

# REPLAT OF LOT 3 - RENEWABLE ENERGY PARK

THE PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION (PCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FLOYD AKERS, EXECUTIVE DIRECTOR OF PCDC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HERINAFTER REFERRED TO AS THE OWNERS OF THE 116,943 ACRES TRACT BEING OUT OF THE PLAT RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201109196, AS SAID TRACT IS DESCRIBED IN THE FOREGOING MAP OF RENEWABLE ENERGY PARK, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY AND HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FLOYD AKERS, EXECUTIVE DIRECTOR OF PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION

FLOYD AKERS, EXECUTIVE DIRECTOR OF PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION  
 GENERAL PARTNER OF PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION

STATE OF TEXAS  
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FLOYD AKERS, EXECUTIVE DIRECTOR OF PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PRULISERVILLE COMMUNITY DEVELOPMENT CORPORATION, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

WE, CITIZENS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS, IS THE OWNER AND HOLDER OF CERTAIN LENS FILED AGAINST THE PROPERTY DESCRIBED HEREIN AND EVIDENCED BY INSTRUMENTS RECORDED OF RECORD UNDER TRAVIS COUNTY CLERK'S FILE NUMBERS 2009190699 AND 2011232897, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS AS SHOWN HEREIN TO SAID PLAT, AND WE HEREBY CONFIRM THAT WE AS THE PRESENT OWNERS OF SAID LENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

MICHAEL COLLEN, EXECUTIVE VICE PRESIDENT OF CITIZENS NATIONAL BANK AS AGENT FOR THE LENDERS


BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL COLLEN EXECUTIVE VICE PRESIDENT OF CITIZENS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS AND HE CONFIRMED THAT HE EXECUTED THE SAME FOR THE PURPOSES OF AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

**SURVEYORS CERTIFICATION**

I, DAVID R. STROCKLAND, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING. HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS THE ONE AND ONLY ONE WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 5/8 INCH AND A LENGTH OF NOT LESS THAN 18 INCHES, EXCEPT THOSE NOTED AS FOUND, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE STATE PLANE COORDINATES (NAD83).

DAVID R. STROCKLAND, P.E. DATE 11/21/12  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 5784



ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 446302024N, EFFECTIVE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

THOMAS J. MOLTZ, P.E. DATE 11/21/12  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF TEXAS NO. 77901

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PRULISERVILLE, TEXAS, ON BEHALF OF THE CITY

BY: NAI NORBER, CHAIRMAN

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

ATTY: KAREN THOMPSON, CITY SECRETARY

BY: TREY FLETCHER, MANAGING DIRECTOR OF OPERATIONS

STATE OF TEXAS  
 COUNTY OF TRAVIS

I, DANA DEBEAUXOR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, \_\_\_\_ DAY OF \_\_\_\_\_, 2012 A.D. TEXAS, THE DATE LAST WRITTEN ABOVE.

DANA DEBEAUXOR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS.

DEPUTY \_\_\_\_\_

**LEGAL DESCRIPTION:**

DESCRIPTION OF A 116,943 ACRES TRACT SITUATED IN THE WILLIAM CALDWELL SURVEY, AS TRACT NUMBER 182 IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3, 2, 1 AND 1/2 OF RENEWABLE ENERGY PARK, AS SHOWN UPON THE SAID RECORDED INSTRUMENT NUMBER 201109196 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON FOUND WITH CAP STAMPED "CHAPARRAL" IN THE SOUTHERLY RIGHT OF WAY OF BECAN STREET (RIGHT OF WAY VARIES), BEING THE NORTHWEST CORNER OF LOT 2 OF SAID FINAL PLAT RENEWABLE ENERGY PARK, ALSO BEING THE IN THE SOUTHEAST RIGHT OF WAY OF SUN LIGHT NEAR WAY, ALSO BEING THE NORTHWEST LINE OF LOT 2 OF SAID FINAL PLAT RENEWABLE PARK, AT 862.97 FEET PASSING THE NORTHWEST CORNER OF LOT 1 OF SAID FINAL PLAT RENEWABLE ENERGY PARK, AND CONTINUE IN ALL 1591.44 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" IN SOUTHEASTERLY RIGHT OF WAY OF SAID SUN LIGHT NEAR WAY, ALSO BEING IN THE SOUTHERLY RIGHT OF WAY OF HELIOS WAY (70' RIGHT OF WAY), AND BEING THE NORTHWEST CORNER OF LOT 3 OF SAID FINAL PLAT RENEWABLE ENERGY PARK AND PLACE OF BEGINNING.

