



TRV 201800017
2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FIRST REPLAT OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK

OWNERS NAME: ANTHONY D DOBIAS AND JACK L PAYNE

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

Certificate 2018011126

RETURN:

City of Pflugerville 201 East Pecan Pflugerville Tx 78660

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 25, 2018 10:14 AM 201800017

GONZALESM: \$75.00

Dana DeBeauvoir, County Clerk

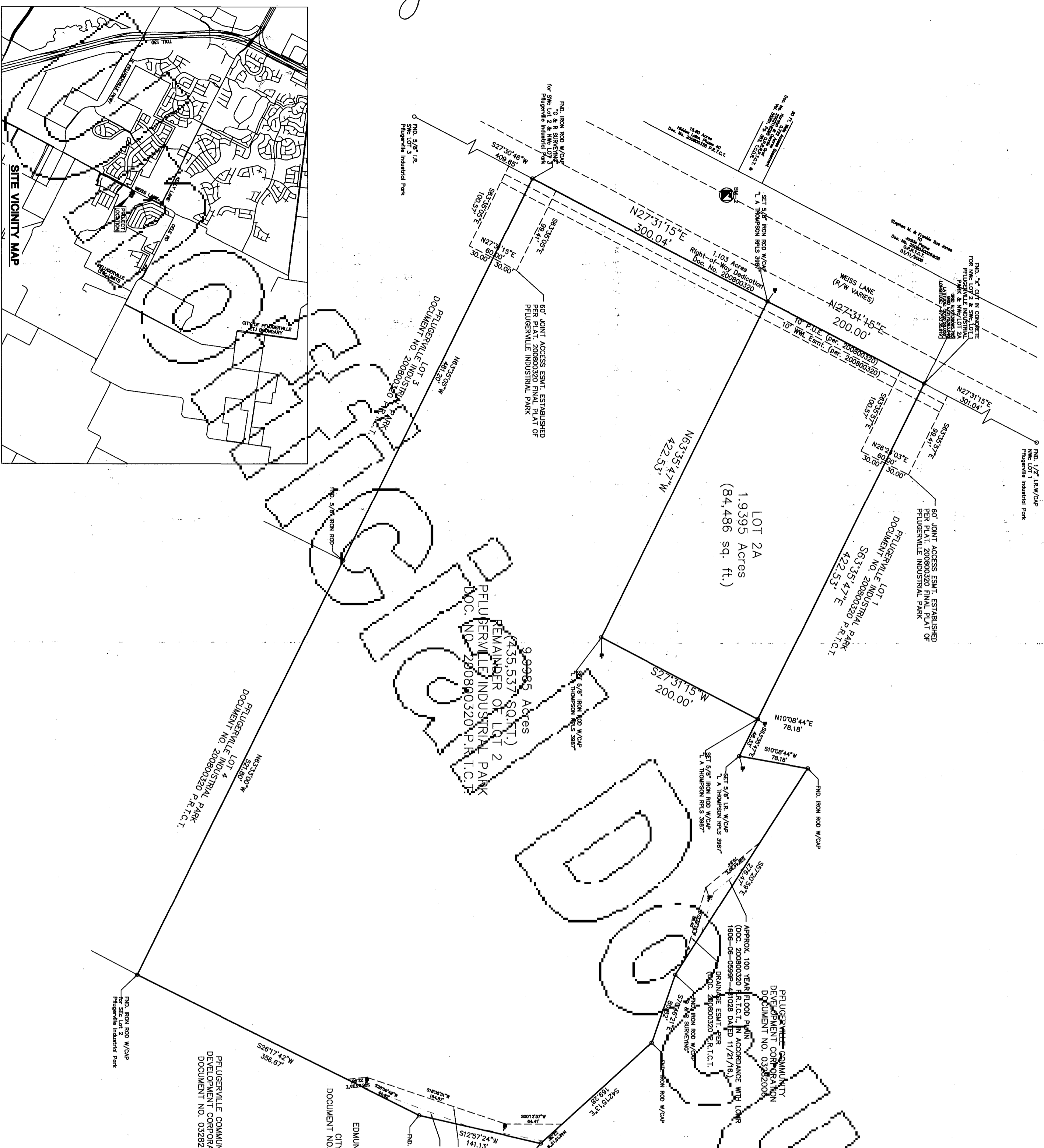
Travis County TEXAS

\$ 75.00

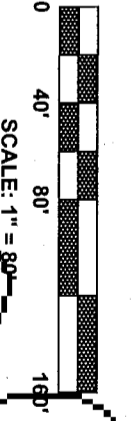
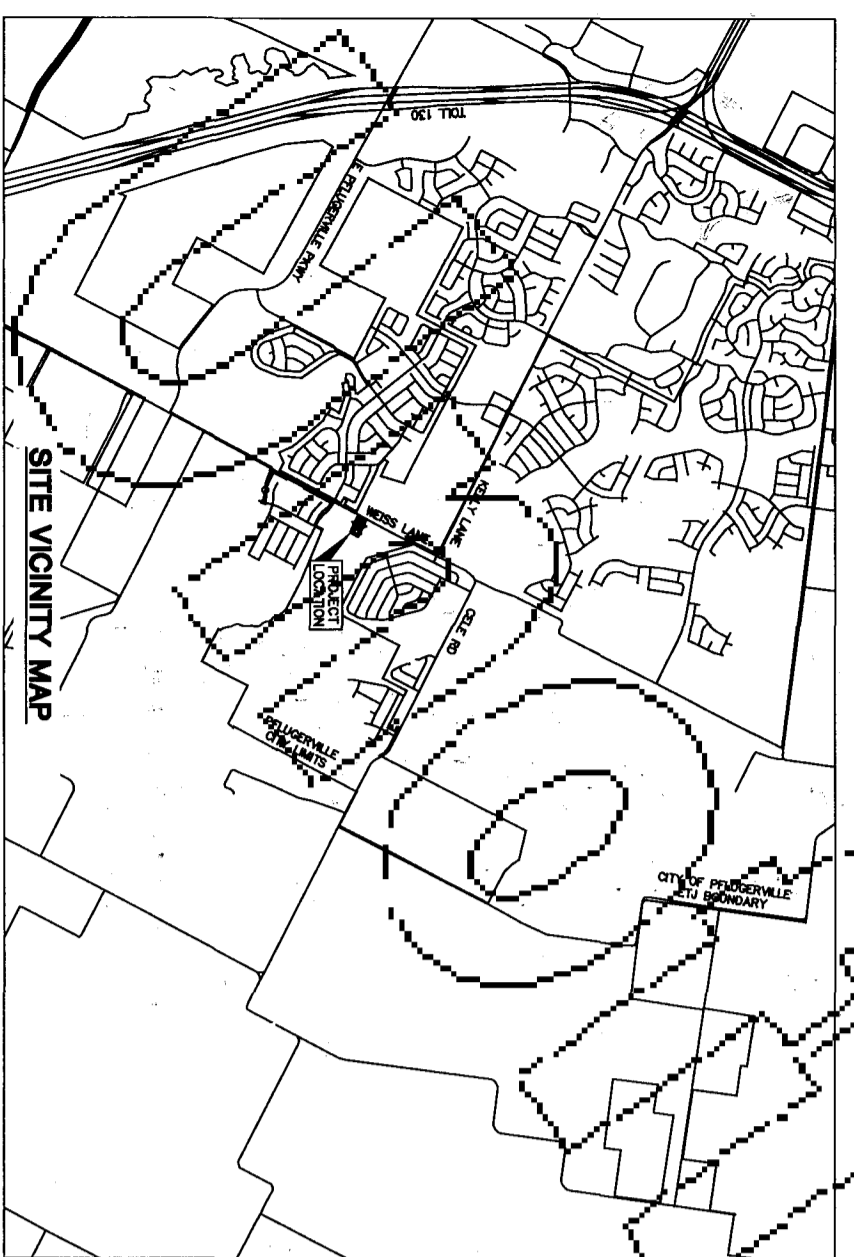
January 25, 2018

201800017

PLUGERVILLE INDUSTRIAL PARK LOT 2 REPLAT



SITE VICINITY MAP



BENCHMARK NOTE:

BM 1 - 1/4" IRON ROD SET IN CONCRETE WITH CORNER OF HIDDEN CONCRETE. FINISH OF CONCRETE IS 1.00' BELOW THE SURFACE OF THE CONCRETE. ELEVATION: 113.28' (NAVD83) (DATE: 10/15/2017)

BM 2 - 1/4" IRON ROD SET IN CONCRETE WITH CORNER OF HIDDEN CONCRETE. FINISH OF CONCRETE IS 1.00' BELOW THE SURFACE OF THE CONCRETE. ELEVATION: 113.28' (NAVD83) (DATE: 10/15/2017)

BM 3 - 1/4" IRON ROD SET IN CONCRETE WITH CORNER OF HIDDEN CONCRETE. FINISH OF CONCRETE IS 1.00' BELOW THE SURFACE OF THE CONCRETE. ELEVATION: 113.28' (NAVD83) (DATE: 10/15/2017)

LAND USE SUMMARY:

TOTAL ACRES: 1.9395
 TOTAL PLAT AREA: 84,486 SQ. FT.

OWNER/SUBDIVIDER:

ANTHONY D. GORBAS
 1870 WEISS LANE
 PLUGERVILLE, TEXAS 78860-5308

ENGINEER:

NICHOLAS SADDUK, P.E.
 2401 DOUBLE CREEK DR.
 RICHARDSON, TEXAS 75084

SURVEYOR:

L.A. THOMPSON, R.P.S.
 101 EAST MOUNTAIN RD.
 WIMBERLEY, TEXAS 78676-9607

GENERAL NOTES:

1. Easements of record by a commitment of No. 174028-600 for the insurance by The Resources Surety Company, with an effective date of 10/29/2017 and on issue date of 10/29/2017.

2. Schedule A, Item 101, Vol. 501, Pg. 431, D.R.T.C. to benefit, Texas Power & Light, dated 10/04/1938 for rural distribution of electrical power to the 10-cv. P.U.E. dedicated per plat of Plugerville Industrial Park as recorded in Doc. No. 200800320.

3. Schedule A, Item 102, Vol. 504, Pg. 189, D.R.T.C. to benefit, Texas Power & Light, dated 04/06/1939 for rural distribution of electrical power to the 10-cv. P.U.E. dedicated per plat of Plugerville Industrial Park as recorded in Doc. No. 200800320.

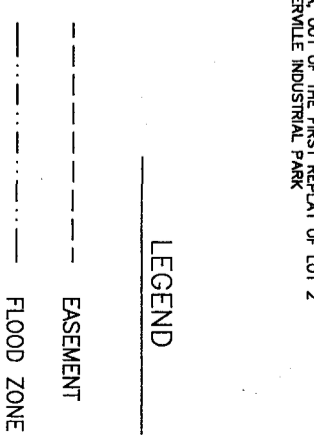
4. Schedule A, Item 103, Vol. 493, Pg. 187, D.R.T.C. to benefit, Lone Star Gas Company, dated 10/08/1984 for installation of a gas pipeline as a street easement on underground.

5. Schedule A, Item 101, Vol. 3842, Pg. 1891, D.R.T.C. to benefit, Knoxville Water Supply Company, dated 08/15/1973 for 15 ft. easement for water pipeline, no description furnished.

6. Schedule A, Item 104, Doc. No. 2003158886, D.R.T.C. to benefit, City of Plugerville, dated 07/09/2003 for rural distribution of electrical power to the 10-cv. P.U.E. dedicated per plat of Plugerville Industrial Park as recorded in Doc. No. 200800320.

7. The City of Plugerville, Doc. No. 200800320, D.R.T.C. to benefit, 819-02-14, dated 02/14/2006, involving the subject tract subject to said reference.

LEGEND:



DATE OF PLAT 10/15/17



Consulting engineers
 Texas Registration Number F-257
 2401 DOUBLE CREEK DR., #200, RICHARDSON, TX 75084
 WWW.BINKLEYANDBARFIELD.COM

FINAL PLAT

Legal Description

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS: THAT ANTHONY D. DOBIAS AND JACK L. PAYNE, BEING THE OWNERS OF 11.940 ACRES OF LAND BEING OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING ALL OF LOT 2, OF PFLUGERVILLE INDUSTRIAL PARK, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800320 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO ANTHONY D. DOBIAS AND JACK L. PAYNE BY DEED RECORDED IN DOCUMENT NO. 2009024539, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.) DO HEREBY SUBDIVIDE 11.940 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

FIRST REPLAT OF LOT 2

PFLUGERVILLE INDUSTRIAL PARK

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON. WITNESS OUR HANDS, THIS THE 17th DAY OF January 2018, A.D.

BY: ANTHONY D. DOBIAS AND JACK L. PAYNE 18710 WEISS LANE PFLUGERVILLE, TEXAS 78660-5308

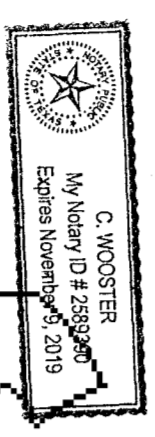
BY: ANTHONY D. DOBIAS JACK L. PAYNE

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY D. DOBIAS AND JACK L. PAYNE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 17th DAY OF January, 2018, A.D.

NOTARY PUBLIC'S SIGNATURE



1. NICHOLAS SANDLIN, AM AUTHORIZED UNDER LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0285H DATED 09/26/2008, FOR TRAVIS COUNTY, TEXAS.

NICHOLAS SANDLIN, P.E. 124404 BINKLEY & BARFIELD CONSULTING ENGINEERS TEXAS FIRM NO. F-257 2401 DOUBLE CREEK DR ROUND ROCK, TEXAS 78664



BEING 1.9396 ACRES OF LAND OUT LOT 2, OF PFLUGERVILLE INDUSTRIAL PARK, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800320 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND CONVEYED TO ANTHONY D. DOBIAS AND JACK L. PAYNE BY DEED RECORDED IN DOCUMENT NO. 2009024539, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 11.940 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

LOT 2A, OUT OF THE FIRST REPLAT OF LOT 2

PFLUGERVILLE INDUSTRIAL PARK

BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS TERMINOLOGY WITH ALL BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD83). ALL DISTANCES SHOWN ARE ANNOTATED IN SURFACE FEET UTILIZING THE SURFACE ADJUSTMENT FACTOR (SAF) OF 0.999876. TO OBTAIN GRID DISTANCES MULTIPLY DISTANCES SHOWN BY THE (SAF).

BEGINNING AT A FOUND "X" IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID PFLUGERVILLE INDUSTRIAL PARK AND A POINT ON THE EAST RIGHT-OF-WAY OF WEISS LANE (WIDTH VARIES) AS DEDICATED BY THE PLAT OF PFLUGERVILLE INDUSTRIAL PARK AS RECORDED IN DOCUMENT NO. 200800320 (O.P.R.T.C.T.), SAID "X" OCCUPYING TEXAS STATE PLANE COORDINATE VALUES OF Y= GRID N:10,138,095.765 AND X=GRID E:3,170,393.646;

THENCE, S 63° 35' 47" E, A DISTANCE OF 422.53 FEET ALONG AND COINCIDENT WITH THE SOUTH LINE OF LOT A TO A 5/8 INCH IRON ROD WITH CAP LABELED "L. A. THOMPSON RPLS 3987" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 27° 31' 15" W, SEVERING SAID LOT 2, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH CAP LABELED "L. A. THOMPSON RPLS 3987" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 63° 35' 47" W, A DISTANCE OF 422.53 FEET TO A 5/8 INCH IRON ROD WITH CAP LABELED "L. A. THOMPSON RPLS 3987" TO A POINT ON SAID EAST RIGHT-OF-WAY OF WEISS LANE, SAID CORNER SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N 27° 31' 15" E, FEET ALONG AND COINCIDENT WITH SAID RIGHT-OF-WAY, A DISTANCE OF 200.90 FEET TO THE POINT OF BEGINNING DELINEATING AND ENCOMPASSING 1.9396 ACRES (84,490 SQUARE FEET) OF LAND BASED ON A SURVEY BY THOMPSON SURVEYING COMPANY DATED 16-11 OCTOBER 2017;

L. A. THOMPSON, TEXAS RPLS 3987 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS:



THAT I, L. A. THOMPSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN HEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, 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.

L. A. THOMPSON, R.P.L.S. 3987 REGISTERED PROFESSIONAL LAND SURVEYOR THOMPSON SURVEYING COMPANY TEXAS FIRM NO. 100973-00 101 E. MOUNTAIN ROAD, WIMBERLEY, TEXAS 78676



- 1. This plan lies within the full purpose jurisdiction of the City of Pflugerville.
2. Water and wastewater service shall be provided by the City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
3. A 10-ft PUE has been dedicated along the street frontage by Document No. 200800320 Plat Records of Travis County Texas (P.R.T.C.T.).
4. Easements dedicated to the public shall also be subject to the terms and conditions of the Engineering Design Manual, as amended. The Grantor/Property Owners, heirs, successors and assigns shall retain the obligation to maintain 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. Six-foot sidewalks shall be constructed to the City of Pflugerville Standards along all streets abutting this subdivision. Sidewalk ramps for handicap access shall be provided at all street intersections.
8. This subdivision is subject to all City of Pflugerville ordinances or technical manual related to Tree Preservation per City Ordinance # 1203-15-02-24.
9. The assessed Community Impact Fee for water and wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1179-14-06-10. Community Impact fees for the individual lots shall be paid prior to issuance of any building permit.
10. The subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 years 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.
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.
14. Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any construction.
15. A Portion of this tract is within a flood hazard area as shown on FEMA Flood Insurance Rate Map Panel No. 48453C0285H for Travis County, effective dated 09/26/2008.
16. All proposed fences, walls and landscaping adjacent to intersecting 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 Texas Commission on Environmental Quality (TCEQ) and State Board of Insurances requirements. The owner understands and acknowledges that plat vacation or re-plating may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.
18. Lot 1 & Lot 2 shall have access to Weiss Lane.

APPROVED THIS 18 DAY OF January 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

EMILY BARROW, PLANNING DIRECTOR

ATTEST: JEMMER BRUBAKER, CITY SECRETARY

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 25 DAY OF January 2018, A.D. AT 10:14 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 201800017.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 25 DAY OF January, 2018, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

MICHAEL P. GONZALES, DEPUTY



consulting engineers Texas Registration Number F-257 2401 DOUBLE CREEK DR. #200, ROUND ROCK, TX 78664 www.binkleyandbarfield.com

FINAL PLAT