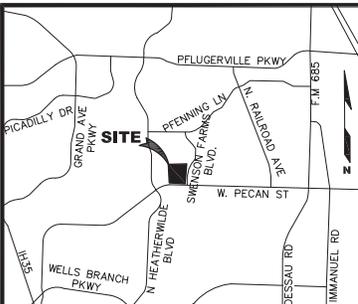


# FINAL PLAT

OF  
PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT  
DISTRICT WIDE STADIUM AND TIMMERMAN ELEMENTARY SCHOOL

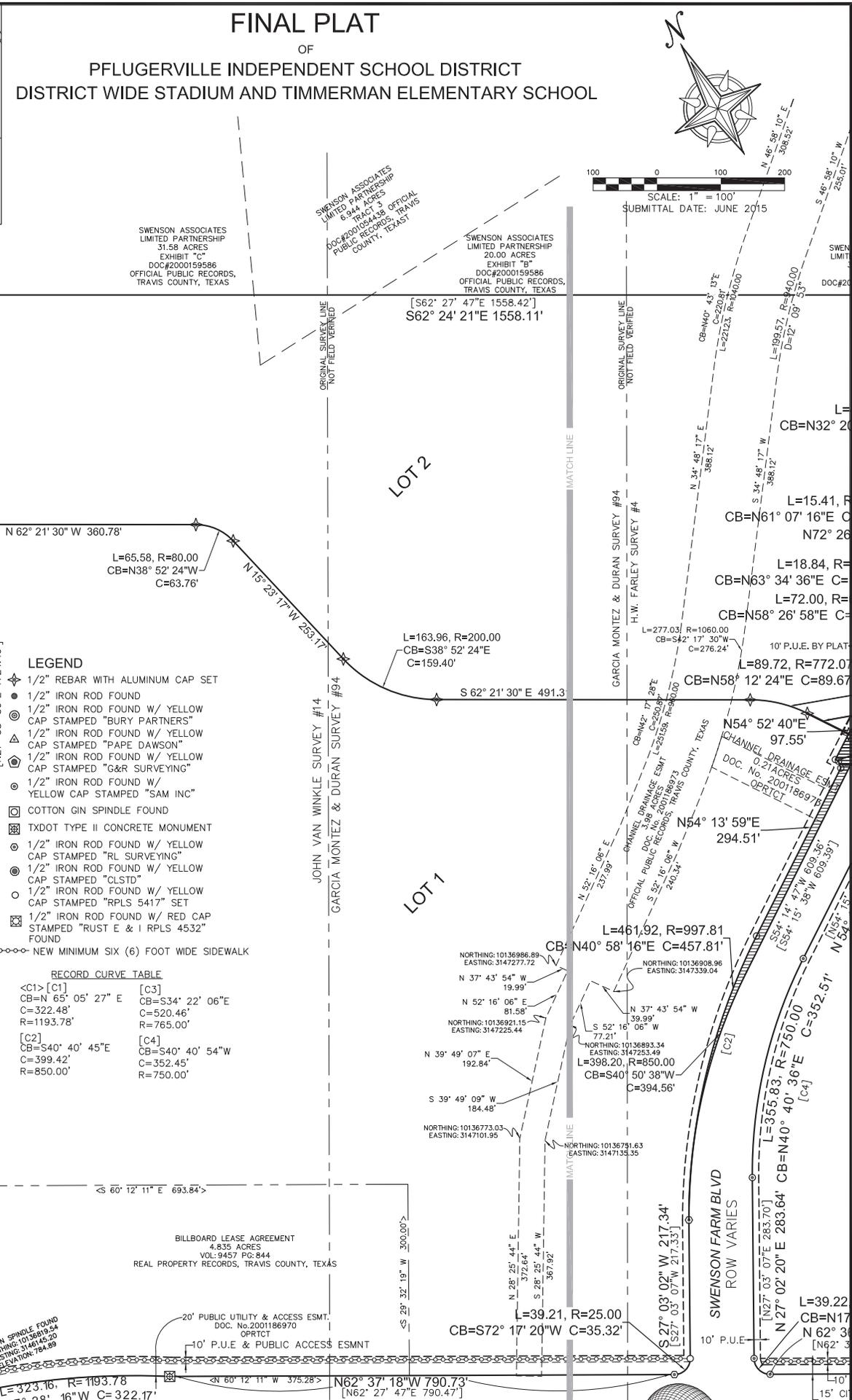
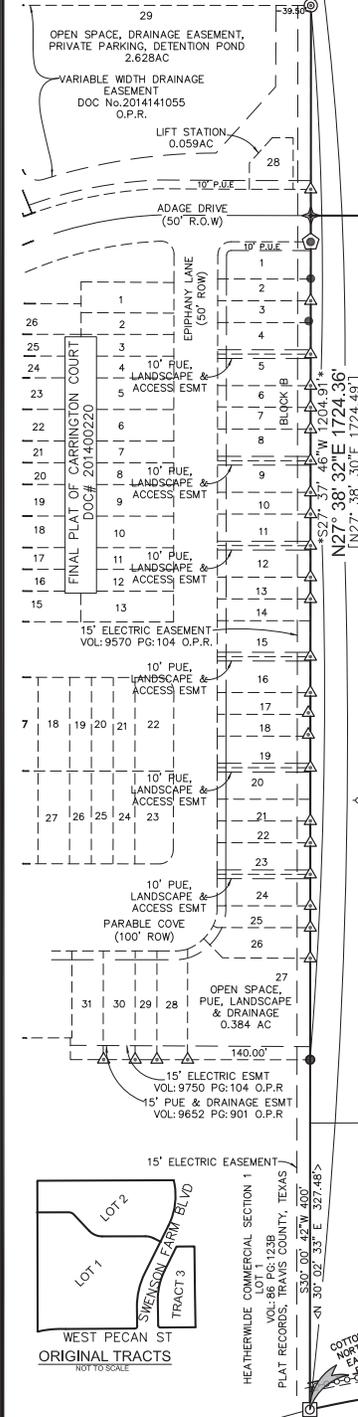


