

REPLAT OF H.E.B./PFLUGERVILLE SUBDIVISION NO. 2

STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS

THAT HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH TODD A. PILAND ITS EXECUTIVE VICE PRESIDENT, BEING THE OWNER OF THAT CERTAIN 22.747 ACRE TRACT OF LAND OUT OF THE SEFRIN EISELIN SURVEY NO. 1, SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS; SAID 22.747 ACRES BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO H E BUTT GROCERY COMPANY BY DEEDS OF RECORD IN DOCUMENT NOS. 1999050124, 2000020562 AND 2000108755 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 22.747 ACRES ALSO INCLUDING ALL OF LOT 1, BLOCK "A" H.E.B./PFLUGERVILLE NO. 2 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 199900332 OF SAID OFFICIAL PUBLIC RECORDS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 22.747 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "REPLAT OF H.E.B./PFLUGERVILLE NO. 2 SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, (EXCEPT THOSE EASEMENTS INDICATED AS PRIVATE OR CREATED PURSUANT TO SEPARATE INSTRUMENT) SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED.

BY: TODD A. PILAND DATE
EXECUTIVE VICE PRESIDENT
HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
646 SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

§
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2015.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

FLOOD PLAIN INFORMATION:

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 EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 48453C0280J AND 48453C0290J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

I, ERICKSON B. MENDOZA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ERICKSON B. MENDOZA, P.E.
TEXAS REGISTRATION NO. 98086
BURY-AUS, INC.
221 WEST SIXTH STREET,
SUITE 600 AUSTIN, TEXAS 78701

SURVEYOR'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF TRAVIS)

THAT I, MARK J. JEZISEK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PFLUGERVILLE, TEXAS.

MARK J. JEZISEK
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5267



GENERAL NOTES:

1. THIS PLAT LIES WITHIN IN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS (EXCEPT FOR EXISTING IMPROVEMENTS), INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT CONSTRUCTED AFTER THE DATE HEREOF, EXCEPT AS APPROVED BY THE CITY OF PFLUGERVILLE.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
4. THE PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE REASONABLY NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION TO AN APPROVED SEWER SYSTEM (EXCEPT FOR EXISTING STRUCTURES).
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH (EXCEPT FOR EXISTING STRUCTURES).
8. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS (EXCEPT FOR EXISTING SUBDIVISION IMPROVEMENTS) SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE SUBDIVISION.
9. WITH RESPECT TO THE FUTURE DEVELOPMENT IN THE SUBDIVISION OCCURRING AFTER THE DATE HEREOF ONLY, ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS; PROVIDED THAT THIS NOTE 9 SHALL NOT AFFECT AND/OR INCREASE SUCH STORM WATER DETENTION FACILITIES REQUIREMENTS FOR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS EXISTING IN THE SUBDIVISION AS OF THE DATE HEREOF.
10. ALL ELECTRIC UTILITY INFRASTRUCTURES (EXCEPT FOR EXISTING ELECTRIC UTILITY INFRASTRUCTURES) 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.
11. WASTEWATER AND WATER SYSTEMS (EXCEPT FOR EXISTING WASTEWATER AND WATER SYSTEMS) SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
12. A 10 FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG STREET FRONTAGE; PROVIDED THAT SUCH EASEMENT SHALL BE SUBJECT TO ANY OTHER EASEMENT OF RECORD AFFECTING THE HEREIN DESCRIBED PROPERTY AS OF THE DATE HEREOF.
13. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
14. A SIDEWALK WITH A MINIMUM WIDTH OF SIX FEET SHALL BE INSTALLED ALONG OLD AUSTIN-HUTTO ROAD, PECAN STREET EAST, F.M. 685 AND ALL ACCESS EASEMENTS (IF ANY).
15. THE ASSESSED COMMUNITY IMPACT FEE RATES FOR WATER AND WASTEWATER SERVICE SHALL BE AT THE RATES ESTABLISHED IN THE CITY OF PFLUGERVILLE ORDINANCE 1179-14-06-10 FOR NEW WATER AND WASTEWATER SERVICES.
16. THE LOCATION OF THE EASEMENTS GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT.
17. THE OWNERS OF THE HEREIN DESCRIBED PROPERTY RESERVE UNTO THEMSELVES AND THEIR TENANTS, OCCUPANTS AND PERMITTEES THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON BY THIS PLAT FOR PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING, LIGHTING, PARKING AREAS, DRIVEWAYS, SIDEWALKS AND LANDSCAPING.

