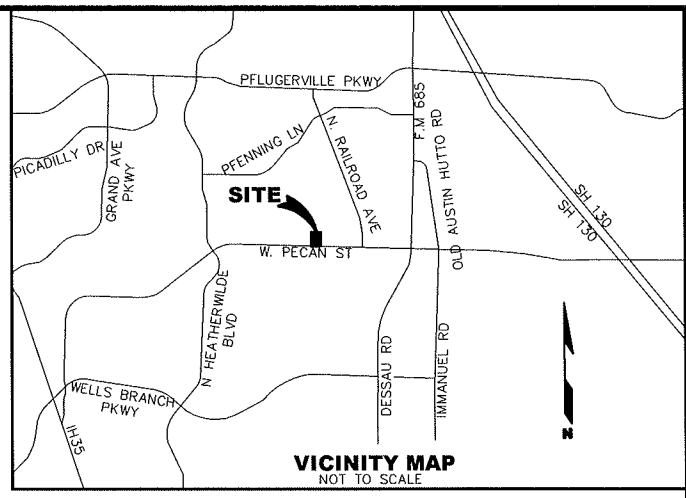
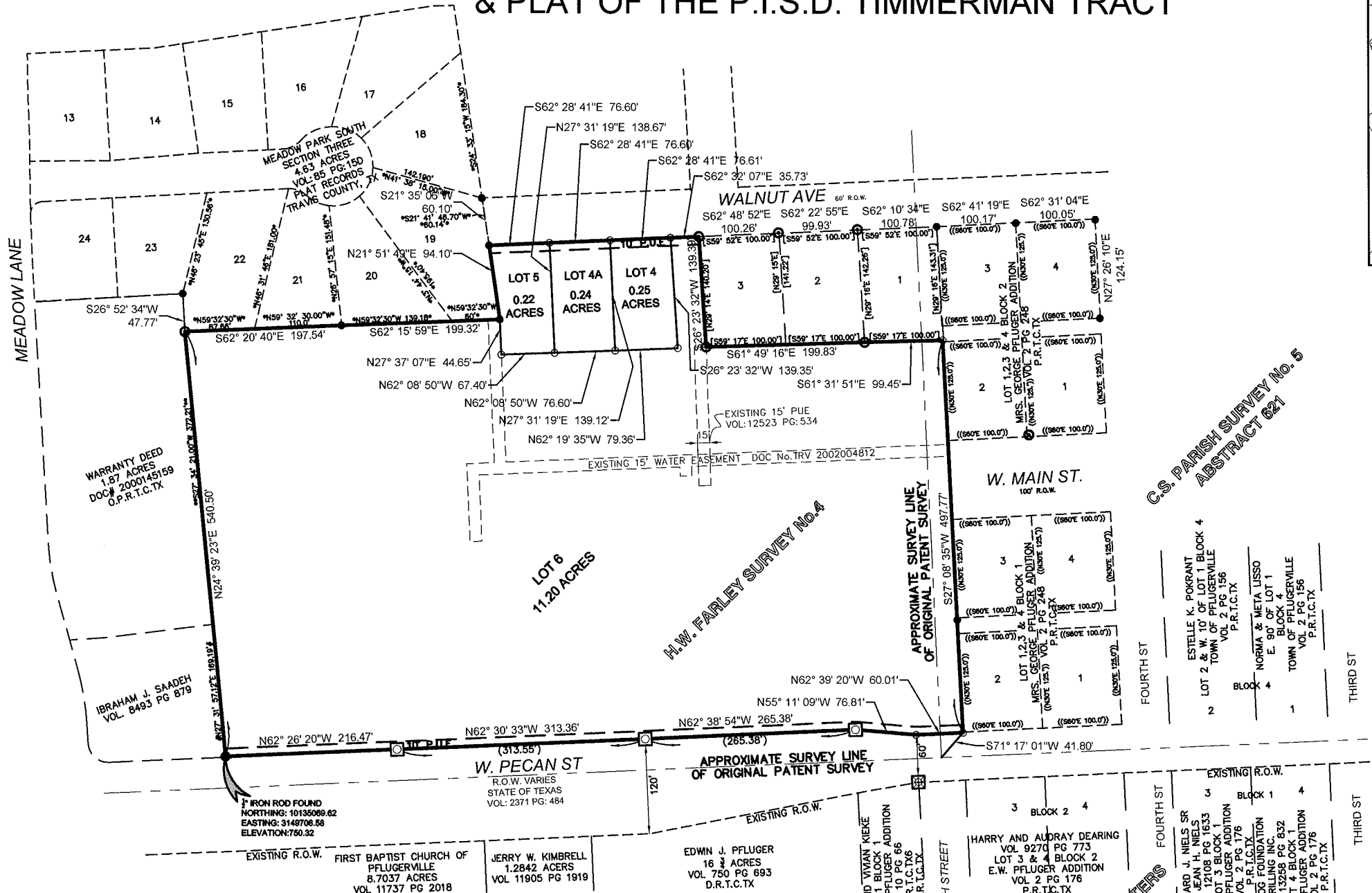


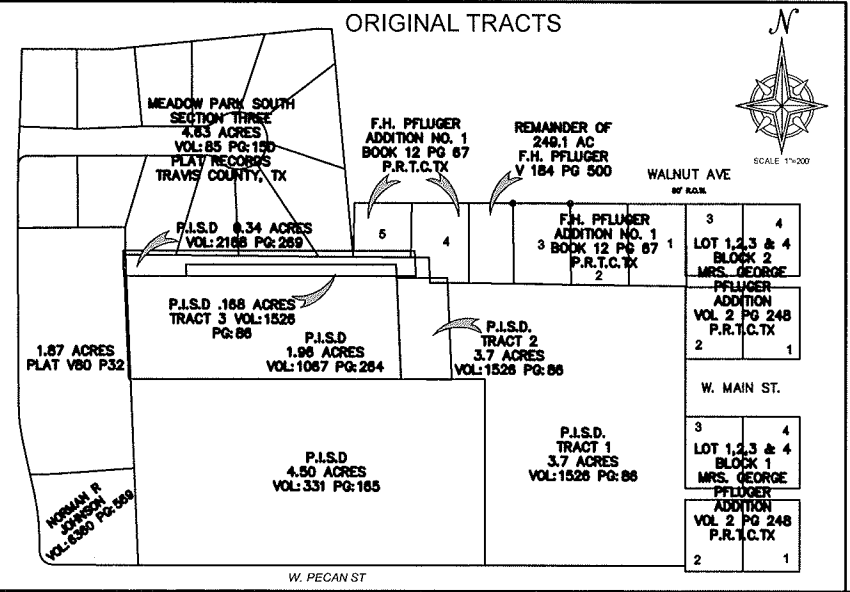
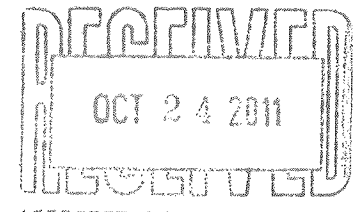
REPLAT OF LOTS 4 & 5 OF THE F.H. PFLUGER ADDITION No.1 & PLAT OF THE P.I.S.D. TIMMERMAN TRACT



Gil Engineering Associates Inc.
506 E. Braker Lane
Austin, Texas 78753
Phone (512)835-4203
Fax (512)835-4407

Scale: 1" = 100'

- LEGEND**
- 1/2" PIPE FOUND
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET WITH A CAP STAMPED "R.P.L.S 5417"
 - TXDOT TYPE II CONCRETE MONUMENT
 - TXDOT TYPE I CONCRETE MONUMENT



PLAT INFORMATION:

Owner/Subdivider: Pflugerville Independent School District
1401 W. Pecan Street
Pflugerville Texas 78660

Gladys Pfluger, Trustee of the
Pfluger Family Limited Partnership
P.O. Box 324
Pflugerville, Texas 78691-0324

Engineer: Gil Engineering Associates Inc.
506 E. Braker Ln
Austin, Texas 78753
Phone:512-835-4203

Surveyor: Gil Engineering Associates Inc.
506 E. Braker Ln
Austin, Texas 78753
Phone:512-835-4203

Legal Description: BEING 11.91 ACRE PARCEL OF LAND, AND BEING 11.20 ACRES (486129 SQUARE FEET)
SITUATED IN THE H.W. FARLEY SURVEY No. 4 AND C.S. PARISH SURVEY No. 5 ABSTRACT 621, TRAVIS
COUNTY, TEXAS, AND BEING OUT OF A 0.34 ACRE TRACT OF LAND CONVEYED TO PFLUGERVILLE
INDEPENDENT SCHOOL DISTRICT (P.I.S.D.) RECORDED IN DEED VOLUME 2168 PAGE 269 OF THE DEED
RECORDS, TRAVIS COUNTY, TEXAS ALSO BEING OUT OF A 3.7, 0.359, 0.168 ACRE TRACTS OF LAND
CONVEYED TO P.I.S.D RECORDED IN DEED VOLUME 1526 PAGE 86 (TRACTS 1, 2, 3), DEED RECORDS, TRAVIS
COUNTY, TEXAS, ALSO BEING OUT OF A 1.96 ACRE TRACT CONVEYED TO P.I.S.D RECORDED IN VOLUME
1067 PAGE 264 DEED RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF 4.50 ACRE TRACT
CONVEYED TO P.I.S.D. RECORDED IN VOLUME 331 PAGE 165 DEED RECORDS, TRAVIS COUNTY, TEXAS.
ALSO BEING ALL OF LOT 4 AND LOT 5 OF THE F.H. PFLUGER ADDITION, No.1, VOLUME 12 PAGE 67 PLAT
RECORDS OF TRAVIS COUNTY, TX AND BEING 0.24 ACRES OUT OF A REMAINDER OF 249.41 ACRES, F.H.
PFLUGER , VOLUME 184 PAGE 500.

Benchmarks: NORTHING:10135069.62
EASTING: 3149708.58
ELEVATION:750.32

Total Number of Blocks: 1

Total Number of Lots: 4 Total Acreage: 11.91

Residential: 3 Acres: 0.71
Non-Residential: 1 Acres: 11.20
Open Space: 0 Acres: 0
Detention: 0 Acres: 0

Linear Feet
Street 1: 0
Street 2: 0
Total: 0

NOTES:

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION
2. NO OBJECTS 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 ASSESSED IMPACT FEE RATE FOR 1 SERVICE UNIT WITH A 5/8 INCH METER SIZE FOR
WATER SHALL BE \$2,403 AND FOR WASTEWATER SHALL BE \$2,414 .
6. 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.
7. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY
LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS
OTHERWISE HEREIN PROVIDED.
8. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES
FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
9. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT
(TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND
INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A
PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
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 INCLUDING BUT NOT LIMITED TO SUBCHAPTER 12 OF THE UNIFIED
DEVELOPMENT CODE AND THE TREE TECHNICAL MANUAL, AS AMENDED.
12. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF WEST PECAN
STREET. (APPLICABLE FOR ALL LOTS THAT ARE ADJACENT TO A MAJOR COLLECTOR OR
ARTERIAL STREETS)
13. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF
WALNUT AVENUE STREET(S). (APPLICABLE TO RESIDENTIAL LOTS THAT ARE ADJACENT TO
LOCAL STREETS AND MINOR COLLECTORS)
14. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, BEING THE OWNER OF 11.20
ACRES OF LAND OUT OF THE H.W. FARLEY SURVEY NO. 4 AND C.S. PARISH SURVEY
No. 5 ABSTRACT 621, TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF
RECORD IN VOLUME 1526 PAGE 86 (TRACK 1,2 AND 3), VOLUME331 PAGE 165,
VOLUME 2168 PAGE 269 AND VOLUME 1067 PAGE 264, DEED RECORDS OF TRAVIS
COUNTY, TEXAS DOES HEREBY SUBDIVIDE 11.20 ACRES OF LAND IN ACCORDANCE
WITH THIS PLAT TO BE KNOW AS REPLAT OF LOTS 4 & 5 OF THE F.H. PFLUGER
ADDITION & PLAT OF THE P.I.S.D. TIMMERMAN TRACT, AND DO HEREBY DEDICATE
TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS
SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE
GRATED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2011, AD

ELVA GLADNEY, PRESIDENT OF THE BOARD OF TRUSTEES OF PFLUGERVILLE
INDEPENDENT SCHOOL DISTRICT
1401 W PECAN
PFLUGERVILLE, TX 78660

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED ELVA GLADNEY, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF
_____, 2011 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PRINT OR STAMP NAME HERE. MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT PFLUGER FAMILY LIMITED PARTNERSHIP, BEING THE OWNER OF LOT 4 AND 5
(0.46 ACRES) OF THE F.H. FLUGER ADDITION No. 1 RECORDED IN BOOK 12 PAGE 67
OF THE PLAT RECORDS, TRAVIS COUNTY TEXAS, AND ALL OF THE REMAINDER OF
249.1 ACRES TRACT OF LAND OUT OF THE H.W. FARLEY SURVEY NO. 4, TRAVIS
COUNTY, TEXAS. RECORDED IN VOLUME 184 PAGE 500, DEED RECORDS OF TRAVIS
COUNTY, TEXAS DOES HEREBY SUBDIVIDE 0.71 ACRES OF LAND IN ACCORDANCE
WITH THIS PLAT TO BE KNOW AS REPLAT OF LOTS 4 & 5 OF THE F.H. PFLUGER
ADDITION & PLAT OF THE P.I.S.D. TIMMERMAN TRACT, AND DO HEREBY DEDICATE
TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS
SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE
GRATED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2011, A.D.

GLADYS PFLUGER, TRUSTEE OF THE
PFLUGER FAMILY LIMITED PARTNERSHIP
P.O. BOX 324
PFLUGERVILLE, TEXAS 78691

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED GLADYS PFLUGER TRUSTEE OF THE PFLUGER FAMILY LIMITED
PARTNERSHIP, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF
_____, 2011 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PRINT OR STAMP NAME HERE. MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT I, VICTOR M. GIL, 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 THE SUBDIVISION
CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOW EASEMENTS
WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON

VICTOR M. GIL P.E. R.P.L.S
GIL ENGINEERING ASSOCIATES INC.
506 E. BRAKER LN
AUSTIN, TEXAS 78753
(PHONE) 512-835-4203

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP
(FIRM) PANEL No. 48453C-0280 H EFFECTIVE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY,
TEXAS.

VICTOR M. GIL DATE
PROFESSIONAL ENGINEER
GIL ENGINEERING ASSOCIATES INC.
506 E. BRAKER LN
AUSTIN, TEXAS 78753
(PHONE) 512-835-4203

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

BY: _____
CHAIRMAN

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

BY: _____
PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA BEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OR
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF
_____, 2011, A.D., AT ____ O'CLOCK ____ M. DULY
RECORDED ON THIS ____ DAY OF 2011 A.D. AT ____ O'CLOCK ____ M., OFFICIAL
PUBLIC RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER
____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK THIS THE
____ DAY OF _____, 2011 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY