

PLAT DOCUMENT # _____



PLATS 200800320

2 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK

OWNERS NAME: THAT PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

RETURN:

HAZEL SHERROD
990-4370

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

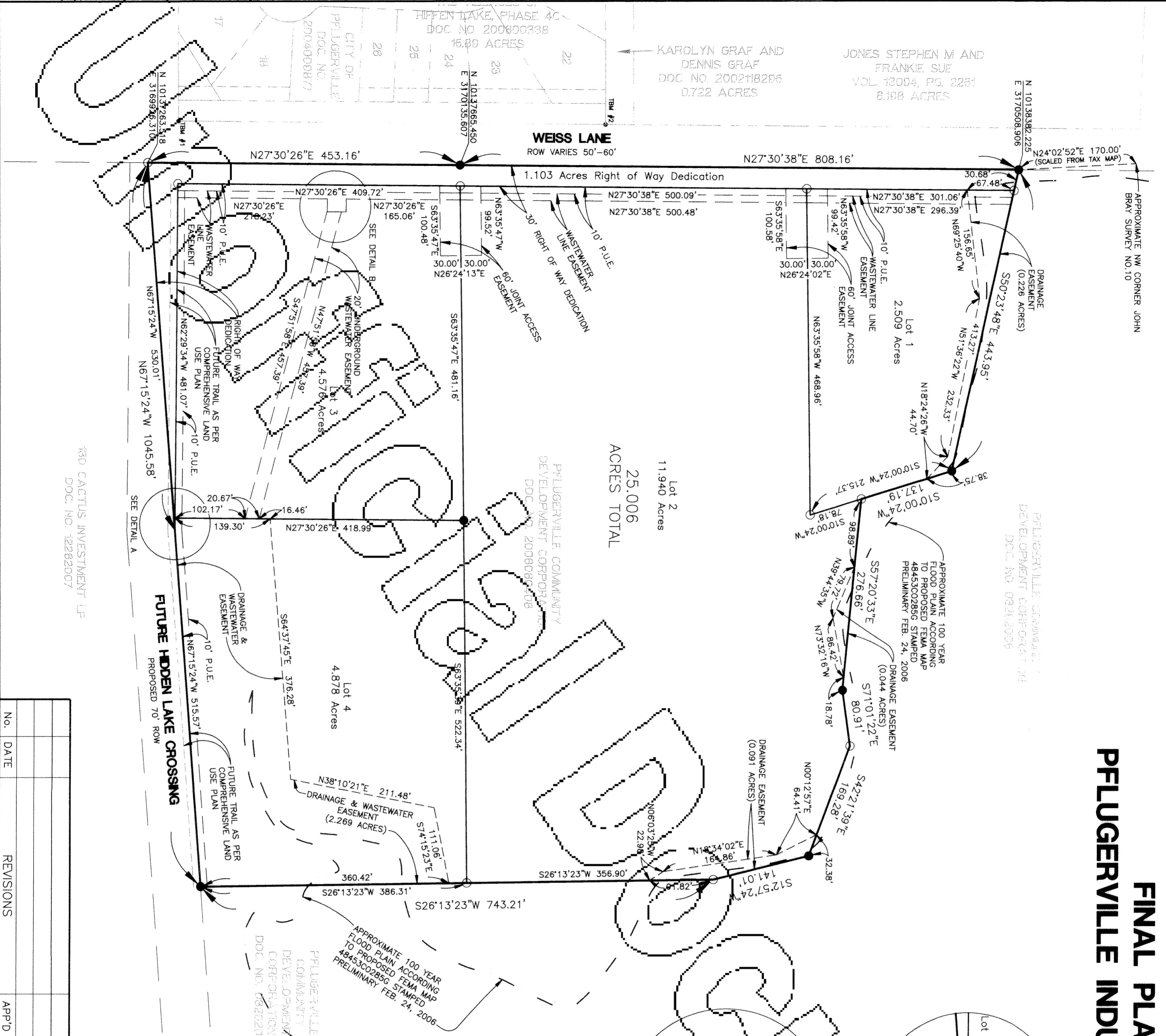
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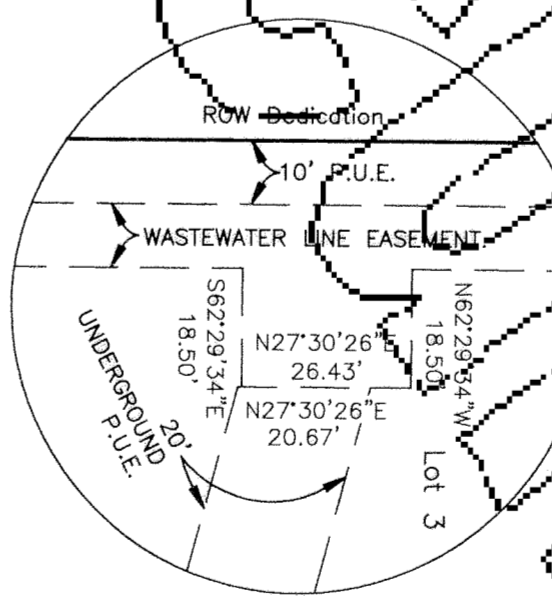
DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