APPROVED THIS DAY OF 20 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: RODNEY BLACKBURN, CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

I, DANA DEBEAUVOR, 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 THIS DAY OF 20 A.D. AT O'CLOCK M, OF SAID COUNTY AND STATE IN DOCUMENT NO. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE DAY OF 20 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

REPLAT OF
H.E.B./PFLUGERVILLE
SUBDIVISION NO. 2

A THREE LOT SUBDIVISION CONSISTING OF
22.747 ACRES OF LAND

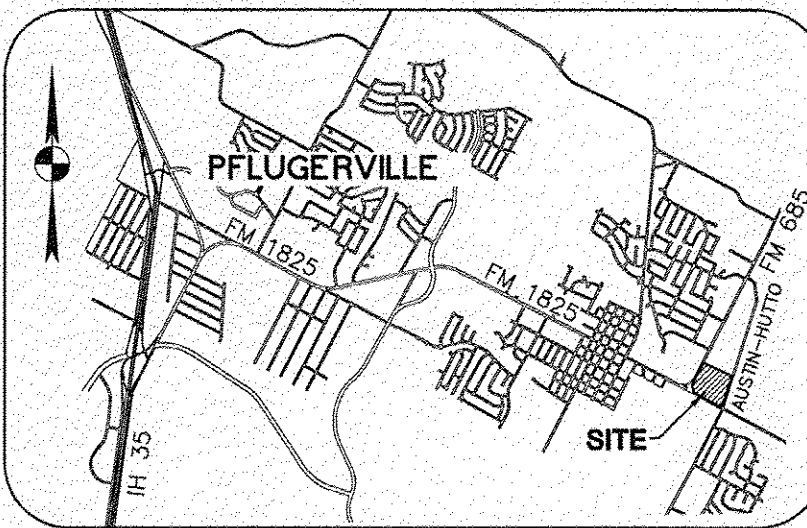
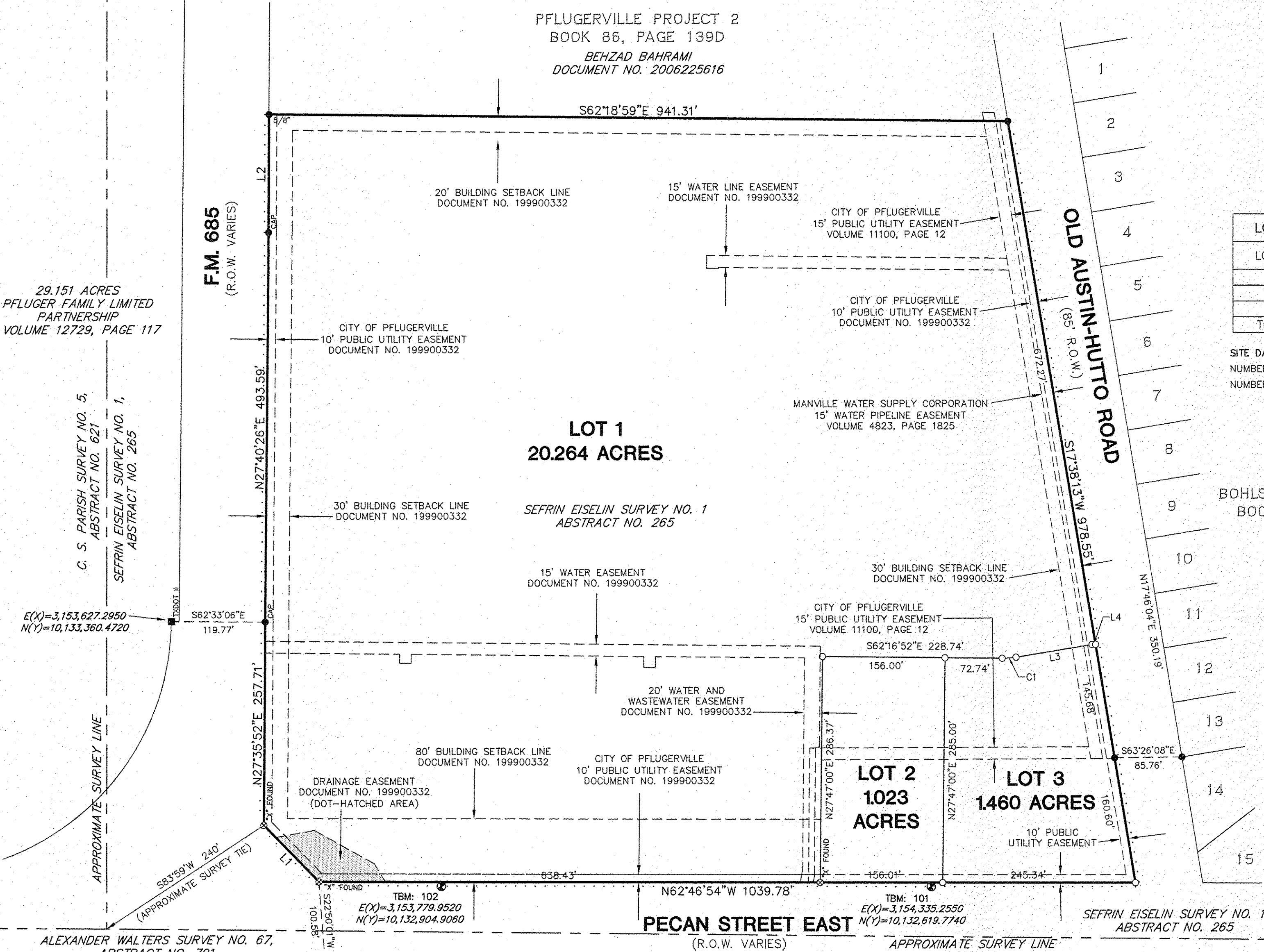
DATE: DECEMBER, 2014
PREPARED BY: BURY-AUS, INC.

