

BENCHMARK
5/8-INCH IRON ROD FOUND ALONG THE SOUTHERLY R.O.W. OF S.H. 130 WITH LATHE STAKE: (N 10149439.725, E 3156884.923, ELEV. 760.92)
THIS IRON ROD WAS LOCATED WITH GPS AND HAS A FOUND LOCATION OF:
N 0149305.784, E 3156822.646, ELEV. 760.92 (NAVD 83, GEOID 03)

TBM A:
BOX CUT ON 1ST INLET ON THE WEST SIDE OF F.M. 685 NORTH OF THE SOUTH CORNER OF SUBJECT PROPERTY.
ELEVATION = 735.97

TBM B:
BOX CUT ON 1ST INLET ON THE EAST SIDE OF F.M. 685 NORTH OF THE SOUTH CORNER OF SUBJECT PROPERTY.
ELEVATION = 735.09

TBM C:
TOP OF BOLT ON THE WEST SIDE OF THE 2ND TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 748.02

TBM D:
TOP OF BOLT ON THE EAST SIDE OF THE 3RD TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 744.52

TBM E:
TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 6TH TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 724.27

TBM F:
TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 7TH TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 722.17

TBM G:
BOX CUT IN THE NORTH END OF CONC ON BRIDGE.
ELEVATION=887.63

TBM H:
BOX CUT IN THE SOUTH END OF CONC ON BRIDGE.
ELEVATION=885.85

ACREAGE
WILLIAM V. HADDON
CALLED 34.098 ACRES
(T.C.C.F. NO. 2008103338)

ACREAGE
DBS NORTH AUSTIN II LLC
CALLED 41.317 ACRES
(T.C.C.F. NO. 200727199)

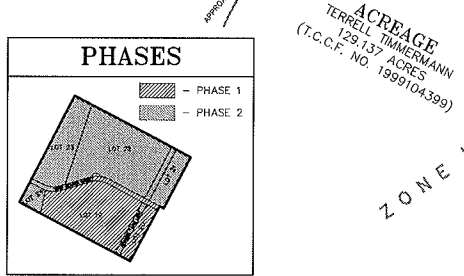
ACREAGE
TERRELL TIMMERMANN
CALLED 129.137 ACRES
(T.C.C.F. NO. 1999104399)

ACREAGE
TERRELL TIMMERMANN
CALLED 136.450 ACRES
(T.C.C.F. NO. 1999104396)

- LEGEND**
- BC - BRICK COLUMN
 - BL - BELLY
 - BWF - BARBED WIRE FENCE
 - CLF - CHAIN LINK FENCE
 - CMS - CABLE MARKER SIGN
 - CD - CLEAN DUT
 - CCNC - CONCRETE
 - CP - CABLE PEDESTAL
 - D.E. - DRAINAGE EASEMENT
 - DG - DOWN GUY
 - EB - ELECTRIC BOX
 - ELEC - ELECTRIC
 - FH - FIRE HYDRANT
 - FND - FIBER OPTIC CABLE MARKER
 - FM - FIBER OPTIC CABLE MARKER
 - G - GUTTER
 - GM - GAS METER
 - IP - IRON PIPE
 - IR - IRON ROD
 - ICV - IRRIGATION CONTROL VALVE
 - IPB - ILLUMINATION PULL BOX
 - P.A.E. - PUBLIC ACCESS EASEMENT
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.T.S.E. - STORM SEWER EASEMENT
 - T.C.C.F. - TRAVIS COUNTY CLERK'S FILE
 - T.C.D.R. - TRAVIS COUNTY DEED RECORDS
 - T.C.M.R. - TRAVIS COUNTY MAP RECORDS
 - S - LIGHT STANDARD
 - MH - MANHOLE
 - OP - OVERHEAD POWER LINE
 - PEB - PEDESTAL
 - PLM - PIPELINE MARKER
 - PP - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - R.O.W. - RIGHT OF WAY
 - SAN - SANITARY
 - SQ.F. - SQUARE FEET
 - STM - STREET MARKER
 - STL - STREET LIGHT
 - STB - SOUTHWESTERN BELL TELEPHONE
 - TBM - TEMPORARY BENCHMARK
 - TC - TOP OF CURB
 - TDV - TOP OF VALVE
 - TT - TRANSMISSION TOWER
 - W.L.E. - WATER LINE EASEMENT
 - W - WATER FAUCET
 - WM - WATER METER
 - WV - WATER VALVE
 - (NFV) - NOT FIELD VERIFIED

PHASES

- PHASE 1
- PHASE 2



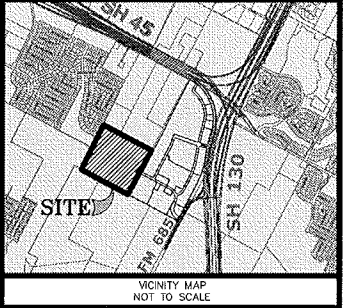
LOT	ACRES	SQ. FT.	RESTRICTIONS
19	16.9449	738,118	RESTRICTED TO MULTI-FAMILY USE
20	2.6642	116,055	RESTRICTED TO COMMERCIAL, DRAINAGE & UTILITIES
21	3.7265	162,328	RESTRICTED TO COMMERCIAL
22	21.0213	915,690	RESTRICTED TO MULTI-FAMILY / COMMERCIAL
23	9.5257	414,938	RESTRICTED TO PUBLIC PARKLAND
24	1.8203	79,292	RESTRICTED TO PUBLIC PARKLAND & DRAINAGE

PARK LAND CALCULATION

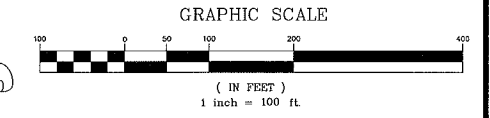
TOTAL NUMBER OF RESIDENTIAL UNITS IN LOT 19 = 370
 TOTAL AMOUNT OF PARK LAND REQUIRED = 7.4 ACRES
 TOTAL AMOUNT OF PARK LAND PROPOSED = 11.35 ACRES
 TOTAL AMOUNT OF PROPOSED PARK LAND IN 100 YEAR FLOOD PLAIN = 2.58 ACRES

AMOUNT OF CREDITABLE PARKLAND = 8.77 ACRES
 8.77 / 50 = 4.39 UNITS
 370 UNITS PROPOSED FOR LOT 19
 439 - 370 = 69 UNIT (CREDIT)
 69 / 50 = 1.38 ACRES OF PARK LAND CREDIT FOR FUTURE DEVELOPMENT

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 685, THE BEARING BEING S 27'23"59" W, AS SHOWN ON THE PLAT OF STONE HILL TOWN CENTER (DOCUMENT NO. 200700201; T.C.M.R.).
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48453-C-0280 H EFFECTIVELY DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES PARTIALLY IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAN AND PARTIALLY IN ZONE "A", AN AREA LOCATED IN THE 1% ANNUAL CHANCE FLOOD, WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 - THIS SITE IS CURRENTLY ZONED AS AN URBAN CENTER (CL-5) DISTRICT.
 - THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF PFLUGERVILLE.
 - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. 281-491-2525, UNLESS OTHERWISE NOTED.
 - LOT 24, BLOCK 6, AND LOT 23, BLOCK 7, SHALL BE MAINTAINED AND CONTROLLED BY STONE HILL MASTER MAINTENANCE ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THESE RESERVES ARE TO BE DEDICATED TO THE CITY BY SPECIAL WARRANTY DEED IN THE FUTURE BEFORE CERTIFICATE OF OCCUPANCIES ARE OBTAINED FOR ANY STRUCTURES WITHIN THIS PLAT BOUNDARY.
 - SIX-FOOT WIDE SIDEWALKS WILL BE PROVIDED ALONG BOTH SIDES OF TOWN CENTER DRIVE AT THE TIME OF DEVELOPMENT OF ADJACENT LOTS. SIX-FOOT WIDE SIDEWALKS AND/OR TRAILS WILL BE INSTALLED ALONG BOTH SIDES OF PFLUGER FARM DRIVE AT TIME OF ROADWAY CONSTRUCTION.
 - WATER CON AND WASTEWATER CON TO BE PROVIDED BY THE CITY OF PFLUGERVILLE.
 - STREETLIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF PFLUGERVILLE STREET LIGHT STANDARDS AT TIME OF PUBLIC IMPROVEMENT CONSTRUCTION.
 - ELECTRICAL SERVICE SHALL BE UNDERGROUND ALONG ANY ROAD RIGHT-OF-WAYS.
 - PROPOSED TEMPORARY OIL-DE-SAC EASEMENT IS HEREBY DEDICATED BY THIS PLAT AND SHALL BE IN EFFECT UNTIL THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT AND/OR TOWN CENTER DRIVE IS CONSTRUCTED. THE TEMPORARY OIL-DE-SAC EASEMENT SHALL THEREUPON BE ABANDONED.
 - THE TOTAL LENGTH OF TOWN CENTER DRIVE IS 1,811.49'. THE TOTAL LENGTH OF PFLUGER FARM LANE IS 1,573.17'.
 - SEE LETTER PREPARED BY DAN REEDE, TEXAS LANDSCAPE ARCHITECT #1985, REGARDING EXEMPTION OF REQUIRED TREE SURVEY.
 - THE DEVELOPER OF LOT 19 WILL CONVEY DEVELOPED FLOW UNDER FUTURE ROAD TO DITCH LOCATED IN LOT 20.



RECEIVED
JUL 15 2011



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°55'17" W	60.00'
L2	S 62°43'17" E	12.37'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	44°30'30"	300.00'	233.04'	S 84°40'01" E - 227.23'
C2	44°11'59"	300.00'	231.43'	N 84°59'16" W - 225.73'
C3	90°00'00"	25.00'	39.27'	N 73°04'43" E - 35.36'
C6	56°40'53"	25.00'	24.73'	S 52°03'44" E - 23.74'
C7	150°47'42"	90.00'	131.59'	S 80°52'52" W - 96.77'
C8	90°00'00"	25.00'	39.27'	S 16°55'17" E - 35.36'
C9	90°00'00"	25.00'	39.27'	S 73°04'43" W - 35.36'
C10	90°00'00"	25.00'	39.27'	N 16°55'17" W - 35.36'

STONE HILL TOWN CENTER
BLOCK 3
AMENDING PLAT
(DOCUMENT NO. 200800067; T.C.M.R.)

PRELIMINARY PLAN ONLY -
NOT FOR RECORDATION
**STONE HILL
TOWN CENTER,
SECTION TWO**

A 60.6420 ACRE TRACT OF LAND BEING ALL OF
A 60.64 ACRE TRACT OF LAND CONVEYED TO
A-S 93 SH 130-SH 45, L.P.
(T.C.C.F. NO. 2007090027)
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689,
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

6 LOTS 4 BLOCKS

~ OWNERS AND SUBDIVIDER ~
A-S 93 SH 130-SH 45, L.P.

8827 W. SAM HOUSTON PARK N., SUITE 200
HOUSTON, TX 77040
(281) 477-4310

~ Surveyor / Engineer ~

TEXAS ENGINEERING AND MAPPING

12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
JOB NO. 356-123

STATE OF TEXAS: COUNTY OF FORT BEND: KNOW ALL MEN BY THESE PRESENTS:
I, Brian Nowara, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but not interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

July 11, 2011 RESUBMITTAL
July 1, 2011 RESUBMITTAL
MAY 23, 2011 ORIGINAL SUBMITTAL

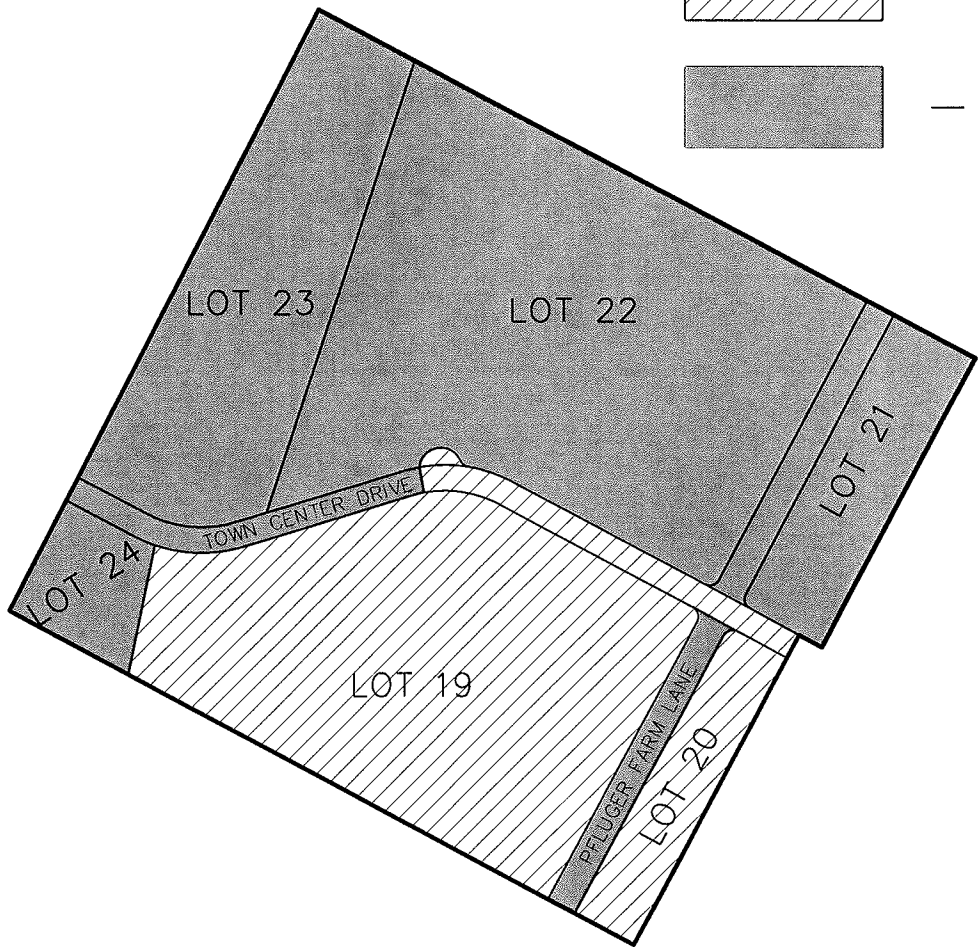
PHASES



– PHASE 1



– PHASE 2



S 62°05'52" E - 599.57'
(CALLED S 59°27'20" E - 599.14')

S 62°06'50" E - 1,126.22'
(CALLED S 59°40'12" E - 1,126.16')

N 27°02'48" E - 813.66'
(CALLED N 28°36'06" E - 815.28')

N 27°16'43" E - 754.92'
(CALLED N 29°42'31" E - 753.98')

PARK LAND

PARK LAND

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Revised to a
50' Radius

PROPOSED APARTMENTS
(BY OTHERS)

DRAINAGE DITCH
& EASEMENT


(CALLED N 59°30'48" W - 2,940.93')

N 61°55'17" W - 2,469.84'

- REMARKS:
5/8" IRON ROD FOUND ALONG THE SOUTHERLY BOUND. OF S.H. 130 WITH LATHE STRUCK IN (STATION 754. E. 3150.00) (ELEV. 730.00). THE IRON ROD WAS LOCATED WITH G.P.S. AND HAS A FOUND LOCATION OF: N 27°02'48" E - 813.66' (CALLED N 28°36'06" E - 815.28')
- TC 1: TOP OF BOLT ON 1ST INLET ON THE WEST SIDE OF F.M. 680 NORTH OF THE SOUTH CORNER OF SUBJECT PROPERTY. ELEVATION = 730.97
- TC 2: TOP OF BOLT ON 1ST INLET ON THE EAST SIDE OF F.M. 680 NORTH OF THE SOUTH CORNER OF SUBJECT PROPERTY. ELEVATION = 733.05
- TC 3: TOP OF BOLT ON THE WEST SIDE OF THE 2ND TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 680. ELEVATION = 746.02
- TC 4: TOP OF BOLT ON THE EAST SIDE OF THE 3RD TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 680. ELEVATION = 744.57
- TC 5: TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 8TH TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 680. ELEVATION = 725.87
- TC 6: TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 7TH TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 680. ELEVATION = 722.47
- TC 7: BOLT CUT IN THE NORTH END OF CONC. ON BRIDGE. ELEVATION = 67.62
- TC 8: BOLT CUT IN THE SOUTH END OF CONC. ON BRIDGE. ELEVATION = 65.85

