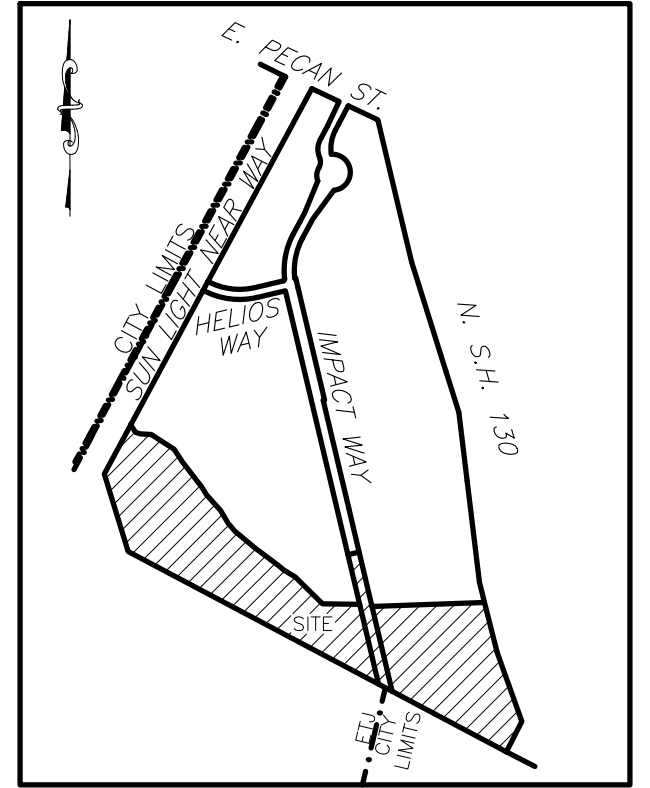
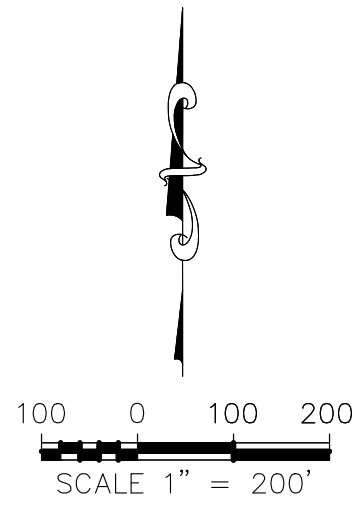


# FINAL PLAT

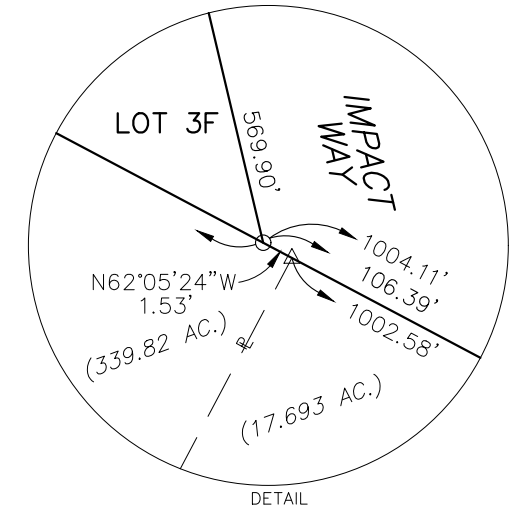
## REPLAT OF LOT 3F – RENEWABLE ENERGY PARK



