

REPLAT OF LOT 2, REPLAT OF LOT 1A AMENDED PLAT OF LOTS 1, 2, 3 AND 6, BLOCK A, PFLUGER CROSSING SOUTH, PHASE 1

Prepared: May 14, 2015

NUMBERED COURSES	RECORD COURSES
1 S 09°28'17" E 56.34'	(S09°31'20"E 56.17')
2 S 08°34'39" W 46.01'	(S08°36'37"W 45.95')
3 N 24°31'20" E - 81.76'	(N24°30'38"E 81.85')
4 N 24°31'20" E - 33.81'	(N24°32'26"E 33.83')
5 N 14°12'05" E - 29.36'	(N14°07'39"E 29.54')
6 S 75°45'04" E - 19.00'	(S75°30'01"E 18.98')
7 S 69°34'57" E - 94.39'	(S69°35'26"E 94.57')
8 S 65°25'16" E - 27.14'	(S65°21'45"E 26.96')
9 S 24°45'49" W - 15.50'	(S24°41'55"W 15.50')
10 S 24°45'49" W - 31.00'	(S24°41'55"W 15.50')
11 N 65°54'32" W - 67.25'	
12 N 70°22'51" E - 22.56'	(N70°23'15"E)
13 S 12°00'09" E - 107.63'	

LOT SUMMARY

Total Number of Lots = 3
Lot 2 = 6.074 Acres = 264,584 Square Feet
Lot 2B = 0.817 Acre = 35,588 Square Feet
Lot 2C = 2.243 Acres = 97,705 Square Feet

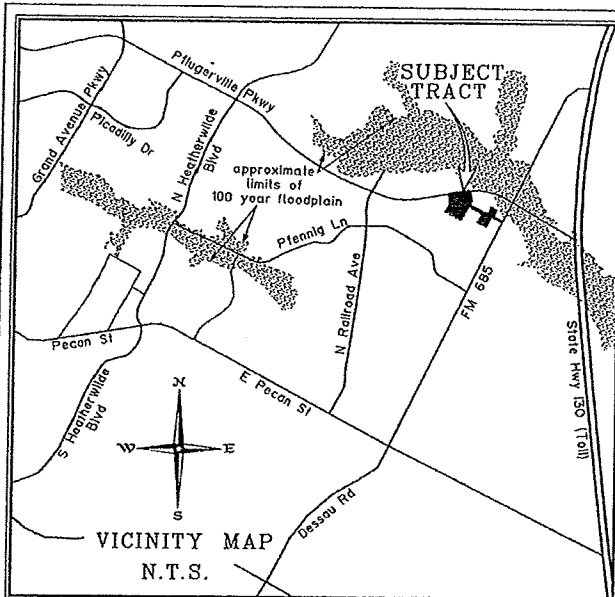
Total Area = 397,877 Square Feet = 9.134 Acres
Lots 2, 2B and 2C Commercial Use

(166.19 Acres - Remainder)
Terrell Timmermann
Volume 12483 Page 71

(136.450 Acres - Remainder)
Terrell Timmermann
Document No. 1999104396

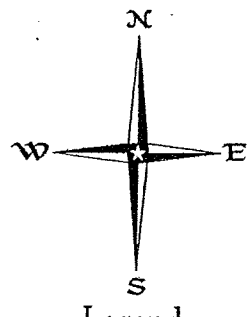
CURVE DATA

① Δ = 18°03'00" (18°04'51") R = 210.50' (210.50') T = 33.43' (33.49') C = 66.04' (66.15') A = 66.31' (66.42') CB = S00°26'48"E (S00°24'44"E)	② Δ = 11°19'31" (11°19'57") R = 236.80' (236.80') T = 23.48' (23.50') C = 46.73' (46.76') A = 46.81' (46.84') CB = S14°10'44"W (S14°12'29"W)
③ Δ = 10°24'34" (10°16'22") R = 78.50' (78.50') T = 7.15' (7.06') C = 14.24' (14.06') A = 14.26' (14.07') CB = N19°49'41"E (N19°58'37"E)	④ Δ = 7°55'50" R = 1195.14' T = 82.84' C = 165.29' A = 165.42' CB = N74°22'17"E
⑤ Δ = 3°54'53" R = 1195.14' T = 40.85' C = 81.64' A = 81.66' CB = N80°17'39"E	⑥ Δ = 32°10'43" R = 185.00' T = 53.36' C = 102.54' A = 103.90' CB = S4°05'12"W
⑦ Δ = 88°14'45" (88°14'52") R = 25.00' (25.00') T = 24.25' (24.25') C = 34.81' (34.81') A = 38.50' (38.51') CB = S72°49'30"W (S72°49'30"W)	



THOMAS STUART SURVEY NO. 6
ABSTRACT NO. 669

SCALE: 1" = 100'



Legend

- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- * Cotton Gin Spindle Set with shiner
- ◇ Capped Iron Rod Found as noted
- ▲ PK Nail Found
- 1/2" Iron Rod Found
- Chiseled "X" Found or Set if noted
- Proposed or Existing 6" Concrete Sidewalk (Record Bearing and Distance)

LEGAL DESCRIPTION

9.134 acres of land out of the Thomas Stuart Survey No. 6, Abstract No. 669 and the John Davis Survey No. 13, Abstract No. 231, being all of Lot 2, Replat of Lot 1A, Amended Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201400074 of the Official Public Records of Travis County, Texas, same being a portion of that certain (166.19 acre) tract of land as conveyed to Terrell Timmermann by deed recorded in Volume 12483, Page 71 of the Real Property Records of Travis County, Texas, together with a portion of that certain (136.450 acre) tract of land as conveyed to Terrell Timmermann by deed recorded in Document No. 1999104396 of the Official Public Records of Travis County, Texas.

Orientation for this survey is based upon the State Plane Coordinate System NAD83 (4203 Texas Central Zone). All distances shown hereon are surface values. Combined Scale Factor: 0.99989724

HENRY BLESSING SURVEY
ABSTRACT NO. 99

SEPRIN EISELIN SURVEY NO. 4
ABSTRACT NO. 265

OWNER/SUBDIVIDER: Geraldine Timmermann
3410 Greenway
Austin, Texas 78705

ENGINEER: ALM ENGINEERING, INC. F-3565
1705 S. CAPITAL OF TX HWY
Ste. 150
Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road

JOHN DAVIS SURVEY NO. 13
ABSTRACT NO. 231

**REPLAT OF LOT 2, REPLAT OF LOT 1A
AMENDED PLAT OF LOTS 1, 2, 3 AND 6, BLOCK A,
PFLUGER CROSSING SOUTH, PHASE 1**

Prepared: May 14, 2015

NOTES:

- 1.) This subdivision is in the Full Purpose Jurisdiction of the City of Pflugerville.
 - 2.) No objects, including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement, unless approved by the City of Pflugerville.
 - 3.) The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation or maintenance.
 - 4.) All drainage easements on private property shall be maintained by the property owner, or his/her assigns.
 - 5.) Sidewalks shall be constructed to the City of Pflugerville standards along all streets abutting this subdivision, sidewalk ramps for handicapped access shall be provided at all street intersections.
 - 6.) No lot will be occupied until connected to an approved public water and wastewater system. Water and wastewater service to this subdivision will be provided by the city of Pflugerville.
 - 7.) All water and wastewater system improvements must be in accordance with the City of Pflugerville water and Wastewater design criteria and specifications and T.M.R.C.C. specifications. All plans must be presented to the City of Pflugerville for review and approval. All construction must be inspected by the City of Pflugerville.
 - 8.) No overhead electric shall be permitted.
 - 9.) 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.
 - 10.) Where existing overhead electrical service exists, electric utility service lines for street or site lighting shall be placed underground.
 - 11.) 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.
 - 12.) A 10-ft. PUE shall be dedicated along all street frontage.
 - 13.) This subdivision is subject to that certain Easements with Covenants and Restrictions Affecting Land as set forth in instrument recorded in Document No. 2005078019 of the Official Public Records of Travis County, Texas.
 - 14.) Reciprocal access through Pfennig Lane/FM 685 Commercial Subdivision per Document No. 2005078016 of the Official Public Records of Travis County, Texas.
 - 15.) 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.
 - 16.) 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.
 - 17.) 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.
 - 18.) Lots 2, 28 and 2C lie within Zone X (areas determined to be outside of the 100 year flood plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48453C0280J, dated August 18, 2014.
 - 19.) This subdivision is subject to that certain Declaration of Drainage and Access Easements, Covenants and Conditions as set forth in instrument recorded in Document No. 2007174772 of the Official Public Records of Travis County, Texas, further affected by First Amendment to Declaration of Drainage and Access Easements, Covenants and Conditions, recorded in Document No. 2012174758 and Second Amendment to Declaration of Drainage and Access Easements, Covenants and Conditions recorded in Document No. 2014035476, both of the Official Public Records of Travis County, Texas. In addition, this subdivision will be affected by the to be filed Third Amendment to Declaration of Drainage and Access Easements, Covenants and Conditions as well as any subsequent amendments to such documents that occur with further development.
- I, Holt Carson, 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 were properly placed under my personal supervision in accordance with the Subdivision Code of the City of Pflugerville and that all known easements within the boundary of the plat are shown hereon.
- Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990
- 5-14-2015
Date
- THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *
- KNOW ALL MEN BY THESE PRESENTS:
- I, Matthew Mitchell, am authorized under the laws of the State of Texas to practice the profession of engineering and do hereby certify that this plat is feasible from an engineering standpoint and is true and correct to the best of my knowledge.
- No portion of this subdivision is within the boundaries of the 100-year flood plain of a waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0280 J, dated August 18, 2014.

Matthew Mitchell P.E. No. 83395
ALM ENGINEERING, INC. F-3565
1705 S. CAPITAL OF TX HWY
Ste. 150
Austin, Texas 78746

5-15-2015
Date



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That, Geraldine Timmermann, individually and as the Independent Executor of the Estate of Terrell Timmermann, owner of 9.134 acres of land out of the Thomas Stuart Survey No. 6, Abstract No. 669 and the John Davis Survey No. 13, Abstract No. 231, being all of Lot 2, Replat of Lot 1A, Amended Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201400074 of the Official Public Records of Travis County, Texas, same being a portion of that certain (166.19 acre) tract of land as conveyed to Terrell Timmermann by deed recorded in Volume 12483, Page 71 of the Real Property Records of Travis County, Texas, together with a portion of that certain (136.450 acre) tract of land as conveyed to Terrell Timmermann by deed recorded in Document No. 1999104396 of the Official Public Records of Travis County, Texas, Pursuant to Chapters 212 and 232 of the Texas Local Government Code, do hereby subdivide said 9.134 acres of land in accordance with the attached map or plat attached hereto, to be known as

REPLAT OF LOT 2, REPLAT OF LOT 1A
AMENDED PLAT OF LOTS 1, 2, 3 AND 6, BLOCK A,
PFLUGER CROSSING SOUTH, PHASE 1

and do hereby dedicate to the Public the use of all streets and easements shown hereon.

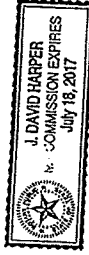
WITNESS MY HAND this the 15 day of May, A.D., 2015.

Geraldine Timmermann
3410 Greenway
Austin, Texas 78705

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 15th day of MAY, A.D., 2015, did personally appear Geraldine Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name J. DAVID HARPER
Commission Expires 18 JULY 2017

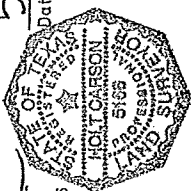


THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS:

I, Holt Carson, 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 were properly placed under my personal supervision in accordance with the Subdivision Code of the City of Pflugerville and that all known easements within the boundary of the plat are shown hereon.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990



THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS:

I, Dana DeBeauvoir, am authorized under the laws of the State of Texas to practice the profession of engineering and do hereby certify that this plat is feasible from an engineering standpoint and is true and correct to the best of my knowledge.

No portion of this subdivision is within the boundaries of the 100-year flood plain of a waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0280 J, dated August 18, 2014.

CITY CERTIFICATION

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

CHAIRMAN

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

PLANNING DIRECTOR

ATTEST:
CITY SECRETARY

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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
___ day of ___, 2015, A.D., at ___ o'clock ___ M., and duly recorded
on the ___ day of ___, A.D., at ___ o'clock ___ M. in the Official
Public Records of said County and State in Document No. ___

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID
COUNTY this the ___ day of ___, 2015, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy