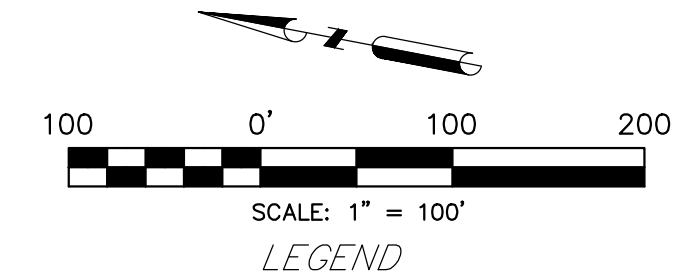


**EAST PFLUGERVILLE PARKWAY
COMMERCIAL CENTER
26.16 ACRE TRACT IN
TIMMERMAN & HAGN, LTD. WARRANTY DEED
REMAINDER OF CALLED 535 ACRES
VOL. 8394 PG. 544
R.P.R.T.C.T.**

TRAVIS COUNTY, TEXAS

August 8, 2022

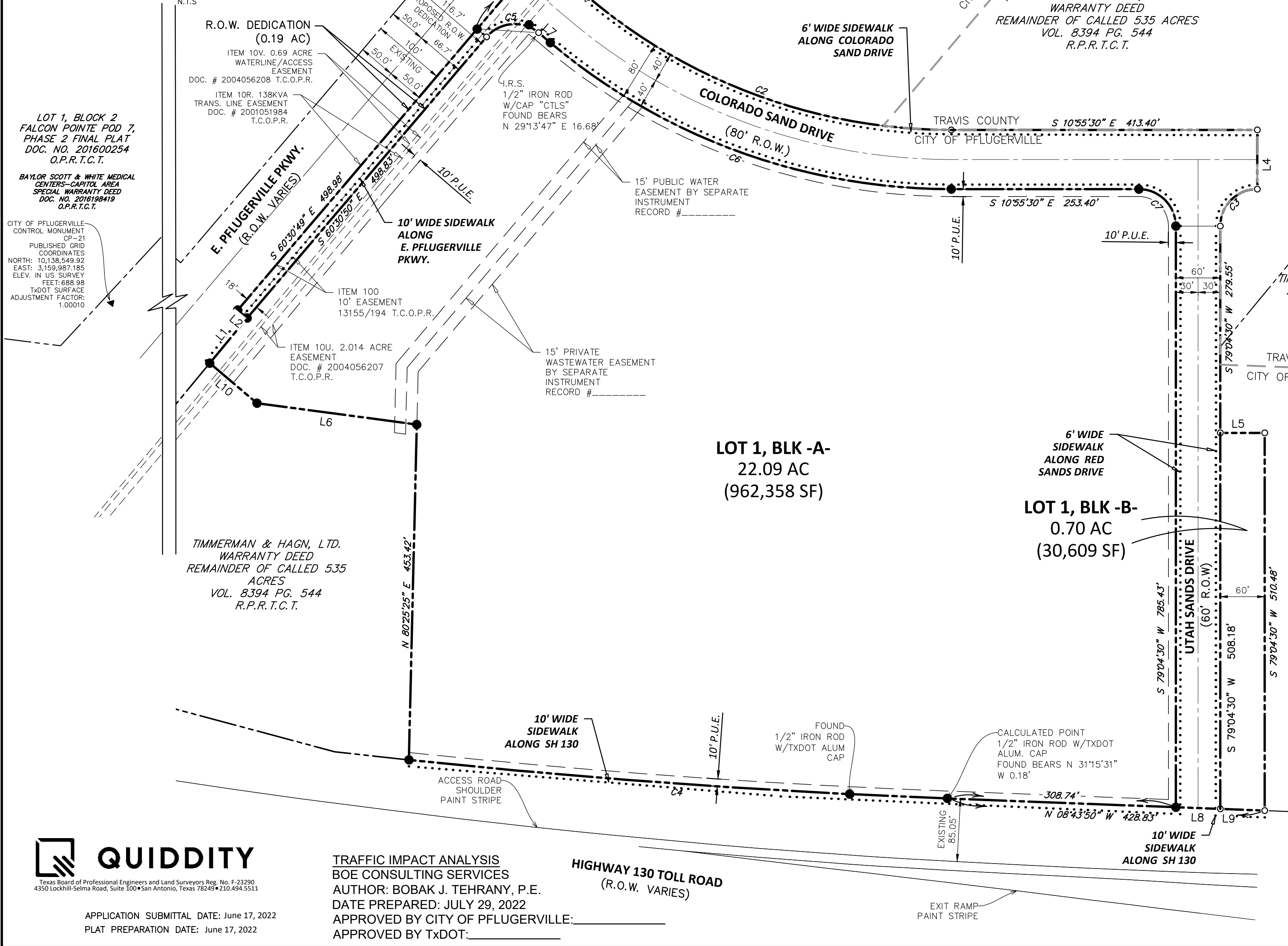
LINE	BEARING	DISTANCE
L1	S 61°16'45" E	79.23'
L2	N 28°43'20" E	16.66'
L3	S 29°13'46" W	36.58'
L4	S 79°04'30" W	80.00'
L5	S 10°55'30" E	60.00'
L6	N 03°18'15" W	217.80'
L7	S 29°13'46" W	20.75'
L8	N 08°43'50" W	60.04'
L9	N 08°43'50" W	60.04'
L10	N 29°20'48" E	83.63'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	090°15'58"	50.00'	78.77'	S 74°21'45" W	70.87'
C2	040°09'16"	760.00'	532.63'	S 09°09'08" W	521.79'
C3	090°00'00"	50.00'	78.54'	N 55°55'30" W	70.71'
C4	003°48'24"	10982.11'	729.64'	N 06°49'42" W	729.51'
C5	089°44'36"	50.00'	78.32'	S 15°38'32" E	70.55'
C6	040°09'16"	840.00'	588.69'	S 09°09'08" W	576.72'
C7	089°59'56"	50.00'	78.54'	S 34°04'30" W	70.71'



