

200800320

FINAL PLAT OF  
PFLUGERVILLE INDUSTRIAL PARK

APPROVED

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 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. 2007187832, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.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 Matijevich  
GRACIELA MATIJEVICH, 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 MATIJEVICH, 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  
PRINT OR STAMP NAME HERE

MY COMMISSION EXPIRES July 28, 2012

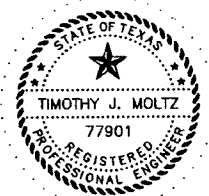
I, TIMOTHY J. MOLTZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0045 E, DATE JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS. A PROPOSED MAP HAS BEEN DISTRIBUTED BY FEMA, FIRM PANEL NO. 48453C00285G, DATE FEBRUARY 24, 2006 TO REVISE SAID MAP AND SHALL BE PROVIDED TO THE CITY OF PFLUGERVILLE, TEXAS UPON APPROVAL.

T. J. Moltz  
TIMOTHY J. MOLTZ, P.E. 77901

9-22-08  
DATE

ENGINEERING BY:  
HUITT-ZOLLARS, INC.  
3445 EXECUTIVE CENTER DRIVE, SUITE 240  
AUSTIN, TEXAS 78731



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.T.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 29 DAY OF October, 2008.

BY:  
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
P.O. BOX 1160  
PFLUGERVILLE, TEXAS 78691-1160

BY: Federico B. Velarde Jr.  
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 9, 2008

NOTARY: Shannon Nicole Schulze  
PRINT OR STAMP NAME HERE

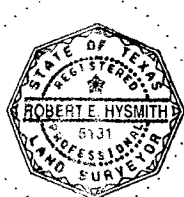
MY COMMISSION EXPIRES 8/22/2012

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

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  
ROBERT E. HYSMITH, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5131  
STATE OF TEXAS

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



SURVEYOR'S SEAL

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.T.C.T.)

CITY CERTIFICATION:

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

BY: Naji Norder  
CHAIRPERSON, NAJI NORDER

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

BY: Trey Fletcher  
PLANNING DIRECTOR, TREY FLETCHER

ATTEST:

Karen Thompson  
CITY SECRETARY, KAREN THOMPSON



APPROVED THIS 28th DAY OF October, 2008, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Jeff Coleman  
MAYOR, JEFF COLEMAN

ATTEST:

Karen Thompson  
CITY SECRETARY, KAREN THOMPSON



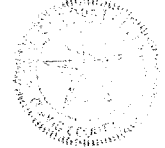
COUNTY RECORDATION:

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVIOR, 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 14th DAY OF November, 2008, A.D., AT 2:50 O'CLOCK P.M., AND DULY RECORDED ON THE 14th DAY OF November, 2008 A.D., AT 2:50 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 14th DAY OF November, 2008, A.D.

DANA DEBEAUVIOR, 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. 6' SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF PFLUGERVILLE STANDARDS ALONG ALL STREETS ABUTTING THIS SUBDIVISION. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS OR FISCAL POSTED IN LIEU 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 DOCH 2006183325 O.P.R.T.C.T.
14. THIS PROPERTY IS APPROVED FOR PARTICIPATION IN THE REGIONAL STORM WATER MANAGEMENT PROGRAM.

HUITT-ZOLLARS  
Huitt-Zollars, Inc. Austin  
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

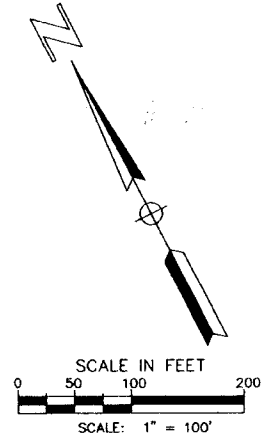
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No.	DATE	REVISIONS	APP'D

200800320

# FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK



**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

**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/LI)  
LOT 4, BLK A: 4.878 AC (OPEN SPACE)  
TOTAL LINEAR OF STREET: 0

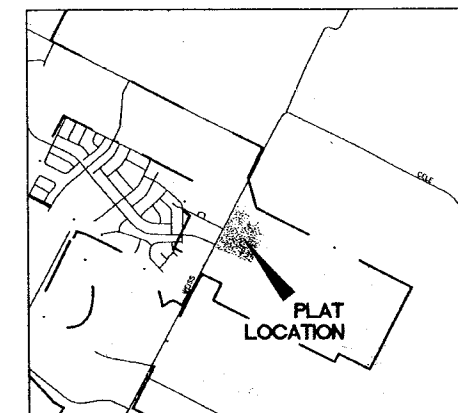
TOTAL PLAT AC: 25.006 AC

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

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
C/O: FRED VELARDE  
P.O. BOX 1160  
PFLUGERVILLE, TEXAS 78691-1160

**ENGINEER:**  
HUITT-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



**VICINITY MAP**  
NOT TO SCALE

**HUITT-ZOLLARS**  
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3701 Executive Center Drive, Suite 101  
Austin, Texas 78731  
Phone (512) 231-1119 Fax (512) 231-1129

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CITY SITE No.: x	

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OF 2

No.	DATE	REVISIONS	APP'D

