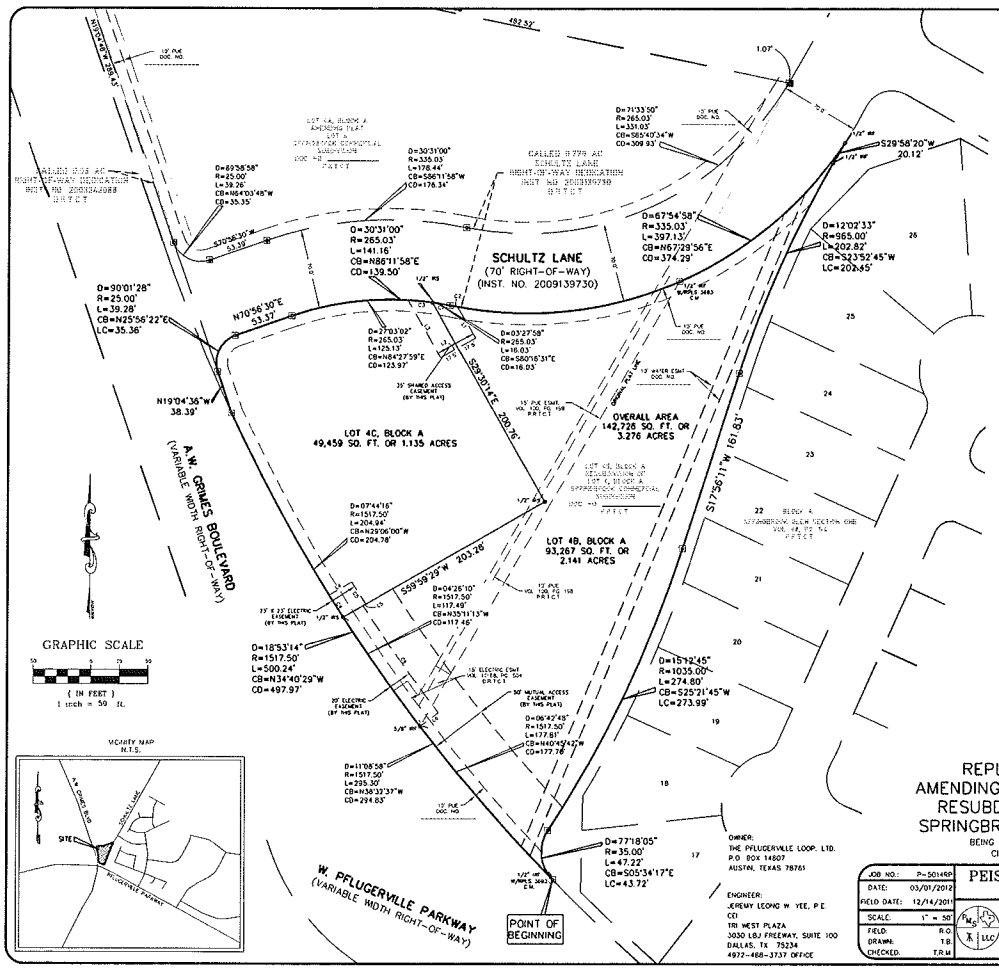

GENERAL NOTES:

- This plat lies within the City of Pflugerville
- No objects including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement
- 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.
- All drainage easements on private property shall be maintained by the property owner or his/her assigns.
- The assessed impact fee rate for 1 service unit with a 5/8 inch meter size for water shall be $2,403.00 and for wastewater shall be $2,414.00
- 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.
- All new telephone and cable television utility lines and all electric utility lateral and service lines and wires shall be placed underground, except as otherwise herein provided.
- Where existing overhead electrical service exists, electric utility service lines for street or site lighting shall be placed underground.
- All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations in subdivisions shall be pad mounted or placed underground in a public utility easement rather than a right-of-way.
- A 10-ft PUE shall be dedicated along all street frontage
- This subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation including but not limited to Subchapter 12 of the Unified Development Code and the Tree Technical Manual, as amended
- A six (6) foot wide sidewalk shall be provided on both sides of the street
- Water and wastewater shall be provided by The City of Pflugerville

LEGEND
1. ⊙ 1/2" IRON ROD FOUND W/ RPLS 3693 CAP
2. P.R.D.C.T. – PLAT RECORDS, TRAVIS COUNTY, TEXAS
3. D.R.T.C.T. – DEED RECORDS, TRAVIS COUNTY, TEXAS
4. ESMT – EASEMENT
5. IRF – IRON ROD FOUND
6. FND – FOUND
7. PUE – PUBLIC UTILITY EASEMENT