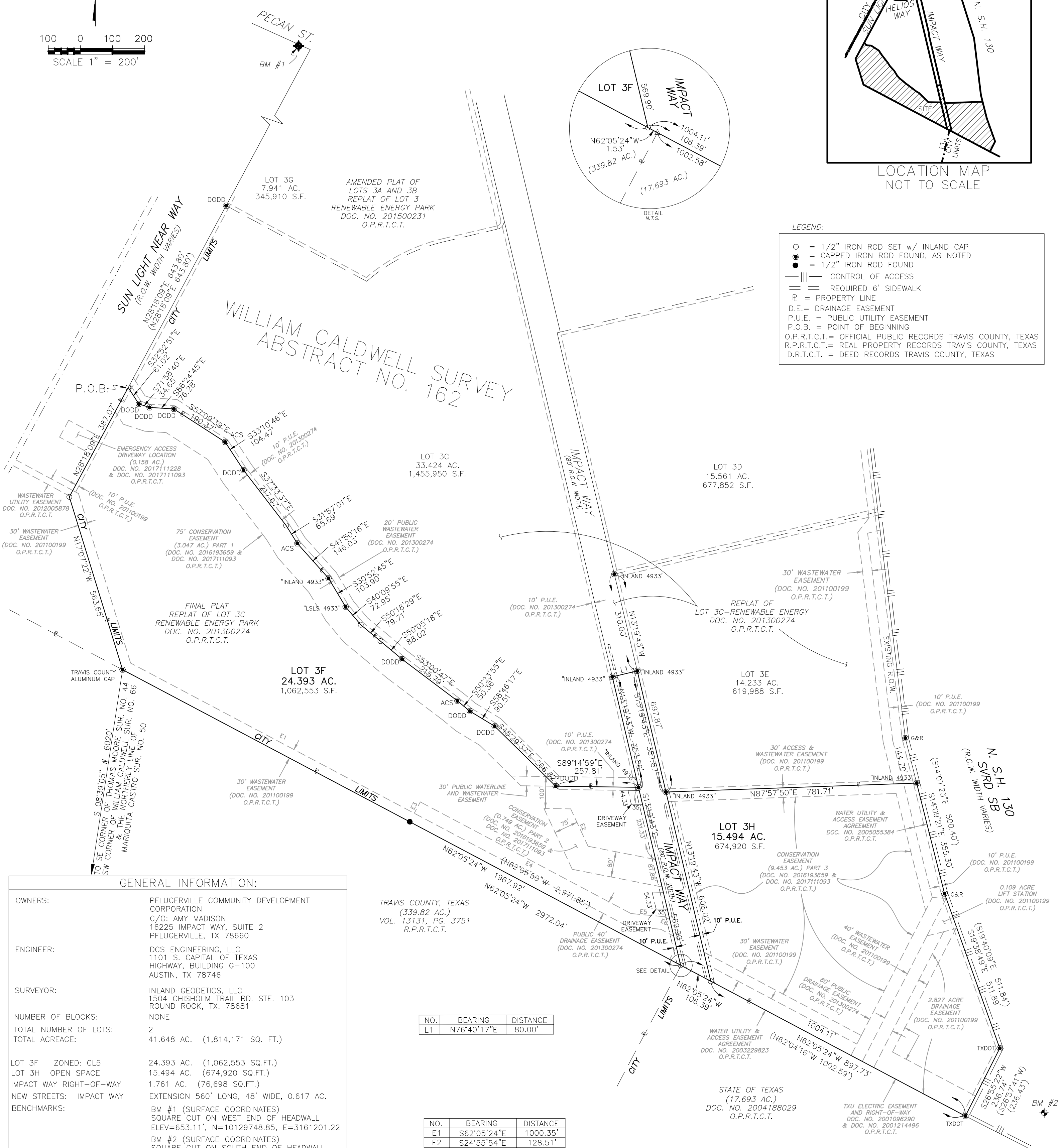
LOCATION MAP  
NOT TO SCALE

**LEGEND:**

- = 1/2" IRON ROD SET w/ INLAND CAP
- = CAPPED IRON ROD FOUND, AS NOTED
- = 1/2" IRON ROD FOUND
- ||| = CONTROL OF ACCESS
- == = REQUIRED 6' SIDEWALK
- = PROPERTY LINE
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS



DETAIL  
N.T.S.



**GENERAL INFORMATION:**

**OWNERS:** PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
C/O: AMY MADISON  
16225 IMPACT WAY, SUITE 2  
PFLUGERVILLE, TX 78660

**ENGINEER:** DCS ENGINEERING, LLC  
1101 S. CAPITAL OF TEXAS  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746

**SURVEYOR:** INLAND GEODETICS, LLC  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681

**NUMBER OF BLOCKS:** NONE

**TOTAL NUMBER OF LOTS:** 2

**TOTAL ACREAGE:** 41.648 AC. (1,814,171 SQ. FT.)

**LOT 3F ZONED: CL5** 24.393 AC. (1,062,553 SQ.FT.)

**LOT 3H OPEN SPACE** 15.494 AC. (674,920 SQ.FT.)

**IMPACT WAY RIGHT-OF-WAY** 1.761 AC. (76,698 SQ.FT.)

**NEW STREETS:** IMPACT WAY EXTENSION 560' LONG, 48' WIDE, 0.617 AC.

**BENCHMARKS:**  
BM #1 (SURFACE COORDINATES)  
SQUARE CUT ON WEST END OF HEADWALL  
ELEV=653.11', N=10129748.85, E=3161201.22  
BM #2 (SURFACE COORDINATES)  
SQUARE CUT ON SOUTH END OF HEADWALL  
ELEV=607.46', N=10125140.52, E=3162834.73  
WILLIAM CALDWELL SURVEY ABSTRACT 162

**PATENT SURVEY:**

**DATE OF PREPARATION:** 01/11/2018

**SUBMITTAL DATE:** 04/23/2018

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:**

TRAVIS COUNTY, TEXAS  
(339.82 AC.)  
VOL. 13131, PG. 3751  
R.P.R.T.C.T.

NO.	BEARING	DISTANCE
L1	N76°40'17"E	80.00'

NO.	BEARING	DISTANCE
E1	S62°05'24"E	1000.35'
E2	S24°55'54"E	128.51'
E3	N27°54'36"E	40.00'
E4	N62°05'24"W	743.24'
E5	N84°35'24"W	104.64'
E6	N62°05'12"W	18.77'

DATE: MAY 24, 2021  
SHEET 1 OF 3

1101 S. CAPITAL OF TEXAS  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746  
Phone (512) 614-6171  
T.B.P.E. FIRM NO. F-13162

PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL # 48453 C 0290 J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99990506.

# FINAL PLAT REPLAT OF LOT 3F – RENEWABLE ENERGY PARK

## LEGAL DESCRIPTION:

DESCRIPTION OF A 41.648 ACRE (1,814,171 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3F OF REPLAT OF LOT 3C – RENEWABLE ENERGY PARK ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201300274 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 41.648 ACRE (1,814,171 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET MARKED "NLAND 4933", BEING THE EASTERLY ROW LINE OF SUN LIGHT NEAR WAY, (RIGHT-OF-WAY WIDTH VARIES), SAME BEING IN THE EASTERLY BOUNDARY LINE OF THAT CALLED 17.800 REMNANT TRACT OF LAND CONVEYED TO TRAVIS COUNTY BY INSTRUMENT RECORDED IN DOCUMENT NO. 1999122493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3C, SAME BEING THE NORTHWESTERLY CORNER OF SAID LOT 3F, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A CAPPED IRON ROD FOUND MARKED "DODD", BEING IN THE EASTERLY BOUNDARY LINE OF SAID REMNANT OF THE 17.800 ACRE TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 3G OF THE AMENDED PLAT OF LOTS 3A AND 3B REPLAT OF LOT 3, RENEWABLE ENERGY PARK SUBDIVISION, RECORDED IN DOCUMENT NO. 201500231 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS N 28°18'09" E AT A DISTANCE OF 643.80 FEET;

THENCE, DEPARTING THE EASTERLY BOUNDARY LINE OF SAID REMNANT OF THE 17.800 ACRE TRACT, WITH THE COMMON BOUNDARY LINE OF SAID LOT 3C AND LOT 3F, THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) S 32°52'51" E FOR A DISTANCE OF 61.02 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 2) S 71°58'40" E FOR A DISTANCE OF 34.65 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 3) S 86°24'45" E FOR A DISTANCE OF 76.28 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 4) S 57°09'39" E FOR A DISTANCE OF 190.37 FEET TO A CAPPED IRON ROD FOUND MARKED "ACS" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 5) S 33°10'46" E FOR A DISTANCE OF 104.47 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 6) S 37°33'37" E FOR A DISTANCE OF 217.67 FEET TO A CAPPED IRON ROD SET MARKED "NLAND 4933" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 7) S 31°57'01" E FOR A DISTANCE OF 65.69 FEET TO A CAPPED IRON ROD FOUND MARKED "ACS" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 8) S 41°50'16" E FOR A DISTANCE OF 146.03 FEET TO A CAPPED IRON ROD FOUND MARKED "NLAND 4933" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 9) S 30°52'45" E FOR A DISTANCE OF 103.90 FEET TO A CAPPED IRON ROD FOUND MARKED "SLS 4933" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 10) S 40°09'55" E FOR A DISTANCE OF 72.95 FEET TO A CAPPED IRON ROD SET MARKED "NLAND 4933" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 11) S 50°18'29" E FOR A DISTANCE OF 79.71 FEET TO A CAPPED IRON ROD SET MARKED "NLAND 4933" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 12) S 50°05'18" E FOR A DISTANCE OF 88.02 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 13) S 53°00'47" E FOR A DISTANCE OF 215.79 FEET TO A CAPPED IRON ROD FOUND MARKED "ACS" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 14) S 50°23'55" E FOR A DISTANCE OF 50.36 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 15) S 58°46'17" E FOR A DISTANCE OF 90.51 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 16) S 45°29'37" E FOR A DISTANCE OF 266.82 FEET TO A CAPPED IRON ROD FOUND MARKED "DODD" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 17) S 89°14'59" E FOR A DISTANCE OF 257.81 FEET TO A CAPPED IRON ROD FOUND MARKED "NLAND 4933" BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3C, SAME BEING AN ANGLE POINT OF SAID LOT 3F ALSO BEING IN THE PROPOSED ROW LINE OF IMPACT WAY (80' RIGHT-OF-WAY WIDTH), FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 18) DEPARTING SAID LOT 3F, WITH SAID PROPOSED ROW LINE, N 13°19'43" W FOR A DISTANCE OF 353.86 TO A CAPPED IRON ROD FOUND MARKED "NLAND 4933" FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWESTERLY CORNER OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF IMPACT WAY (80' RIGHT-OF-WAY WIDTH), SAME BEING THE NORTHWESTERLY CORNER OF SAID PROPOSED IMPACT WAY;
