



**METES AND BOUNDS DESCRIPTION OF  
3.723 ACRES**

**BEING** A 3.723 ACRE (162,231 SQUARE FEET) TRACT OF LAND SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT 689, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 60.6420 ACRE TRACT DESCRIBED IN INSTRUMENT TO A-S 93 SH 130-SH 45, L.P., IN DOCUMENT NUMBER 2007090027 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD WITH "MBC" CAP FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PFLUGER FARM LANE, WITH THE SOUTHWEST LINE OF THAT CERTAIN 41.317 ACRE TRACT DESCRIBED IN INSTRUMENT TO DBSI NORTH AUSTIN III UNITS, LLC IN DOCUMENT NUMBER 2007227199 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, FOR THE NORTH CORNER OF SAID PFLUGER FARM LANE;

**THENCE**, ALONG THE SOUTHWEST LINE OF SAID 41.317 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 62°06'44" EAST, 70.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" SET MARKING THE EAST CORNER OF SAID PFLUGER FARM LANE, AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 62°06'44" EAST, 213.84 FEET TO A 5/8-INCH IRON ROD FOUND IN THE NORTHWEST LINE OF LOT 14-G, BLOCK 1, OF STONE HILL TOWN CENTER LOT 14 REPLAT NO. 4, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 2020181122 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS; MARKING THE SOUTH CORNER OF SAID 41.317 ACRE TRACT;

**THENCE**, SOUTH 28°04'40" WEST, 759.44 FEET ALONG THE NORTHWEST LINE OF SAID LOT 14-G, BLOCK 1, TO A 5/8-INCH IRON ROD FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TOWN CENTER DRIVE (60' WIDE RIGHT-OF-WAY) FOR THE WEST CORNER OF THE SAID LOT 14-G, BLOCK 1;

**THENCE**, NORTH 61°55'00" WEST, 188.87 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TOWN CENTER DRIVE TO A POINT MARKING THE SOUTH CORNER OF SAID PFLUGER FARM LANE AND THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

**THENCE**, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PFLUGER FARM LANE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. IN A NORTHWESTERLY DIRECTION, ALONG A TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 89°59'23", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 16°55'18" WEST, 35.35 FEET, AND A TOTAL ARC LENGTH OF 39.27 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" SET FOR CORNER AT A POINT OF TANGENCY;
2. NORTH 28°04'48" EAST, 733.72 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.723 ACRES OF LAND IN TRAVIS COUNTY, TEXAS, AS SHOWN IN THE DOCUMENT SAVED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN SAN ANTONIO, TEXAS. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83). ALL DISTANCES ARE ON THE SURFACE AND SHOWN IN U.S. SURVEY FEET. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN SAN ANTONIO, TEXAS.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT STONE HILL TC EL, L.P., A TEXAS LIMITED LIABILITY COMPANY BEING THE OWNER OF 3.723 ACRES OF LAND OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689 IN TRAVIS COUNTY, TEXAS, SAME BEING COMPRISED OF A PORTION OF A TRACT OF LAND, CALLED 60.6420 ACRES, DESCRIBED IN INSTRUMENT TO A-S 93 SH 130-SH 45, L.P., RECORDED IN DOCUMENT NO. 2007090027, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 3.723 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS LIFESTYLE COMMUNITIES PFLUGERVILLE AMENITY CENTER, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

BY: \_\_\_\_\_  
STEVEN D. ALVIS, MANAGER

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 SEALED IN MY OFFICE, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_ DAY OF \_\_\_, 2020 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

\_\_\_\_\_  
PAT EPSTEIN, CHAIRMAN

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

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, 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 \_\_\_\_\_ 2020 A.D., AT \_\_\_ O'CLOCK \_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE AND DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

DANA DEBEAUVOR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

**NOTES:**

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE **FULL PURPOSE JURISDICTION**.
2. WATER FOR THE PORTION OF THE SITE WITHIN THE CITY OF PFLUGERVILLE'S CCN WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE WATER SUPPLY. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. WATER FOR THE PORTION OF THE SITE WITHIN MANVILLE WATER SUPPLY'S CCN SHALL BE PROVIDED BY MANVILLE WATER SUPPLY, UNLESS OTHERWISE AGREED TO IN WRITING. 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(S).
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN 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 MINIMUM WIDTH SIDEWALK IS TO BE PROVIDED ALONG THE SUBDIVISION SIDE OF PFLUGER FARM LANE AND TOWN CENTER DRIVE.
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 # 1224-09-08-25-8A.
9. 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.
10. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO 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, AS AMENDED.
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 PRIOR TO ANY CONSTRUCTION.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18TH, 2014.
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 SIGHT 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. IF A MULTI-FAMILY LAND USE IS PROPOSED, THE MINIMUM DENSITY SHALL BE 15 UNITS PER ACRE PER LOT.
19. IF A RESIDENTIAL LAND USE IS PROPOSED WITHIN THIS SUBDIVISION, THE PARKLAND FEE IN LIEU OF A BOND FOR THE PARK DEVELOPMENT FEE SHALL BE PROVIDED WHEN THE LAND USE IS IDENTIFIED.
20. THE TIA FOR THIS PROJECT WAS APPROVED ON JULY 31ST, 2019. TIA MITIGATION PAYMENT OR OTHER MITIGATION APPROVED BY CITY IS DUE AT THE TIME OF FINAL PLAT. SEE TIA FOR PHASING OF FEE/IMPROVEMENTS.

**SURVEYOR'S CERTIFICATION:**

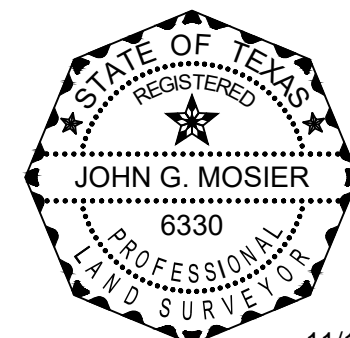
STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN G. MOSIER, 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 HEREON.

*John G. Mosier*

JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
GREG.MOSIER@KIMLEY-HORN.COM



11/13/2020

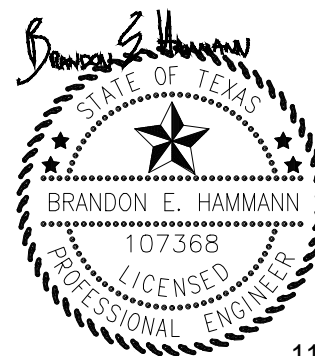
**ENGINEER'S CERTIFICATION:**

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48453C0280J, DATED AUGUST 18TH, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS

*Brandon E. Hammann*

BRANDON E. HAMMANN, P.E. 107368

ENGINEERING BY:  
KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
BUILDING IV, SUITE NO. 300  
AUSTIN, TEXAS 78759  
PHONE: (512) 418-1771



11/13/2020

**BENCHMARKS**

TBM:  
1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION=745.67'  
2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION=729.96'

No.	DATE	REVISION DESCRIPTION
1		

# LIFESTYLE COMMUNITIES PFLUGERVILLE AMENITY CENTER FINAL PLAT BEING 3.723 ACRES

THOMAS G. STUART SURVEY, ABSTRACT NO. 689  
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ZKP	JGM	9/22/2020	067260002	2 OF 2