

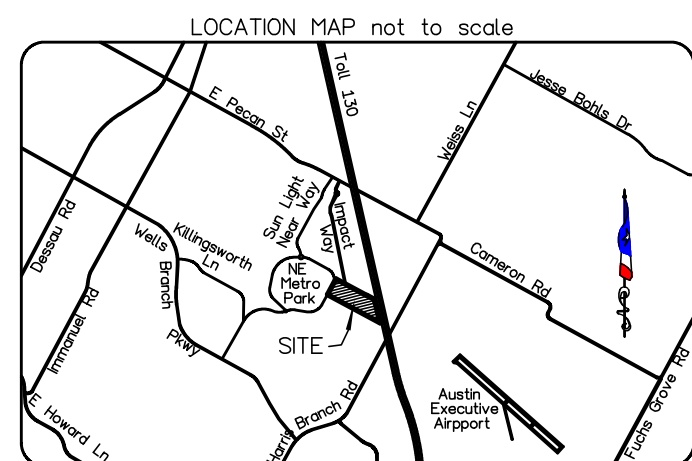
FINAL PLAT

THE P.C.D.C. AT RENEWABLE ENERGY PARK
17.6863 ACRES OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT No. 162

Replat of Lot 3C - Renewable Energy Park
(Doc No. 201300274)