  - 19) THENCE, DEPARTING SAID LOT 3C, WITH SAID EXISTING AND PROPOSED ROW LINE OF SAID IMPACT WAY, N 76°40'17" E FOR A DISTANCE OF 80.00 FEET TO A CAPPED IRON ROD FOUND MARKED "NLAND 4933", BEING IN THE WESTERLY BOUNDARY LINE OF LOT 3E OF SAID REPLAT OF LOT 3C, SAME BEING THE SOUTHEASTERLY CORNER OF SAID EXISTING IMPACT WAY, ALSO BEING THE NORTHEASTERLY CORNER OF SAID PROPOSED IMPACT WAY;
  - 20) THENCE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 3E AND THE PROPOSED ROW LINE OF SAID IMPACT WAY, S 13°19'43" E FOR A DISTANCE OF 387.87 FEET TO A CAPPED IRON ROD FOUND MARKED "NLAND 4933", FOR THE SOUTHWESTERLY CORNER OF SAID LOT 3E AND THE NORTHWESTERLY CORNER OF SAID LOT 3H;
  - 21) THENCE, DEPARTING SAID PROPOSED ROW LINE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 3E AND LOT 3H, N 87°57'50" E FOR A DISTANCE OF 781.71 FEET TO A CAPPED IRON ROD FOUND MARKED "NLAND 4933", BEING IN THE EXISTING WESTERLY ROW LINE OF S.H 130 (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3E, ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 3H, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, WITH SAID EXISTING ROW LINE, SAME BEING THE EASTERLY BOUNDARY LINE OF SAID LOT 3H THE FOLLOWING THREE (3) COURSES:
- 22) S 14°09'21" E FOR A DISTANCE OF 355.30 FEET TO A CAPPED IRON ROD FOUND MARKED "G&R", FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 23) S 19°38'49" E FOR A DISTANCE OF 511.89 FEET TO CAPPED IRON ROD FOUND MARKED "TXDOT", FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
  - 24) S 26°55'22" W FOR A DISTANCE OF 236.74 FEET TO A CAPPED IRON ROD FOUND MARKED "TXDOT", IN THE NORTHERLY BOUNDARY LINE OF THAT CALLED 17.693 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004188029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 3H, FOR THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
  - 25) THENCE, DEPARTING THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID S.H. 130, WITH THE NORTHERLY BOUNDARY LINE OF SAID 17.693 ACRE TRACT, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 3H, N 62°05'24" W, PASSING AT A DISTANCE OF 897.73 FEET TO A CAPPED IRON ROD SET MARKED "NLAND 4933", BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3H AND SAID PROPOSED IMPACT WAY, PASSING AT A DISTANCE OF 1,002.58 FEET FOR THE CALCULATED NORTHWESTERLY CORNER OF SAID 17.693 ACRE TRACT, SAME BEING THE MOST NORTHEASTERLY CORNER OF THAT CALLED 339.82 ACRE TRACT OF LAND CONVEYED TO TRAVIS COUNTY, TEXAS BY INSTRUMENT RECORDED IN VOLUME 13131, PAGE 3751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, PASSING AT A DISTANCE OF 1004.11 FEET TO A CAPPED IRON ROD SET MARKED "NLAND 4933", BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3F AND SAID PROPOSED IMPACT WAY, CONTINUING FOR A TOTAL DISTANCE OF 2,972.04 FEET TO A CAPPED IRON ROD FOUND MARKED "TRAVIS COUNTY", BEING THE SOUTHEASTERLY CORNER OF SAID 17.800 REMNANT TRACT, SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUN LIGHT NEAR WAY, BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 3F, FOR THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

