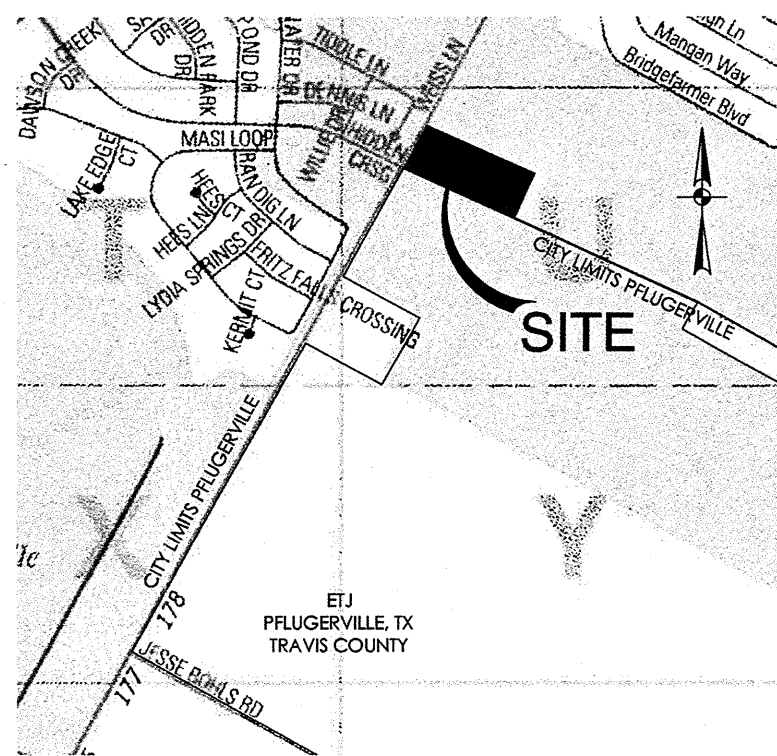
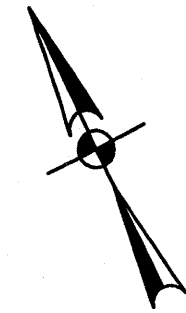


FINAL PLAT
OF THE
AMENDING PLAT OF LOTS 3 AND 4 OF
PFLUGERVILLE INDUSTRIAL PARK

A 9.451 ACRE TRACT OF LAND SITUATED OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73, BEING ALL OF LOT 3 AND LOT 4 OF THE FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION PLAT RECORDED IN DOCUMENT NO. 200800320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



SCALE: 1"= 100'



OWNERS: CITY OF PFLUGERVILLE
P.O. BOX 589
PFLUGERVILLE, TEXAS 78691

ACREAGE: 9.451 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220
WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

SURVEY: JOHN L. BRAY SURVEY NO. 10
ABSTRACT 73

TOTAL NUMBER OF BLOCKS: 1 BLOCK

TOTAL NUMBER OF LOTS: 2 LOTS

LINEAR FEET OF NEW STREETS: 0'

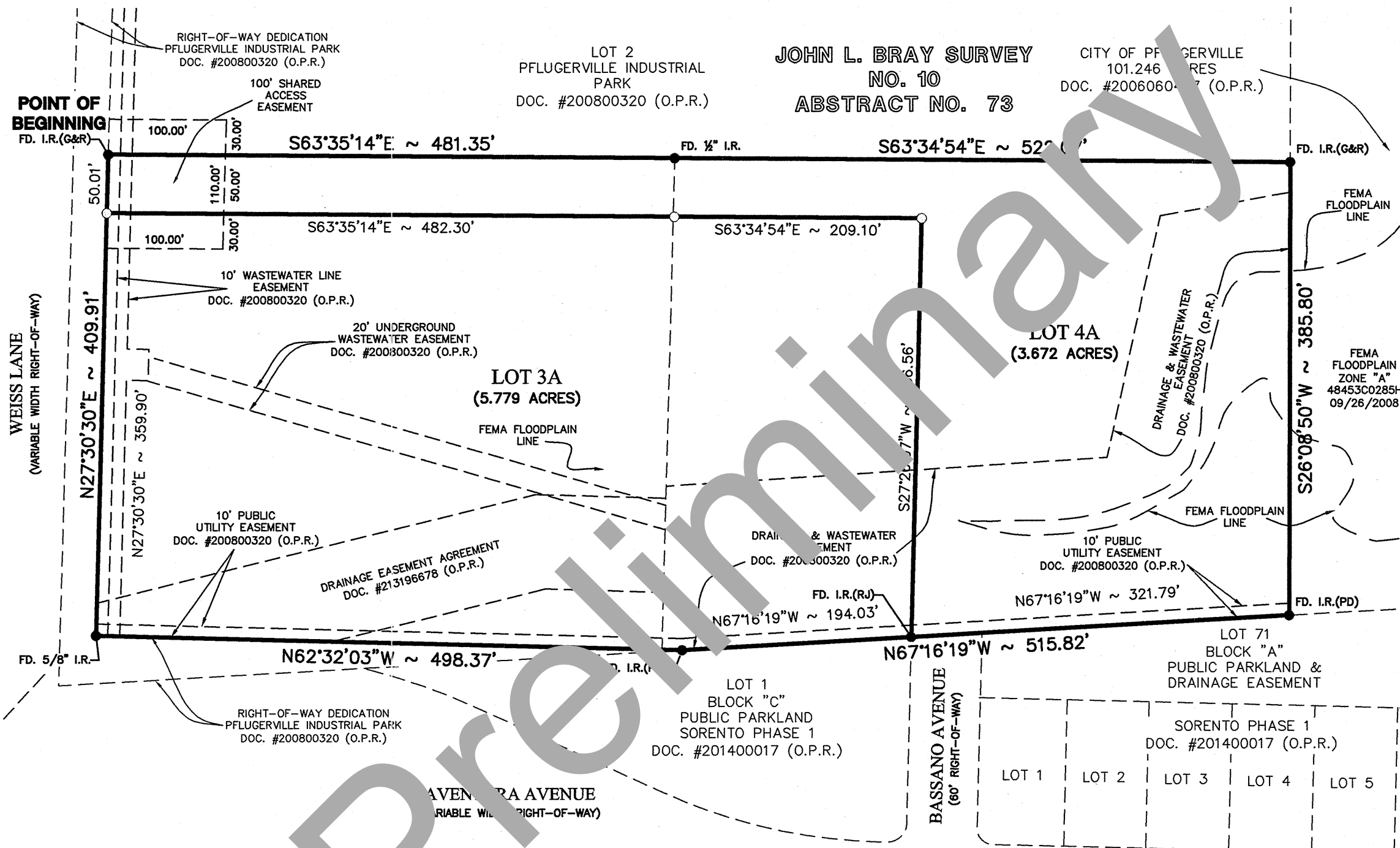
SUBMITTAL DATE: NOVEMBER __, 2015

BEARINGS ARE BASED ON THE
NORTH AMERICAN DATUM OF
1983 (CORDS 1996), FROM THE
TEXAS COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL
ZONE.

COMBINED SCALE FACTOR:
0.9999600016

BENCHMARK:
PT #11 1/2" IRON ROD W/ RED CAP
NAD 83 GRID COORDINATES
N: 10137227.521, E: 3169834.368
ELEVATION OF 629.61' (NAVD 88)
GEOID 03

BENCHMARK:
PT #12 1/2" IRON ROD W/ RED CAP
NAD 83 GRID COORDINATES
N: 10136202.472, E: 3171823.347
ELEVATION OF 615.46' (NAVD 88)
GEOID 03



FIELD NOTES
FOR

A 9.451 ACRE TRACT OF LAND SITUATED OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73, BEING ALL OF LOT 3 AND LOT 4 OF THE FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION PLAT RECORDED IN DOCUMENT NO. 200800320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 9.451 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH THE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at an iron rod with cap marked "G&R" found in the east right of way line of Weiss Lane, a variable width right of way, same being the northwest corner of said Lot 3, also being the southwest corner of Lot 2 of Pflugerville Industrial Park recorded in Document No. 200800320 of the Official Public Records of Travis County, Texas for the northwest corner and **POINT OF BEGINNING** hereof:

THENCE S 63°35'14" E, departing the east right of way line of said Weiss Lane, with the north line of said Lot 3, same being the south line of said Lot 2, for a distance of 481.35 feet to a 1/2" iron rod found for the northeast corner of said Lot 3, same being the northwest corner of said Lot 4, also being a point in the south line of said Lot 2, for an angle point hereof;

THENCE S 63°34'54" E, with the north line of said Lot 3, same being the south line of said Lot 2, for a distance of 522.07 feet to an iron rod with cap marked "G&R" found in the west line of a called 101.246 acre tract conveyed to the City of Pflugerville recorded in Document No. 2006060407 of the Official Public Records of Travis County, Texas, same being the northeast corner of said Lot 4, also being the southeast corner of said Lot 2, for the northeast corner hereof;

THENCE S 26°08'50" W, with the east line of said Lot 4, same being the west line of said 101.246 acre tract, for a distance of 385.80 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for in the north line of Sorento, Phase 1, a subdivision recorded in Document No. 201400017 of the Official Public Records of Travis County, Texas, same being the southeast corner of said Lot 4, also being the westernmost southwest corner of said 101.246 acre tract, for the southeast corner hereof;

THENCE N 67°16'19" W, with the south line of said Lot 4, same being the north line of said Sorento Phase 1, for a distance of 515.82 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for an angle point in the south boundary line of said Lot 4, same being the easternmost corner of a 1.103 acre right-of-way dedication per said Pflugerville Industrial Park, for an angle point hereof;

THENCE N 62°32'03" W, departing the north boundary line of said Sorento Phase 1, with, in part, the south line of said Lot 4 and, in part, the south line of said Lot 3, same being the north line of said right-of-way dedication, for a distance of 498.37 feet to a 3/4" iron rod found in the east right of way line of the aforementioned Weiss Lane, same being the southwest corner of said Lot 3, also being the northeast ell corner of said right-of-way dedication;

THENCE N 27°30'30" E, with the west line of said Lot 3, same being the east right-of-way line of said Weiss Lane, also being the east boundary line of said right-of-way dedication, for a distance of 409.91 feet to the **POINT OF BEGINNING** and containing 9.451 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with a survey made on the ground prepared under Job No. 59014-15 by Pape-Dawson Engineers, Inc.

LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- A BLOCK LETTER
- D.R. DEED RECORDS
- FD. I.R. FOUND IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (PD) PAPE-DAWSON
- EXISTING AND PROPOSED 6' SIDE WALK

PLAT NOTES

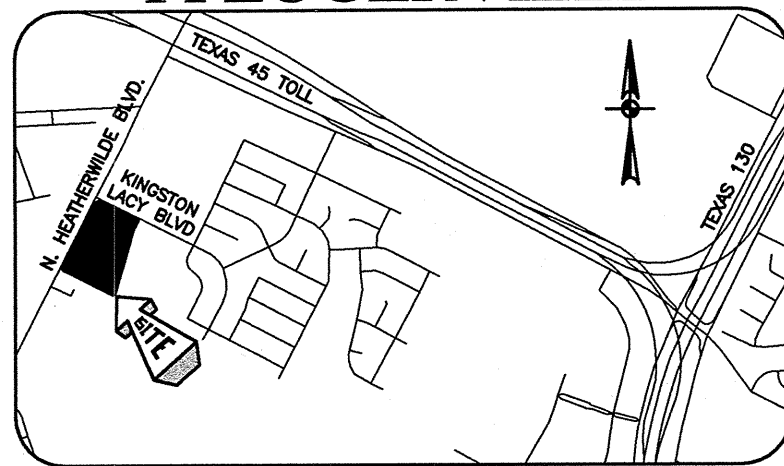
- THIS LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION OR ETI.
- WATER AND WASTEWATER SHALL BE PROVIDED BY _____. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE U 1203-15-02-24 AND CITY RESOLUTION U 1224-09-08-25-8A.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 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.

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

PFLUGERVILLE



LOCATION MAP
NOT TO SCALE

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

THAT THE CITY OF PFLUGERVILLE, BEING THE OWNER OF LOT 4, PFLUGERVILLE INDUSTRIAL PARK, OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2009081492, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 4.878 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE AMENDING PLAT OF LOTS 3 AND 4 OF PFLUGERVILLE INDUSTRIAL PARK, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.
WITNESS MY HAND, THIS THE ____ DAY OF ____, AD

BRANDON WADE, CITY MANAGER
100 EAST MAIN STREET, SUITE 300
PFLUGERVILLE, TEXAS 78681

STATE OF TEXAS:
COUNTY OF TRAVIS:

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'S SIGNATURE

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

THAT LASER MANUFACTURING, INCORPORATED, BEING THE OWNER OF LOT 3, PFLUGERVILLE INDUSTRIAL PARK, OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2007187832, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 4.58 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE AMENDING PLAT OF LOTS 3 AND 4 OF PFLUGERVILLE INDUSTRIAL PARK, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.
WITNESS MY HAND, THIS THE ____ DAY OF ____, AD

MARCELO DRAGUICEVICH, OWNER
1801 ROWE LANE
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS:
COUNTY OF TRAVIS:

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'S SIGNATURE

FLOOD PLAIN INFORMATION:

A 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. 48453C0285H, DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

FINAL PLAT
OF THE
AMENDING PLAT OF LOTS 3 AND 4 OF
PFLUGERVILLE INDUSTRIAL PARK

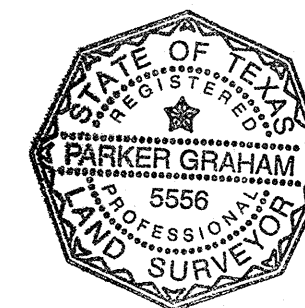
A 9.451 ACRE TRACT OF LAND SITUATED OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73, BEING ALL OF LOT 3 AND LOT 4 OF THE FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION PLAT RECORDED IN DOCUMENT NO. 200800320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:

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

THAT I, PARKER GRAHAM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON 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.

PARKER GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5556



APPROVED THIS ____ DAY OF ____, A.D., 20__, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY:
RODNEY BLACKBURN, CHAIRMAN

THIS AMENDED PLAT COMPLIES WITH THE CRITERIA FOR ELIGIBILITY OF AMENDED PLATS AND IS HEREBY APPROVED THIS ____ DAY OF ____, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

BY:
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, A.D., 20__, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF ____, A.D., 20__, AT ____ O'CLOCK ____ M. OF SAID COUNTY AND STATE IN DOCUMENT NO. ____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01