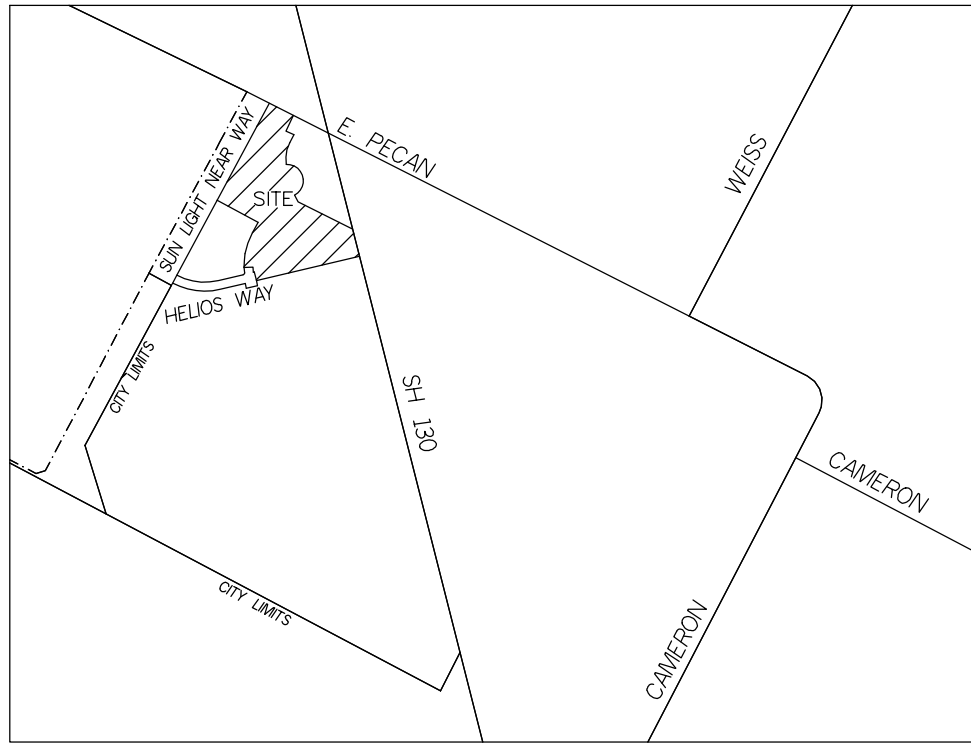


FINAL PLAT

REPLAT OF LOT 2C – RENEWABLE ENERGY PARK

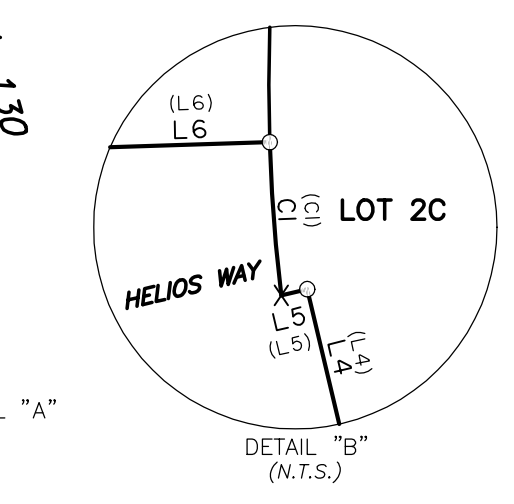
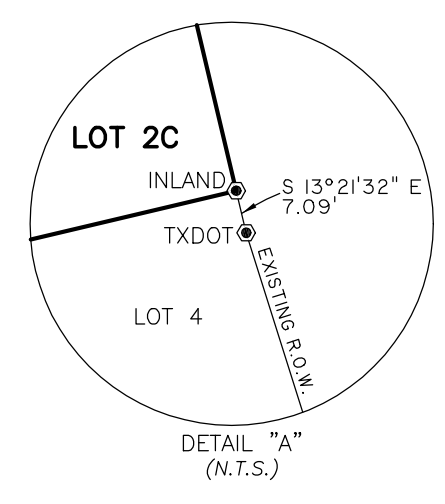