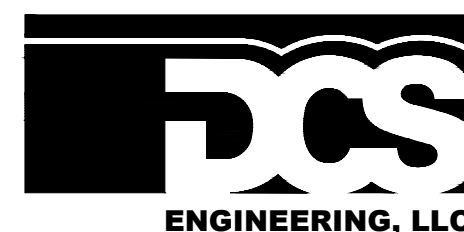
THENCE, WITH THE EASTERLY BOUNDARY LINE OF SAID REMNANT TRACT, BEING SAID EASTERLY RIGHT-OF-WAY LINE, SAME BEING THE WESTERLY BOUNDARY LINE OF SAID LOT 3F, THE FOLLOWING TWO (2) COURSES:

- 26) N 17°07'22" W FOR A DISTANCE OF 563.65 FEET, TO A CAPPED IRON ROD SET MARKED "NLAND 4933", FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
- 27) N 28°18'09" E FOR A DISTANCE OF 387.07 FEET TO THE POINT OF BEGINNING, CONTAINING 41.648 ACRES (1,814,171 SQUARE FEET) OF LAND, MORE OR LESS.

## 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.
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 [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 BOTH SIDES OF THE STREET.
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. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF SH 130 COMMERCE CENTER.
19. TEMPORARY PRIVATE ACCESS EASEMENTS ON LOT 3C AND LOT 3F HAVE BEEN REMOVED WITH THE RECORDATION OF THIS PLAT.
20. TEMPORARY PUBLIC ACCESS EASEMENTS ON LOT 3C AND LOT 3F HAVE BEEN REMOVED WITH THE RECORDATION OF THIS PLAT.
21. OWNER/DEVELOPER OF LOT 3F SHALL CONVEY DRAINAGE UNDERGROUND, INCLUDING THE 100-YEAR STORM EVENT FLOWS TO THE REGIONAL DETENTION POND AND CONSTRUCT A CONCRETE PILOT CHANNEL AT A MINIMUM 0.5% SLOPE TO DISCHARGE FLOWS FROM SMALLER STORM EVENTS.
22. ANY PROPOSED ACCESS TO SH 130 CORRIDOR REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
23. A LICENSE AGREEMENT WILL BE REQUIRED FOR ANY LANDSCAPING, IRRIGATION OR OTHER BEAUTIFICATION IMPROVEMENTS INSTALLED WITHIN IMPACT WAY RIGHT-OF-WAY.
24. ANY FUTURE EXTENSION OF IMPACT WAY WHICH CROSSES OVER THE EXISTING DRAINAGE EASEMENT SHALL PROVIDE CULVERTS OR OTHER APPROPRIATE DRAINAGE STRUCTURE TO MAINTAIN FLOW TO THE DETENTION POND ON LOT 3H.
25. 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.

DATE: MAY 24, 2021  
SHEET 2 OF 3



1101 S. CAPITAL OF TEXAS  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746  
Phone (512) 614-6171  
T.B.P.E. FIRM NO. F-13162



**FINAL PLAT  
REPLAT OF LOT 3F-  
RENEWABLE ENERGY PARK**

OWNER'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

WE, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION (PCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH AMY MADISON, EXECUTIVE DIRECTOR OF PCDC, A TEXAS LIABILITY COMPANY, ITS GENERAL PARTNER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE (LOT 3F, ROW, AND LOT 3H) 41.648 ACRE TRACT BEING OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, OF THE DEED RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201300023, DOES HEREBY SUBDIVIDE 41.648 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT REPLAT OF LOT 3F-RENEWABLE ENERGY PARK, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AMY MADISON, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS 10<sup>th</sup> DAY OF September, 2021.

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

Amy Madison  
AMY MADISON, EXECUTIVE DIRECTOR OF  
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

STATE OF TEXAS:

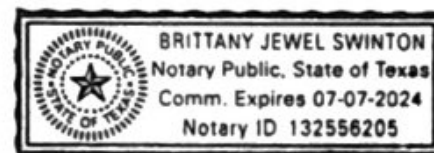
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMY MADISON, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, 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 10<sup>th</sup> DAY OF September, 2021, A.D.

NOTARY PUBLIC IN HAND AND FOR TRAVIS COUNTY, TEXAS

B. Swinton  
NOTARY SIGNATURE AND DATE



TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 \_\_\_\_\_ A.D. 2021, AT \_\_\_\_\_ O'CLOCK .PM., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT I, M. STEPHEN TRUESDALE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND MADE IN FEBRUARY 2018, 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.

M. Stephen Truesdale 9 Sep 2021  
M. STEPHEN TRUESDALE DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
STATE OF TEXAS  
FIRM REGISTRATION NO. 100591-00



ENGINEER'S 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 NUMBER 48453C0290 J, AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

Darren Strozewski 9/19/21  
DARREN STROZEWSKI DATE  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 87908



CITY CERTIFICATION FOR FINAL PLAT:

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

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

DATE: MAY 24, 2021  
SHEET 3 OF 3



1101 S. CAPITAL OF TEXAS  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746  
Phone (512) 614-6171  
T.B.P.E. FIRM NO. F-13162