REPLAT OF LOT 4B, BLOCK A AMENDING PLAT OF LOT 4, BLOCK A OF RESUBDIVISION OF LOT 2, BLOCK A SPRINGBROOK COMMERCIAL SUBDIVISION

BEING A 3.276 ACRE TRACT OF LAND SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

OWNER:
THE PFLUGERVILLE LOOP, LTD.
P.O. BOX 14807
AUSTIN, TEXAS 78761

ENGINEER:
JEREMY LEONG W. YEE, P.E.
CEI
TRI WEST PLAZA
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
972-488-3737 OFFICE

JOB NO.:	P-50145P	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	03/01/2012		
FIELD DATE:	12/14/2011		
SCALE:	1" = 50'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
FIELD:	R.Q.		
DRAWN:	T.B.		
CHECKED:	T.R.M.	Member Since 1977	1 OF 2

Being all of Lot 4B, Block A, of Amending Plat, Lot 4, Block A, of Resubdivision of Lot 2, Block A, Springbrook Commercial Subdivision, an addition to Travis County, Texas, according to the plat thereof recorded in Document No _____ Plat Records, Travis County, Texas, and being more particularly described as follows

BEGINNING at a 1/2 inch iron rod found with "RPLS 3693" cap (hereinafter referred to as 1/2 inch iron rod found with cap) for the most southerly corner of said Lot 4B, same being a southwest corner of Block A, Springbrook Glen Section One, an addition to the City of Pflugerville, Travis County, Texas, according to the plat thereof recorded in Volume 98, Page 1-4, said Plat Records, same being in the northeast right-of-way line of A.W. Grimes Boulevard (Pflugerville Loop) (a variable width right-of-way), same being in a curve to the right, having a radius of 1517.50 feet, and a delta angle of 18 deg 53 min 14 sec.;

THENCE in a northwesterly direction, and along the common line of said Lot 4B, and the northeast right-of-way line of said A.W. Grimes Boulevard, and along said curve to the right, an arc distance of 500.24 feet and a chord bearing and distance of North 34 deg. 40 min. 29 sec. West, 497.97 feet to a 1/2 inch iron rod found with cap, said corner being the south end of a called 0.08 acre right-of-way dedication, by Instrument No. 2003242588, aforesaid Deed Records,

THENCE North 19 deg. 04 min. 36 sec. West, along the east line of said called 0.08 acre dedication, and the current east right-of-way line of said A.W. Grimes Boulevard, and along said Lot 4B, a distance of 38.39 feet to a 1/2 inch iron rod found with cap for the beginning of a curve to the right, with a radius of 25.00 feet, and a delta angle of 90 deg. 01 min. 28 sec., said corner being the south end of a corner clip at the intersection of the east right-of-way line of said A.W. Grimes Boulevard, with the south right-of-way line of Schultz Lane, a called 0.779 acre right-of-way dedication, by Instrument No. 2009139730, said Deed Records;

THENCE along the south right-of-way line of said Schultz Lane and the north line of said Lot 4B as follows:

In a northeasterly direction, and along said curve to the right, an arc distance of 39.28 feet and a chord bearing and distance of North 25 deg. 56 min. 22 sec. East, 35.36 feet to a 1/2 inch iron rod found with cap for the north end of said corner clip,

North 70 deg. 56 min. 30 sec. East, a distance of 53.37 feet to a 1/2 inch iron rod found with cap found for the beginning of a curve to the right having a radius of 265.03 feet, and a delta angle of 30 deg. 31 min. 00 sec.;

In an easterly direction, and along said curve to the right, an arc distance of 141.16 feet, and a chord bearing and distance of North 86 deg. 11 min. 58 sec. East, 139.50 feet to a 1/2 inch iron rod found with cap for the beginning of a curve to the left having a radius of 335.03 feet and a delta angle of 67 deg. 54 min. 58 sec.

In a northeasterly direction, and along said curve to the left, an arc distance of 397.13 feet and a chord bearing and distance of North 67 deg. 29 min. 56 sec. East, 374.29 feet to a 1/2 inch iron rod found with "PEISER SURVEYING" red plastic cap for the most northeast corner of said Lot 4B, same being in the west line of aforesaid Block A, Springbrook Glen Section One;

THENCE along the common line of said Lot 4B, and along the west line of said Block A, Springbrook Glen Section One as follows:

South 29 deg. 58 min. 20 sec. West, a distance of 20.12 feet to a 1/2 inch iron rod found with "PEISER SURVEYING" red plastic cap for the beginning of a curve to the left having a radius of 965.00 feet, and a delta angle of 12 deg. 02 min. 33 sec.;

