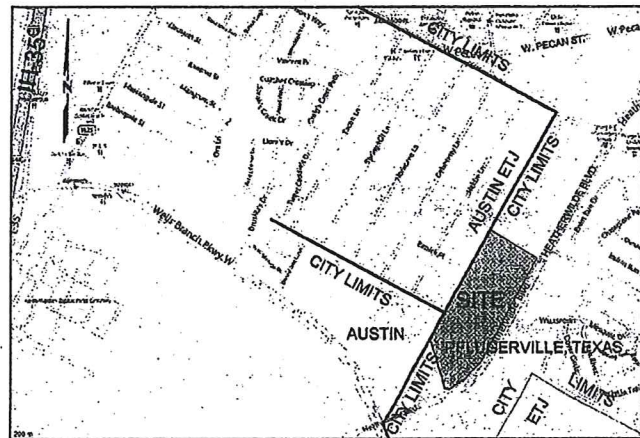


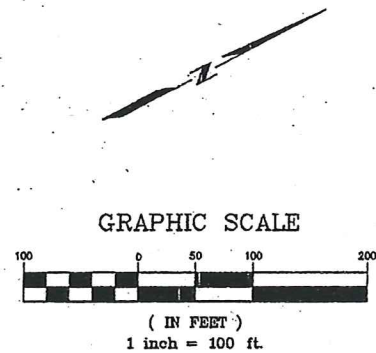
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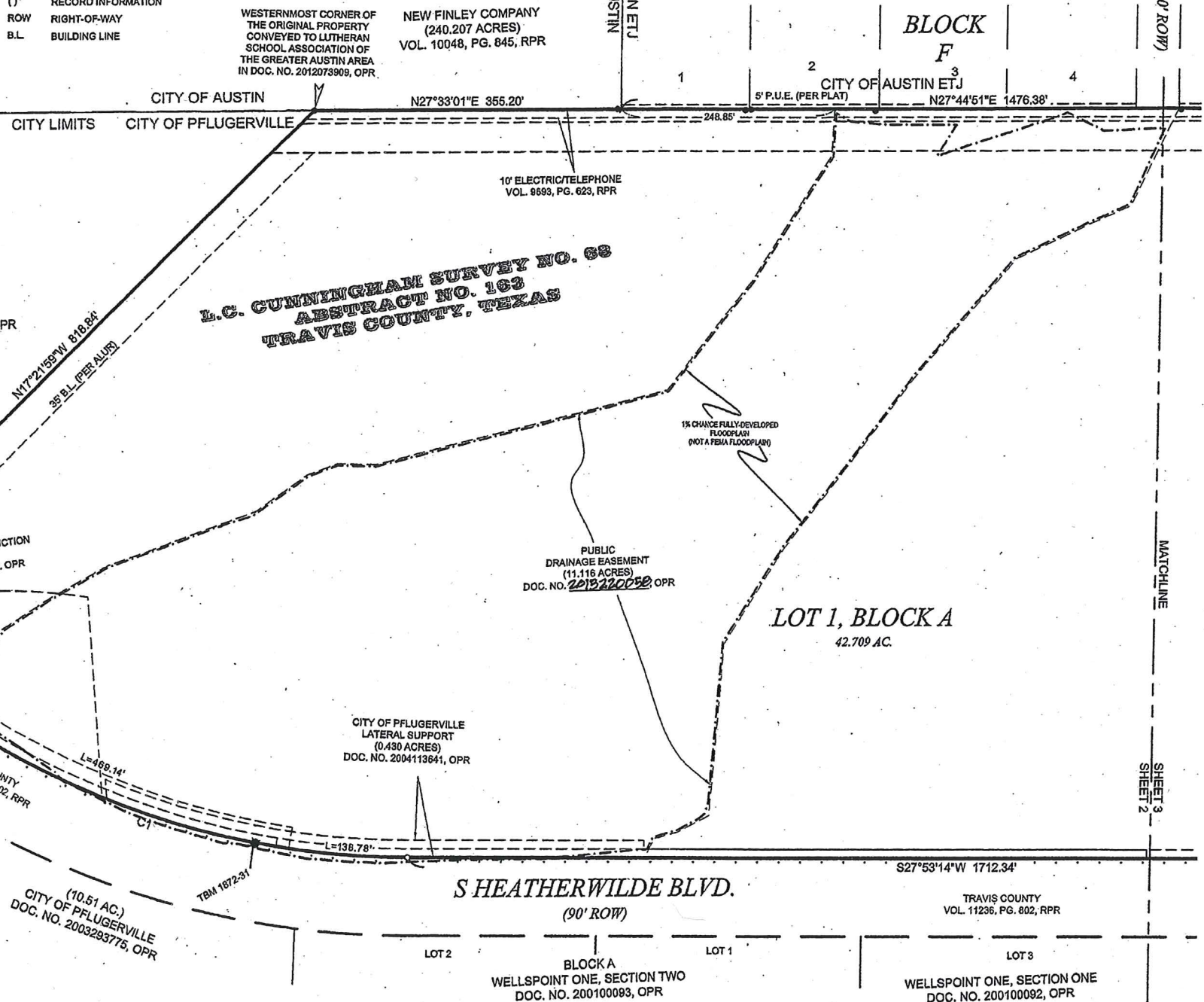
LOCATION MAP
(N.T.S.)

