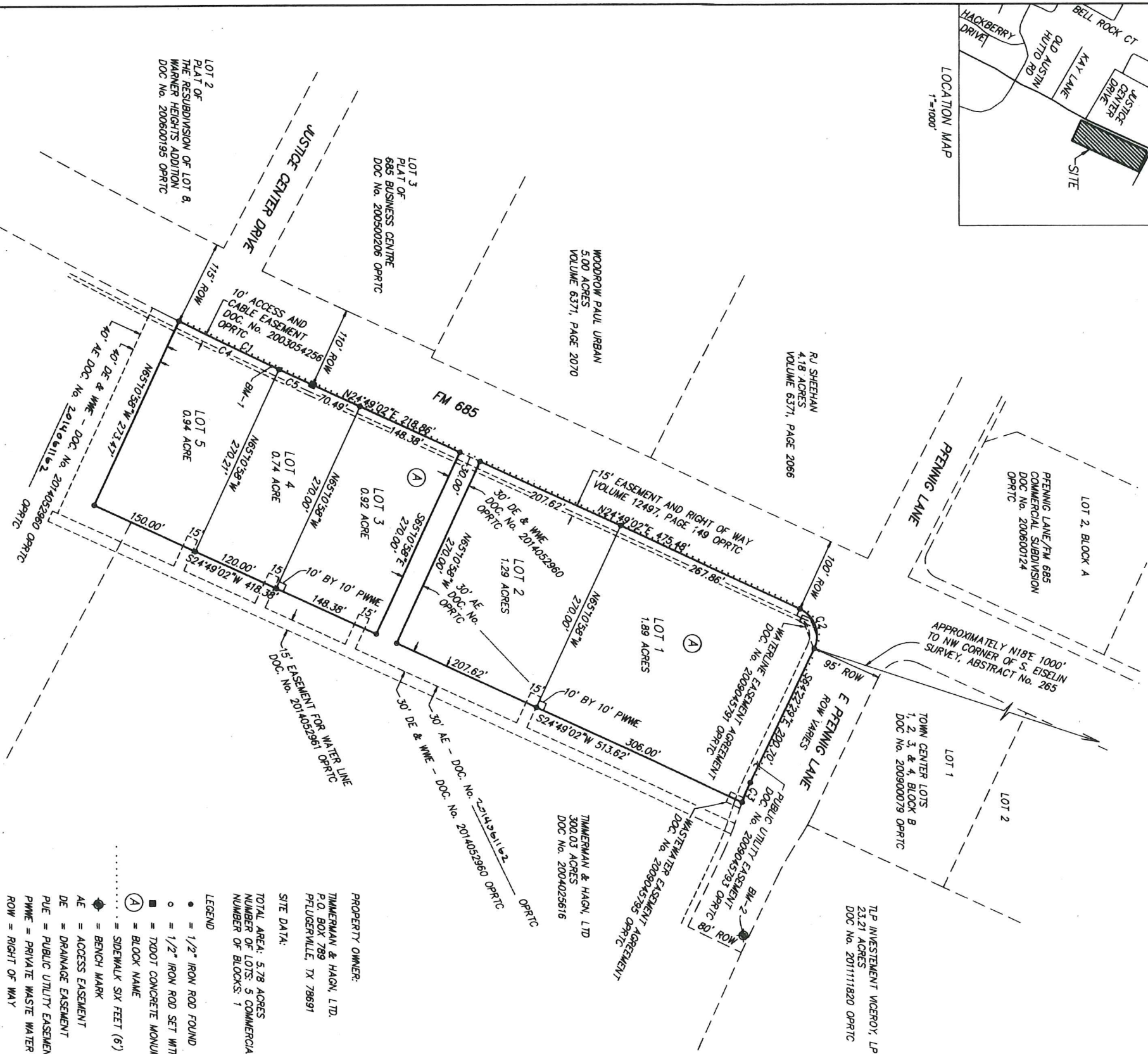
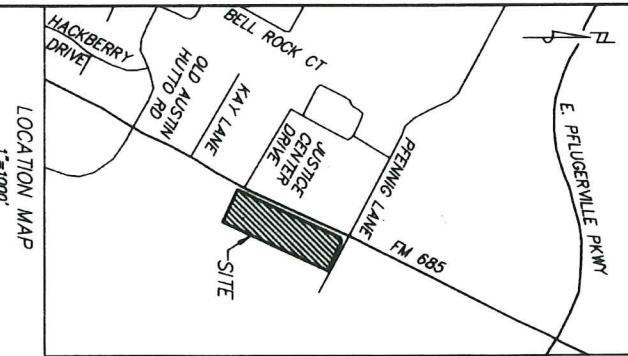


FINAL PLAT OF
TOWN CENTER 2
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS



CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	199.55	5729.58	159.44°	N25°48'54.7"E	199.54
C2	63.40	40.00	90°48'31"	N70°13'16"E	56.97
C3	28.78	300.00	57°29'50"	S67°07'50"E	28.77
C4	150.04	5729.58	130.01°	N26°03'45"E	150.04
C5	49.51	5729.58	029°42°	N25°03'53"E	49.51

BENCH MARKS
 BM-1 ALUMINUM DISK 3.5" DIAMETER
 NORTHING: 10137418.97'
 EASTING: 3153662.38'
 ELEVATION: 729.86' NGVD 83
 BM-2
 NORTHING: 10138053.80'
 EASTING: 3156632.35'
 ELEVATION: 705.52' NGVD 83

TIMMERMAN & HAQN, LTD
 158.22 ACRES
 VOLUME 8394, PAGE 544

PROPERTY OWNER:
 TIMMERMAN & HAQN, LTD.
 P.O. BOX 789
 PFLUGERVILLE, TX 78691

SITE DATA:
 TOTAL AREA: 5.78 ACRES
 NUMBER OF LOTS: 5 COMMERCIAL
 NUMBER OF BLOCKS: 1

- LEGEND**
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
 - = TxDOT CONCRETE MONUMENT FOUND
 - ⊙ = BLOCK NAME
 - ⋯ = SIDEWALK SIX FEET (6') WIDE REQUIRED
 - ◆ = BENCH MARK
 - AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - PWME = PRIVATE WASTE WATER EASEMENT
 - ROW = RIGHT OF WAY
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

BRIEF LEGAL DESCRIPTION:

3.18 ACRES OUT OF THE SEFRIN EISELIN SURVEY NO. 4, ABSTRACT NO. 265, BEING A PORTION OF THAT CERTAIN TRACT CONVERTED TO TIMMERMAN & HAQN, LTD. BY DOCUMENT NO. 2004025616 AND A PORTION OF THAT CERTAIN TRACT CONVERTED TO TIMMERMAN & HAQN, LTD. BY VOLUME 8394, PAGE 544 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND

2.60 ACRES OUT OF THE SEFRIN EISELIN SURVEY NO. 4, ABSTRACT NO. 265, BEING A PORTION OF THAT CERTAIN TRACT CONVERTED TO TIMMERMAN & HAQN, LTD. BY DOCUMENT NO. 2004025616 AND A PORTION OF THAT CERTAIN TRACT CONVERTED TO TIMMERMAN & HAQN, LTD. BY VOLUME 8394, PAGE 544 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

REVISION DATE DESCRIPTION

KW BY

SHEET 1 OF 2 SHEETS

DATE: FEBRUARY 27, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

1212 E. BRAKER LAKE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

F-9784

RJ SURVEYING & ASSOCIATES, INC.

