

FINAL PLAT REPLAT OF CORNERSTONE AT KELLY LANE, PHASE 2, LOT 1, BLOCK "A"

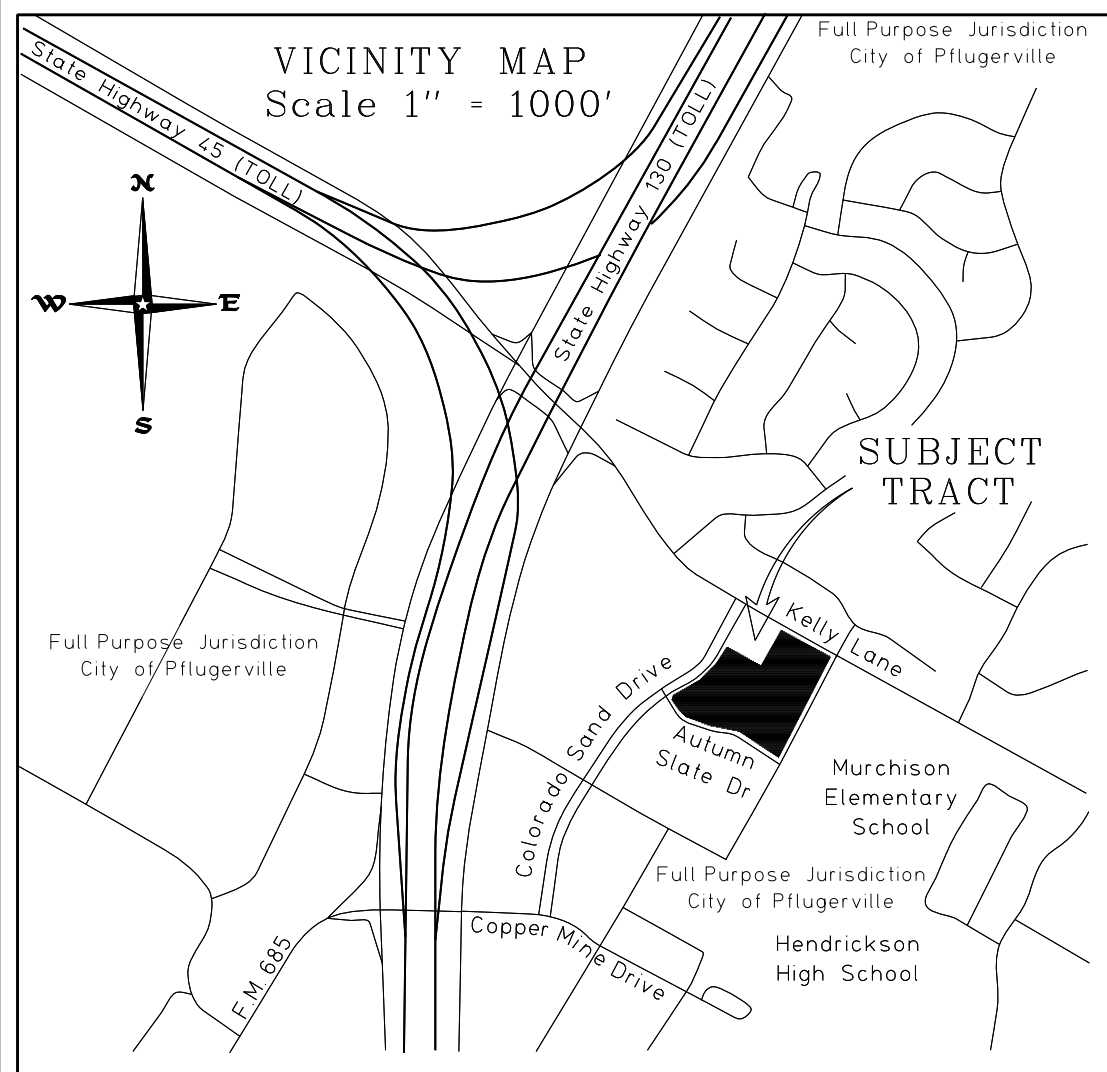
Prepared: October 11, 2021

CURVE DATA

Curve	Delta	Radius	Tangent	Chord	Area	Chord Bearing
C1	13°43'41"	625.00'	75.23'	149.39'	149.75'	N69°12'12"W
C2	41°24'25"	275.00'	103.93'	194.44'	198.74'	N55°21'50"W
C3	28°08'39"	545.00'	136.61'	265.02'	267.71'	N45°05'34"E

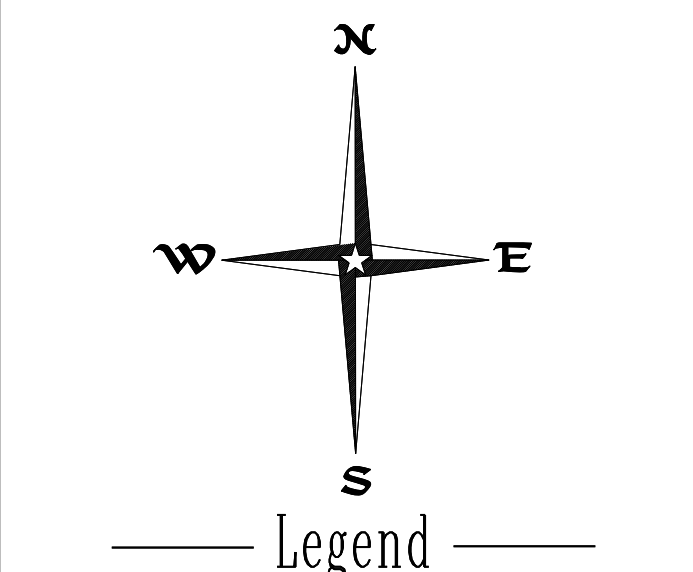
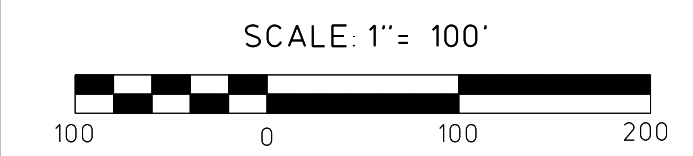
LOT SUMMARY	
Total Number of Lots	= 4
Lot 1	= 2.050 Acres = 89,299 Square Feet
Lot 2	= 2.480 Acres = 108,055 Square Feet
Lot 3	= 1.546 Acres = 67,367 Square Feet
Lot 4	= 1.119 Acres = 48,716 Square Feet
Total Area	= 313,437 Square Feet = 7.1955 Acres
Lot 1-Lot 4 Commercial Use	

C4	12°16'42"	625.00'	67.22'	133.68'	133.94'	N68°28'43"W
C5	1°26'59"	625.00'	7.91'	15.81'	15.81'	N75°20'33"W
C6	34°19'10"	24.50'	7.57'	14.46'	14.68'	S35°39'05"W
C7	90°00'00"	1.50'	1.50'	2.12'	2.36'	N17°23'38"W
C8	90°00'00"	1.50'	1.50'	2.12'	2.36'	N72°36'22"E
C9	38°23'38"	24.50'	7.57'	14.46'	16.11'	S4°06'00"W



BENCHMARK (BM1)
3" Brass disk set the midpoint of the curving curbline at the intersection of the South right-of-way of Kelly Lane and West line of the Pflugerville ISD Access Easement.
NAD83 State Plane Coordinates (4203 - Texas Central Zone)
North 10,144,863.88'
East 3,161,612.32'

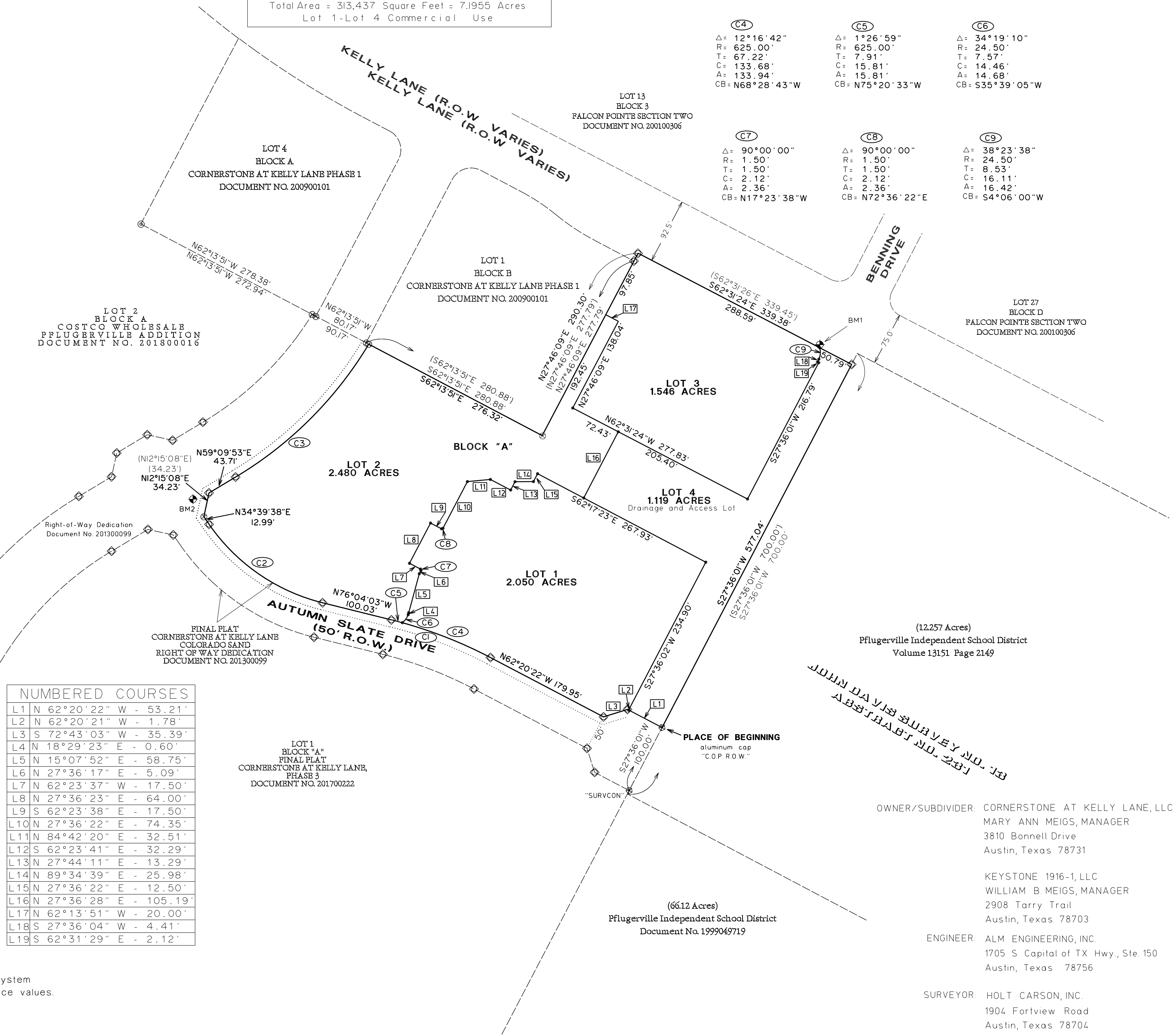
BENCHMARK (BM2)
3" Brass Disk set at midpoint of curving curbline at the intersection of the North right-of-way of Autumn Slate Drive and the East right-of-way of Colorado Sand Drive
NAVD 1988 Elevation 720.66 ft
NAD83 State Plane Coordinates (4203 - Texas Central Zone)
North 10,144,646.34'
East 3,160,728.55'



- Legend**
- Tapcon Screw with washer Set in concrete
 - ◊ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
 - ⊗ Capped Iron Rod Found as noted
 - ⊙ 1/2" Iron Rod Found
 - ⊗ Chiseled "X" Found or Set if noted
 - Existing Concrete Sidewalk (Record Bearing and Distance)

PUBLIC RIGHT-OF-WAY FRONTAGE TABLE	
KELLY LANE	339.38 FT.
COLORADO SAND DRIVE	311.42 FT.
AUTUMN SLATE DRIVE	616.33 FT.
TOTAL FRONTAGE	1,267.13 FT.

NUMBERED COURSES	
L1	N 62°20'22" W - 53.21'
L2	N 62°20'21" W - 1.78'
L3	S 72°43'03" W - 35.39'
L4	N 18°29'23" E - 0.60'
L5	N 15°07'52" E - 58.75'
L6	N 27°36'17" E - 5.09'
L7	N 62°23'37" W - 17.50'
L8	N 27°36'23" E - 64.00'
L9	S 62°23'38" E - 17.50'
L10	N 27°36'22" E - 74.35'
L11	N 84°42'20" E - 32.51'
L12	S 62°23'41" E - 32.29'
L13	N 27°44'11" E - 13.29'
L14	N 89°34'39" E - 25.98'
L15	N 27°36'22" E - 12.50'
L16	N 27°36'28" E - 105.19'
L17	N 62°13'51" W - 20.00'
L18	S 27°36'04" W - 4.41'
L19	S 62°31'29" E - 2.12'



OWNER/SUBDIVIDER: CORNERSTONE AT KELLY LANE, LLC
MARY ANN MEIGS, MANAGER
3810 Bonnell Drive
Austin, Texas 78731

KEYSTONE 1916-1, LLC
WILLIAM B. MEIGS, MANAGER
2908 Tarry Trail
Austin, Texas 78703

ENGINEER: ALM ENGINEERING, INC.
1705 S Capital of TX Hwy., Ste. 150
Austin, Texas 78756

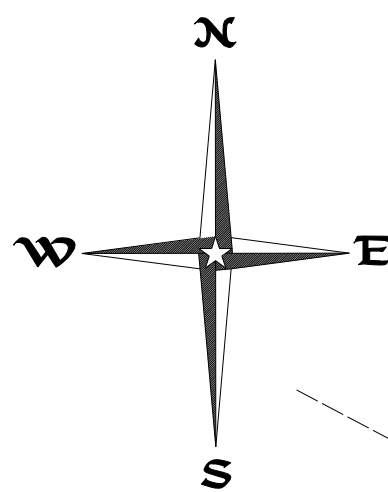
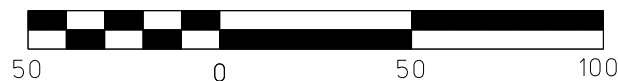
SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

994002

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

FINAL PLAT REPLAT OF CORNERSTONE AT KELLY LANE, PHASE 2, LOT 1, BLOCK "A" Prepared: October 11, 2021

SCALE: 1" = 50'



(0.034 Acre)
Joint Use Access Easement
Document No. 2009104649

(0.24 Acre)
Temporary Turnaround
Easement
Document No. 2009104647

LOT 2
BLOCK 4
COSTCO WHOLESALE
PFLUGERVILLE ADDITION
DOCUMENT NO. 201800016

COLORADO SAND DRIVE
(90' R.O.W.)

(0.53 Acre)
40' Joint Use Access Easement
Document No. 2012190945

(0.1035 Acre)
Easement and Right-of-Way
ONCOR Electric Delivery Company
Document No. 2018130899

LOT 2
2.480 ACRES

BM2

BLOCK "A"

(110 Square Feet)
Easement and Right-of-Way
ONCOR Electric Delivery Company
Document No. 2018130900

LOT 1
2.050 ACRES

Wastewater Pipeline Easement
Agreement
per Document No. 2017137247

Water Easement Agreement
per Document No. 2017137249

10' Public Utility Easement
per plat

AUTUMN SLATE DRIVE
(50' R.O.W.)

FINAL PLAT
CORNERSTONE AT KELLY LANE
COLORADO SAND
RIGHT OF WAY DEDICATION
DOCUMENT NO. 201300099

LOT 1
BLOCK "A"
FINAL PLAT
CORNERSTONE AT KELLY LANE,
PHASE 3
DOCUMENT NO. 201700222

LOT 1
BLOCK B
CORNERSTONE AT KELLY LANE PHASE 1
DOCUMENT NO. 200900101

(0.045 Acre)
Joint Use Access Easement
Document No. 2009104649

15' Signage Easement
Document No. 202113115
(patterned area)

(0.078 Acre)
10' Public Utility Easement
Document No. 2010196141

(0.085 Acre)
15' Wastewater Easement
Document No. 2009104648

LOT 13
BLOCK 3
FALCON POINTB SECTION TWO
DOCUMENT NO. 200100306

(0.143 Acre)
City of Pflugerville
Special Warranty Deed
Document No. 2010196140

(0.125 Acre)
Drainage Easement
Document No. 2009104650

BENNING DRIVE

KELLY LANE
(R.O.W. VARIES)

BM1

(1.171 Acres)
Public Utility and Access Easement
Agreement
Document No. 2001184188

LOT 3
1.546 ACRES

Drainage Easement Agreement
per Document No. 2017137250

LOT 4
1.119 ACRES
Drainage and Access Lot

Pflugerville Independent School District
(60' x 500') Access Easement Agreement
Volume 13151 Page 2153
replaced by
Tract 2
(0.5645 Acre)
Amended and Restated Easement Agreement
Document No. 2018161955

(12.257 Acres)
Pflugerville Independent School District
Volume 13151 Page 2149

JOHN DAVIS SURVEY NO. 13
ABSTRACT NO. 231

(7.575 Acre)
90' Access Easement
Pflugerville Independent School District
Document No. 1999049720
replaced by
Tract 2
(0.5645 Acre)
Amended and Restated Easement Agreement
Document No. 2018161955

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

994002

FINAL PLAT REPLAT OF CORNERSTONE AT KELLY LANE, PHASE 2, LOT 1, BLOCK "A" Prepared: October 11, 2021

LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION 7.1955 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO.13, ABSTRACT NO. 231, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (7.196 ACRE) TRACT OF LAND AS CONVEYED TO CORNERSTONE AT KELLY LANE, LLC, BY CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013042898 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with an aluminum cap imprinted "C.O.P.R.O.W." found at the terminus of the North right-of-way line of Autumn Slate Drive, a public right-of-way as dedicated by the Final Plat Cornerstone at Kelly Lane Colorado Sand Right Of Way Dedication, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201300099 of the Official Public Records of Travis County, Texas, same being a point in the West line of that certain (12.257 acre) tract of land as conveyed to the Pflugerville Independent School District by instrument recorded in Volume 13151, Page 2149 of the Real Property Records of Travis County, Texas, also being the most Southeast corner of that certain (7.196 acre) tract of land as conveyed to Cornerstone at Kelly Lane, LLC by Correction Special Warranty Deed recorded in Document No. 2013042898 of the Official Public Records of Travis County, Texas and the Southeast corner and PLACE OF BEGINNING of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "Survcon" found at the terminus of the South right-of-way of Autumn Slate Drive bears, S 27 deg. 36'01" W 100.00 ft.;

THENCE leaving the West line of said (12.257 acre) Pflugerville I.S.D. tract with the North right-of-way line of Autumn Slate Drive, same being the South line of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and the South line of the herein described tract, the following eight (8) courses:

- 1.) N 62 deg. 20'22" W 55.00 ft. to a 1/2" iron rod set with plastic cap imprinted "Holt Carson, Inc.;"
- 2.) S 72 deg. 43'04" W 35.39 ft. to a 1/2" iron rod set with plastic cap imprinted "Holt Carson, Inc.;"
- 3.) N 62 deg. 20'22" W 179.95 ft. to a 1/2" iron rod with plastic cap imprinted "Holt Carson, Inc." set at a point of curvature;
- 4.) Along a curve to the left with a radius of 625.00 ft. for an arc length of 149.75 ft. and which chord bears, N 69 deg. 12'12" W 149.39 ft. to a 1/2" iron rod with plastic cap imprinted "Holt Carson, Inc." set at a point of tangency;
- 5.) N 76 deg. 04'03" W 100.03 ft. to a 1/2" iron rod with plastic cap imprinted "Holt Carson, Inc." set at a point of curvature;
- 6.) Along a curve to the right with a radius of 275.00 ft. for an arc length of 198.74 ft. and which chord bears, N 55 deg. 21'50" W 194.44 ft. to a 1/2" iron rod with plastic cap imprinted "Holt Carson, Inc." set at point of tangency;
- 7.) N 34 deg. 39'38" W 12.99 ft. to an "X" cut in concrete;
- 8.) N 12 deg. 15'08" E 34.23 ft. to a 1/2" iron rod with plastic cap imprinted "Holt Carson, Inc." set at the intersection of the North right-of-way of Autumn Slate Drive and the East right-of-way line of Colorado Sand Drive, same being the Southwest corner of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and the Southwest corner of the herein described tract;

THENCE with the East right-of-way line of Colorado Sand Drive, same being a West line of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and a West line of the herein described tract, the following two (2) courses:

- 1.) N 59 deg. 09'53" E 437.1 ft. to a 1/2" iron rod with plastic cap imprinted "Holt Carson, Inc." set at a point of curvature;
- 2.) Along a curve to the left with a radius of 545.00 ft. for an arc length of 267.71 ft. and which chord bears, N 45 deg. 05'34" E 265.02 ft. to an "X" cut in concrete in the South line of Lot 1, Block B, of the Final Plat Cornerstone at Kelly Lane Phase 1, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 200900101 of the Official Public Records of Travis County, Texas, said Lot 1, Block B having been conveyed to CVS Pharmacy, Inc. by Special Warranty Deed recorded in Document No. 2012190942 of the Official Public Records of Travis County, Texas, same being an angle corner of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and an angle corner of the herein described tract, from which an "X" in concrete found at the Southwest corner of said Lot 1, Block B, bears, N 62 deg. 13'51" W 4.56 ft.;

THENCE leaving the East right-of-way line of Colorado Sand Drive, with the South and East lines of said Lot 1, Block B, same being North and West lines of said Cornerstone at Kelly Lane, LLC (7.196 Acre) tract, the following two (2) courses:

- 1.) S 62 deg. 13'51" E 276.32 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at Southeast corner of said Lot 1, Block B, for an angle corner of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and an angle corner of the herein described tract;
- 2.) N 27 deg. 46'09" E, at a distance of 277.79 ft. passing a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the Northeast corner of said Lot 1, Block B, continuing along said bearing for a total distance of 290.30 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the South right-of-way line of Kelly Lane, same being the Southwest corner of that certain (0.143 acre) tract of land as conveyed to the City of Pflugerville by Special Warranty Deed Recorded in Document No. 2010196140 of the Official Public Records of Travis County, Texas, also being the most Northerly Northwest corner of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and the Northwest corner of the herein described tract;

THENCE with South right-of-way line of Kelly Lane, same being the South line of said City of Pflugerville (0.143 acre) tract, also being the North line of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and the North line of the herein described tract, S 62 deg. 31'24" E 339.38 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the Southeast corner of said City of Pflugerville (0.143 acre) tract, same being a point in the West line of said Pflugerville I.S.D. (12.257 acre) tract, also being the Northeast corner of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract and the Northeast corner of the herein described tract;

THENCE leaving the South right-of-way line of Kelly Lane with the West line of said Pflugerville I.S.D. (12.257 acre) tract and the East line of said Cornerstone at Kelly Lane, LLC (7.196 acre) tract, S 27 deg. 36'01" W 577.04 ft. to the PLACE OF BEGINNING and containing 7.1955 acres of land.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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-ft Public Utility Easement (P.U.E.) shall be 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 (EDM) per Ordinance No. 1206-15-02-24. The Grantor (property owner(s)), heirs, successors and assigns shall retain 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, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
7. A six (6) foot wide sidewalk shall be provided on both sides of the street.
8. This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance E 1203-15-02-24 and City Resolution E 1224-09-08-25-8A.
9. The assessed Community Impact Fee rate for water and wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1440-20-04-14. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
10. This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
11. 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.
12. 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.
13. 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.
14. Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
15. 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.
16. 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 owners sole expense if plans to develop this subdivision do not comply with such codes and requirements.
17. Detention for the site will be provided with the site development plans. The location of the ponds and drainage easement for detention and conveyance will be provided by separate instrument.
18. The assessed roadway impact fee is hereby assessed and established according to the City of Pflugerville Ordinance No. 1470-21-11-24. Roadway impact fees will be paid prior to issuance of any building permit.

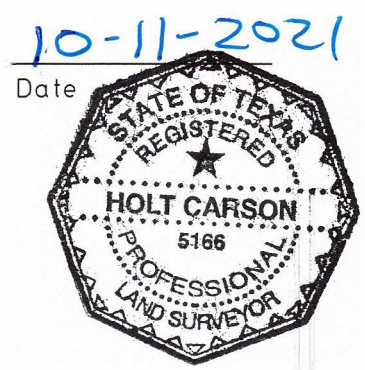
SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS x
THE COUNTY OF TRAVIS x

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., Firm 10050700
1904 Fortview Road Austin, Texas 78704
(512) 442-0990




ENGINEER'S CERTIFICATION

THE STATE OF TEXAS x
THE COUNTY OF TRAVIS x

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. 83335
ALM ENGINEERING, INC. F-3565
1705 S Capital of TX Hwy, Suite 150
Austin, Texas 78746
(512) 431-9600



CITY CERTIFICATION

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

Robert Romin, CHAIRMAN

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

Emily M. Barron, PLANNING DIRECTOR

ATTEST: _____
Trista Evans, 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 _____, 20____, 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 _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

FINAL PLAT
REPLAT OF CORNERSTONE AT KELLY LANE,
PHASE 2, LOT 1, BLOCK "A"
Prepared: October 11, 2021

KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

That, Cornerstone at Kelly Lane, LLC, acting by and through its Manager, Mary Ann Meigs, together with Keystone 1916-1, LLC, acting by and through its Manager, William B. Meigs, owners of 7.1955 acres of land out of the John Davis Survey No. 13, Abstract No. 231 in Travis County, Texas, same being all of Lot 1, Block "A", Final Plat Cornerstone at Kelly Lane, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201700116 of the Official Public Records of Travis County, Texas, as conveyed by instruments recorded in Document Nos. 2013042898 and 2018019811, both of the Official Public Records of Travis County, Texas, do hereby subdivide said lot in accordance with Chapters 212 and 232 of the Texas Local Government Code, said 7.1955 Acres to be known as

FINAL PLAT
REPLAT OF CORNERSTONE AT KELLY LANE, PHASE 2, LOT 1, BLOCK "A"

in accordance with the map or plat attached hereto, and does hereby dedicate to the public the use of all streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND this the ____ day of _____, A.D., 20____.

CORNERSTONE AT KELLY LANE, LLC
MARY ANN MEIGS, MANAGER
3810 Bonnell Drive
Austin, Texas 78731

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Mary Ann Meigs, 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 _____
Commission Expires _____

WITNESS MY HAND this the ____ day of _____, A.D., 20____.

KEYSTONE 1916-1, LLC
WILLIAM B. MEIGS, MANAGER
2908 Tarry Trail
Austin, Texas 78703

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear William B. Meigs, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____