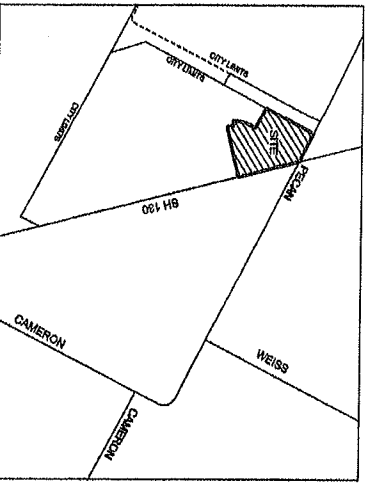
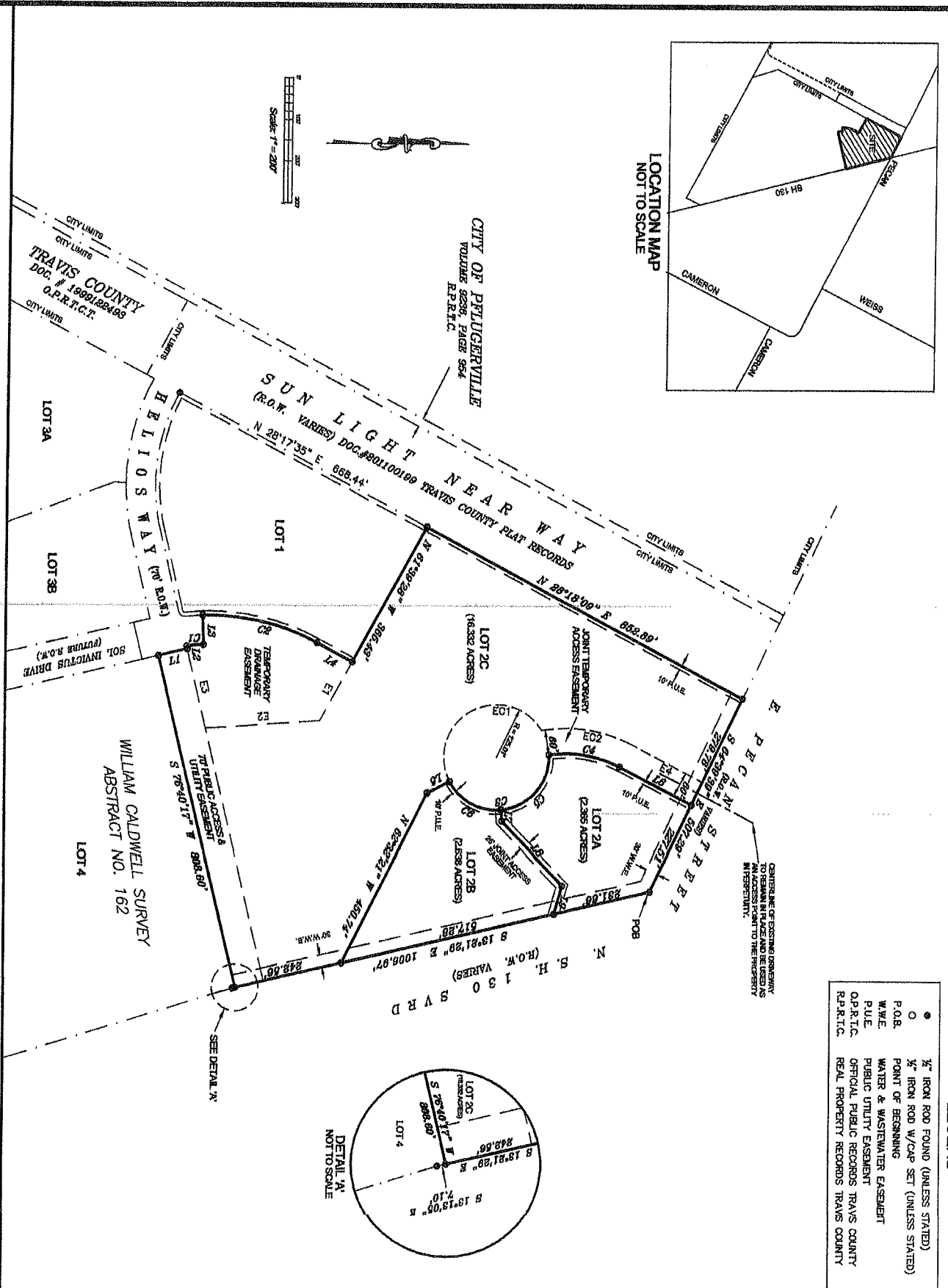


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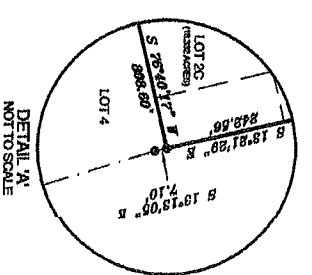
REPLAT OF LOT 2 - RENEWABLE ENERGY PARK



LOCATION MAP NOT TO SCALE



- LEGEND**
- IRON ROD FOUND (UNLESS STATED)
 - P.O.B. POINT OF BEGINNING (UNLESS STATED)
 - 1/2" IRON ROD W/CAPE SET (UNLESS STATED)
 - WATER & WASTEWATER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - OFFICIAL PUBLIC RECORDS TRANS COUNTY O.P.R.T.C.
 - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY O.P.R.T.C.
 - REAL PROPERTY RECORDS TRAVIS COUNTY



Scale: 1" = 200'

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURSUOE JURISDICTION.
2. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPINGS SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. THE PROPERTY OWNERS 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, AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS, THE PUBLIC RIGHT OF WAY.
5. NO OVERHEAD ELECTRIC SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
6. THE PROPOSED SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE STANDARDS RELATED TO THESE CONSERVATION.
7. STREET LIGHTS SHALL BE INSTALLED BY THE SUBDIVIDER PER DEVELOPMENT CODE. A STREET LIGHTING PLAN SHALL BE PROVIDED AND APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
8. EXCEPT AS SHOWN, A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEMONSTRATED.
8. AT SUCH TIME AS THE PROPERTY IS DEVELOPED, A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO EAST PECAN STREET AND ALL PUBLIC STREETS WITHIN THE TOWN OF PFLUGERVILLE.
10. NO BELBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF SUN LIGHT NEARWAY RIGHT-OF-WAY.
11. COMMERCIAL SIGN DESIGN WITHIN RIGHT-OF-WAY ADJACENT TO THE ENTRANCE DRIVE TO NORTHEAST METRO PARK SHALL BE HARMONIOUS WITH THE COUNTY PARK ENVIRONMENT AND SHALL BE SUBJECT TO ALL CITY OF PFLUGERVILLE SIGN REQUIREMENTS.
12. NO STRUCTURES SHALL IMPED THE FLIGHT PATH OF AIRSIN EXECUTIVE AIRPORT.
13. ANY RESIDENTIAL LAND USE WITHIN THE FINAL PLAN SHALL REQUIRE PUBLIC PARK LAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION COMMISSION.
14. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF PFLUGERVILLE.
15. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRING SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREBY PROVIDED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C02290H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.9999905.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	404.00'	465.00'	4.55.43"	S 04°17'22" E	139.89'
C2	281.56'	535.00'	30°09'12"	N 13°12'29" W	272.82'
C3	339.10'	125.01'	1.55°25'07"	N 15°24.58" W	344.29'
C4	171.10'	270.00'	36°18.33"	N 09°27'08" W	160.25'
C5	191.76'	125.01'	87°53'50"	N 49°10'01" W	173.32'
C6	147.31'	125.01'	87°30'49"	S 28°52'17" W	138.93'

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	385.25'	125.01'	17°03'34.41"	S 29°25'28" E	249.91'
E2	218.12'	330.00'	37°52'17"	S 08°45'39" W	214.17'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°16'43" W	70.00'
L2	S 76°40'22" W	63.90'
L3	S 66°10'16" W	70.00'
L4	N 29°21'50" E	98.14'
L5	N 27°42'18" W	80.00'
L6	N 27°48'24" E	192.23'
L7	N 84°46'33" E	27.04'
L8	N 46°30'04" E	208.52'
L9	S 74°28'03" E	69.90'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 61°39'28" E	159.33'
E2	S 04°11'18" E	271.00'
E3	S 76°40'17" W	194.33'
E4	S 27°45'24" W	190.33'

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1108 Vandeville Circle, Suite 1122, 657-2210
Arlington, Texas 76060 Fax: (512) 251-5891

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400 PALMER DRIVE
PFLUGERVILLE, TX 78060
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ZETA NO. 4183705

REVISION DATE (CORRECTED) CHECKED

03/11/2013	FLD	FLD
03/19/2013	FLD	FLD

REPLAT OF LOT 2 - RENEWABLE ENERGY PARK

WE, FTLUSSELLVILLE COMMUNITY DEVELOPMENT CORPORATION (FCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FLOYD AGENS, EXECUTIVE DIRECTOR OF FCDC, A TEXAS LIABILITY COMPANY, ITS GENERAL PARTNER, HERINAFTER REFERRED TO AS THE OWNERS OF THE 6.822 ACRE TRACT BEING DESCRIBED HEREIN AS LOT 2C AND AS MEDIA, INC., HERINAFTER REFERRED TO AS THE OWNERS OF THE 5.003 ACRE TRACT BEING DESCRIBED HEREIN AS LOT 2A AND LOT 2B, SAID TRACTS BEING OUT OF LOT 2 OF THE PLAT RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201100198, AS SAID TRACTS ARE DESCRIBED IN THE FOREGOING MAP OF RENEWABLE ENERGY PARK, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY AND HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, COMMUNITY IMPACT NEWSPAPER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN P. GARRETT, CHIEF EXECUTIVE OFFICER OF MRS HOLDINGS, INC., THEREINTO AUTHORIZED, THIS 11 DAY OF March, 2013.

COMMUNITY IMPACT NEWSPAPER
 JOHN P. GARRETT, CHIEF EXECUTIVE OFFICER OF
 MRS HOLDINGS, INC.
 2168 PARK PLACE CIRCLE
 ROUND ROCK, TEXAS 78681

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JOHN P. GARRETT, CHIEF EXECUTIVE OFFICER OF COMMUNITY IMPACT NEWSPAPER, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 11 DAY OF March, 2013.



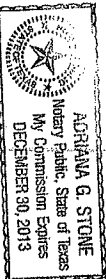
IN TESTIMONY WHEREOF, FTLUSSELLVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FLOYD AGENS, EXECUTIVE DIRECTOR OF FTLUSSELLVILLE COMMUNITY DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, THEREINTO AUTHORIZED, THIS 11 DAY OF March, 2013.

FTLUSSELLVILLE COMMUNITY DEVELOPMENT CORPORATION
 FLOYD AGENS, EXECUTIVE DIRECTOR OF
 FTLUSSELLVILLE COMMUNITY DEVELOPMENT CORPORATION
 203 WEST MAIN STREET #E
 FTLUSSELLVILLE, TEXAS 78680

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FLOYD AGENS, EXECUTIVE DIRECTOR OF FTLUSSELLVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FTLUSSELLVILLE COMMUNITY DEVELOPMENT CORPORATION, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 11 DAY OF March, 2013.



WE, CITIZENS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS, IS THE OWNER AND HOLDER OF CERTAIN LENS FILED AGAINST THE PROPERTY DESCRIBED HEREIN AS LOT 2C AND EMOVED BY INSTALMENTS RECORDED OF RECORD UNDER TRAVIS COUNTY CLERK'S FILE NUMBER 201100046, DO HEREBY IN ALL THINGS SURRENDER OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS AS SHOWN HEREIN TO SAID PLAT, AND WE HEREBY CONVEY THAT WE ARE THE PRESENT OWNERS OF SAID LENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

LLOYD HERBE, BRANCH PRESIDENT OF
 CITIZENS NATIONAL BANK
 AS AGENT FOR THE LENDERS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LLOYD HERBE, BRANCH PRESIDENT OF CITIZENS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES OF AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 11 DAY OF March, 2013.



ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48502920 H, EFFECTIVE SEPTEMBER 1, 2013.

THOMAS J. MOULTZ, P.E.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 77901



APPROVED THIS 11 DAY OF March, 2013 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FTLUSSELLVILLE, TEXAS, ON BEHALF OF THE CITY

BY: Thomas Amber, CHAIRMAN
 THIS PLAT RESPECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: Emaly Barron, PLANNING DIRECTOR
 ATTEST: Karen Thompson, CITY SECRETARY

STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBAJOUR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF March, A.D. 2013, AT 07:00 O'CLOCK, 07:00 O'CLOCK. ONLY PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER 070000 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, 11 DAY OF March, 2013 A.D. TEXAS, THE DATE LAST WRITTEN ABOVE.

DANA DEBAJOUR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS.

DEPNTY

LEGAL DESCRIPTION:

DESCRIPTION OF A 21.235 ACRE TRACT OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NUMBER 162 SITUATED IN TRAVIS COUNTY, TEXAS AND BEING ALL OF LOT 2, RENEWABLE ENERGY PARK, AS SHOWN UPON THE PLAT RECORDED IN DOCUMENT NUMBER 201100198 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "GAR SURVEYING" IN THE SOUTH RIGHT OF WAY OF PECAN STREET (RIGHT OF WAY VARIES), ALSO BEING IN THE WEST RIGHT OF WAY OF TEXAS STATE HIGHWAY NUMBER 190 (RIGHT OF WAY VARIES), AND BEING THE NORTHEAST CORNER OF SAID LOT 2;

THENCE S 13°21'29" E, WITH THE WEST RIGHT OF WAY OF SAID TEXAS STATE HIGHWAY NUMBER 190, A DISTANCE OF 106.697 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DOOD SURVEYING" FOR THE NORTHEAST CORNER OF LOT 4 OF SAID RENEWABLE ENERGY PARK, AND SOUTHEAST CORNER HEREOF;

THENCE S 75°49'17" W, DEPARTING THE WEST RIGHT OF WAY OF SAID TEXAS STATE HIGHWAY NUMBER 190, WITH THE SOUTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 989.50 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DOOD SURVEYING" IN THE FUTURE EAST RIGHT OF WAY OF SOL INVICTUS DRIVE (RIGHT OF WAY VARIES);

THENCE WITH THE FUTURE RIGHT OF WAY OF SAID SOL INVICTUS DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. THENCE N 13°19'56" W, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DOOD SURVEYING";
2. THENCE S 75°40'22" W, A DISTANCE OF 6.65 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DOOD SURVEYING" FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
3. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, AND A CHORD BEARING OF N 83°14'57" E, 39.59 FEET, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DOOD SURVEYING";
4. THENCE S 86°10'46" W, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DOOD SURVEYING" IN THE EAST LINE OF LOT 1 OF SAID RENEWABLE ENERGY PARK, FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 652.00 FEET, AND A CHORD BEARING OF N 35°12'29" E, 278.32 FEET, A DISTANCE OF 291.26 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP.

THENCE N 25°21'50" E, CONTINUING WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 95.14 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP FOR THE NORTHEAST CORNER OF SAID LOT 1, AND RESUBTANT CORNER HEREOF;

THENCE N 61°30'25" W, WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 365.43 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DOOD SURVEYING" IN THE SOUTHWEST LINE OF SUNLIGHT NEAR WAY (RIGHT OF WAY VARIES) FOR THE NORTHWEST CORNER OF SAID LOT 1, AND MOST WESTERLY CORNER HEREOF;

THENCE N 25°16'07" E, WITH THE SOUTHEAST RIGHT OF WAY OF SAID SUNLIGHT NEAR WAY, A DISTANCE OF 82.89 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "CHAPPARAL BOUNDARY" IN THE SOUTH RIGHT OF WAY OF SAID PECAN STREET FOR THE NORTHEAST CORNER OF SAID SUNLIGHT NEAR WAY, THE NORTHWEST CORNER OF SAID LOT 2, AND NORTHWEST CORNER HEREOF;

THENCE S 64°30'29" E, WITH THE SOUTH RIGHT OF WAY OF SAID PECAN STREET, A DISTANCE OF 97.29 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 21.235 ACRES, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS DOCUMENT NUMBER 201100199 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Fred L. Dood Jr. 2/16/2013
 FRED L. DOOD JR., P.E.
 TEXAS REGISTRATION NO. 6592



I, FRED L. DOOD JR., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1/2 INCH AND A LENGTH OF NOT LESS THAN 18 INCHES, EXCEPT THOSE NOTED AS FOUND, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE STATE PLANE COORDINATES (NAD83).

talyst Engineering Group
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 Ft. Worth, Texas 78660 Fax: (512) 251-5091

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