SCALE: 1" = 100'  
SUBMITTAL DATE: JUNE 2015



**LOCATION MAP**  
NOT TO SCALE

ENDED PLAT OF HEATHERWILDE VILLAS FINAL PLAT LOT 1  
DOC No. 200200279  
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



- LEGEND**
- ◆ 1/2" REBAR WITH ALUMINUM CAP SET
  - 1/2" IRON ROD FOUND
  - ⊙ 1/2" IRON ROD FOUND W/ YELLOW CAP STAMPED "BURY PARTNERS"
  - ⊙ 1/2" IRON ROD FOUND W/ YELLOW CAP STAMPED "PAPE DAWSON"
  - ⊙ 1/2" IRON ROD FOUND W/ YELLOW CAP STAMPED "G&R SURVEYING"
  - ⊙ 1/2" IRON ROD FOUND W/ YELLOW CAP STAMPED "SAM INC"
  - ⊙ COTTON GIN SPINDLE FOUND
  - ⊙ TXDOT TYPE II CONCRETE MONUMENT
  - ⊙ 1/2" IRON ROD FOUND W/ YELLOW CAP STAMPED "RL SURVEYING"
  - ⊙ 1/2" IRON ROD FOUND W/ YELLOW CAP STAMPED "CLSTD"
  - ⊙ 1/2" IRON ROD FOUND W/ YELLOW CAP STAMPED "RPLS 5417" SET
  - ⊙ 1/2" IRON ROD FOUND W/ RED CAP STAMPED "RUST E & I RPLS 4532" FOUND
  - ○ ○ ○ NEW MINIMUM SIX (6) FOOT WIDE SIDEWALK

**RECORD CURVE TABLE**

<C1> [C1]	[C3]
CB=N 65° 05' 27" E	CB=S34° 22' 06"E
C=322.48'	R=520.46'
R=1193.78'	R=765.00'
[C2]	[C4]
CB=S40° 40' 45"E	CB=S40° 40' 54"W
C=399.42'	C=352.45'
R=850.00'	R=750.00'

BILLBOARD LEASE AGREEMENT  
4.835 ACRES  
VOL: 9457 PG: 844  
REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

20' PUBLIC UTILITY & ACCESS ESMT.  
DOC. No. 2001186970  
OPRTCT

10' P.U.E. & PUBLIC ACCESS ESMT

**RECORD INFORMATION**

- \* FINAL PLAT OF CARRINGTON COURT DOC #201400220 OPRTCT
- [ ] PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT DOC# 2009135973 OPRTCT
- < > BILL BOARD LEASE AGREEMENT VOL: 9457 PG: 844 RPRTCT
- { } BILL BOARD LEASE AGREEMENT VOL: 9457 PG: 844 RPRTCT

**Gil Engineering Associates Inc.**  
506 E. Braker Lane  
Austin, Texas 78753  
Phone (512) 835-4203  
Fax (512) 835-4407  
SHEET 1 OF 3



