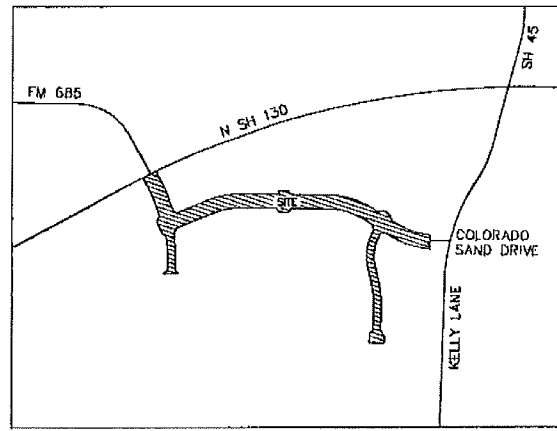


FINAL PLAT CORNERSTONE AT KELLY LANE COLORADO SAND RIGHT OF WAY DEDICATION

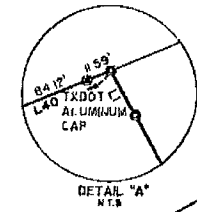
LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "R.P.L.S. 6060" SET
- ⊕ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "COR-RDW" SET
- ⊙ 1/2" IRON ROD W/ CAP FOUND
- △ CALCULATED POINT
- ▲ MAG NAIL SET IN CONCRETE
- ⊞ PROPERTY LINE
- OPRTCT 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

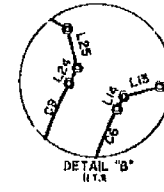
RECEIVED
APR 24 2013



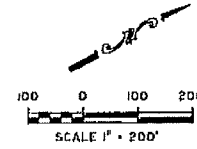
LOCATION MAP
NOT TO SCALE



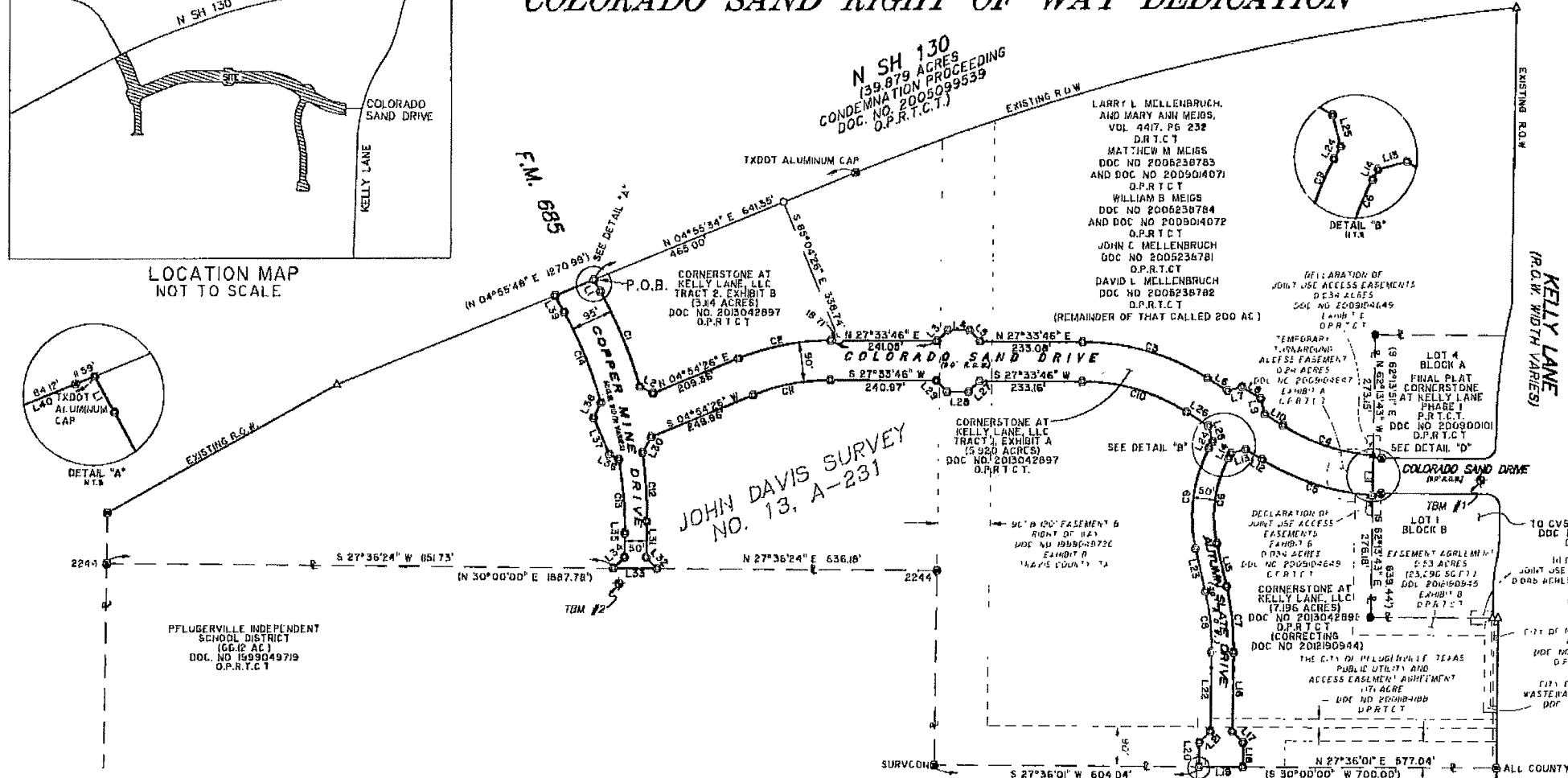
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



SCALE 1" = 200'



GENERAL INFORMATION:

OWNERS: CORNERSTONE AT KELLY LANE, LLC
LARRY L. MCELLENBRUCH, MANAGER
P.O. BOX 1199
BASTROP, TEXAS 78602

ENGINEER: K FRIESE & ASSOCIATES, INC
TBPIC FIRM NUMBER 6536
1120 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING 2, SUITE 100
AUSTIN, TX 78746

SURVEYOR: INLAND GEODETICS LP FIRM
REGISTRATION NO. 100581-DD
1504 CHISHOLM TRAIL RD. STE
103 ROUND ROCK, TX. 78681

LEGAL DESCRIPTION: 5.92D AC (257,893 SQ. FT.)

NUMBER OF BLOCKS: NONE

TOTAL NUMBER OF LOTS: NONE

COLORADO SAND DRIVE: LINEAR FEET 1848' 4.101 ACRES

COPPER MINE DRIVE: LINEAR FEET 521' 0.897 ACRES

AUTUMN SLATE DRIVE: LINEAR FEET 735' 0.922 ACRES

TOTAL: LINEAR FEET 3104' 5.920 ACRES

BENCHMARKS:
TBM #1 (SURFACE COORDINATES)
SQUARE CUT ON CURB AT NOSE OF MEDIAN
E.L.=710.26', N=10146171.71, E=3161384.50
TBM #2 (SURFACE COORDINATES)
SQUARE CUT ON CORNER OF INLET
E.L.=728.84', N=10144321.65, E=3160705.13

PATENT SURVEY: JOHN DAVIS SURVEY NO. 13, A-231

DATE OF PREPARATION: 02/20/2013 REVISED 03/11/2013

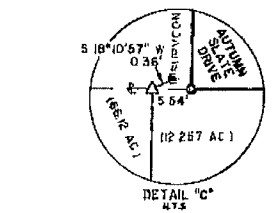
SUBMITTAL DATE: 03/11/2013

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

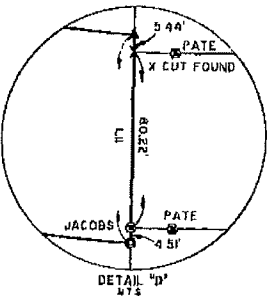
NO.	BEARING	DISTANCE
L1	N 87°55'51" E	30.35'
L2	N 53°08'01" E	33.58'
L3	N 17°24'38" W	35.57'
L4	N 27°33'46" E	50.00'
L5	N 78°04'03" W	36.34'
L6	N 59°09'53" E	63.77'
L7	N 12°18'08" E	34.23'
L8	N 59°09'53" E	80.00'
L9	S 77°44'52" E	36.60'
L10	N 59°09'53" E	49.73'
L11	S 62°13'43" E	90.17'
L12	S 59°09'53" W	43.71'
L13	S 12°18'08" W	34.23'
L14	S 34°39'38" E	12.98'
L15	S 78°04'03" E	100.03'
L16	S 62°20'22" E	179.96'
L17	N 78°43'04" E	36.38'
L18	S 62°20'22" E	64.88'
L19	S 27°36'01" W	100.00'
L20	N 62°20'22" W	65.00'
L21	N 17°30'36" W	26.46'
L22	N 62°20'22" W	179.96'
L23	N 78°04'03" W	100.03'
L24	N 34°39'38" W	16.34'
L25	N 77°44'52" W	36.60'
L26	S 59°09'53" W	89.73'
L27	S 17°24'38" E	35.57'
L28	S 27°33'46" W	50.00'
L29	S 78°04'03" W	36.34'
L30	S 33°33'31" E	40.18'
L31	S 62°24'37" E	82.00'
L32	N 78°36'18" E	35.44'
L33	S 27°36'24" W	100.00'
L34	N 17°23'47" W	35.42'
L35	N 62°24'37" W	65.20'
L36	S 56°57'20" W	24.12'
L37	N 87°04'31" W	30.05'
L38	N 36°26'54" W	37.84'
L39	S 87°55'51" W	42.00'
L40	N 04°55'34" E	98.71'

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	12°48'25"	1050.00'	235.01'	234.62'	S 86°39'28" E
C2	22°39'20"	345.00'	215.50'	214.10'	N 18°14'08" E
C3	31°36'07"	245.00'	300.60'	296.80'	N 43°21'50" E
C4	27°30'02"	485.00'	218.39'	216.30'	N 43°24'38" E
C5	28°08'39"	345.00'	267.71'	265.02'	S 45°03'54" W
C6	41°24'25"	275.00'	198.74'	194.44'	S 66°21'50" E
C7	13°43'41"	625.00'	149.78'	149.39'	S 60°12'28" W
C8	13°43'41"	575.00'	137.77'	137.44'	N 69°12'18" W
C9	41°24'25"	325.00'	234.87'	229.79'	N 55°21'50" W
C10	31°36'07"	485.00'	260.96'	247.79'	S 43°21'50" W
C11	22°39'20"	485.00'	179.91'	178.74'	S 16°14'08" W
C12	08°44'24"	1025.00'	156.36'	156.21'	S 66°46'49" E
C13	11°04'13"	866.50'	167.42'	167.16'	N 67°56'43" W
C14	15°24'28"	956.00'	223.49'	222.97'	N 85°21'58" W



DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.

NOTES:

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 D28D H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, WAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.

SHEET 1 OF 3 SHEETS
REVISED 04/05/2013

INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS

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

**FINAL PLAT
CORNERSTONE AT KELLY LANE
COLORADO SAND RIGHT OF WAY DEDICATION**

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS:

WE, CORNERSTONE AT KELLY LANE, LLC, ACTING BY AND THROUGH LARRY L. MELLEBRUCH, MANAGER OF THAT 5.920 ACRE TRACT OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2013042897 (TRACT 1, EXHIBIT A), OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID 5.920 ACRE RIGHT-OF-WAY TRACT IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FINAL PLAT CORNERSTONE AT KELLY LANE COLORADO SAND RIGHT OF WAY DEDICATION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WITNESS MY HAND, THIS THE ____ DAY OF _____, AD.

LARRY L. MELLEBRUCH, MANAGER
P.O. BOX 1099
BASTROP, TX 78602

STATE OF TEXAS:
COUNTY OF _____

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 IN AND FOR _____ COUNTY, TEXAS

NOTARY SIGNATURE AND DATE

CITY CERTIFICATION

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

CHAIRMAN

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

PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, LAWRENCE M. RUSSO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE 5.920 ACRE RIGHT-OF-WAY TRACT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS AFFECTING THE 5.920 ACRE RIGHT-OF-WAY TRACT ARE SHOWN HEREON.

LAWRENCE M. RUSSO DATE 04/10/2013
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6050
STATE OF TEXAS
FIRM REGISTRATION NO. 100591-00



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. 46453C0280H, DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

B. RYAN BELL DATE 10 APR 13
LICENSE PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 92678
(TBPE FIRM #6535)

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

DEPUTY

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

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:

1. This plat lies within the City of Pflugerville full purpose jurisdiction.
2. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
3. All drainage easements on private property shall be maintained by the property owner or his/her assigns.
4. 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.
5. 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.
6. 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.
7. This subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation.
8. (Commercial subdivision) A six (6) foot wide sidewalk shall be provided on both sides of the street.
9. Water and wastewater shall be provided by the City of Pflugerville.
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.

SHEET 3 OF 3 SHEETS
REVISED 04/05/2013