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
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TBPE Registration Number F-1048
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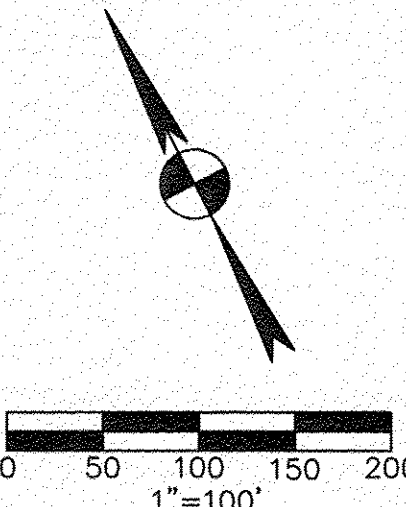
REPLAT OF H.E.B./PFLUGERVILLE SUBDIVISION NO. 2



VICINITY MAP
(NOT TO SCALE)

LOT SUMMARY	
LOT #	ACRES
1	20.264
2	1.023
3	1.460
TOTAL	22.747

SITE DATA:
NUMBER OF LOTS: 3 COMMERCIAL
NUMBER OF BLOCKS: 1



BOHLS PLACE SECTION 1
BOOK 92, PAGE 279
BLOCK "A"

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- MONUMENT FOUND (AS NOTED)
- ⊗ CUT "X" FOUND
- EXISTING 5' SIDEWALK
- BENCHMARK

REPLAT OF
H.E.B./PFLUGERVILLE
SUBDIVISION NO. 2

A THREE LOT SUBDIVISION CONSISTING OF
22.747 ACRES OF LAND

DATE: DECEMBER, 2014
PREPARED BY: BURY-AUS, INC.

BURY

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BENCHMARK INFORMATION:

TBM: 101 - PK NAIL SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE ROAD EAST AT THE COMMON SOUTHERLY CORNER OF LOT 2 AND LOT 3. ELEVATION=676.40'

TBM: 102 - PK NAIL SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE ROAD EAST ±155' SOUTHERLY OF THE SOUTHWESTERLY CORNER OF LOT 1. ELEVATION=677.91'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	17.61'	100.50'	10°02'23"	S67°18'04"E

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N17°17'10"W	100.43'
L2	N27°21'59"E	149.64'
L3	S72°15'51"E	98.13'
L4	S64°01'22"E	4.49'

SHEET

1

OF 2