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY AND WITH THE SOUTHERLY RIGHT OF WAY OF SAID HELIOS WAY, ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 55.00 FEET, AND WHOSE CHORD BEARS S 82°30'09" E, 379.26 FEET, A DISTANCE OF 387.69 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING";

THENCE N 78°40'17" E, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 200.48 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3;

THENCE S 13°19'43" E, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING";

THENCE N 78°40'17" E, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING";

THENCE S 13°19'43" E, A DISTANCE OF 780.77 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING";

THENCE N 78°41'27" E, A DISTANCE OF 816.82 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "INLAND 4983" IN THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY NUMBER 130 (RIGHT OF WAY VARIES);

THENCE S 17°26'44" E, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 286.17 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING";

THENCE S 06°54'05" E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 1197.54 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "GAR SURVEYING";

THENCE S 14°07'23" E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 280.40 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "GAR SURVEYING";

THENCE S 19°40'09" E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 611.64 FEET TO AN IRON ROD FOUND WITH CAP STAMPED "DODD";

THENCE S 26°57'41" W, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 236.43 FEET TO AN IRON ROD FOUND WITH CAP STAMPED "DODD" FOR THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE N 62°05'30" W, ALONG THE SOUTHERLY LINE OF SAID LOT 3, AT 1989.04 FEET PASSING A 1/2 INCH IRON ROD FOUND, AND CONTINUE IN ALL 2971.85 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 3;

THENCE N 17°05'59" W, A DISTANCE OF 583.55 TO A 1/2 INCH IRON ROD FOUND;

THENCE N 23°41'09" E, ALONG THE NORTHWEST LINE OF SAID LOT 3, AT 142.82 FEET PASSING A 1/2 INCH IRON ROD FOUND AND CONTINUE IN ALL 1467.97 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 116,943 ACRES MORE OR LESS.

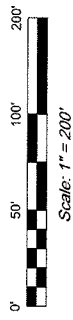
# REPLAT OF LOT 3 - RENEWABLE ENERGY PARK

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 NO. 48453C0290H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS

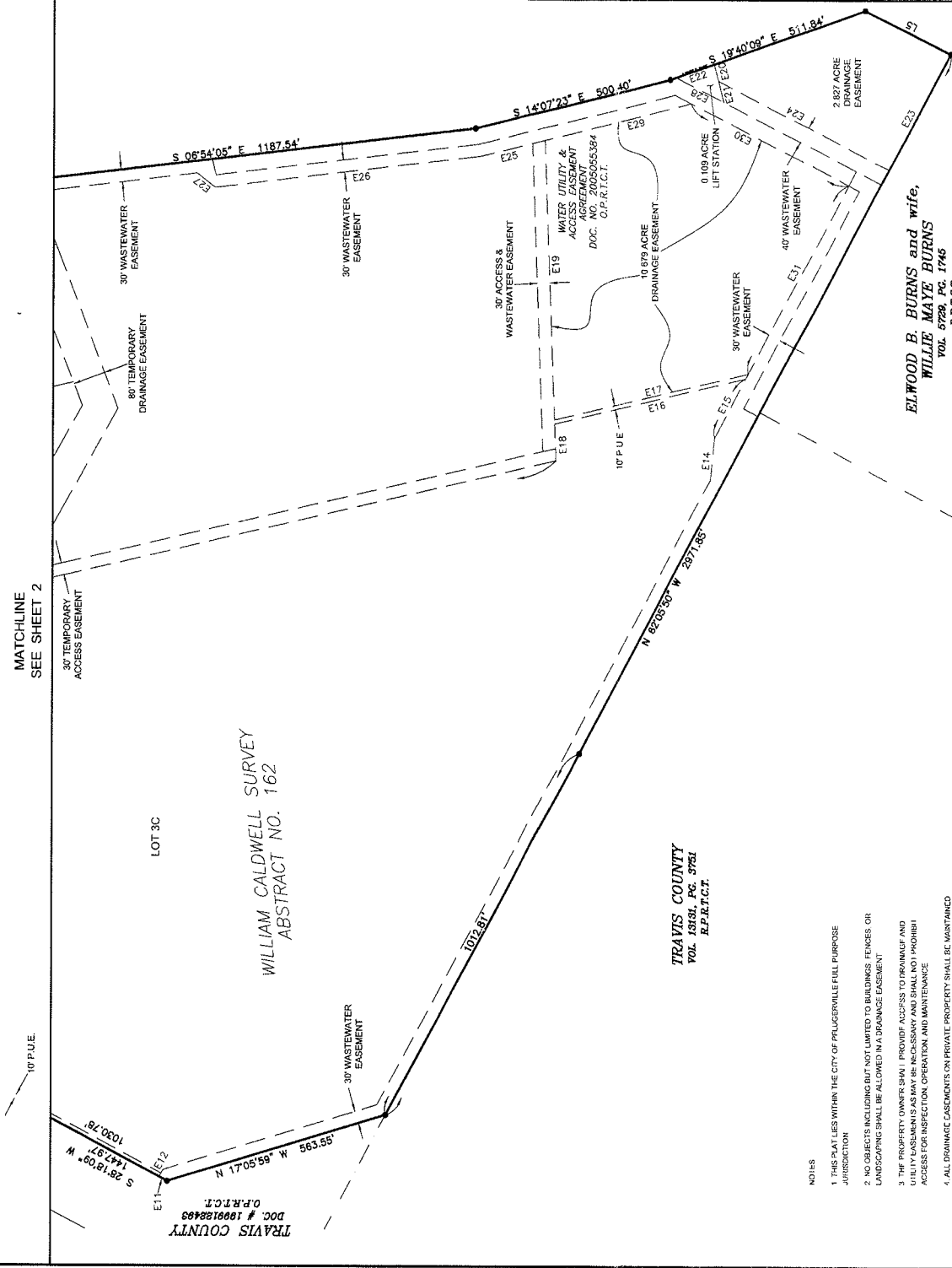
ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.999905.

### LEGEND

- 3/4" IRON ROD FOUND (UNLESS STATED)
- 3/4" IRON ROD W/CAP SET (UNLESS STATED)
- BUILDING LINE
- EASEMENT
- PUBLIC UTILITY EASEMENT
- ( ) RECORD INFORMATION



MATCHLINE  
SEE SHEET 2



LOT 3C

TRAVIS COUNTY  
DOC. # 189218493  
O.P.R.T.C.T.

WILLIAM CALDWELL SURVEY  
ABSTRACT NO. 162

TRAVIS COUNTY  
VOL. 13181, PG. 3761  
R.P.R.T.C.T.

ELWOOD B. BURNS and wife,  
WILLIE MAYE BURNS  
VOL. 5789, PG. 1746  
D.B.T.C.T.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°39'43\"	27.22'
L2	N 76°40'17\"	200.46'
L3	N 76°40'17\"	90.00'
L4	S 75°40'17\"	174.38'
L5	S 26°57'41\"	236.43'
L6	S 13°19'43\"	440.00'

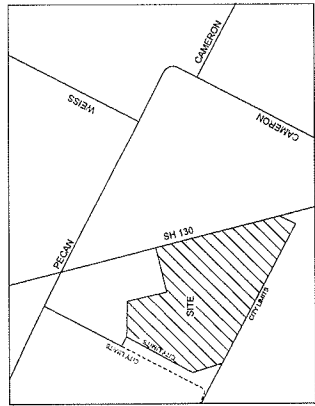
NO.	BEARING	DISTANCE
E11	N 28°18'09\"	22.50'
E12	S 61°40'38\"	20.24'
E13	S 62°05'50\"	1,751.54'
E14	S 64°43'36\"	104.53'
E15	S 62°05'12\"	165.57'
E16	N 13°19'43\"	486.77'
E17	N 13°19'43\"	495.54'
E18	N 87°57'40\"	63.90'
E19	S 25°33'58\"	43.31'
E20	S 19°40'09\"	99.04'
E21	S 76°03'30\"	53.16'
E22	S 19°40'09\"	99.04'
E23	N 62°05'50\"	323.57'
E24	N 27°19'25\"	475.10'
E25	N 14°07'23\"	134.53'
E26	N 06°54'05\"	638.48'
E27	N 35°05'35\"	58.41'
E28	S 44°07'23\"	376.04'
E29	S 27°19'25\"	437.82'
E30	S 62°05'50\"	928.17'

- NOTES
- THIS PLAT LIES WITHIN THE CITY OF Pflugerville FULL PURPOSE JURISDICTION.
  - 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 HINDER ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - NO OVERHEAD ELECTRIC SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
  - THE PROPOSED SUBDIVISION IS SUBJECT TO ALL CITY OF Pflugerville STANDARDS RELATED TO TREE CONSERVATION.
  - STREET LIGHTS SHALL BE INSTALLED BY THE SUBDIVIDER FOR THE CITY OF Pflugerville STANDARDS AND UNIFIED DEVELOPMENT CODE. A STREET LIGHTING PLAN SHALL BE PROVIDED AND APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF Pflugerville.
  - EXCEPT AS SHOWN A DEDICATED PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
  - AT SUCH TIME AS THE PROPERTY IS DEVELOPTED, A MINIMUM OF 6' G.F.T. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO EAST FRONT STREET AND ALL PUBLIC STREETS WITHIN THE FINAL PLAN.
  - NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF SUN, NIGHT, NEAR WAY, HIGH-O'-WAY.
  - CONSUMER SIGN DESIGN WITHIN RIGHT OF WAY ADJACENT TO THE ENTRANCE DRIVE TO THE PARK SHALL BE HARMONIOUS WITH THE COUNTY PARK ENVIRONMENT AND SHALL BE SUBJECT TO ALL CITY OF Pflugerville SIGN REQUIREMENTS.
  - NO STRUCTURES SHALL IMPERE THE FLIGHT PATH OF AUSTIN EXECUTIVE AIRPORT.
  - ANY RESIDENTIAL LAND USE WITHIN THE FINAL PLAN SHALL REQUIRE PUBLIC PARKLAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION COMMISSION.
  - WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF Pflugerville.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - 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.

- EXCEPT WHERE EXISTING OVERHEAD ELECTRIC SERVICE LINES IS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- ALL ELECTRIC, 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 FACILITY PARKING TRUNK/RIGHT-OF-WAY.
- ALL PUBLIC UTILITIES ARE TO BE CONSTRUCTED DURING PHASE 2. LOTS 3A & 3B ARE TO BE DEVELOPED DURING PHASE 2.
- THE CITY OF Pflugerville ASSIGNED MAPS OF THE DATE FOR WASTEWATER SERVICE WITH A 36 INCH DIAMETER SHALL BE 24 AND FOR WATER SHALL BE 22 AND.

**DODD SURVEYING**  
PROFESSIONAL LAND SURVEYING  
503 PARKVIEW DRIVE  
PFLUGERVILLE, TX 78860  
(512) 843-3633  
www.DoddSurveying.com

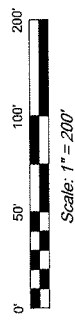
# REPLAT OF LOT 3 - RENEWABLE ENERGY PARK



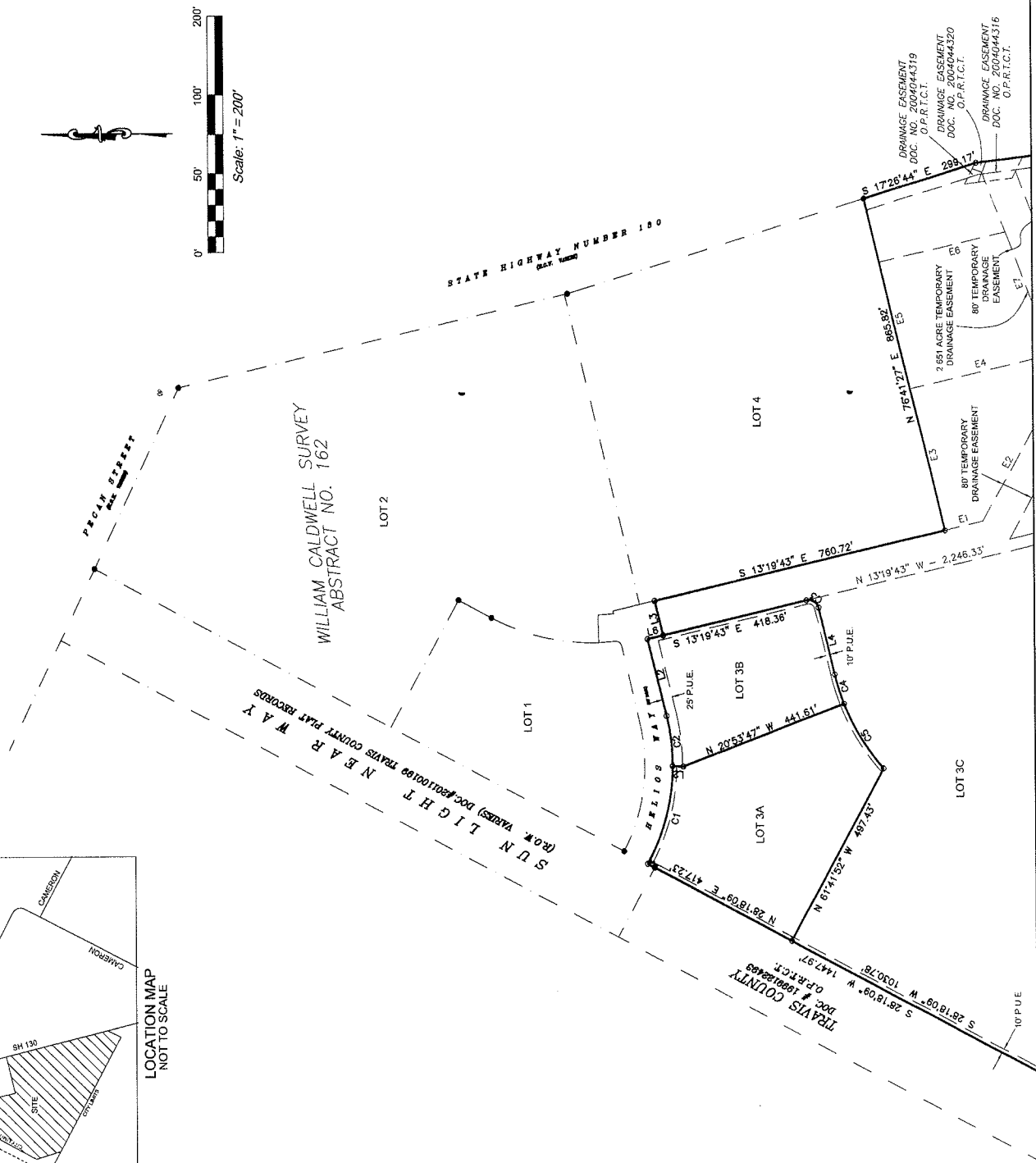
LOCATION MAP  
NOT TO SCALE

**LEGEND**

●	3" IRON ROD FOUND (UNLESS STATED)
○	3" IRON ROD W/CAP SET (UNLESS STATED)
—	B.L. BUILDING LINE
—	WASTEWATER EASEMENT
—	W.W.E. EASEMENT
—	P.U.E. EASEMENT
( )	RECORD INFORMATION



Scale: 1" = 200'



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 NO. 48453C0290H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

**LINE TABLE**

LINE	BEARINGS	DISTANCE
L1	S 02°38'43" W	27.27'
L2	N 78°40'17" E	200.46'
L3	N 78°40'17" E	97.038'
L4	S 28°37'41" W	1246.43'
L5	S 13°53'43" E	140.00'

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.999905.

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	259.01'	535.00'	27°44'21"	S 75°40'45" E	1256.49'
C2	128.67'	535.00'	13°46'47"	N 83°33'41" E	128.36'
C3	58.27'	25.00'	80°00'00"	N 31°40'17" E	35.36'
C4	76.08'	560.00'	7°59'19"	S 77°40'38" W	78.02'
C5	193.53'	560.00'	19°48'04"	S 58°45'56" W	192.57'

NO.	BEARING	DISTANCE
E1	S 13°19'43" E	100.57'
E2	S 67°13'59" E	416.78'
E3	N 1°18'33" W	378.97'
E4	N 78°41'27" E	330.40'
E5	N 13°18'33" W	328.04'
E7	N 69°18'23" E	333.18'

**DODD SURVEYING**  
 PROFESSIONAL LAND SURVEYING  
 503 PARKVIEW DRIVE  
 PFLUGERVILLE, TX 78660  
 (512) 843-3633  
 www.DoddSurveying.com