**PLAT INFORMATION:**

Owner/Subdivider: Pflugerville Independent School District  
1401 W. Pecan Street  
Pflugerville Texas 78660

Engineer: Gil Engineering Associates Inc.  
506 E. Braker Ln  
Austin, Texas 78753  
Phone: 512-835-4203

Surveyor: Gil Engineering Associates Inc.  
506 E. Braker Ln  
Austin, Texas 78753  
Phone: 512-835-4203

Legal Description: A DESCRIPTION OF 60.181 ACRES OF LAND SITUATED IN THE JOHN VAN WINKLE SURVEY No. 14, THE H.W.FARLEY SURVEY No. 4 AND THE GARCIA MONTEZ AND DURAN SURVEY No. 94, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, CONVEYED TO PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2009135973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 60.181 ACRES CONVEYED TWO (2) SEPARATE TRACTS OF LAND IN SAID DOCUMENT NUMBER 2009135973.

Benchmarks: NORTHING:10136819.54  
EASTING: 3146145.20  
ELEVATION:784.89  
DESCRIPTION: COTTON GIN SPINDLE FOUND

Total Number of Blocks: 1

Total Number of Lots: 3 Total Acreage: 60.181

Residential:	0	Acre(s): 0
Non-Residential:	2	Acre(s): 60.18
Open Space:	0	Acre(s): 0
Detention:	0	Acre(s): 0

**Linear Feet**

Street 1: 0  
Street 2: 0  
Total: 0

**NOTES:**

1. RELEASE OF 30' WIDE ACCESS EASEMENT BY TCR SWENSON TO THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NUMBER 2015154422

**STANDARD PLAT NOTES:**

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE 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 (PROPERTY OWNER(S)), 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 LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE NORTH SIDE OF WEST PECAN STREET. THE MINIMUM SIX (6) FOOT SIDEWALK SHALL BE CONSTRUCTED ALONG THE PROPERTY BORDERS NOT LATER THAN THE ADJACENT SITE DEVELOPMENT.
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 # 1224-09-09-25-0A.
10. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1175-14-06-10. 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.
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
18. DRIVEWAYS ONTO FM1825 (PECAN ST) SHALL BE SUBJECT TO TXDOT APPROVAL.
19. ACCESS THROUGH LOT 2 TO ADAGE DRIVE WILL BE FOR EMERGENCY ONLY, UNLESS OTHERWISE APPROVED BY THE CITY OF PFLUGERVILLE.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, BEING THE OWNER OF A DESCRIPTION OF 60.181 ACRES OF LAND SITUATED IN THE JOHN VAN WINKLE SURVEY No. 14, THE H.W.FARLEY SURVEY No. 4 AND THE GARCIA MONTEZ AND DURAN SURVEY No. 94, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, CONVEYED TO PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2009135973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 60.181 ACRES CONVEYED TWO (2) SEPARATE TRACTS OF LAND IN SAID DOCUMENT NUMBER 2009135973. PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT DOES HEREBY SUBDIVIDE 60.181 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, DISTRICT WIDE STADIUM AND TIMMERMAN ELEMENTARY SCHOOL.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AD

Vernagene Mott, BOARD PRESIDENT OF PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT  
1401 W PECAN  
PFLUGERVILLE, TX 78660

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNAGENE MOTT, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PRINT OR STAMP NAME HERE. MY COMMISSION EXPIRES

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

BY: \_\_\_\_\_  
CHAIRMAN

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

BY: \_\_\_\_\_  
PLANNING DIRECTOR  
ATTEST:

CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA BEBEAUVOIR, 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 \_\_\_\_\_ 2015, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., DULY RECORDED ON THIS \_\_\_\_\_ DAY OF 2015 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 48453C0280 J EFFECTIVE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, DATED AUGUST 18, 2014. THIS PROPERTY IS SITUATED IN ZONE "X".

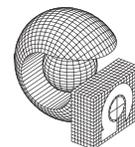
VICTOR M. GIL DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER  
GIL ENGINEERING ASSOCIATES INC.  
506 E. BRAKER LN  
AUSTIN, TEXAS 78753  
(PHONE) 512-835-4203

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT I, VICTOR M. GIL, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOW EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON

VICTOR M. GIL P.E. R.P.L.S.  
GIL ENGINEERING ASSOCIATES INC.  
506 E. BRAKER LN  
AUSTIN, TEXAS 78753  
(PHONE) 512-835-4203



Gil Engineering Associates Inc.  
506 E. Braker Lane  
Austin, Texas 78753  
Phone (512)835-4203  
Fax (512)835-4407  
SHEET 3 OF 3