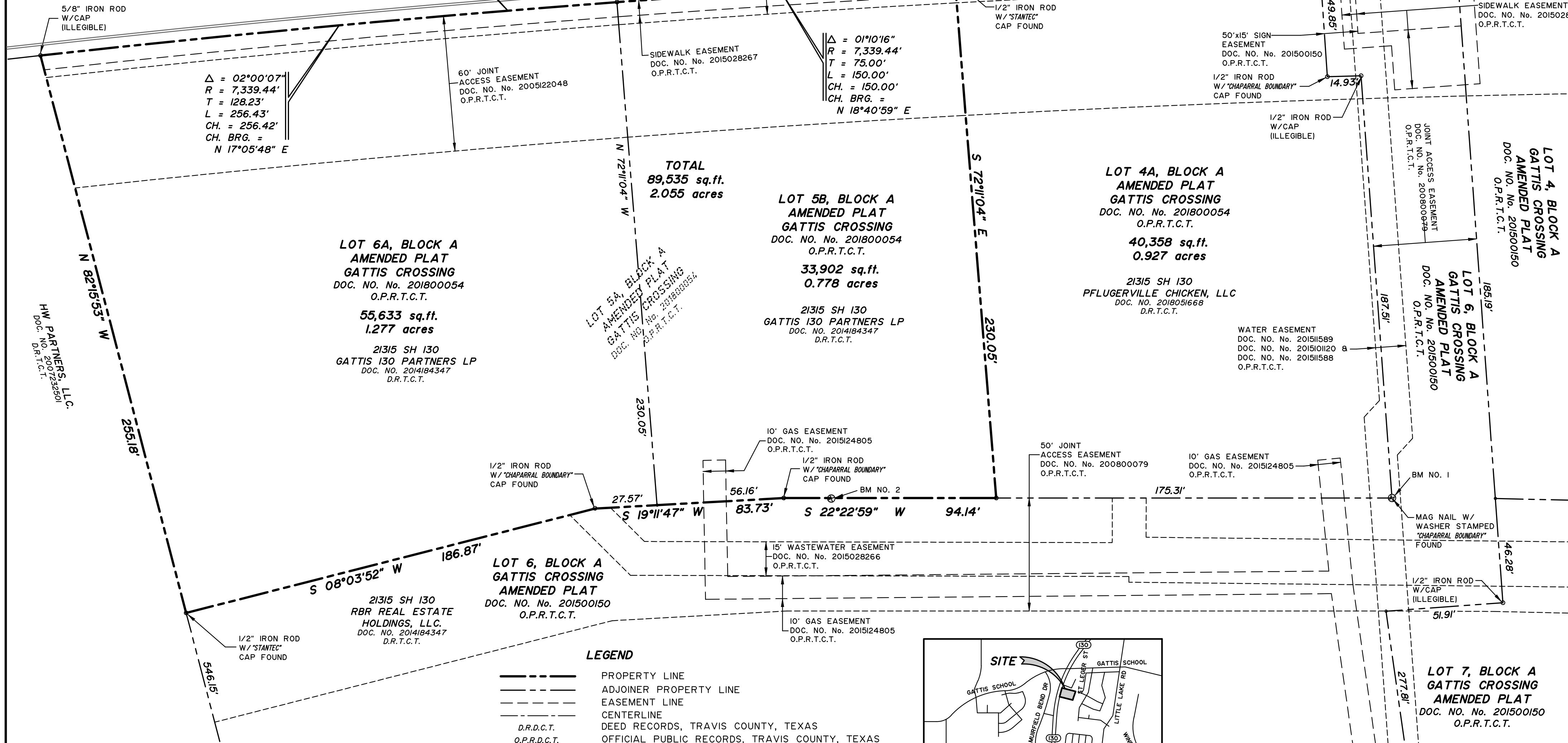


N SH130 NB SVC RD.
(FM 685)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

$\Delta = 01^{\circ}15'46''$
 $R = 7,339.44'$
 $T = 80.88'$
 $L = 161.75'$
 $CH. = 161.75'$
 $CH. BRG. = S 19^{\circ}54'00'' W$

$\Delta = 03^{\circ}10'22''$
 $R = 7,339.44'$
 $T = 203.27'$
 $L = 406.43'$
 $CH. = 406.38'$
 $CH. BRG. = N 17^{\circ}40'56'' E$

Scale in Feet
0 30 60



**LOT 6A, BLOCK A
AMENDED PLAT
GATTIS CROSSING**
DOC. NO. No. 201800054
O.P.R.T.C.T.
55,633 sq.ft.
1.277 acres

**LOT 5B, BLOCK A
AMENDED PLAT
GATTIS CROSSING**
DOC. NO. No. 201800054
O.P.R.T.C.T.
33,902 sq.ft.
0.778 acres

**LOT 4A, BLOCK A
AMENDED PLAT
GATTIS CROSSING**
DOC. NO. No. 201800054
O.P.R.T.C.T.
40,358 sq.ft.
0.927 acres

**21315 SH 130
GATTIS 130 PARTNERS LP**
DOC. NO. 2014184347
D.R.T.C.T.

**21315 SH 130
PFLUGERVILLE CHICKEN, LLC**
DOC. NO. 2018051668
D.R.T.C.T.

**21315 SH 130
RBR REAL ESTATE
HOLDINGS, LLC.**
DOC. NO. 2014184347
D.R.T.C.T.

**LOT 6, BLOCK A
GATTIS CROSSING
AMENDED PLAT**
DOC. NO. No. 201500150
O.P.R.T.C.T.

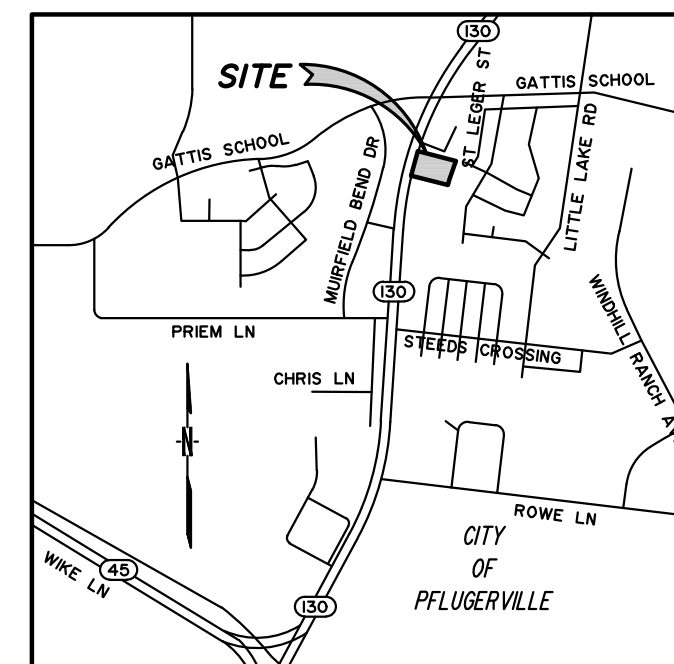
**LOT 7, BLOCK A
GATTIS CROSSING
AMENDED PLAT**
DOC. NO. No. 201500150
O.P.R.T.C.T.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DOC. NO. No. DOCUMENT NUMBER
- V. VOLUME
- P. PAGE

BENCHMARKS:

- BM No. 1**
Mag nail w/washer stamped "CHAPARRAL BOUNDARY" found for the northeast corner of Lot 4A, Block A, Gattis Crossing Amended Plat, said point also being on the southwest curb gutter of an access drive. N: 10155901.80, E: 3163615.68
ELEV = 763.85
- BM No. 2**
Mag nail w/washer found near the southwest corner of curb inlet, south of shopping center driveway. 225'± east of the east right-of-way of SH130 access road and 920'± south of centerline Gattis School Rd. N: 10155668.73, E: 3163521.53
ELEV = 762.12
- Vertical datum was established by Global Positioning System (GPS) Texas RTK Cooperative Network NAD83-2011



VICINITY MAP
NTS

OWNER:

GATTIS 130 PARTNERS, L.P.
c/o STEVE DURHAM, MANAGER
100 E. ANDERSON LANE, SUITE 200
AUSTIN, TEXAS 78752
512-833-6444
steve@dbrealty.net

**SHEET 1 OF 2
REPLAT OF LOT 5A
BLOCK "A" GATTIS CROSSING**

OUT OF THE

**JACOB CASNER SURVEY NO. 9, ABSTRACT NO. 2753
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

Gonzalez & Schneeberg
engineers ■ surveyors

2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855

TX ENGINEERING FIRM REG. NO. F-3376

TX SURVEYING FIRM REG. NO. 100752-00

SCALE
1" = 40'

DATE
JANUARY, 2019

PROJ. NO.
6773-18-06-17

DWG. NO.
6773plat.dwg

S:\Public\Gonzales\AutoZone\6773plat.dwg, 1/3/2019 10:43:11 AM, DWG To PDF.pc3

KNOW ALL MEN BY THESE PRESENTS: that GATTIS 130 PARTNERS, L.P., A Texas Limited Partnership acting by and through its trustee Steve Durham, being the owner of that certain 2.982 acre tract of land out of Jacob Casner Survey No. 9, Abstract No. 2753, situated in the City of Pflugerville, Travis County, Texas; Being Lot 5, Block "A" Gattis Crossing, a subdivision of record in Document No. 200800079 and Lot 4, Block "A" Amended Plat of Lots 4, 6 & 7 of Gattis Crossing, a subdivision of record in Document No. 201500150 of the Official Public Records of Travis County, Texas; said Lots 4 and 5 having been conveyed to Gattis 130 Partners, L.P. by deed of record in Document No. 2014184347 of said Official Public Records; said subdivisions having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.015, of the local government code, do hereby resubdivide said 2.982 acres of land in accordance with the attached plat to be known as "Resubdivision of Lot 5, Block "A" Gattis Crossing and Lot 4, Block "A" Amended Plat of Lots 4, 6 & 7 of Gattis Crossing", and do hereby dedicate to the public the use of the streets and easements hereon, subject to any easements previously granted but not released.

BY, Steve Durham, Trustee
Gattis 130 Partners, L.P.
100 East Anderson Lane, Ste. 200
Austin, Texas 78752

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Steve Durham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____, DAY OF _____, 2019.

Notary Public
in and for the State of Texas

My Commission Expires

FLOOD PLAIN INFORMATION

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 Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48453C0280J, effective date August 18, 2014, for Travis County, Texas.

ENGINEER'S CERTIFICATIONS

I, _____, 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.

P.E.
Texas Registration No.
Engineering Firm
Address
City, Texas Zip

SURVEYORS CERTIFICATE

I, Robert W. Schneeberg, 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 regulations of the City of Pflugerville, Texas.

ISSUED FOR REVIEW - 1/3/2019 - NOT TO BE FILED

Robert W. Schneeberg, Texas R.P.L.S. No. 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Texas Surveying Firm No. 100752-00
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75074
Phone (972) 516-8855
email:robert.schneeberg@gs-engineers.com

- 1. This plat lies within the City OF Pflugerville full purpose jurisdiction.
- 2. No improvements including but not limited to structures, fences or landscaping shall be allowed in a public easement, except as approved by the City of Pflugerville.
- 3. Easement(s) dedicated to the public by this plat shall be subject to the items 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.
- 4. The property owner shall provide access to the 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.
- 5. A Ten 10-ft Public Utility Easement (P.U.E.) was dedicated along State Highway 130/FM 685 Frontage Road per the Gattis Crossing Subdivision Final Plat, recorded in Document No. 200800079 and shall remain in full force and effect.
- 6. Wastewater Service will be provided by the City of Pflugerville and Water Service will be provided by Manville.
- 7. Six (6) foot wide sidewalks are required along SH 130/FM 685 Frontage Road at the time of site development. Five (5) foot wide sidewalks are required along the private street.
- 8. No structure in this subdivision shall be occupied until connection to an approved sewer system.
- 9. No structure in this subdivision shall be occupied until connection to a water system approved by the Texas State Department of Health.
- 10. 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.
- 11. All electric utility infrastructures 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.
- 12. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State 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.
- 13. This subdivision is subject to all City of Pflugerville Ordinances or Technical Manuals related to Tree Preservation per City Ordinance No. 1203-15-02-24 and City Resolution No. 1224-09-08-25-8A.
- 14. Subject to City of Pflugerville Wastewater Impact Fees per Development Agreement as recorded in Document No. 2005122047 of the Official Public Records of Travis County, Texas.
- 15. All driveways must be approved by TXDOT and the City of Pflugerville.
- 16. Sight Triangles must meet both TXDOT and City of Pflugerville requirements. Sight Triangles at the intersection of two public streets shall be protected from encroachments. Within a Sight Triangle, nothing may be erect, placed, planted, or allowed to grow in such manner so as to materially impair a vehicle driver's vision. sight triangles are formed at the intersection of two right-of-way lines and extend for 30 feet along each right-of-way from the point of intersection.
- 17. 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.
- 18. 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.
- 19. Site Development Construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
- 20. This subdivision shall mitigate post-development peak runoff rates for the 2-year, 25-year, and 100-year storm events will be contained by the existing detention pond in Lot 6, as noted on plat of record in Document No. 201500150 of the Official Public Records of Travis County, Texas.
- 21. A variance was granted by City Council on March 5, 2007, to the City Subdivision Code Section 156.415 (B) which requires a minimum of 200 feet lot frontage on a major or minor arterial street.

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

DANIEL FLORES, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST: _____
KAREN THOMPSON, 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 Certification of Authentication, was filed for record in my office on the _____ day of _____, 2019 A.D. at _____ o'clock _____ M and duly recorded on this _____ day of _____, 2019 A.D. at _____ o'clock _____, of said county and state in Document No. _____ of the Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE _____ DAY OF _____, 2019.

Dana Debeauvoir, County Clerk
Travis County, Texas

ATTEST: _____
DEPUTY

Filed for record at _____ o'clock _____ m.; THIS THE _____ DAY OF _____, 2019 A.D.

Dana Debeauvoir, County Clerk
Travis County, Texas

DEPUTY

SHEET 2 OF 2
REPLAT OF LOT 5A
BLOCK "A" GATTIS CROSSING

OUT OF THE

JACOB CASNER SURVEY NO. 9, ABSTRACT NO. 2753
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

OWNER:
GATTIS 130 PARTNERS, L.P.
c/o STEVE DURHMAN, MANAGER
100 E. ANDERSON LANE, SUITE 200
AUSTIN, TEXAS 78752
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