

WATER AND WASTEWATER WILL BE EXTENDED THROUGH LOTS 2B&2C TO PROVIDE SERVICE TO BOTH LOTS 282B. LOT 2C ALREADY HAS ACCESS TO WATER AND WASTEWATER THROUGH THE ACCESS TO FM 685 AND THE IMPROVEMENTS BEING CONSTRUCTED WITH THE LOT 1, REPLAT OF LOT 1A, AMENDED PLAT OF LOTS 1,2,3 AND 6, BLOCK A, PFLUGER CROSSING SOUTH, PHASE 1

DRAINAGE WILL COMPLY WITH THE ORIGINAL DRAINAGE PLAN AND STUDY PROVIDED WITH PFLUGER CROSSING SOUTH, PHASE 1. ALL LOTS ARE LIMITED TO 80% IMPERVIOUS COVER AS DESIGNATED BY THE ORIGINAL PRELIMINARY PLAT DRAINAGE STUDY UNLESS THE ENGINEER FOR THE SITE DESIGN PROVIDES ADDITIONAL ANALYSIS.

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE. 2. 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
- 3. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION. ALL TREES WITHIN THIS PRELIMINARY PLAN SHALL BE CONSIDERED PROTECTED UNTIL SUCH TIME THAT A TREE SURVEY IS PROVIDED IDENTIFYING OTHERWISE.
- 4. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE
- 5. 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. 6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY
- 7. 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.
- 8. THE WATER AND WASTEWATER SERVICE ARE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE. 9. A MINIMUM 6-FT WIDE SIDEWALK SHALL BE REQUIRED ALONG E. PFLUGERVILLE PKWY AND THE NEW INTERNAL DRIVE AISLES.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS

SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C 0280J, DATED AUGUST 18, 2014.

GERALDINE TIMMERMANN, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF TERRELL TIMMERMANN, DECEASED

501 VALE STREET AUSTIN, TEXAS 78746 (512)479-6614

Subdivider Greenview Development, Greenbury, L.P. **501 VALE STREET AUSTIN, TEXAS 78746**

(512)479-6614 Contact: Barth Timmerman

ACREAGE: 9.134 ACRES LEGAL DESCRIPTION: 9.134 ACRES OF LAND OUT OF THE THOMAS STUART SURVEY NO. 6, ABSTRACT NO. 669, AND THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, BOTH IN TRAVIS COUNTY, TEXAS AND BEING ALL OF LOT 2, REPLAT OF LOT 1A AMENDED FINAL PLAT OF LOTS 1, 2, 3 AND 6, BLOCK A, PFLUGER CROSSING SOUTH, PHASE 1, A Austin, Texas 78746 SUBDIVISION IN TRAVIS COUNTY, TEXAS, DOCUMENT NO. 201400074

Number of Blocks: Number of lots:

LINEAR FEET OF NEW STREETS: 0 Submittal Date:

Prepared: January 15, 2015

BENCHMARK DESCRIPTION & ELEVATION: BOX CUT AT SOUTHWEST CORNER OF CURB INLET ON SOUTH SIDE OF PFLUGERVILLE PARKWAY APPROXIMATELY 130 FT WEST OF THE INTERSECTION OF PLUGERVILLE PARKWAY AND FM 685.

Proposed Use: Commercial

Gas Supply

ELEVATION = 685.38 MSL

Water Provider CITY OF PFLUGERVILLE Wastewater Provider CITY OF PFLUGERVILLE Electrical Supply

ALM Engineering, Inc. 2525 Wallingwood Drive, Suite 600 almeng@sbcglobal.net

Surveyor Holt Carson, RPLS HOLT CARSON, Inc. 1904 Fortview Road Austin, Texas 78704 (512) 442-0990 (512) 442-1084 fax e-mail address: hci@austin.rr.com

ber	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE
-				
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MBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
1	N 72'49'30" E	25.00	38.51	34.81
2	S 19'49'41" W	78.50	14.26	14.24
3	N 14'10'44" E	236.80	46.81	46.73
4	N 00°26'48" W	210.50	66.31	66.04
5	S 80°17'39" W	1195.14	81.66	81.64
	S 74"22"20" W	1195.14	165.42	165.29

(4203 - Texas Central) North: 10140234.2 ft.

> LOT 2 6.0736 ACRES

approximate location of

ingress/egress easement

Document No. 2007174772

and Document No. 201400074

Agricometes and bounds description)

Terrell Timmermann

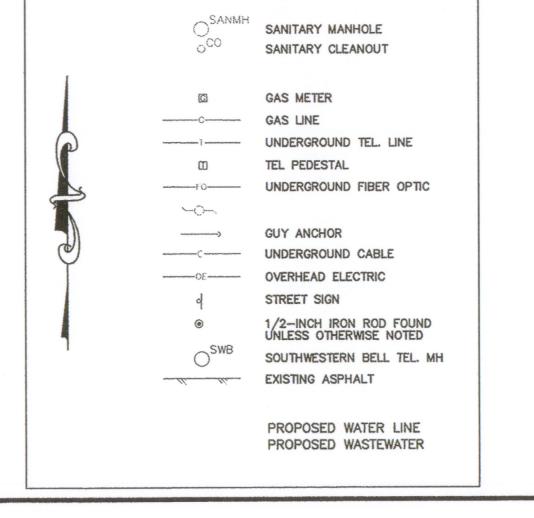
Document No. 1999104396

(136,450 Acres - Remainder)

Terrell Timmermann

Document No. 1999104396,

	LOT SIZES	
LOT	SF	AC
2	264565	6.074
2B	35581	0.817
2C	97687	2.243



LEGEND

RE-PLAT OF LOT 2

AMENDED PLAT OF LOTS 1,2,3 AND 6, BLK A,

PFLUGER CROSSING SOUTH, PHASE 1

PRELIMINARY PLAN - NOT FOR RECORDATION

pproximate location of

ngress/egress easement

recorded in

Document No. 2007174772

Document No. 2012147258

and Document No. 201400074

Pipeline Easement

Document No. 2008002213

Atmos Energy Corporation

depicted in instruments

State Plane Coordinates NAD-83

(4203 - Iexas-Central)

(4203 - Texas Central) North: 10140052.50 ft.

East: 3156177.\$7 ft.

NAVD 1988 Elevation: 705.58'

Wastewater Easement plot Document No. 200700289

2.243 ACRES

Drainage Easement

cument No. 201400074/VA

PFLUGER CROSSING SOUTH

PHASE 1

DOCUMENT NO. 200700289

SOUTH, PHASE 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201400074 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at a 1/2" iron rod with a plastic cap imprinted "Vara" found in the South right-of-way line of Pflugerville Parkway, same being a point in the North line of Lot 2, Replat of Lot 1/2 Amended Final Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1, 3

subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document to 201400074 of the Official Public Records of Travis County, Texas, and being a point in the North line and the PLACE OF BEGINNING of the herein described tract, from which a ½" iron rod with a plastic cap imprinted "Chaparral" found in the North right-of-way line of Pflugerville Parkway bears, N 19 deg. 27'14" E 115.88 ft.;

THENCE with the curving South right-of-way line of Pflugerville Parkway and the North line of said Lot 2, along a curve to the right with a radius of 1195.14 ft. for an arc length of 247.08 ft. and which chord bears, N 76 deg. 19'44" E 246.64 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the Northwest corner of Lot 2A, Amended Final Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201200133 of the Official Public Records of Travis County, Texas, and the most Northerly corner of Lot 2 and the most Northerly corner of

THENCE leaving the South right-of-way line of Pflugerville Parkway with an Easterly line of Lot 2 same being the West line of Lot 2A, the following four (4) courses:

2.) Along a curve to the right with a radius of 210.50 ft. for an arc length of 66.31 ft. and which chord bears, S 00 deg. 26'48" E 66.04 ft. to a ½" iron rod with a plastic cap imprinted "Holt 3.) S 08 deg. 34'39" W 46.01 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson

4.) Along a curve to the right with a radius of 236,80 ft. for an arc length of 46,81 ft. and which chord bears, S 14 deg. 10'44" W 46.73 ft. to a cotton gin spindle found with a shiner found at the Southwest corner of Lot 2A, same being an angle corner of Lot 2 and an angle corner of the

THENCE with the Southwest lines of Lot 2A and Lot 3A, Amended Final Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1 and with a Southeasterly line of Lot 2, S 65 deg. 22'51" E 313.44 ft. to a cut "X" found in concrete at the most Southerly corner of said Lot 3A, same being an angle corner of said Lot 2 and an angle corner of the herein described tract;

THENCE with the Southeast line of Lot 3A and a Northwest line of Lot 2, the following four (4)

3.) Along a curve to the left with a radius or 78.50 ft. for an arc length of 14.26 ft. and which chord bears. N 19 deg. 49'41" E 14.24 ft, to a cut "X" found on concrete at a point of tangency; 4.) N 14 deg. 12'05"E 29.36 ft. to a MAG nail found at the West or Southwest corner of Lot 4, Block "A", Pfluger Crossing South, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200700289 of the Official Public Records of Travis County, Texas, same being an angle corner of Lot 2 and an angle corner of the herei

THENCE with the Southwest lines of Lot 4 and Lot 5, Block "A", Pfluger Crossing South, Phase and with a Northeasterly line of Lot 2, the following three (3) courses: 1.)S 75 deg. 45'04" E 19.00 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holl

2.) S 69 deg. 34'57" E 94.39 ft. to a MAG nail found at the South of Southeast corner of Lot 4 3.) S 65 deg. 25'16" E 27.14 ft. to a MAG nail found in the Southwest line of Lot 5. same being the North or Northwest corner of Lot 6A, Block "A", Amended Final Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1, also being an angle corner of Lot 2 and an angle

THENCE with the Northwest and Southwest lines of Lot 6A and Southeast and Northeast lines of Lot 2, the following two (2) courses:

1.)S 24 deg. 38'02"W 169.00 ft. to a cotton gin spindle with shiner found at the West or Southwest corner of Lot 6A, same being an angle corner of Lot 2 and an angle corner of 2.) S 65 deg. 22'51" E 255.02 ft. to a cut "X" found in concrete found in the Northwest right-of-way line of F.M. Highway 685 at the South or Southeast corner of Lot 6A, same being the most Easterly angle corner of the herein described tract, from which a ½" iron with a plastic cap imprinted "Town & Country" found at the

East or Northeast corner of Lot 6A bears, N 24 deg. 45'48" E 174.01 ft.; THENCE with the Northwest right-of-way line of F.M. Highway 685 and a Southeast line of Lot 2, S 24 deg. 45'48" W 15.50 ft. to a MAG nail found in asphalt at the most Easterly corner of Lot 1, Replat of Lot 1A Amended Final Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South,

Phase 1, same being an angle corner of Lot 2 and an angle corner the herein described tract; THENCE leaving the Northwest right-of-way line of F.M. Highway 685, with the common lines of Lot 1 and Lot 2, the following seven (7) courses: 1.)N 65 deg. 22'51" W 284.46 ft. to a MAG nail found;

N 65 deg. 25'21" W 229.51 ft. to a cut "X" found in concrete at a point of curvature; 6.) Along a curve to the left with a radius of 25.00 ft. for an arc length of 38.51 ft. and which chord bears, S 72 deg. 49'30" W 34.81 ft. to a cut "X" found in concrete;

7.) S 24 deg. 40'45" W 528.70 ft. to a 1/2" iron rod with a plastic cap Technical Services" found in the Northeast line of Lot 1A, Block "A", Resubdivision of Lot 1, Block A, Pfennig Land/FM685 Commercial Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200800039 of the Official Public Records of Travis County, Texas, same being the most Southerly corner of Lot 2 and the most Westerly corner of Lot 1, Replat of Lot 1A Amended Final Plat of Lots 1, 2, 3 and 6, Block A Pfluger Crossing South, Phase 1 and the most Southerly corner of the herein des from which a cotton gin spindle found at the most Southerly corner of said Lot 1 bears, S 65 deg. 12'07" E 473.11 ft.;

THENCE with the Northeast line of Lot 1A, Block "A", Resubdivision of Lot 1, Block A, Pfennig Land/FM685 Commercial Subdivision and a Southwest line of Lot 2, Replat of Lot 1A Amended Final Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1, N 65 deg. 12'07" W 495.09 ft. to a 5/8" iron rod with a plastic cap imprinted "Vara" found at the most Westerly corner of said Lot 2 and the most Westerly corner of the herein described tract;

THENCE leaving the Northeast line of Lot 1A, Block "A", Resubdivision of Lot 1, Block A, Pfennig Land/FM685 Commercial Subdivision with the West line of Lot 2, Replat of Lot 1A Amended Final Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1, the following three

1.)N 24 deg. 48'41" E 188.79 ft. to a 5/8" iron rod found with a plastic cap imprinted 2.) N 10 deg. 27'17" E 56.23 ft. to a 5/8" iron rod found with a plastic cap imprinted "Vara";

3.) N 19 deg. 24'21" W 105.49 ft. to a bent 5/8" iron rod found with a plastic cap imprinted "Vara" in the South right-of-way line of Pflugerville Parkway at the Northwest corner of said Lot 2, same being the Northwest corner of the herein described tract; THENCE with the South right-of-way line of Pflugerville Parkway and the North line of said Lot 2 N 70 deg. 22'51" E 438.88 ft, to the PLACE OF BEGINNING and containing 9.134 acres of land. PREPARED: January 20, 201

Registered Professional Land Surveyor No. 5166 Holt Carson, incorporated Reference map: B 891072

STATE OF TEXAS: COUNTY OF TRAVIS

(4203 - Texas Central)

North: 10139760.18 ft.

East: 3156815.58 ft.

NAVD 1988 Elevation: 691.11

LOT 7

BLOCK "A"

DOCUMENT NO. 200700339

TOWN CENTER PHASE

BLOCK "B" AMENDED FINAL PLAT OF

TOWN CENTER LOTS 5 & 6, BLOCK B

DOCUMENT NO. 201000054

KNOW ALL MEN BY THESE PRESENTS:

That I, HOLT CARSON, RPLS, do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but not interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

RE-PLAT OF LOT 2 AMENDED PLAT OF LOTS 1,2,3 AND 6, BLK A, PFLUGER CROSSING SOUTH, PHASE 1 NOT FOR RECORDATION

PFLUGERVILLE, TRAVIS COUNTY ALM ENGINEERING, INC. CONSULTING ENGINEERS 1705 S. Capital of TX Hwy, Ste. 150 Austin, Texas, 78746.

4-3-2015

Sheet

