

FINAL PLAT REPLAT OF COSTCO WHOLESALE PFLUGERVILLE ADDITION, LOT 2, BLOCK A

Prepared: September 16, 2018

Orientation for this survey is based upon the State Plane Coordinate System
NAD83 (4203 Texas Central Zone). All distances shown hereon are surface values.
Combined Scale Factor: 0.99989724

BENCHMARK (BM1)
2" Brass disk set on top of curb at Southern tip of curb island on Colorado Sand Drive near the South corner of the subject property
NAVD 1988 Elevation: 734.71 ft.
NAD83 State Plane Coordinates (4203 - Texas Central Zone)
North: 10,144,206.06'
East: 3,160,301.36'

BENCHMARK (BM2)
2" Brass Disk set on top of concrete apron over drainage on South side of shared access road near the Northwest corner of subject property
NAVD 1988 Elevation: 722.05 ft.
NAD83 State Plane Coordinates (4203 - Texas Central Zone)
North: 10,144,762.81'
East: 3,159,836.53'

**LOT 1
BLOCK A
COSTCO WHOLESALE
PFLUGERVILLE ADDITION
DOCUMENT NO. 201800016**

COSTCO WHOLESALE CORPORATION
DOCUMENT NO. 2018006214

(0.1618 Acre)
Public
Wastewater Pipeline Easement
Agreement
Document No. 2018076024

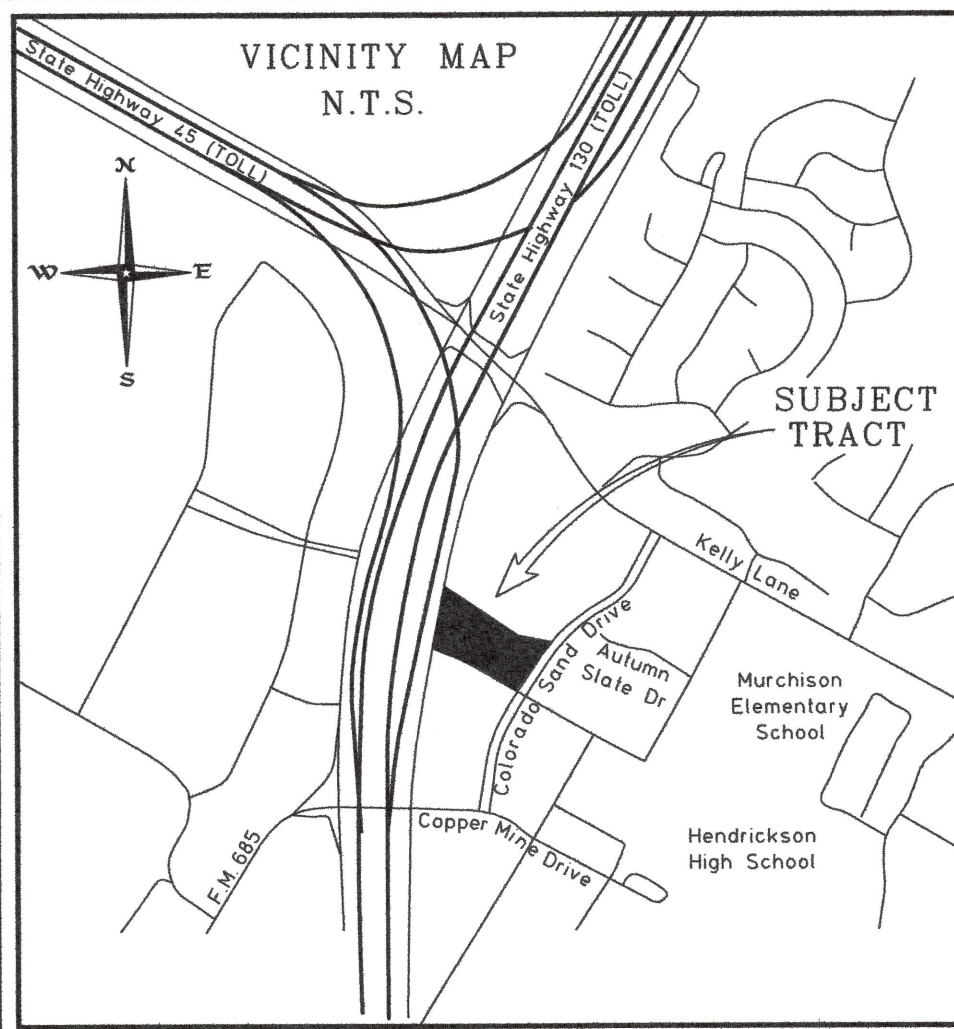
10' Public Utility Easement
per plat
Document No. 201800016

calculated point
in position of
1/2" iron rod
imprinted "Holt Carson, Inc."
found on October 30, 2017

FINAL PLAT
CORNERSTONE AT KELLY LANE
COLORADO SAND
RIGHT OF WAY DEDICATION
DOCUMENT NO. 201300099

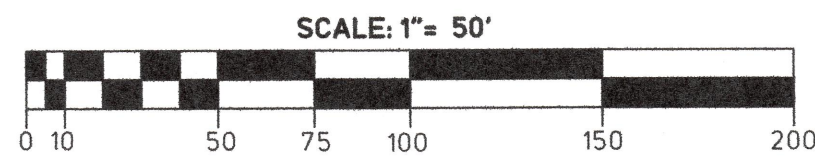
LOT 1
BLOCK "A"
FINAL PLAT
CORNERSTONE AT KELLY LANE
PHASE 3
DOCUMENT NO. 201700222

NUMBERED COURSES	
1	S 18°02'02" W - 30.53'
2	S 71°57'58" E - 15.00'
3	S 18°02'04" W - 2.71'
4	S 19°24'14" E - 27.02'
5	S 8°27'20" W - 68.16'
6	S 10°11'30" W - 269.81'
7	N 62°11'08" W - 15.74'
8	N 10°11'30" E - 264.82'
9	N 8°27'20" E - 64.21'
10	N 19°24'15" W - 28.38'
11	N 18°02'04" E - 7.79'
12	S 45°03'02" W - 91.87'
13	N 62°11'11" W - 20.94'
14	N 45°03'02" E - 91.67'
15	N 18°13'55" E - 1.93'
16	N 62°01'26" W - 43.18'
17	N 27°58'34" E - 20.00'
18	S 62°01'26" E - 42.84'



LOT SUMMARY	
Total Number of Lots = 3	
Lot 2A = 1.003 Acres = 43,672 Square Feet	
Lot 2B = 1.212 Acres = 52,812 Square Feet	
Lot 2C = 1.877 Acres = 81,766 Square Feet	
Total Area = 178,250 Square Feet = 4.092 Acres	
Lots 2A, 2B and 2C Commercial Use	