CONTACT TEXAS ENGINEERING & MAPPING SURVEY
DEPT FOR LOCATION OF TBM'S

TEXAS ENGINEERING AND MAPPING
 ENGINEERING SURVEYING
 5410 CRENSHAW, SUITE 200
 HOUSTON, TEXAS 77057
 PHONE: (281) 491-8225 FAX: (281) 491-8225



NewQuest PROPERTIES
 6807 W. SAM HOUSTON PARKWAY N., SUITE 200
 HOUSTON, TEXAS 77060
 P. 281.777.6500 F. 281.777.6288

STREET LAYOUT
 STONE HILL TOWN CENTER
 SWC S.H. 130 AT S.H. 45
 PFLUGERVILLE, TEXAS

TEXAS ENGINEERING & MAPPING CO.
 REGISTRATION # F-2906
 THIS DOCUMENT IS RELEASED
 FOR THE PURPOSE OF INTERIM
 REVIEW UNDER THE AUTHORITY
 OF CARLOS J. BARILLAS, P.E.
 50474 ON 07-13-11. IT IS NOT
 TO BE USED FOR CONSTRUCTION
 PURPOSES.

SCALE: 1"=80'

SCALE: 1"=80'
 PROJECT: 388-137
 DATE: SEP. 03, 2009
 SHEET NO.

1
65.52 (OFF-SITE UNDEVELOPED)

S 62°03'52" E - 599.57'

S 62°06'50" E - 1,126.22'

N 2°02'18" E - 873.66'

N 77°54'43" E - 754.92'

N 61°55'17" W - 2,469.84'

TOTAL ON-SITE AREA=113.99 AC

RECORDING:
 2 1/2"=1" FROM ROD FOUND ALONG THE SOUTHERLY B.L.W. OF S.H. 130 WITH LABEL
 STAKE (N 89°44'25" E 305.64 S.D. ELEV. 730.82)
 THIS ROD WAS LOCATED WITH C.P.E. AND HAS A FOUND LOCATION OF:
 N 0°43'52.794, E 316.9222-649, ELEV. 730.82 (MOUND NO. 0200 03)

TBM 1:
 100' CUT ON 1ST BOLT ON THE WEST SIDE OF F.M. 685 NORTH OF THE SOUTH
 CORNER OF SUBJECT PROPERTY.
 ELEVATION = 735.97

TBM 2:
 100' CUT ON 1ST BOLT ON THE EAST SIDE OF F.M. 685 NORTH OF THE SOUTH
 CORNER OF SUBJECT PROPERTY.
 ELEVATION = 735.00

TBM 3:
 TOP OF BOLT ON THE WEST SIDE OF THE 2ND TRANSMISSION TOWER NORTH OF THE
 SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
 ELEVATION = 748.02

TBM 4:
 TOP OF BOLT ON THE EAST SIDE OF THE 3RD TRANSMISSION TOWER NORTH OF THE
 SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
 ELEVATION = 744.57

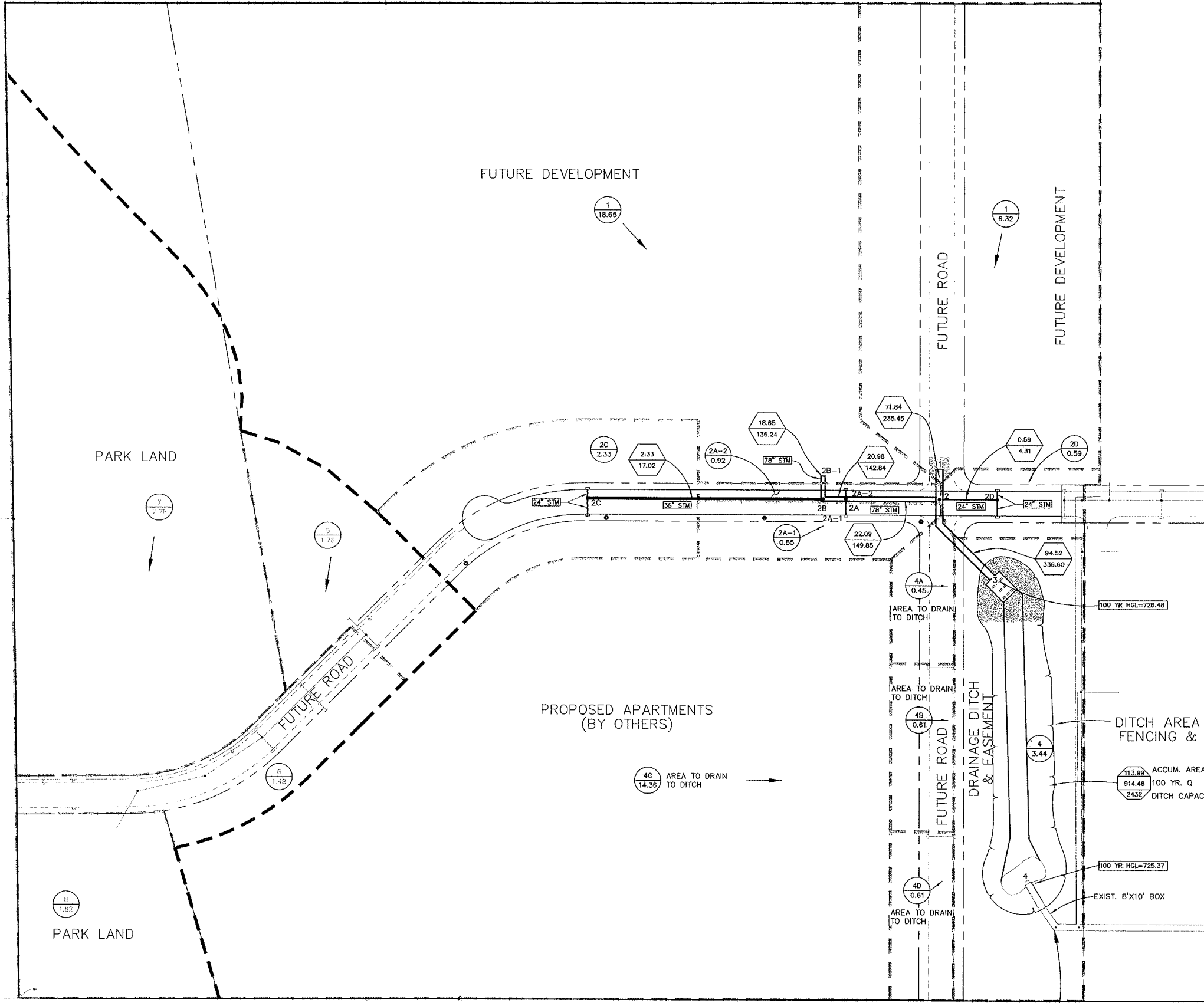
TBM 5:
 TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 6TH TRANSMISSION TOWER NORTH
 OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
 ELEVATION = 728.67

TBM 6:
 TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 7TH TRANSMISSION TOWER NORTH
 OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
 ELEVATION = 722.47

TBM 7:
 100' CUT IN THE NORTH END OF CONC. ON BRIDGE.
 ELEVATION=687.83

TBM 8:
 100' CUT IN THE SOUTH END OF CONC. ON BRIDGE.
 ELEVATION=685.65

CONTACT TEXAS ENGINEERING & MAPPING SURVEY
 DEPT FOR LOCATION OF TBMS



TEXAS ENGINEERING AND MAPPING
 SURVEY
 2805 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: (281) 491-2525 FAX: (281) 491-2525

New
 PROPERTIES
 8807 W. SAN HOUSTON PARKWAY N., SUITE 200
 HOUSTON, TEXAS 77060
 P. 281-477-2888

DRAINAGE AREA MAP
 STONE HILL TOWN CENTER
 SWC S.H. 130 AT S.H. 45
 PFLUGERVILLE, TEXAS