VICINITY MAP
N.T.S.



CITY OF PFLUGERVILLE
CONTROL MONUMENT
CP-6
PUBLISHED GRID COORDINATES
NORTH: 10,136,224.47
EAST: 3,165,381.355
ELEV. IN US SURVEY FEET: 641.08
TXDOT SURFACE ADJUSTMENT
FACTOR: 1.00010

CITY OF PFLUGERVILLE
CONTROL MONUMENT
CP-21
PUBLISHED GRID COORDINATES
NORTH: 10,138,549.92
EAST: 3,159,987.185
ELEV. IN US SURVEY
FEET: 688.98
TXDOT SURFACE ADJUSTMENT
FACTOR: 1.00010

FINAL PLAT

LOT	ACREAGE	LAND USE
LOT 1, BLK -A-	22.09 AC	PRIVATE
LOT 1, BLK -B-	0.70 AC	PUBLIC, DRAINAGE & OPEN SPACE
COLORADO SAND DR. R.O.W.	2.07 AC	PUBLIC ROW
COLORADO SAND DR. WIDTH	80 FT	PUBLIC ROW
COLORADO SAND DR. LENGTH	1,062 FT	PUBLIC ROW
UTAH SANDS DR. R.O.W.	1.08 AC	PUBLIC ROW
UTAH SANDS DR. WIDTH	60 FT	PUBLIC ROW
UTAH SANDS DR. LENGTH	836 FT	PUBLIC ROW
E PFLUGERVILLE PKWY. R.O.W.	0.22 AC	PUBLIC ROW
E PFLUGERVILLE PKWY. WIDTH	VARIES	PUBLIC ROW
E PFLUGERVILLE PKWY. LENGTH	679 FT	PUBLIC ROW
TOTAL ACREAGE	26.16 AC	PUBLIC ROW
TOTAL NO. OF LOTS	1	

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 0.9998900120986691.

GRID: R37 & R38
MAPSCO: 438V, 439W, & 438Z

FILE:	K:\S0977\50977-0008-00 HEB Pflugerville - Store Planning\2 Design Phase\CAD\Plotting\50977-0008-Plat.dwg	
JOB NO:	S0977-0008-00	DRAWN BY: CAD
DATE:	August 8, 2022	CHECKED BY: MGS/RLH
SCALE:	AS SHOWN	REVISED:

**FINAL PLAT
EAST PFLUGERVILLE PARKWAY
COMMERCIAL CENTER**
APPLICATION DATE: August 8, 2022



TRAFFIC IMPACT ANALYSIS
BOE CONSULTING SERVICES
AUTHOR: BOBAK J. TEHRANY, P.E.
DATE PREPARED: JULY 29, 2022
APPROVED BY CITY OF PFLUGERVILLE: _____
APPROVED BY TXDOT: _____

APPLICATION SUBMITTAL DATE: June 17, 2022
PLAT PREPARATION DATE: June 17, 2022

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

THAT TIMMERMAN AND HAGN, LTD. BEING THE OWNER OF 26.16 ACRES OF LAND OUT OF THE SURVEY NO.13, ABSTRACT NO. 231 AND THE SEFRIM EISELIN SURVEY NO. 1, ABSTRACT NO 265 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME 8394, PAGE 544, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 26.16 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

EAST PFLUGERVILLE PARKWAY COMMERCIAL, 26.16 ACRE TRACT IN SEFRIM EISELIN SURVEY, NO. 1 ABSTRACT 265 & J. DAVIS SURVEY NO. 13 ABSTRACT 231,

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON (OTHER THAN THOSE CREATED PURSUANT TO SEPARATE INSTRUMENT)..

WITNESS MY HAND, THIS THE _____DAY OF _____, 20___, A.D.

By:

Tim Timmerman
Timmerman & Hagh, LTD.
230 Klattenhoff LN, Suite 100
Hutto, TX

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 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, THIS THE _____DAY OF _____, 20___, A.D.

(SEAL)

NOTARY PUBLIC'S SIGNATURE

STATE OF TEXAS §

KNOW ALL MEN BY THEE PRESENTS:

COUNTY OF TRAVIS §

THAT I, REX HACKETT, 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. (SEAL)

Signature of Registered Professional Land Surveyor
REX HACKETT
Registered Professional Land Surveyor No. 5573
Date _____
Quiddity Engineering
3100 Alvin Devane Blvd., Suite 150
Austin, Texas 78741

FLOOD PLAIN NOTE:

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. #48453C0280J, DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS. (SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

I, Joseph E. York, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with Chapter 25 of the Land Development Code and the design and construction standards adopted by the City Austin, Texas.

Joseph E. York
Registered Professional Engineer No. 124934
Date _____
Quiddity Engineering
4350 Lockhill Selma Road, Suite 100
San Antonio, Texas 78249



APPLICATION SUBMITTAL DATE: June 17, 2022
PLAT PREPARATION DATE: June 17, 2022

**EAST PFLUGERVILLE PARKWAY
COMMERCIAL CENTER
26.16 ACRE TRACT IN
Timmerman & Hagh, LTD.
WARRANTY DEED
REMAINDER OF CALLED 535 ACRES
VOL. 8394 PG. 544
R.P.R.T.C.T.**

TRAVIS COUNTY, TEXAS

August 8, 2022

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

_____, CHAIRMAN
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.
_____, PLANNING DIRECTOR ATTEST:

_____, CITY SECRETARY

STATE OF TEXAS: §

COUNTY OF TRAVIS: §

I, REBECCA GUERRO, 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., and duly recorded on the _____day of _____, 20___, A.D., at _____o'clock _____M., in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 20___, A.D.

REBECCA GUERRO, County Clerk, Travis County, Texas

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. 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 [Timmerman & Hagh, LTD.], 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 liter, debris, and trash.
5. No vertical structures including but not limited to structures or fences shall be allowed in a public easement, except as approved by the City. The property owner shall have the right to use the easements created by this plat provided such use does not unreasonably interfere with the public's use of the easements.
6. The property owner shall provide access to drainage and utility easements as may be reasonably 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 provided that prior written notice is given to property owner..
7. A six-foot sidewalk is required (Utah Sands Dr and Colorado Sand Dr) and a 10-foot sidewalk shall be required along E Pflugerville Pkwy and the SH 130 Access Rd.
8. Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
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 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.
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. Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
16. 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 site distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
17. 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.
18. 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.
19. Lot 1, Block B is owned and maintained by City of Pflugerville.

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 0.9998900120986691.

GRID: R37 & R38
MAPSCO: 438V, 439W, & 438Z

SHEET 2 OF 2

FILE:	K:\S0977\50977-0008-00 HEB Pflugerville - Store Planning\2 Design Phase\CAD\Plotting\50977-0008-Plat.dwg	
JOB NO:	S0977-0008-00	DRAWN BY: CAD
DATE:	August 8, 2022	CHECKED BY: MGS
SCALE:	AS SHOWN	REVISED:

**FINAL PLAT
EAST PFLUGERVILLE PARKWAY
COMMERCIAL CENTER**

APPLICATION DATE: August 8, 2022

CASE# 2022-17-FP