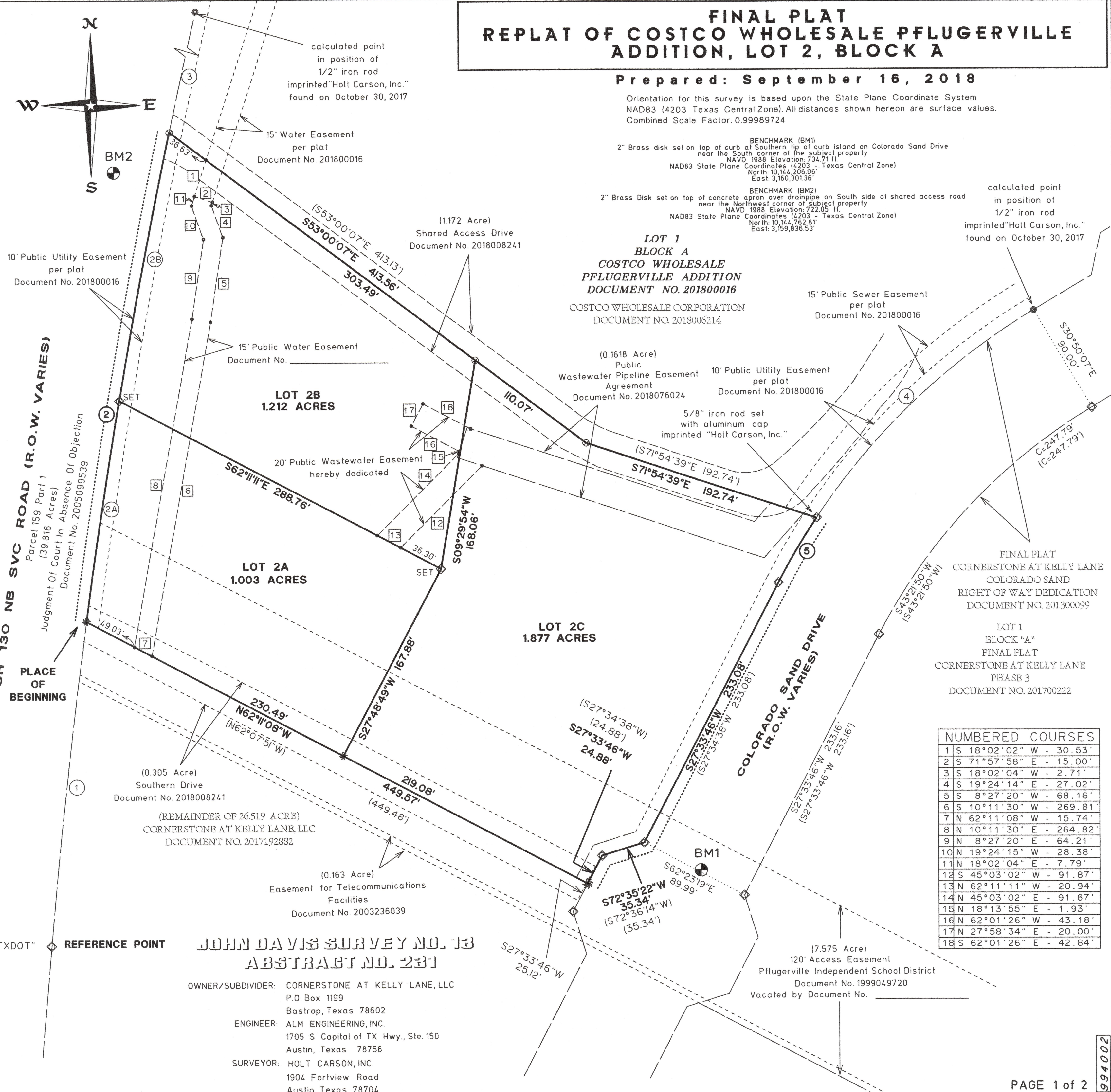
PUBLIC RIGHT-OF-WAY FRONTAGE TABLE	
N SH 130 NB SVC ROAD	395.24 FT.
COLORADO SAND DRIVE	342.50 FT.
TOTAL FRONTAGE	737.74 FT.



- Legend**
- ◆ 1/2" Iron Rod Found or Set with plastic cap imprinted with "Holt Carson, Inc." unless otherwise noted
 - ⊗ 2" Aluminum Disk Set in concrete
 - ⊛ Cotton Gin Spindle Set
 - ⊙ Elevation Benchmark
 - Proposed Concrete Sidewalk (Record Bearing and Distance)

CURVE DATA

① Δ= 2°47'32" R= 5329.58' (5329.58') T= 129.89' C= 259.71' A= 259.74' CB= N06°19'16"E	② Δ= 4°14'56" R= 5329.58' (5329.58') T= 197.71' C= 395.15' A= 395.24' CB= N09°50'31"E
2A Δ= 1°54'38" R= 5329.58' T= 88.86' C= 177.70' A= 177.71' CB= N8°40'21"E	2B Δ= 2°20'19" R= 5329.58' T= 108.78' C= 217.51' A= 217.53' CB= N10°47'49"E
③ Δ= 9°40'20" R= 5329.58' T= 450.92' C= 898.63' A= 899.70' CB= N16°48'09"E	④ Δ= 25°20'55" R= 545.00' (545.00') T= 122.56' C= 239.15' A= 241.12' CB= N46°29'26"E
⑤ Δ= 6°15'11" R= 545.00' (545.00') T= 29.77' C= 59.45' A= 59.48' (59.48') CB= S30°41'23"W	



JOHN DAVIS SURVEY NO. 13 ABSTRACT NO. 231

OWNER/SUBDIVIDER: CORNERSTONE AT KELLY LANE, LLC
P.O. Box 1199
Bastrop, Texas 78602

ENGINEER: ALM ENGINEERING, INC.
1705 S Capital of TX Hwy., Ste. 150
Austin, Texas 78756

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

FINAL PLAT
REPLAT OF COSTCO WHOLESALERE PFLUGERVILLE
ADDITION, LOT 2, BLOCK A

Prepared: September 16, 2018

FIELD NOTE DESCRIPTION OF 4.092 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO.13,

ABSTRACT NO.231 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, COSTCO WHOLESALERE PFLUGERVILLE ADDITION A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO.2018000016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT THAT CERTAIN (26.519 ACRE) TRACT OF LAND AS CONVEYED TO CORNERSTONE AT KELLY LANE, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO.2017192882 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod with an aluminum cap imprinted "TXD0T" found in the East right-of-way line of State Highway 130, same being a point in the West line of that certain (26.519 acre) tract of land as conveyed to Cornerstone at Kelly Lane, LLC by Special Warranty Deed recorded in Document No. 2017192882 of the Official Public Records of Travis County, Texas;

THENCE with the East right-of-way line of State Highway 130 and said (26.519 acre) tract, along a curve to the right with a radius of 5239.58 ft. for an arc length of 259.74 ft. and which chord bears, N 06 deg 19'16" E 259.71 ft. to a cotton gin spindle set in asphalt at the Southwest corner of Lot 2, Block A, Costco Wholesale Pflugerville Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 2018000016 of the Official Public Records of Travis County, Texas and being the Southwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE continuing with the East right-of-way line of State Highway 130 and said (26.519 acre) tract and with the West line of said Lot 2, along a curve to the right with a radius of 5239.58 ft. for an arc length of 395.24 ft. and which chord bears, N 09 deg.50'31" E 395.15 ft. to a 2" aluminum disk set in concrete for the Northwest corner of said Lot 2, same being the Southwest corner of Lot 1, Block A, Costco Wholesale Pflugerville Addition and the Northwest corner of the herein described tract;

THENCE leaving the East right-of-way line of State Highway 130 and crossing through the interior of said (26.519 acre) tract with the common lines of said Lot 1 and Lot 2, the following two (2) courses:

- 1.) S 53 deg.00'07" E 413.56 ft. to a 2" aluminum disk set in concrete.
- 2.) S 71 deg.54'39" E 192.74 ft. to a 5/8" iron rod with a plastic cap imprinted "Holt Carson, Inc.," set in the Northwest right-of-way line of Colorado Sand Drive, same being a point in the East line of said (26.519 acre) tract, also being the Southeast corner of said Lot 1 and also being the Northeast corner of said Lot 2 and the Northeast corner of the herein described tract;
- THENCE with the Northwest right-of-way line of Colorado Sand Drive and with the East lines of said (26.519 acre) tract and said Lot 2, the following four (4) courses:
 - 1.) Along a curve to the left with a radius of 545.00 ft. for an arc length of 59.48 ft. and which chord bears, S 30 deg.41'23" W 59.45 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency.
 - 2.) S 27 deg.33'46" W 233.08 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.,"
 - 3.) S 72 deg.35'22" W 35.34 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc.,"
 - 4.) S 27 deg.33'46" W 24.88 ft. to a cotton gin spindle set for the Southeast corner of said Lot 2 and being the Southeast corner of the herein described tract, from which a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc." bears, S 27 deg.33'46" W 25.12 ft.

THENCE re-crossing through the interior of said (26.519 acre) tract with the South line of said Lot 2, N 62 deg.11'08" W 449.57 ft. to the PLACE OF BEGINNING and containing 4.092 acres of land.

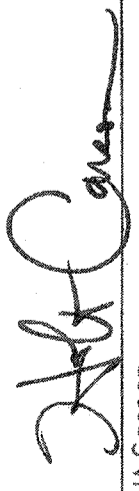
Easement Note:
This tract is NOT subject to that certain electric power and communications lines easement as set forth in INSTRUMENT recorded in Volume 12302, Page 174 of the Real Property Records of Travis County, Texas, as affected by instruments recorded in Document Nos. 2001214496 and 2004113828 both of the Official Public Records of Travis County, Texas and incorrectly depicted on the plat of Costco Wholesale Pflugerville Addition, recorded in Document No. 2018000016 of the Official Public Records of Travis County, Texas.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

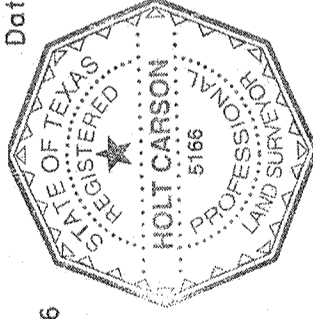
KNOW ALL MEN BY THESE PRESENTS:

I, Holt Carson, 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 all City of Pflugerville, Texas Codes and Ordinances and that all known easements within the boundary are shown hereon.


Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0390

9-17-2018

Date




ENGINEER'S CERTIFICATION

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS:

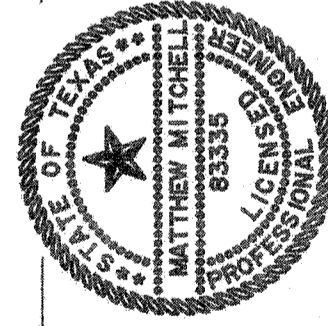
I, Matthew Mitchell, am authorized under the laws of the State of Texas to practice the profession of engineering and do hereby certify that this plat is feasible from an engineering standpoint, and is true and correct to the best of my knowledge.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0280 J, dated August 18, 2014.


Matthew Mitchell P.E. No. 83335
ALM ENGINEERING, INC. F-3565
1705 S Capital of TX Hwy, Suite 150
Austin, Texas 78746
(512) 431-9600

9-24-2018

Date



STANDARD FINAL PLAT 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 properly 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. 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 SA.
9. The assessed Community Impact Fee rate for water and wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1179-14-06-10. Community impact fees for individual lots shall be paid prior to the issuance of any building permit.
10. This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
11. 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.
12. 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.
13. 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.
14. Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
15. 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.
16. The City of Pflugerville 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.
17. All future driveways fronting N SH 130 NB SVC ROAD shall obtain approval from TXD0T.

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *


KNOW ALL MEN BY THESE PRESENTS:

That, Cornerstone at Kelly Lane, LLC acting by and through its Manager, Larry L. Mellenbruch, owner of 4.092 acre of land out of the John Davis Survey No.13, Abstract No. 231 in Travis County, Texas, being all of Lot 2, Block A, Costco Wholesale Pflugerville Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 2018000016 of the Official Public Records of Travis County, Texas as conveyed to it Special Warranty Deed recorded in Document No. 2017192882 of the Official Public Records of Travis County, Texas, do hereby subdivide in accordance with Chapters 212 and 232 of the Texas Local Government Code, said 4.092 acres to be known as:

REPLAT OF COSTCO WHOLESALERE PFLUGERVILLE ADDITION, LOT 2, BLOCK A

in accordance with the map or plat attached hereto, 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 ____ day of _____, A.D., 20 ____


Larry L. Mellenbruch, Manager
P.O. Box 1199
Bastrop, TX 78602

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Larry L. Mellenbruch, Manager of Cornerstone at Kelly Lane, LLC a Texas limited liability company known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

CITY CERTIFICATION

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

RODNEY BLACKBURN, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

THE STATE OF TEXAS

THE 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 _____, 20____, A.D., at ____ o'clock ____ M, and duly recorded

on the ____ day of _____, A.D., at ____ o'clock ____ M, in the Official

Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy