

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

THAT WE, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER; AND STONE HILL NQ 2005-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVEN D. ALVIS, MANAGER; AND STONE HILL NQ 2006-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVEN D. ALVIS, MANAGER; HEREINAFTER REFERRED TO AS THE OWNER OF THE 13.6860 ACRE TRACT BEING ALL OF LOTS 5, 6, AND 7, BLOCK 4, STONE HILL TOWN CENTER, ACCORDING TO THE FINAL PLAT RECORDED IN DOCUMENT NUMBER 200700201 OF THE TRAVIS COUNTY MAP RECORDS, AS SAID TRACT IS DESCRIBED IN THE FOREGOING MAP OF **STONE HILL TOWN CENTER, LOT 5, 6, AND 7 REPLAT NO. 1**. DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY AND HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2021.

A-S 93 SH 130-SH 45, L.P.

STEVEN D. ALVIS, MANAGER OF A-S 93 L.C.,
GENERAL PARTNER OF A-S 93 SH 130-SH 45, L.P.

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, 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 AND IN CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC'S SIGNATURE

IN TESTIMONY WHEREOF, STONE HILL NQ 2005-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN D. ALVIS, MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2021.

STONE HILL NQ 2005-A, LLC,
A TEXAS LIMITED LIABILITY COMPANY

STEVEN D. ALVIS, MANAGER

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN D. ALVIS, MANAGER OF STONE HILL NQ 2005-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 AND IN CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC'S SIGNATURE

IN TESTIMONY WHEREOF, STONE HILL NQ 2006-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN D. ALVIS, MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2021.

STONE HILL NQ 2006-A, LLC,
A TEXAS LIMITED LIABILITY COMPANY

STEVEN D. ALVIS, MANAGER

STATE OF TEXAS:
COUNTY OF HARRIS:

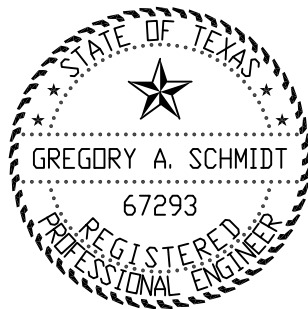
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN D. ALVIS, MANAGER OF STONE HILL NQ 2006-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AND IN CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC'S SIGNATURE

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 PANEL NO. 48453-C-0280 J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS

GREGORY A. SCHMIDT
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 67293



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

THAT I, BRIAN NESVADBA, 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 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.

BRIAN NESVADBA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5776



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OR AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021 A.D., AT _____ O'CLOCK ____M., DULY RECORDED ON THIS _____ DAY OF _____, 2021 A.D., AT _____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, _____ DAY OF _____, 2021, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

APPROVED THIS _____ DAY OF _____, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

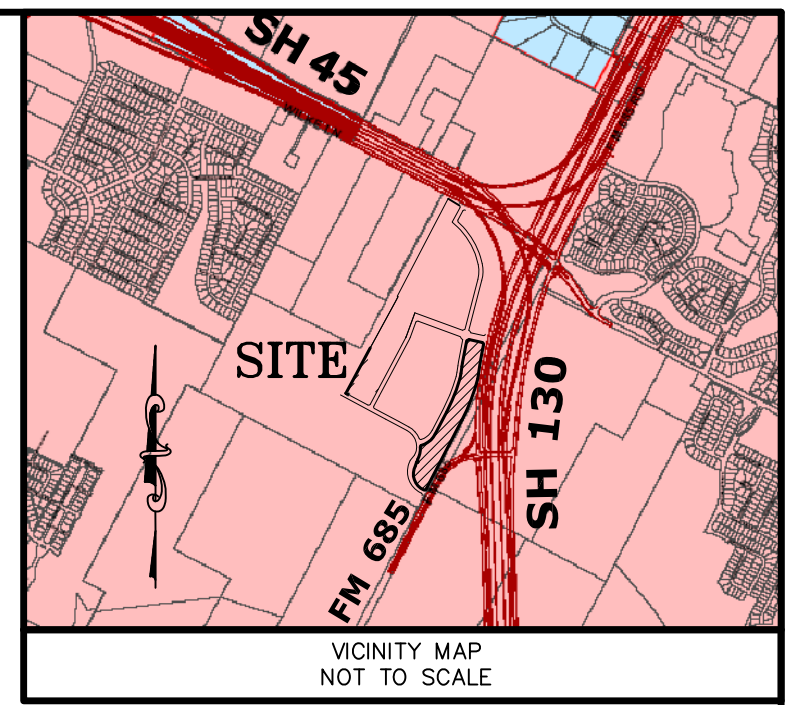
ROBERT ROMIG, CHAIR

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



NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 685, THE BEARING BEING S 27°23'59" W - SEE ORIGINAL PLAT OF STONE HILL TOWN CENTER (DOCUMENT NO. 200700201; T.C.M.R.) FOR MORE INFORMATION
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48453-C-0280 J, EFFECTIVELY DATED AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.
- 3.) THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 4.) 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.
- 5.) A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG STONE HILL DRIVE AND A 15-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG LIMESTONE COMMERCIAL DRIVE.
- 6.) 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, 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.
- 7.) NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 8.) 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.
- 9.) A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET. SIDEWALKS TO BE BUILT AT TIME OF SITE DEVELOPMENT, IF NOT ALREADY EXISTING.
- 10.) 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.
- 11.) THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED 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.
- 12.) THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- 13.) ALL ELECTRICAL 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.
- 14.) 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.
- 15.) 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.
- 16.) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 17.) ALL PROPOSED FENCES AND WALLS ADJACENT TO THE 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.
- 18.) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 19.) * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. 281-491-2525, UNLESS OTHERWISE NOTED.
- 20.) 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.
- 21.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, AND AGREEMENTS RECORDED IN PLAT FILED OF RECORD UNDER DOCUMENT NO. 201800198 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BY INSTRUMENT(S) FILED OF RECORD UNDER CLERK'S FILE NO(S). 2007090034, 2007120877 (AMENDED IN 2008059467), 2008059466, 2008059470 (AMENDED IN 2010174381), 2009090085, 2010170487, 2010112285, 2011000891, 201086069, 2013227430, 2016099286, 2017029380, 2018013466, 2018085808, 2018159124, 2019132003, AND 2020019278.

FINAL PLAT
STONE HILL
TOWN CENTER,
LOT 5, 6, AND 7
REPLAT NO. 1

10 LOTS 1 BLOCK

A 13.6860 ACRE TRACT OF LAND
BEING A REPLAT OF
LOTS 5, 6, AND 7, BLOCK 4,
STONE HILL TOWN CENTER
(DOCUMENT NO. 200700201; T.C.M.R.)
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689, CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

~ OWNERS AND SUBDIVIDER ~

A-S 93 SH 130-SH 45, L.P.

8827 W. SAM HOUSTON PARK N., SUITE 200
HOUSTON, TX 77040
(281) 477-4310

STONE HILL NQ 2005-A, LLC

8827 W. SAM HOUSTON PARK N., SUITE 200
HOUSTON, TX 77040
(281) 477-4310

STONE HILL NQ 2006-A, LLC

8827 W. SAM HOUSTON PARK N., SUITE 200
HOUSTON, TX 77040
(281) 477-4310

~ SURVEYOR / ENGINEER ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 CENTURY DRIVE
STAFFORD, TX 77477

PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com
Job No. 1322-1

AUGUST 4, 2021

SHEET 1 OF 2

STONE HILL DRIVE
(100' R.O.W.)
(DOCUMENT NO. 200700201; T.C.M.R.)

LEGEND

- LOT BOUNDARY
- ADJOINER BOUNDARY
- - - EASEMENT
- 6 FOOT SIDEWALK
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- P.U.E. - PUBLIC UTILITY EASEMENT
- T.C.C.F. - TRAVIS COUNTY CLERK'S FILE
- T.C.D.R. - TRAVIS COUNTY DEED RECORDS
- T.C.M.R. - TRAVIS COUNTY MAP RECORDS
- R.O.W. - RIGHT OF WAY
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- W/ - WITH

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

STONE HILL TOWN CENTER,
BLOCK 3 AMENDING PLAT
(DOCUMENT NO. 200800067; T.C.M.R.)

LOT SIZE		
LOT	SQ. FT.	ACRES
5-A	76,945	1.7664
5-B	57,133	1.3116
5-C	32,598	0.7483
5-D	54,940	1.2513
6-A	62,102	1.4257
6-B	51,761	1.1883
6-C	54,876	1.2598
6-D	50,109	1.1504
6-E	69,014	1.5843
7-A	87,841	2.0166
TOTAL	596,161	13.6860

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°36'01" W	18.28'
L2	N 16°11'36" E	61.80'
L3	S 61°55'17" E	20.44'
L4	N 16°11'36" E	12.69'
L5	N 07°46'10" E	94.40'
L6	S 88°43'46" E	14.74'
L7	N 69°30'45" E	79.96'
L8	N 31°52'07" E	21.67'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	25.00'	39.27'	S 72°23'59" W - 35.36'
C2	90°40'45"	250.00'	395.66'	N 17°15'39" W - 355.64'
C3	63°29'24"	28.50'	31.58'	N 12°42'59" W - 29.99'
C4	31°36'43"	335.54'	185.13'	N 12°11'44" E - 182.79'
C5	60°41'04"	28.05'	29.71'	N 26°41'30" E - 28.34'
C6	46°59'31"	330.00'	270.65'	N 50°53'44" E - 263.13'
C7	11°38'30"	2559.79'	520.12'	N 21°34'43" E - 519.22'
C8	7°59'19"	530.00'	73.90'	N 11°45'49" E - 73.84'
C9	2°53'45"	970.00'	49.02'	N 09°13'02" E - 49.02'
C10	26°03'23"	82.50'	37.52'	N 66°18'48" E - 37.20'
C11	89°17'30"	25.00'	38.96'	S 32°49'42" E - 35.14'
C12	4°46'11"	6042.65'	503.04'	S 09°25'57" W - 502.90'
C13	12°58'32"	2809.79'	636.32'	S 20°54'30" W - 634.96'
C14	14°29'23"	1000.00'	252.89'	S 75°36'27" E - 252.22'
C15	13°33'56"	300.50'	71.15'	N 07°25'25" E - 70.98'
C16	5°55'22"	300.50'	31.06'	N 02°19'14" W - 31.05'
C17	77°46'03"	25.00'	33.93'	N 33°36'06" E - 31.39'

REASON FOR REPLAT

TO SPLIT LOT 5, 6, AND 7,
BLOCK 4, INTO 10 LOTS

FINAL PLAT
STONE HILL
TOWN CENTER,
LOT 5, 6, AND 7
REPLAT NO. 1

AUGUST 4, 2021

SHEET 2 OF 2

BENCHMARK:

5/8-INCH IRON ROD FOUND ALONG THE SOUTHERLY R.O.W. OF S.H. 130 WITH STAKE:
(N 10149439.755, E 3156864.523, ELEV: 780.92')
THIS IRON ROD WAS LOCATED WITH G.P.S. AND HAS A FOUND LOCATION OF:
N 10,149,305.784, E 3,156,822.646, ELEV: 780.92' (NAVD 88, GEOID 03)

BM EE:

BOX CUT ON TYPE 'C' INLET ON THE SOUTH SIDE OF TOWN CENTER DRIVE AT THE NORTHWEST
CORNER OF THIS SITE.
N 10,145,237.39, E 3,157,576.18
ELEVATION = 732.30'

BM UU:

BOX CUT ON THE SECOND TYPE 'C' INLET LOCATED ON THE EAST SIDE OF HILLTOP
COMMERCIAL DRIVE, NORTH OF TOWN CENTER DRIVE.
N 10,145,386.44, E 3,158,051.15
ELEVATION = 741.67'