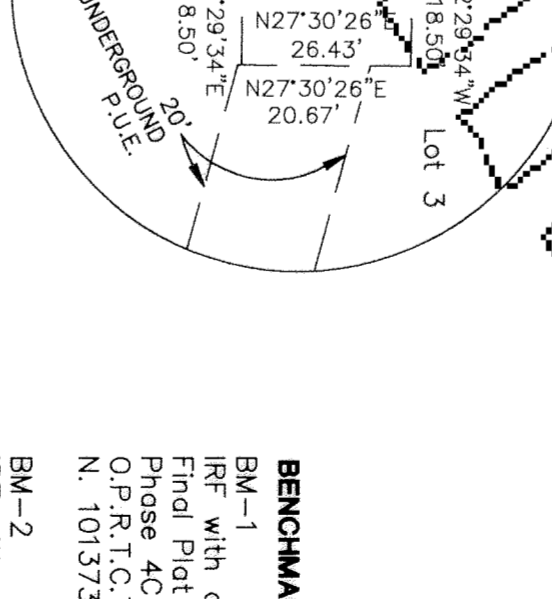
PHOTOGRAPHIC MYLAB



**FINAL PLAT OF
PFLUGERVILLE INDUSTRIAL PARK**



DETAIL A
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 30'

LAND USE SUMMARY:

TOTAL NO. OF LOTS: 4
 TOTAL NO. OF BLOCKS: 1
 LOT 1, BLK A: 2.501 AC (GB-1)
 LOT 2, BLK A: 11.940 AC (GB-1)
 LOT 3, BLK A: 4.576 AC (GB-1/L)
 LOT 4, BLK A: 4.878 AC (OPEN SPACE)
 TOTAL LINEAR OF STREET: 0
 TOTAL PLAT AC: 25.006 AC

OWNER/SUBDIVIDER:

LASER MANUFACTURING, INC.
 C/O: GRACIELA MATIJEVICH
 1801 ROWE LANE
 PFLUGERVILLE, TEXAS 78660

ENGINEER:

HUETT-ZOLLARS, INC.
 C/O: TIMOTHY J. MOLTZ, P.E.
 3701 EXECUTIVE CENTER DRIVE,
 SUITE 101
 AUSTIN, TX 78731
 PHONE: 512-231-1119
 FAX: 512-231-1129

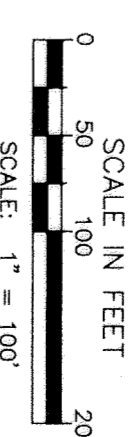
SURVEYOR:

G & R SURVEYING, LLC
 16804 RADHOLME COURT
 ROUND ROCK, TX 78754
 PHONE: 512-267-7430
 FAX: 512-836-8385

IMPACT FEE RATE TABLE

METER SIZE	SERVICE UNITS	WATER	WASTEWATER
5/8 INCH	1	\$2403.00	\$2414.00
3/4 INCH	1.5	\$3604.50	\$3621.00

LEGEND
 ● 1/2" REBAR FOUND
 ○ 1/2" REBAR WITH CAP SET



BENCHMARK:
 BM-1 ELEVATION = 629.08'
 IRF with cap at the southeast corner of the Final Plat of The Villages of Hidden Lakes, Phase 4C as recorded in Doc. No. 200600338, O.P.R.T.C.T.
 N. 10137321.850, E. 3169895.707
 BM-2 ELEVATION = 631.05'
 IRF with cap at the northeast corner of the Final Plat of The Villages of Hidden Lakes, Phase 4C as recorded in Doc. No. 200600338, O.P.R.T.C.T.
 N. 10137872.010, E. 3170179.195

No.	DATE	REVISIONS	APP'D.

HUETT-ZOLLARS
 Austin
 Huett-Zollars, Inc.
 3701 Executive Center Drive, Suite 101
 Austin, Texas 78731
 Phone (512) 231-1119 Fax (512) 231-1129

SCALE: 1" = 100'
 DATE: JUNE, 2008
 DRAWN BY: JRF
 DESIGNED BY: TJM
 CHECKED BY: TJM
 APPROVED BY: TJM
 CITY SITE No.: x

SHEET **1** OF **2**

200800320

FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK

STATE OF TEXAS,
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS

THAT LASER MANUFACTURING, BEING THE OWNER OF THE 4.58 ACRES OF LAND OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED TO LASER MANUFACTURING BY DEEDS RECORDED IN DOCUMENT NO. 2007187833, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.I.C.T.), DO HEREBY SUBDIVIDE 4.58 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

PFLUGERVILLE INDUSTRIAL PARK

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 29 DAY OF October, 2008.

BY:
LASER MANUFACTURING, INC.
1801 ROWE LANE
PFLUGERVILLE, TEXAS 78660
BY: Graciela Matulewicz, PRESIDENT

STATE OF TEXAS,
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED GRACIELA MATULEWICZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2008

NOTARY: Christa Deamer
Christa Deamer
Notary Public, State of Texas
My Commission Expires
July 28, 2012

MY COMMISSION EXPIRES July 28, 2012
PRINT OR STAMP NAME HERE

STATE OF TEXAS,
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS

THAT PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, BEING THE OWNER OF 20.426 ACRES OF LAND OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING A PART OF THE 25.00 ACRES CONVEYED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY DEEDS RECORDED IN DOCUMENT NO. 2006060408, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.I.C.T.), DO HEREBY SUBDIVIDE 25.00 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

PFLUGERVILLE INDUSTRIAL PARK

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 29th DAY OF October, 2008.

BY:
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
P.O. BOX 1180
PFLUGERVILLE, TEXAS 78661-1180
BY: Federico B. Velarde Jr., PRESIDENT

STATE OF TEXAS,
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED FEDERICO B. VELARDE JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2008

NOTARY: Shannon Nicole Schulte
Shannon Nicole Schulte
Notary Public, State of Texas
My Commission Expires
August 22, 2012

MY COMMISSION EXPIRES 8/22/2012
PRINT OR STAMP NAME HERE

LEGAL DESCRIPTION:

BEING 25.00 ACRES OF LAND LOCATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN ACRES CONVEYED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY DEED RECORDED IN DOCUMENT NO. 2006060408, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.I.C.T.)

CITY CERTIFICATION:

APPROVED THIS 29th DAY OF October, 2008, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Chambers, Nail Noeder

THIS PLAT REQUESTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE DATE INDICATED ABOVE.