1212 E. BRAKER LAKE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

RECEIVED
 APR 30 2014

FINAL PLAT OF
TOWN CENTER 2

APPROVED THIS _____ DAY OF _____ 20____ 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

OWNER'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT TIMMERMAN HAZEN DEVELOPMENT, LLC, BEING THE OWNER OF 5.78
ACRES OF LAND OUT OF THE SEFRIN EISELIN SURVEY NO. 4, ABSTRACT NO.
285, SAME BEING CONVERTED BY DEED OF RECORD IN DOCUMENT NO. 201001574
101051254 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS, DOES HEREBY SUBDIVIDE 5.78 ACRES OF LAND IN ACCORDANCE WITH
THIS PLAT TO BE KNOWN AS "TOWN CENTER 2" AND DOES HEREBY
DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN
HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE
GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 24 DAY OF April, 2014

[Signature]

TIMMERMAN, MANAGER
TIMMERMAN HAZEN DEVELOPMENT, LLC
P.O. BOX 789
PFLUGERVILLE, TX 78691

ACKNOWLEDGMENT:

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED TIM TIMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND KNOWN TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION
THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF
April, 2014

SEAL

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



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 NO. 48453G0280H, EFFECTIVE DATE SEPTEMBER 26,
2008 FOR TRAVIS COUNTY, TEXAS.

I, R. BRENT JONES, 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.

R.B. Jones 4/23/14

R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER NO. 92871
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, J. KENNETH WEGAND, 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 KNOWN EASEMENTS WITHIN THE BOUNDARY
OF THE PLAT ARE SHOWN HEREON.

[Signature] APR 23 2014

J. KENNETH WEGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS



THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY,

TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____
20____ A. D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS,
PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND
THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF THE SAID COURT.

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

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOUR, 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 THE _____ DAY OF _____
20____ A. D. AT _____ O'CLOCK ____ M, OF SAID COUNTY AND STATE IN
DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: FEBRUARY 27, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
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SHEET 2 OF 2 SHEETS

DATE	ADDRESS	CITY COMMENTS	KW	BY
MAR 27 2014	ADDRESS	CITY COMMENTS	KW	BY
PERSON DATE	DESCRIPTION			

1. THIS PLAT USES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND 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 NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO ANY APPROVED SEWER SYSTEM.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
7. 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. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
8. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
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 GUIDELINES.
10. 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. A 10 FOOT PUE SHALL BE DEMARCATED ALONG STREET FRONTAGE.
11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
12. A SIDEWALK WITH A MINIMUM WIDTH OF SIX FEET SHALL BE INSTALLED ALONG FM 685, E PENDING LANE, AND ALONG ALL ACCESS EASEMENTS. DRIVEWAY ACCESS TO FM 685 IS PROHIBITED FROM LOTS 1, 2, 3, 4, AND 5. DRIVEWAY ACCESS TO E PENDING LANE FROM LOT 1, BLOCK A, IS PROHIBITED.
13. THE EASEMENTS FOR ACCESS, DRAINAGE AND WASTEWATER WILL BE MAINTAINED BY THE OWNERS OF THE LOTS WITHIN THIS PLAT IN ACCORDANCE WITH A DECLARATION OF EASEMENTS, CONDITIONS AND RESTRICTIONS TO BE FILED AND RECORDED WITH THE FINAL PLAT. DEVELOPED FLOWS FOR THIS FINAL PLAT SHALL BE IN COMPLIANCE WITH THE TIMMERMAN TOWNCENTER DETENTION BASIN ANALYSIS DATED OCTOBER 2007 BY PAPE-DANWSON OR ON-SITE DETENTION SHALL BE PROVIDED.
14. ALL DRIVEWAY AND ACCESS DRIVE LOCATIONS OF FM 685 REQUIRES THE APPROVAL OF TCEQ. NO DRIVEWAY ACCESS DRIVES WILL BE PERMITTED WITH THE SUBDIVISION CONSTRUCTION PLANS OR FINAL PLAT WITHOUT THE FORMAL APPROVAL OF TCEQ. FINAL PLAT APPROVALS, SUBDIVISION CONSTRUCTION PERMITS AND SITE DEVELOPMENT PERMITS ARE ALL SUBJECT TO RIGHT OF WAY DEDICATION PER THE LATEST APPROVED TIA FOR THIS PROJECT. COMMUNITY IMPACT FEES FOR EACH LOT SHALL BE PAID AT TIME OF BUILDING PERMIT AND AT THE ASSESSED RATE ESTABLISHED IN ORDINANCE NO. 891-07-06-26.