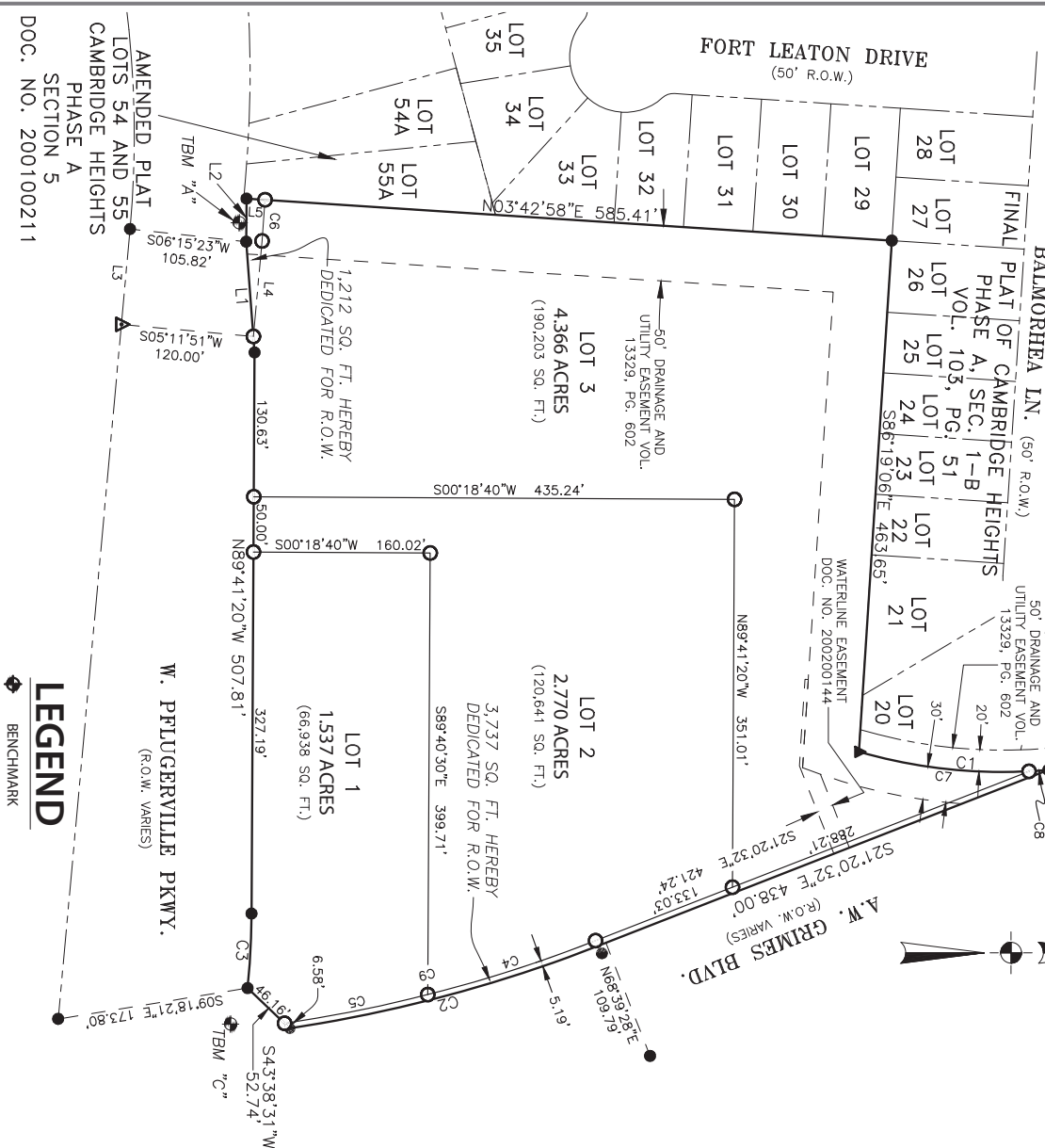
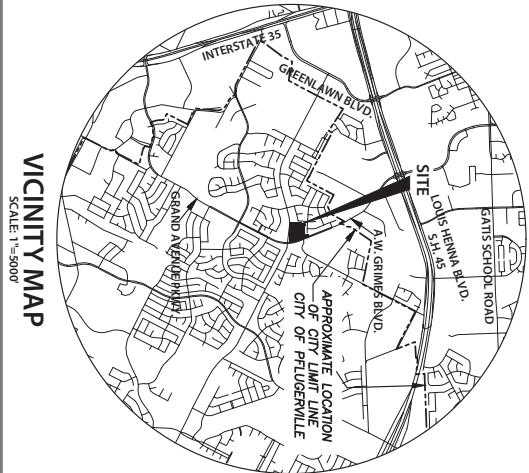