BY: Trey Fletcher, PLANNING DIRECTOR

ATTEST:
Karen Thompson
CITY SECRETARY, KAREN THOMPSON

APPROVED THIS 29th DAY OF October, 2008, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Mayor Jeff Coleman

ATTEST:
Karen Thompson
CITY SECRETARY, KAREN THOMPSON

COUNTY RECORDATION:

STATE OF TEXAS,
COUNTY OF TRAVIS:

I, DANA DEBAUVOR, 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 17th DAY OF November, 2008, A.D., AT 2:00 O'CLOCK P.M., AND DULY RECORDED ON THE 17th DAY OF November, 2008, A.D., AT 2:00 O'CLOCK P.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200800320. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 17th DAY OF November, 2008, A.D.

DANA DEBAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
Dana Carter, DEPUTY

NOTES:

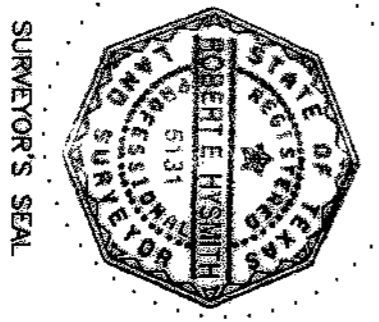
1. THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER SERVICE PROVIDED BY CITY OF PFLUGERVILLE.
3. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS/HER ASSIGNS.
6. SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF PFLUGERVILLE STANDARDS ALONG ALL STREETS ADJUTING THIS SUBDIVISION, SIDEWALK RAMP FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS OR FISCAL POSTED IN LEU OF.
7. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE LOTS.
8. LOT 1 & LOT 2 SHALL HAVE ACCESS TO WEISS LANE.
9. LOT 3 SHALL HAVE ACCESS TO WEISS LANE AND FUTURE ROW OF HIDDEN LAKE CROSSING.
10. LOT 4 SHALL HAVE ACCESS TO FUTURE ROW OF HIDDEN LAKE CROSSING.
11. IMPACT FEES WILL BE PAID AT TIME OF BUILDING PERMIT.
12. BASIS OF BEARINGS IS STATE PLANE COORDINATES, CENTRAL ZONE.
13. A UNDERGROUND WASTEWATER EASEMENT IS DEDICATED ACROSS LOT 3 PER THIS PLAT. NO SURFACE ACCESS IS AVAILABLE TO THIS WASTEWATER LINE EXCEPT THROUGH MANHOLES ALONG THE ALIGNMENT. NO SURFACE RIGHTS ARE RELEASED BY THE OWNER OF LOT 3 ALONG THIS EASEMENT, AS PER THE EASEMENT AGREEMENT RECORDED IN DOC# 2008169225, O.P.R.I.C.T.
14. THIS PROPERTY IS APPROVED FOR PARTICIPATION IN THE REGIONAL STORM WATER MANAGEMENT PROGRAM.

I, TIMOTHY J. MOLITZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS REASONABLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS,
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS
THAT I, ROBERT E. HYSMITH, 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.

ROBERT E. HYSMITH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5131
STATE OF TEXAS
DATE 9/22/08

SURVEYING BY:
G & R SURVEYING, L.L.C.
16804 RADHOLME COURT
ROUND ROCK, TX 78754



ENGINEERING BY:
HUITT-ZOLLARS, INC.
3445 EXECUTIVE CENTER DRIVE, SUITE 2400
AUSTIN, TEXAS 78731

TIMOTHY J. MOLITZ, P.E.
77901
DATE 9-22-08

PHOTOGRAPHIC MYLAR

No.	DATE	REVISIONS	APP'D

HUITT-ZOLLARS

Huitt-Zollars, Inc.
3701 Executive Center Drive, Suite 101
Austin, Texas 78731
Phone (512) 231-1119 Fax (512) 231-1129

SCALE: 1"=100'

DATE: JUNE, 2008

DRAWN BY: JRF

DESIGNED BY: TJM

CHECKED BY: TJM

APPROVED BY: TJM

CITY SITE No.: x

SHEET

2

OF 2