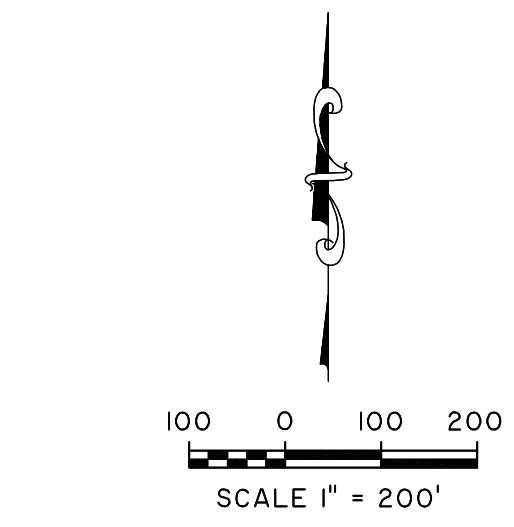
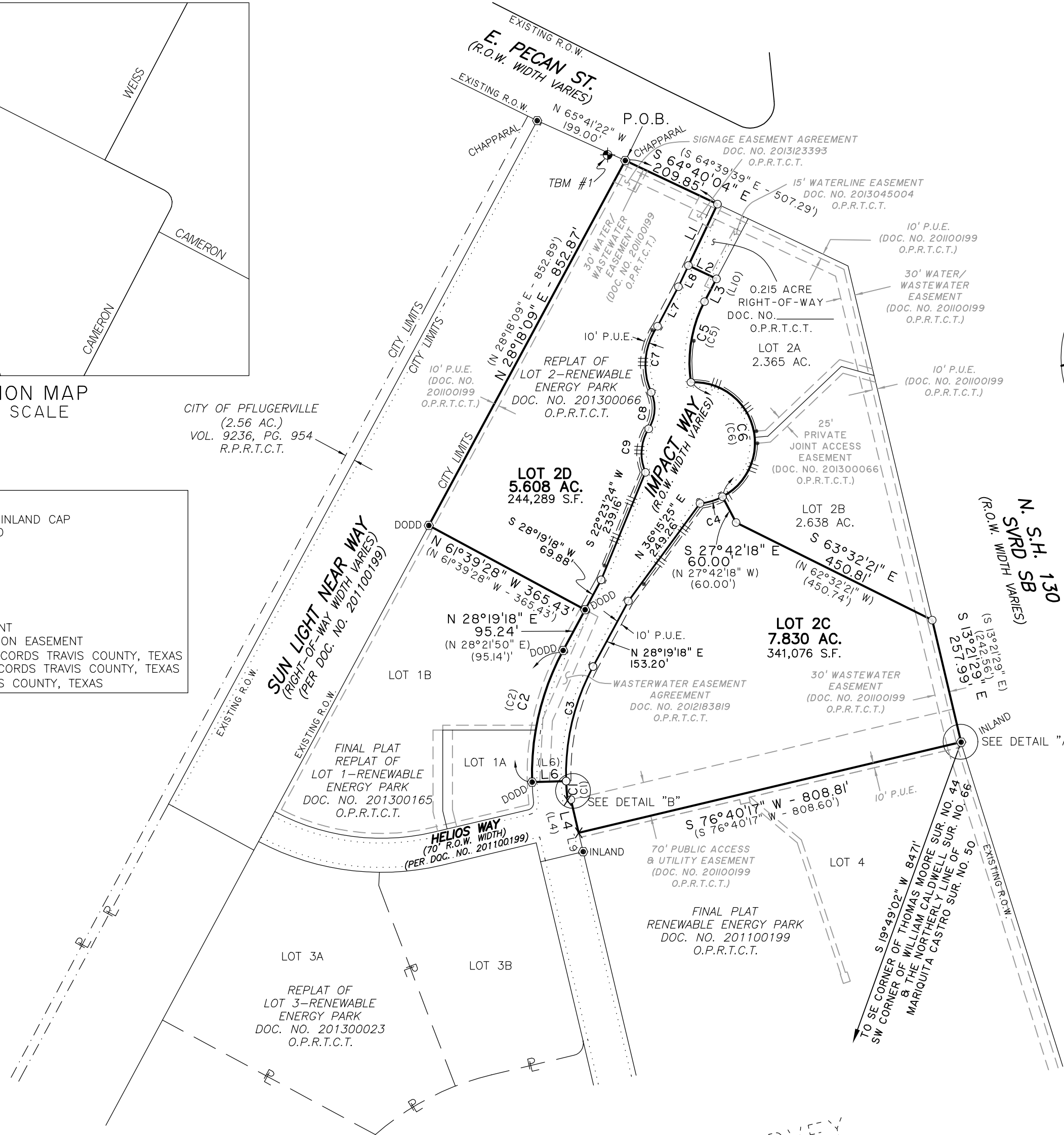


LOCATION MAP
NOT TO SCALE

CITY OF PFLUGERVILLE
(2.56 AC.)
VOL. 9236, PG. 954
R.P.R.T.C.T.

LEGEND:

- △ = CALCULATED POINT
- = 1/2" IRON ROD SET w/ INLAND CAP
- = CAPPED IRON ROD FOUND
- = 1/2" IRON ROD FOUND
- X = X CUT SET
- ||—||—|| = CONTROL OF ACCESS
- = 6' SIDEWALK
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS



WILLIAM CALDWELL SURVEY
ABSTRACT NO. 162

GENERAL INFORMATION:

OWNER:	PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION C/O: FLOYD AKERS 203 WEST MAIN STREET, SUITE E PFLUGERVILLE, TX 78660	
ENGINEER:	DCS ENGINEERING, LLC 1101 S. CAPITAL OF TEXAS HIGHWAY, BUILDING G-100 AUSTIN, TX 78746	
SURVEYOR:	INLAND GEODETICS LP 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681	
NUMBER OF BLOCKS:	NONE	
TOTAL NUMBER OF LOTS:	2	
TOTAL ACREAGE:	16.118 AC. (702,118 SQ. FT.)	
LOT 2C:	NON-RESIDENTIAL	7.830 AC. (341,076 SQ.FT.)
LOT 2D:	NON-RESIDENTIAL	5.608 AC. (244,289 SQ.FT.)
NEW STREETS:	IMPACT WAY LINEAR FEET 1144'	
BENCHMARKS:	TBM #1 (SURFACE COORDINATES) SQUARE CUT ON WEST END OF HEADWALL ELEV=653.11', N=10129748.85, E=3161201.22 TBM #2 (SURFACE COORDINATES) SQUARE CUT ON SOUTH END OF HEADWALL ELEV=607.46', N=10125140.52, E=3162834.73 WILLIAM CALDWELL SURVEY ABSTRACT 162	
PATENT SURVEY:	DATE OF PREPARATION: 11/27/2013	
DATE OF PREPARATION:	SUBMITTAL DATE: 12/2/2013	
DATE OF PLANNING AND ZONING COMMISSION REVIEW:		

NO.	BEARING	DISTANCE
L1	S 25°18'47" W	139.78'
L2	S 64°40'04" E	63.96'
L3	S 27°45'24" W	52.96'
L4	N 13°19'43" W	70.00'
(L4)	(N 13°19'43" W)	(70.00')
L5	S 76°40'17" W	6.95'
(L5)	(S 76°40'22" W)	(6.95')
L6	S 88°10'16" W	70.00'
(L6)	(S 88°10'16" W)	(70.00')
L7	S 27°50'46" W	91.87'
L8	S 25°18'47" W	48.23'
L9	S 13°19'43" E	40.00'
(L10)	(N 27°45'24" E)	(192.83)

NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	04°55'43"	465.00'	40.00'	39.99'	N 04°17'36" W
(C1)	(04°55'43")	(465.00')	(40.00')	(39.99')	(S 04°17'32" E)
C2	30°09'03"	535.00'	281.53'	278.30'	N 13°14'47" E
(C2)	(30°09'03")	(535.00')	(281.56')	(278.32')	(N 13°12'29" E)
C3	30°09'03"	465.00'	244.70'	241.88'	N 13°14'47" E
C4	22°16'56"	125.01'	48.62'	48.31'	N 73°26'10" E
C5	36°18'33"	270.00'	171.01'	168.25'	S 09°32'08" W
(C5)	(36°18'33")	(270.00')	(171.10')	(166.25')	(S 09°32'08" W)
C6	155°24'39"	125.01'	339.09'	244.29'	S 15°24'38" E
(C6)	(155°25'07")	(125.01')	(339.09')	(244.29')	(N 15°24'38" W)
C7	59°03'08"	138.60'	142.85'	136.61'	S 05°26'38" W
C8	56°07'16"	80.00'	78.36'	75.26'	S 03°58'42" W
C9	55°33'30"	96.50'	93.57'	89.95'	S 04°15'35" W

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL # 48453 C 0290 H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99990506.



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1101 S. CAPITAL OF TEXAS
HIGHWAY, BUILDING G-100
AUSTIN, TX 78746
Phone (512) 614-6171 Fax (512) 284-8021
T.B.P.E. FIRM NO. F-13162

**INLAND
GEODETICS**

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

FINAL PLAT

REPLAT OF LOT 2 C- RENEWABLE ENERGY PARK

LEGAL DESCRIPTION:

DESCRIPTION OF A 16.118 ACRE (702,118 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2C OF THE REPLAT OF LOT 2 - RENEWABLE ENERGY PARK ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201300066 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAID 16.118 ACRE (702,118 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found marked "CHAPARRAL", being the existing southerly right-of-way line of E. Pecan St. (right-of-way width varies), same being the existing northeasterly terminus of Sun Light Near Way (right-of-way width varies)(per Document No. 201100199), same being the northwest corner of said Replat of Lot 2 and from which a capped iron rod found marked "CHAPARRAL", being the easterly boundary line of a 2.56 acre tract of land conveyed to the City of Pflugerville by instrument recorded in Volume 9236, Page 954 of the Real Property Records of Travis County, Texas, same being the northwest terminus of said Sun Light Near Way bears, N 65°41'22" W for a distance of 199.00 feet;

1) THENCE, departing the easterly right-of-way line of said Sun Light Near Way, with the southerly right-of-way line of said E. Pecan Street, same being the northerly boundary line of said Replat of Lot 2, S 64°40'04" E for a distance of 209.85 feet to a capped iron rod set marked "INLAND", being the northwesterly terminus of proposed Impact Way (right-of-way width varies), for the most northeast corner of the herein described tract;

2) THENCE, departing the southerly right-of-way line of said E. Pecan Street, with said westerly proposed right-of-way line of Impact Way, through the interior of said Lot 2, S 25°18'47" W for a distance of 139.78 feet to a capped iron rod set marked "INLAND" for an angle point of the herein described tract;

3) THENCE departing said proposed westerly right-of-way line, S 64°40'04" E for a distance of 63.96 feet to a capped iron rod set marked "INLAND", being the proposed easterly right-of-way line of said Impact Way, same being the westerly boundary line of Lot 2A of said subdivision, for an angle point of the herein described tract;

THENCE with said proposed easterly right-of-way line, same being said westerly boundary line of Lot 2A the following (3) three courses:

4) S 27°45'24" W for a distance of 52.96 feet to a capped iron rod set marked "INLAND", for a point of curvature of the herein described tract;

5) Along said curve to the left, having a delta angle of 36°18'33", a radius of 270.00 feet, an arc length of 171.10 feet, and a chord which bears S 09°32'08" W for a distance of 168.25 feet to a capped iron rod set marked "INLAND" for a point on non-tangency of the herein described tract;

6) Along a curve to the right, having a delta angle of 155°24'39", a radius of 125.01 feet, an arc length of 339.09 feet, and a chord which bears S 15°24'38" E for a distance of 244.29 feet to a capped iron rod set marked "INLAND", being the most northerly corner of Lot 2C, for an angle point of the herein described tract;

THENCE departing the easterly right-of-way line of said Impact Way with the northerly boundary line of said Lot 2C, same being the southerly boundary line of said Lot 2B the following (2) two courses:

7) S 27°42'18" E for a distance of 60.00 feet, to a capped iron rod set marked "INLAND" for an angle point of the herein described tract;

8) S 63°32'21" E for a distance of 450.81 feet, to a capped iron rod set marked "INLAND" being a point in the westerly right-of-way line of State Highway (SH) 130 (right-of-way width varies), being the most southerly corner of said Lot 2B, same being the most northeasterly corner of said Lot 2C for an angle point of the herein described tract;

9) THENCE with said westerly right-of-way line of SH 130, same being the easterly boundary line of said Lot 2C, S 13°21'29" E for a distance of 257.99 feet to a capped iron rod found stamped "INLAND", being the northeast corner of Lot 4 as depicted on the Final Plat of Renewable Energy Park by instrument recorded in Document No. 201100199 of the Official Public Records of Travis County, Texas, same being the southeast corner of said Replat of Lot 2, for the southeast corner of the herein described tract;

10) THENCE, departing the westerly right-of-way line of said SH 130, with the northerly boundary line of said Lot 4, same being the southerly boundary line of said Replat of Lot 2, S 76°40'17" W for a distance of 808.81 feet to an "X" cut in a concrete curb, being in the existing easterly right-of-way line of Helios Way (70' right-of-way width) (Per Document No. 201100199), same being the northwest corner of said Lot 4, also being the most southwesterly corner of said Replat of Lot 2;

THENCE, departing the northerly boundary line of said Lot 4, with the easterly right-of-way line of said Helios Way, same being the westerly boundary line of the replat of said Lot 2, the following three (3) courses:

11) N 13°19'43" W for a distance of 70.00 feet to a capped iron rod set marked "INLAND";

12) S 76°40'17" W for a distance of 6.95 feet to an "X" cut in concrete curb for a point of curvature to the right;

13) Along said curve to the right, having a delta angle of 04°55'43", a radius of 465.00 feet, an arc length of 40.00 feet, and a chord which bears N 04°17'36" W for a distance of 39.99 feet to a capped iron rod set marked "INLAND", being the easterly right-of-way line of proposed Impact Way (right-of-way width varies), same being the northeasterly corner of Helios Way (per Document No. 201100199);

14) THENCE, with the existing northerly right-of-way line of said Helios Way, S 88°10'16" W for a distance of 70.00 feet to a capped iron rod found marked "DODD" for a point of curvature, being the easterly boundary line of Lot 1A as depicted on the Final Plat of Replat of Lot 1 - Renewable Energy Park by instrument recorded in Document No. 201300165 of the Official Public Records of Travis County, Texas, same being the westerly right-of-way line of said proposed Impact Way;

THENCE, with the easterly boundary line of the Replat of said Lot 1, same being the proposed westerly right-of-way line of said Impact Way, the following (2) two courses:

15) Along said curve to the right, having a delta angle of 30°09'03", a radius of 535.00 feet, an arc length of 281.53 feet, and a chord which bears N 13°14'47" E for a distance of 278.30 feet to a capped iron rod found marked "DODD";

16) N 28°19'18" E for a distance of 95.24 feet to a capped iron rod found marked "DODD", being an interior ell corner of said Replat of Lot 2, same being the northeast corner of said Replat of Lot 1;

17) THENCE, departing the proposed westerly right-of-way line of said Impact Way, with the northerly boundary line of said Replat of Lot 1, same being the southerly boundary line of said Replat of Lot 2, N 61°39'28" W for a distance of 365.43 feet to a capped iron rod found marked "DODD", being the easterly right-of-way line of Sun Light Near Way, same being an exterior ell corner of said Replat of Lot 2, also being the northwest corner of said Replat of Lot 1;

18) THENCE, with the westerly boundary line of said Replat of Lot 2, same being the easterly right-of-way line of said Sun Light Near Way, N 28°18'09" E for a distance of 852.87 feet to the POINT OF BEGINNING, containing 16.118 acres (702,118 square feet) of land, more or less.

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS. DETENTION PONDS WITHIN DRAINAGE EASEMENTS WILL NOT BE MAINTAINED BY THE CITY OF PFLUGERVILLE.
5. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. AT THE ASSESSED RATE ESTABLISHED IN ORDINANCE NO. 891-07-06-26.
6. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED ON LOT 2D NORTH OF THE ROUNDABOUT TO REDUCE POST-DEVELOPMENT PEAK RUNOFF RATES OF DISCHARGE OF THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
7. STREET LIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
8. 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 GUIDELINES.
9. A 10-FT PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
10. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
11. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
12. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
13. 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 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.
14. AT SUCH TIME AS THE PROPERTY IS DEVELOPED, A MINIMUM OF A 6-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO EAST PECAN STREET AND ALL PUBLIC STREETS WITHIN THE FINAL PLAT.
15. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF SH 130 COMMERCE CENTER.
16. COMMERCIAL SIGN DESIGN WITHIN RIGHT-OF-WAY ADJACENT TO THE ENTRANCE DRIVE TO NE METRO PARK SHALL BE HARMONIOUS WITH THE COUNTY PARK ENVIRONMENT AND SHALL BE SUBJECT TO ALL CITY OF PFLUGERVILLE SIGN REQUIREMENTS.
17. NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF AUSTIN EXECUTIVE AIRPORT.
18. ANY RESIDENTIAL LAND USE WITHIN THE FINAL PLAT SHALL REQUIRE PUBLIC PARKLAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION COMMISSION.
19. PROPERTY OWNERS ARE HEREBY RESTRICTED FROM INSTALLING ANY ADDITIONAL DRIVEWAY CONNECTIONS WHERE CONTROL OF ACCESS LINE IS SHOWN.
20. ON-SITE STORMWATER DETENTION FACILITIES SHALL BE REQUIRED ON LOT 2C AND THE SOUTHERN PORTION OF LOT 2D UNTIL WHICH TIME THE REGIONAL DETENTION FACILITY PER THE SH 130 COMMERCE CENTER-PHASE II PLANS IS CONSTRUCTED AND FORMALLY ACCEPTED BY THE CITY OF PFLUGERVILLE. ALL DRAINAGE IMPROVEMENTS FOR LOT 2C AND 2D MUST BE IN ACCORDANCE WITH THE ENGINEER AND DRAINAGE REPORT FOR SH 130 COMMERCE CENTER DATED SEPTEMBER 2013 BY DCS ENGINEERING, LLC.
21. ANY PROPOSED ACCESS TO THE SH 130 CORRIDOR REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
22. FULL ACCESS TO E. PECAN ST. FROM IMPACY WAY IS TEMPORARY. AT THE TIME OF FUTURE ROADWAY EXPANSION TO E. PECAN ST., CONSISTING OF A RAISED CENTER MEDIAN, ACCESS TO E. PECAN ST. FROM THE EXISTING LOT 2 DRIVEWAY WILL CONSIST OF RIGHT TURN IN/OUT ONLY.
23. A LICENSE AGREEMENT WILL BE REQUIRED FOR ANY LANDSCAPING, IRRIGATION OR BEAUTIFICATION IMPROVEMENTS INSTALLED WITHIN IMPACT WAY RIGHT-OF-WAY.
24. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR LOT 2D OR LOT 2C UNTIL THE IMPROVEMENTS ASSOCIATED WITH THE SH 130 COMMERCE CENTER PHASE II PLANS HAVE BEEN CONSTRUCTED AND FORMALLY ACCEPTED BY THE CITY OF PFLUGERVILLE.
25. THE TEMPORARY DRAINAGE EASEMENT ESTABLISHED IN DOCUMENT NO. 201100199 IS HEREBY VACATED THROUGH THE ESTABLISHMENT OF THE REGIONAL DETENTION FACILITY APPROVED THROUGH THE SH 130 COMMERCE CENTER PHASE II CONSTRUCTION PLAN AND REFLECTED IN DOCUMENT NO. 201300066.



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T.B.P.E. FIRM NO. F-13162

SHEET 2 OF 3



FINAL PLAT
REPLAT OF LOT 2C – RENEWABLE ENERGY PARK

OWNER'S CERTIFICATION

WE, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION (PCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FLOYD AKERS, EXECUTIVE DIRECTOR OF PCDC, A TEXAS LIABILITY COMPANY, ITS GENERAL PARTNER, HEREINAFTER REFERRED TO AS THE OWNER OF THE 16.333 ACRE TRACT BEING DESCRIBED AS LOT 2C AND RECORDED IN DOCUMENT NUMBER 201300066 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 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, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FLOYD AKERS, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2013.

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

FLOYD AKERS, EXECUTIVE DIRECTOR OF
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FLOYD AKERS, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION 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 _____, 2013, A.D.

NOTARY PUBLIC IN HAND AND FOR TRAVIS COUNTY, TEXAS

NOTARY SIGNATURE AND DATE

STATE OF TEXAS:

KNOW ALL THESE MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT WE, FIRST STAR BANK, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS, IS THE OWNER AND HOLDER OF CERTAIN LIENS FILED AGAINST THE PROPERTY DESCRIBED HEREIN AND EVIDENCED BY INSTRUMENTS RECORDED OF RECORD UNDER TRAVIS COUNTY CLERK'S FILE NUMBERS 2010009407 AND 2012209989, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS AS SHOWN HEREIN TO SAID PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

MIKE CULLEN, SENIOR VICE PRESIDENT
AND CHIEF LENDING OFFICER
FIRST STAR BANK

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE CULLEN, SENIOR VICE PRESIDENT OF FIRST STAR BANK, A NATIONAL BANKING ASSOCIATION, 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 _____, 2013, A.D.

NOTARY PUBLIC IN HAND AND FOR TRAVIS COUNTY, TEXAS

NOTARY SIGNATURE AND DATE

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 _____ A.D. 2013, AT _____ O'CLOCK .PM., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, THIS _____ DAY OF _____, 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

ENGINEER'S 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 PANEL NUMBER 48453C0290 H, SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

DARREN C. STROZEWSKI
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 87908

DATE

SURVEYOR'S CERTIFICATION

THAT I, M. STEPHEN TRUESDALE, 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 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.

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
STATE OF TEXAS
FIRM REGISTRATION NO. 100591-00

DATE

CITY CERTIFICATION FOR AMENDED PLAT:

THIS AMENDED PLAT COMPLIES WITH THE CRITERIA FOR ELIGIBILITY OF AMENDED PLATS AND IS HEREBY APPROVED THIS _____ DAY OF _____ BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

SHEET 3 OF 3



ENGINEERING, LLC
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