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	465.00'	21°20'24"	173.19'	N05°27'11"E	172.19'
C2	1291.00'	12°49'49"	289.09'	S14°56'35"E	288.49'
C3	723.55'	05°20'56"	67.55'	N86°59'46"W	67.52'
C4	1291.00'	07°10'31"	161.67'	S17°46'14"E	161.57'
C5	1291.00'	05°39'18"	127.42'	S11°21'20"E	127.37'
C6	1060.00'	02°01'07"	37.35'	N85°49'33"W	37.34'
C7	465.00'	19°10'41"	156.65'	N06°32'03"E	154.92'
C8	465.00'	02°09'43"	17.55'	N04°04'10"W	17.54'
C9	1285.81'	13°00'36"	291.97'	S14°51'11"E	291.34'



LINE BEARING	DISTANCE
L1 S85°41'40"W	100.45'
L2 N89°34'39"W	39.00'
L3 N84°48'09"W	86.76'
L4 N84°48'09"W	86.76'
L5 N03°42'58"E	16.78'



VICINITY MAP
SCALE 1"=500'

WASH N ROLL : A REPLAT OF LOT 58, BLOCK B CAMBRIDGE HEIGHTS COMMERCIAL

COMMERCIAL NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY SOUTHWEST WATER COMPANY. 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.) 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 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 ALONG A. W. GRIMES BOULEVARD AND WEST PFLUGERVILLE PARKWAY.
8. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
9. 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.
10. 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.
11. 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.
12. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE. DEVELOPMENT SERVICES. PRIOR TO ANY CONSTRUCTION.
13. ALL PROPOSED FENCES, WALLS AND LANDSCAPING 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.
14. 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.
15. LOT 1, WHICH CONTAINS AN EXISTING BUSINESS, LOT 2 AND LOT 3, SHOWN HEREON, SHALL HAVE USE OF THE DETENTION POND LOCATED ON LOT 3.
16. 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.

LEGEND

- ◆ BENCHMARK
- ▲ CUT "x" IN CONCRETE FOUND
- PK NAIL FOUND
- 1/2" IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- CALCULATED POINT
- LOT BOUNDARY
- EASEMENT

OWNER/SUBDIVIDER: 1900 LAKELINE, LLC
12201 W. PARKER LANE
CEDAR PARK, TEXAS 78613

ENGINEER: KBGE
105 WEST RIVERSIDE DR., STE. 110
AUSTIN, TEXAS 78704

SURVEYOR: KBGE
105 WEST RIVERSIDE DR., STE. 110
AUSTIN, TEXAS 78704

BENCHMARKS:
TBM A: PK NAIL WITH SHINER IN SIDEWALK ON NORTH SIDE OF PFLUGERVILLE PARKWAY, +/- 750' WEST OF A.W. GRIMES BOULEVARD. ELEVATION = 799.93'
TBM B: PK NAIL WITH SHINER IN SIDEWALK AT NORTHWEST CORNER OF INTERSECTION OF PFLUGERVILLE PARKWAY AND A.W. GRIMES BOULEVARD, +/- 9' SOUTH OF TRAFFIC SIGNAL POLE. ELEVATION = 821.18'
TBM C: PK NAIL WITH SHINER IN SIDEWALK AT NORTHWEST CORNER OF INTERSECTION OF PFLUGERVILLE PARKWAY AND A.W. GRIMES BOULEVARD, +/- 9' SOUTH OF TRAFFIC SIGNAL POLE. ELEVATION = 821.18'
NORTHING: 10145836.487 EASTING: 31444495.534

LEGAL DESCRIPTION: 8.673 ACRES OUT OF THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 109 IN TRAVIS COUNTY, TEXAS BEING LOT 58, BLOCK B, FINAL PLAT OF CAMBRIDGE HEIGHTS COMMERCIAL SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200200144, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 3
TOTAL ACREAGE: 8.673

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ §
STATE OF TEXAS §
DATE OF _____ 2017 AD

1900 LAKELINE, LLC
12201 W. PARKER LANE
CEDAR PARK, TEXAS 78613

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 AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:
THAT I, MARK ANTONIO MERCADO, 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

MARK ANTONIO MERCADO
P.L.S. NO. 6330
KBGE SURVEYING
105 W. RIVERSIDE STE. 110
AUSTIN, TX 78704

ENGINEER'S FLOOD PLAIN 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 NO. 484530260J, DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JENNIFER M. GARCIA, PE 106000
KBGE
105 W. RIVERSIDE STE. 110
AUSTIN, TX 78704

APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

TAMMIE WILLIAMSON, CHAIR
EMILY BARRON, PLANNING DIRECTOR
ATTN: KAREN THOMPSON, CITY SECRETARY

ENGINEERING SURVEYING
kbge
KIMBELL | BRUEHL | GARCIA | ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-9400 www.kbge-eng.com
T8PE No. F-12802
T8PLS No. 10193943

APPROVED BY: MM	JOB NUMBER: 189-003	ISSUE DATE: 06-26-17
	SHEET: 1 OF 1	
	DATE	