- LEGEND**
- 1/2" IRON ROD SET W/CAP "CUNNINGHAM ALLEN INC"
 - ▲ NAIL FOUND IN FENCE POST
 - FENCE CORNER POST FOUND
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - N.T.S. NOT TO SCALE
 - ◆ TEMPORARY BENCHMARK
 - PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - RPR REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - ... PROPOSED 10' SIDEWALK
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.W.W.E. PUBLIC WASTEWATER EASEMENT
 - VOL. VOLUME
 - BK. BOOK
 - PG. PAGE
 - AC. ACRES
 - () RECORD INFORMATION
 - ROW RIGHT-OF-WAY
 - B.L. BUILDING LINE

CONCORDIA HIGH SCHOOL FINAL PLAT



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	955.00'	620.09'	37°12'09"	S46°29'18"W	609.25'

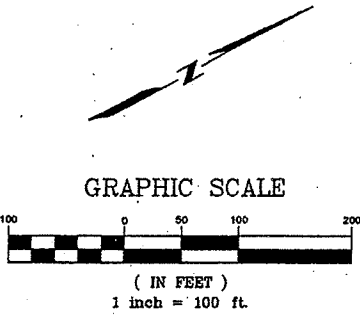
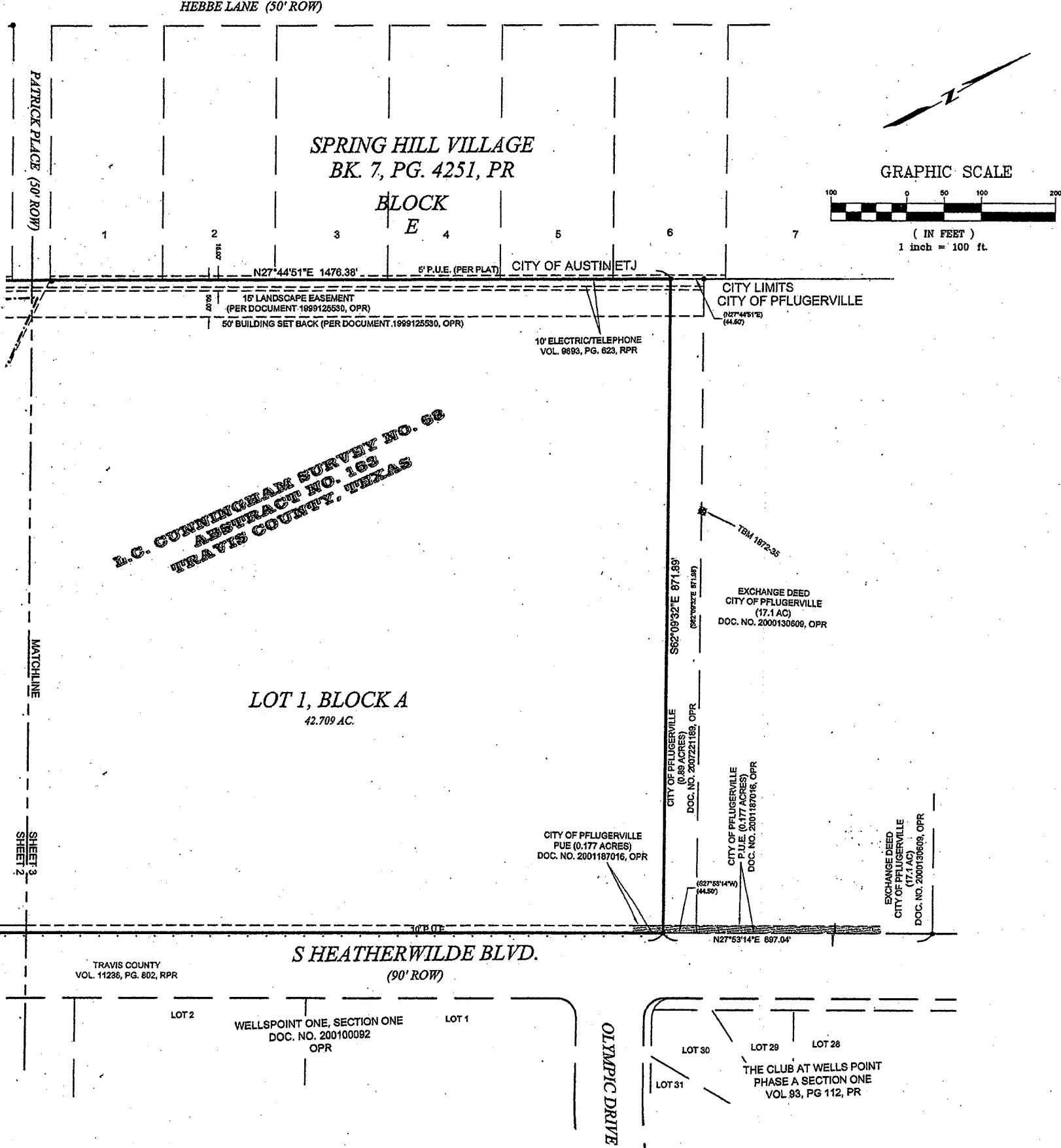
CA
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 TBPE REG. NO. F-284 TBPLS REG NO. 10000900

DATE: AUG. 2013 PROJECT NO.: 537.0102
 DRAWN BY: tpw SHEET 2 OF 3

SUBMITTAL DATE: AUGUST, 2013
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CONCORDIA HIGH SCHOOL FINAL PLAT



- LEGEND**
- 1/2" IRON ROD SET W/ CAP "CUNNINGHAM ALLEN INC"
 - ▲ NAIL FOUND IN FENCE POST
 - FP FENCE CORNER POST FOUND
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - N.T.S. NOT TO SCALE
 - ◆ TEMPORARY BENCHMARK
 - PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
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 - BK BOOK
 - PG. PAGE
 - AC. ACRES
 - () RECORD INFORMATION
 - ROW RIGHT-OF-WAY
 - B.L. BUILDING LINE

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 484530270H AND 484530280H. THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2008. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

BEARING REFERENCE:
TEXAS COORDINATE SYSTEM OF 1983 (NAD 83 (2011)), CENTRAL ZONE, GRID NORTH ALL COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000102861. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE:
VERTICAL POSITIONS WERE DETERMINED USING GPS STATIC SURVEY METHODS AND ONLINE POSITIONING USER SERVICE (OPUS), PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OFFICE OF NATIONAL GEODETIC SURVEY AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 03.

TBM 1872-31: "X" CUT AT CENTER OF CONCRETE HEADWALL, 4' WEST OF CENTER OF ROW, AND 0.28 MILES NORTH OF INTERSECTION OF HEATHERWILDE BLVD AND WELLS BRANCH PKWY
EL. = 775.51', N=10132013, E=3142508

TBM 1872-35: COTTON SPINDLE SET IN UTILITY POLE, ± 100' NORTHEAST OF THE INTERSECTION OF HEATHERWILDE BLVD & OLYMPIC DR, ± 615' WEST OF THE CENTERLINE OF HEATHERWILDE BLVD
EL. = 824.04', N=10133978, E 3142828

SUBMITTAL DATE: AUGUST, 2013
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DATE: AUG. 2013	PROJECT NO.: 537.0102	
DRAWN BY: tpw	SHEET 3 OF 3	

CONCORDIA HIGH SCHOOL FINAL PLAT

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. THE COMMUNITY IMPACT FEES FOR THIS LOT WILL BE BASED ON THE METER SIZE AS PART OF THE IMPACT FEES EFFECTIVE JULY 1, 2007, OF THE CONSOLIDATED FEE SCHEDULE.
6. 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.
7. OFF-SITE DETENTION IS PROVIDED FOR THIS SUBDIVISION. THE SUBDIVISION IS A PORTION OF THE CITY OF PFLUGERVILLE REGIONAL DETENTION POND ON HEATHERWILDE BOULEVARD, EAST OF WELLS BRANCH PARKWAY, THAT WAS ORIGINALLY DESIGNED AND CONSTRUCTED AS PART OF THE WELLS POINT STREET AND DRAINAGE IMPROVEMENT PLANS BY HUFFCUTT AND ASSOCIATES, DATED FEBRUARY 14, 1994, AND UPDATED IN "ANALYSIS OF THE CITY OF PFLUGERVILLE REGIONAL DETENTION POND" BY GARRETT-HHNNEN CIVIL ENGINEERS DATED DECEMBER 28, 2011.
8. 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.
9. 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 GUIDELINES.
10. A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
12. A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
13. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE.
14. 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.

OWNER:

LUTHERAN SCHOOL ASSOCIATION OF THE GREATER AUSTIN AREA
1500 A ROYSTON LANE
ROUND ROCK, TX 78664
(612) 658-7434

ENGINEER/SURVEYOR:

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE RD
AUSTIN, TEXAS 78746-5580
(512) 327-3946

LEGAL DESCRIPTION:

BEING A 42.709 ACRE PARCEL OF LAND LOCATED IN THE L. C. CUNNINGHAM SURVEY NO. 68, ABSTRACT - 163, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 43.60 ACRE TRACT OF LAND CONVEYED TO LUTHERAN SCHOOL ASSOCIATION OF THE GREATER AUSTIN AREA, SAID 43.60 ACRE TRACT OF LAND BEING CONVEYED TO LUTHERAN SCHOOL ASSOCIATION OF THE GREATER AUSTIN AREA BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2012073809, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL LENGTH OF STREETS: -0-

LAND USE	NUMBER OF LOTS	
NON-RESIDENTIAL	1	42.709 ACRES
TOTAL	1	42.709 ACRES

DATE OF PREPARATION: AUGUST 7, 2013

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS
COUNTY OF: TRAVIS

THAT LUTHERAN SCHOOL ASSOCIATION OF THE GREATER AUSTIN AREA, ACTING BY AND THROUGH GREG D. HERBERT, CHAIRMAN OF THE BOARD, BEING THE OWNER OF 42.709 ACRES OF LAND OUT OF THE L. C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 163 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012073809, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 42.709 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS CONCORDIA HIGH SCHOOL, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 18 DAY OF DECEMBER, 2013 A.D.

Greg D. Herbert

GREG D. HERBERT, CHAIRMAN OF THE BOARD
LUTHERAN SCHOOL ASSOCIATION OF THE GREATER AUSTIN AREA
1500 A ROYSTON LANE, ROUND ROCK, TX 78664

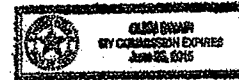
STATE OF TEXAS:

COUNTY OF: TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG D. HERBERT 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 18 DAY OF DECEMBER, 2013 A.D.
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

Clara Swain

NOTARY SIGNATURE AND DATE
12/18/13



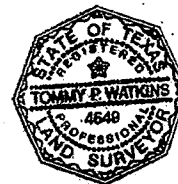
STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, TOMMY P. WATKINS, 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 ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Tommy P. Watkins 12/18/2013

TOMMY P. WATKINS, R.P.L.S.
TEXAS REG. NO. 4549
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TX
PHONE: 512-327-2946
FAX: 512-327-2973

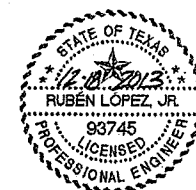


ENGINEER'S FLOOD PLAIN CERTIFICATION

NO 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. 48453C0260H AND 48453C0270H, DATE SEPTEMBER 28, 2008 FOR TRAVIS COUNTY, TEXAS.

Ruben Lopez Jr.

RUBEN LOPEZ JR., P.E.
TEXAS REG. NO. 93745
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TX. 78746
PHONE: 512-327-2946
FAX: 512-327-2973
TBPE REG# F-264



APPROVED THIS _____ DAY OF _____, 20____, 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 _____

STATE OF TEXAS

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 _____, 20____ A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

No.	DATE	DESCRIPTION	DATE



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TBPE REG. NO. F-264 TBPLS REG NO. 10000900
DATE: AUG. 2013 PROJECT NO.: 537.0102
DRAWN BY: tpw SHEET 1 OF 3

SUBMITTAL DATE: AUGUST, 2013
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