** BEING WITHIN THE ETJ OF THE CITY OF PFLUGERVILLE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF __
_____, 2024.

PM MARKETPLACE LLC
RONDA GINDIN, AUTHORIZED PERSON FOR PM MARKETPLACE, LLC
1808 COUNTY ROAD 139
HUTTO, TEXAS 78634

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **RONDA GINDIN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF __
_____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, _____, LIEN HOLDER OF THE CERTAIN 10.032 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **2021172065** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF PFLUGERVILLE TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF FLUGERVILLE MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **GINDIN SUBDIVISION, PLAT** BEING WITHIN THE ETJ OF THE CITY OF PFLUGERVILLE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF __
_____, 2024.

ANTHEM BANK & TRUST
PO BOX 563
PLAQUEMINE, LA 70765

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF __
_____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, **TERRY HAGOOD**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0675F**, EFFECTIVE DATE **DECEMBER 20, 2019**, AND THAT EACH LOT CONFORMS TO THE CITY OF PFLUGERVILLE REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____
_____, COUNTY, TEXAS, THIS ____ DAY OF _____, 2024.

TERRY R. HAGOOD
REGISTERED PROFESSIONAL ENGINEER
NO. **52960** STATE OF TEXAS

CITY CERTIFICATION FOR MINOR PLAT

APPROVED THIS DAY OF _____, 2024, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

JEREMY FRAZZELL, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

COUNTY ENGINEER

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER AND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIRED OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM BOATRIGHT, PE
COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 2024, A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

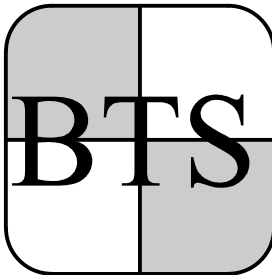
I, **BILL GRAVELL JR.**, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT OF
GINDIN SUBDIVISION

10.032 ACRES TRACT OUT OF
THE M. WILBARGER SURVEY,
ABSTRACT NO. 663,
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DRAWN BY: BLB	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22-713	DATE: 09-05-2024

COUNTY CLERK'S CERTIFICATION

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, **NANCY RISTER**, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D. 2024, AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D. 2024 AT ____O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT

NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT OF
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

2022-40-FP