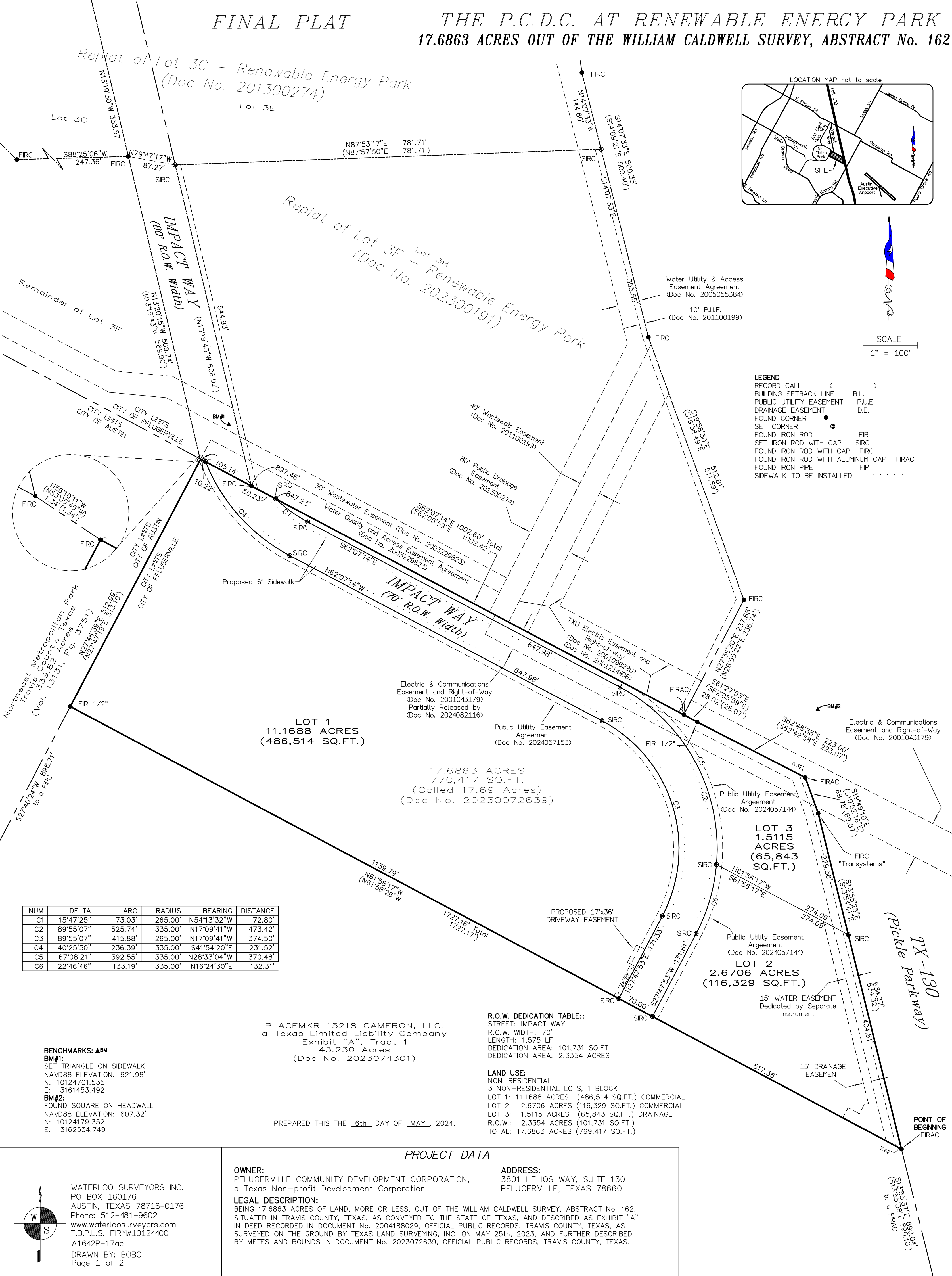
Lot 3E

Replat of Lot 3F Lot 3H - Renewable Energy Park
(Doc No. 202300191)



SCALE
1" = 100'

- LEGEND**
- RECORD CALL ()
 - BUILDING SETBACK LINE B.L.
 - PUBLIC UTILITY EASEMENT P.U.E.
 - DRAINAGE EASEMENT D.E.
 - FOUND CORNER ●
 - SET CORNER ○
 - FOUND IRON ROD ●
 - SET IRON ROD WITH CAP SIRC
 - FOUND IRON ROD WITH CAP FIR
 - FOUND IRON ROD WITH ALUMINUM CAP FIRAC
 - FOUND IRON PIPE FIP
 - SIDEWALK TO BE INSTALLED



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	15°47'25"	73.03'	265.00'	N54°13'32"W	72.80'
C2	89°55'07"	525.74'	335.00'	N17°09'41"W	473.42'
C3	89°55'07"	415.88'	265.00'	N17°09'41"W	374.50'
C4	40°25'50"	236.39'	335.00'	S41°54'20"E	231.52'
C5	67°08'21"	392.55'	335.00'	N28°33'04"W	370.48'
C6	22°46'46"	133.19'	335.00'	N16°24'30"E	132.31'

PLACEMKR 15218 CAMERON, LLC.
a Texas Limited Liability Company
Exhibit "A", Tract 1
43.230 Acres
(Doc No. 2023074301)

R.O.W. DEDICATION TABLE:
STREET: IMPACT WAY
R.O.W. WIDTH: 70'
LENGTH: 1,575 LF
DEDICATION AREA: 101,731 SQ.FT.
DEDICATION AREA: 2.3354 ACRES

LAND USE:
NON-RESIDENTIAL
3 NON-RESIDENTIAL LOTS, 1 BLOCK
LOT 1: 11.1688 ACRES (486,514 SQ.FT.) COMMERCIAL
LOT 2: 2.6706 ACRES (116,329 SQ.FT.) COMMERCIAL
LOT 3: 1.5115 ACRES (65,843 SQ.FT.) DRAINAGE
R.O.W.: 2.3354 ACRES (101,731 SQ.FT.)
TOTAL: 17.6863 ACRES (769,417 SQ.FT.)

PREPARED THIS THE 6th DAY OF MAY, 2024.

PROJECT DATA

OWNER:
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION,
a Texas Non-profit Development Corporation

ADDRESS:
3801 HELIOS WAY, SUITE 130
PFLUGERVILLE, TEXAS 78660

LEGAL DESCRIPTION:
BEING 17.6863 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT No. 162, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE STATE OF TEXAS, AND DESCRIBED AS EXHIBIT "A" IN DEED RECORDED IN DOCUMENT No. 2004188029, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON MAY 25th, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS IN DOCUMENT No. 2023072639, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