In a southwesterly direction, and along said curve to the left, an arc distance of 202.82 feet, and a chord bearing and distance of South 23 deg. 52 min. 45 sec. West, 202.45 feet to a 1/2 inch iron rod found with cap;

South 17 deg. 56 min. 11 sec. West, a distance of 161.83 feet to a 1/2 inch iron rod found with cap for the beginning of a curve to the right having a radius of 1035.00 feet, and a delta angle of 15 deg. 12 min. 45 sec,

In a southwesterly direction, and along said curve to the right, an arc distance of 274.80 feet, and a chord bearing and distance of South 25 deg. 21 min. 45 sec. West, 273.99 feet to a 1/2 inch iron rod found with cap for the beginning of a curve to the left having a radius of 35.00 feet, and a delta angle of 77 deg. 18 min. 05 sec.;

In a southeasterly direction, and along said curve to the left, an arc distance of 47.22 feet, and a chord bearing and distance of South 05 deg. 34 min. 17 sec. East, 43.72 feet to the POINT OF BEGINNING and containing 142,726 square feet or 3.276 acres of computed land, more or less

STATE OF TEXAS
COUNTY OF TRAVIS:

Know all men by these presents That, The Pflugerville Loop, LTD., a Texas Limited Partnership, acting herein by and through EGP Enterprises, Managing Partner, by Victoria A. Priesmeyer, and being owners of that certain 3.276 acres of land, out of the William Barker Survey No. 74, situated in Travis County, Texas, as conveyed to the Pflugerville Loop, LTD., by deed recorded in Volume 12935, Page 824, of the Travis County, Texas Deed Records, does hereby subdivide 3.276 acres of land in accordance with the attached map or plat, to be know as **REPLAT OF LOT 4B, BLOCK A AMENDING PLAT OF LOT 4, BLOCK A OF RESUBDIVISION OF LOT 2, BLOCK A SPRINGBROOK COMMERCIAL SUBDIVISION** a subdivision of record found in Document No _____, of the Travis County, Texas Plat Records, said plat being resubdivided pursuant to Chapter 212 of the Texas Local Government Code, and does hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easement and/or restrictions heretofore granted and not released

Witness my hand, this the ___ Day of _____, 2012, A.D

The Pflugerville Loop, LTD.
BY: EGP Enterprises, Managing Partner
BY: Ms Victoria A. Priesmeyer
P.O. Box 14807
Austin, Texas 78761

State of Texas:
County of _____

Before me, the undersigned authority, on this day personally appeared Victoria A. Priesmeyer, Managing Partner, known to me to be the person whose name is subscribed to the foregoing instrument or writing, and he acknowledged to me that he 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 ____ 2012, A.D.

Notary Public in and for _____ County, Texas

Owner's dedication statement:

Know all men by these presents That, The Pflugerville Loop, LTD., a Texas Limited Partnership, acting herein by and through EGP Enterprises, Managing Partner, by Victoria A. Priesmeyer, and being owners of that certain 3.276 acres of land, out of the William Barker Survey No. 74 Abstract, No. 109, situated in Travis County, Texas, as conveyed to the Pflugerville Loop, LTD., by deed recorded in Volume 12935, Page 824, of the Travis County, Texas Deed Records, does hereby subdivide 3.276 acres of land in accordance with the attached map or plat, to be know as Resubdivision of Lot 4, Block A, Springbrook Commercial Subdivision a subdivision of record found in Volume 100, Pages 198-200, of the Travis County, Texas Plat Records, said plat being resubdivided pursuant to Chapter 212 of the Texas Local Government Code, and does hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easement and/or restrictions heretofore granted and not released.

Witness my hand, this the ___ Day of _____, 2012, A.D

The Pflugerville Loop, LTD.
BY: EGP Enterprises, Managing Partner
BY: Ms Victoria A. Priesmeyer
P.O. Box 14807
Austin, Texas 78761

Surveyor's Certification

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT:
That I, TIMOTHY R. MANKIN, 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 of Registered Professional
TIMOTHY R. MANKIN, RPLS NO 6122

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. 48453C0260H, Date 09/26/2008, for Travis County, Texas

(SEAL) _____
Signature of Registered Professional Engineer

City certification
Approved this ____ day of _____, ____ 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

Approved this ____ day of _____, ____ by the City Council of the City of Pflugerville, Texas, on behalf of the City.

By: _____
Mayor

ATTEST:

_____
City Secretary

RECEIVED
MAR 30 2012

REPLAT OF LOT 4B, BLOCK A AMENDING PLAT OF LOT 4, BLOCK A OF RESUBDIVISION OF LOT 2, BLOCK A SPRINGBROOK COMMERCIAL SUBDIVISION

BEING A 3.276 ACRE TRACT OF LAND SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

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