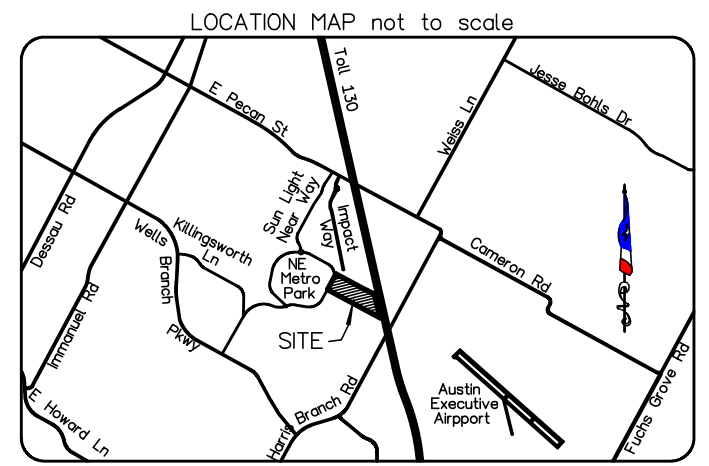
WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
A1642P-17ac
DRAWN BY: BOBO
Page 1 of 2

FINAL PLAT

THE P.C.D.C. AT RENEWABLE ENERGY PARK
17.6863 ACRES OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT No. 162

NOTES:

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER 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' PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. 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.
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, MAINTAIN RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A 6' SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
8. STREET LIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUTOFF TYPE.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE No. 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
11. THIS SUBDIVISION SHALL MITIGATE POST DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEARS AND 100 YEAR STORM EVENTS.
12. 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, AS AMENDED.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBLY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
14. 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.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
16. 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.
17. WATER AND WASTEWATER 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 REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. ANY PROPOSED ACCESS TO SH 130 CORRIDOR REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
19. A LICENSE AGREEMENT WILL BE REQUIRED FOR ANY LANDSCAPING, IRRIGATION OR OTHER BEAUTIFICATION IMPROVEMENTS WITHIN IMPACT WAY RIGHT-OF-WAY.
20. ANY FUTURE EXTENSION OF IMPACT WAY WHICH CROSSES OVER THE EXISTING DRAINAGE EASEMENT SHALL PROVIDE CULVERTS OR OTHER APPROPRIATE DRAINAGE STRUCTURES TO MAINTAIN FLOW TO THE DETENTION POND ON LOT 3H.
21. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE No. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.



STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS: THAT PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS ECONOMIC DEVELOPMENT CORPORATION, WORKING THROUGH TERRI TOLEDO, BEING THE OWNERS OF 17.6863 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT No. 162, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE STATE OF TEXAS, AND DESCRIBED AS EXHIBIT "A" IN DEED RECORDED IN DOCUMENT No. 2004188029, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON MAY 25th, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS IN DOCUMENT No. 2023072639, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS: DO HEREBY SUBDIVIDE SAID 17.6863 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

THE P.C.D.C. AT RENEWABLE ENERGY PARK

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

REPRESENTATIVE FOR PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSES AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____ PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATION:

I, JORDAN T. HURTA, P.E., 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 COMPLIES WITH THE ENGINEERING PORTION OF TITLE 25 OF THE CITY OF PFLUGERVILLE LAND DEVELOPMENT CODE. I ALSO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEARS FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

JORDAN T. HURTA, P.E. 143332 DCS ENGINEERING, LLC. TBPE FIM No. F-13162 1101 S. CAPITAL OF TEXAS HWY, BUILDING G-100 AUSTIN, TEXAS 78746 (512) 614-6171

SURVEYOR'S CERTIFICATION:

I, KARL E. ATKINS, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER THE DIRECT SUPERVISION OF THOMAS P. DIXON, R.P.L.S. #4324. JANUARY 15, 2024, PRIOR TO HIS DEATH.

Karl E. Atkins signature and date NOVEMBER 27, 2024. KARL E. ATKINS, R.P.L.S. #4618 2208 W. ANDERSON LANE AUSTIN, TEXAS 78757 (512) 481-9602



FIELD NOTES:

BEING THE OWNERS OF 17.6863 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT No. 162, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE STATE OF TEXAS, AND DESCRIBED AS EXHIBIT "A" IN DEED RECORDED IN DOCUMENT No. 2004188029, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON MAY 25th, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS IN DOCUMENT No. 2023072639, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 17.6863 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found aluminum capped iron rod in the west R.O.W. of TX-130 (Pickle Parkway), being the NE corner of that certain 43.230 acre tract conveyed to PlaceMKR 15218 Cameron, LLC., by general warranty deed recorded in Document No. 2023074301, Official Public Records of Travis County, Texas, same being the SE corner of herein described tract, from which a found aluminum capped iron rod in the west R.O.W. of TX-130 bears S13°55'37"E at a distance of 890.04 feet;

THENCE leaving the west R.O.W. of TX-130 with the north line of of said PlaceMKR tract, N61°58'17"W for a distance of 1727.16 feet to a found 1/2" iron rod for the SE line of that Northeast Metropolitan Park as conveyed to Travis County, Texas by general warranty deed recorded in Volume 13131, Page 3751, Real Property Records of Travis County, Texas, being the NW corner of said PlaceMKR tract and the SW corner of herein described tract, from which a found capped iron rod bears S27°40'24" W at a distance of 898.71 feet;

THENCE with the SE line of said Northeast Metropolitan Park, N27°46'39"E for a distance of 512.99 feet to a found capped iron rod in the SW R.O.W. of Impact Way (80' width) as shown on the Replat of Lot 3F - Renewable Energy Park, a subdivision in Travis County, Texas, as recorded in Document No. 202300191, Official Public Records of Travis County, Texas, being the NE corner of said Northeast Metropolitan Park, same being the NW corner of the aforesaid 17.6863 acre tract, from which a found capped iron rod for the southernmost corner of the remainder of Lot 3F, Replat of lot 3C - Renewable Energy Park, a subdivision in Travis County, Texas, as recorded in Document No. 201300274, Official Public Records of Travis County, Texas bears N56°10'11"W at a distance of 1.34 feet;

THENCE with the SW line of said R.O.W. of Impact Way, being the SW line of said Replat of Lot 3F, S62°07'14"E, passing at a distance of 105.14 feet to a found capped iron rod for the Sw corner of Lot 3H of the Replat of Lot 3F, a subdivision in Travis county, texas, as recorded in Document No. 202300191, Official Public records, Travis County, Texas, and continuing 897.46 feet for a total distance of 1002.60 feet to a found aluminum capped iron rod for the SE corner of said Lot 3H, same being an angle point in the said west R.O.W. of TX-130, from which a found capped iron rod for an angle point in the east line of said Lot 3H bears N2738°20"E at a distance of 237.65 feet;

THENCE with the west R.O.W. of TX-130 the following four (4) courses and distances:

- 1. S61°27'53"E for a distance of 28.02 feet to a found 1/2" iron rod for an angle point;
2. S62°48'35"E for a distance of 223.00 feet to a found aluminum capped iron rod for the NE corner of said 17.6863 acre tract;
3. S19°49'10"E for a distance of 69.78 feet to a found capped iron rod stamped "Transystems";
4. S12°55'25"E for a distance of 634.37 feet to the POINT OF BEGINNING, containing 17.6863 acres, more or less.

APPROVED THIS THE _____ DAY OF _____, 20____ AD, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

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

_____, PLANNING DIRECTOR

_____, CITY SECRETARY

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DAYNA LIMON-MERCADO, 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 _____, 20____, A.D., AT ___ O'CLOCK ___M., DULY RECORDED ON THE ___ DAY OF _____, 20____, A.D., AT ___ O'CLOCK ___M., OF SAID COUNTY AND STATE DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE ___ DAY OF _____, 20____, A.D.

DEPUTY, COUNTY CLERK TRAVIS COUNTY, TEXAS

PROJECT DATA

OWNER: PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, a Texas Non-profit Development Corporation ADDRESS: 3801 HELIOS WAY, SUITE 130 PFLUGERVILLE, TEXAS 78660
LEGAL DESCRIPTION: BEING 17.6863 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT No. 162, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE STATE OF TEXAS, AND DESCRIBED AS EXHIBIT "A" IN DEED RECORDED IN DOCUMENT No. 2004188029, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON MAY 25th, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS IN DOCUMENT No. 2023072639, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

WATERLOO SURVEYORS INC. PO BOX 160176 AUSTIN, TEXAS 78716-0176 Phone: 512-481-9602 www.waterloosurveyors.com T.B.P.L.S. FIRM#10124400 A1642P-17ac DRAWN BY: BOBO Page 2 of 2