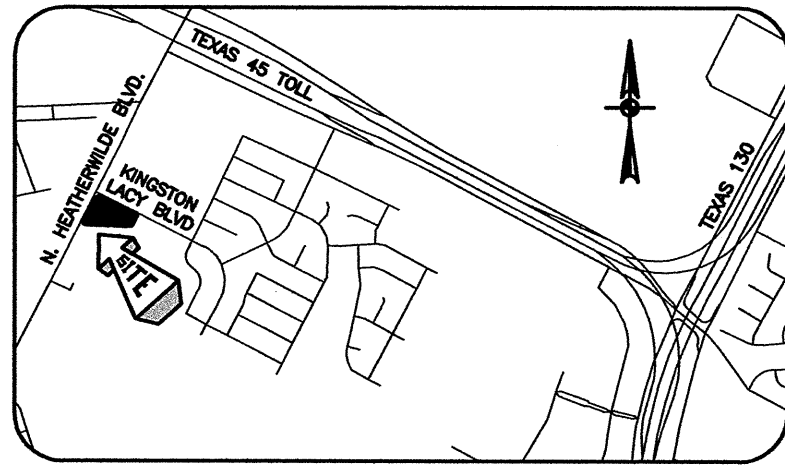


PFLUGERVILLE



LOCATION MAP
NOT TO SCALE

LEGEND

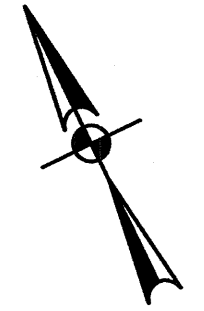
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- BLOCK LETTER
- D.R. DEED RECORDS
- FD. I.R. FOUND IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (PD) PAPE-DAWSON
- EXISTING AND PROPOSED 6' SIDE WALK

FINAL PLAT OF CASH CONSTRUCTION

A 3.218 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 105.059 ACRE TRACT, DESCRIBED IN CONVEYANCE TO HPN DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED OF THE THOMAS G. S SURVEY NO. 6, ABSTRACT NO. 689, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.



SCALE: 1"= 100'

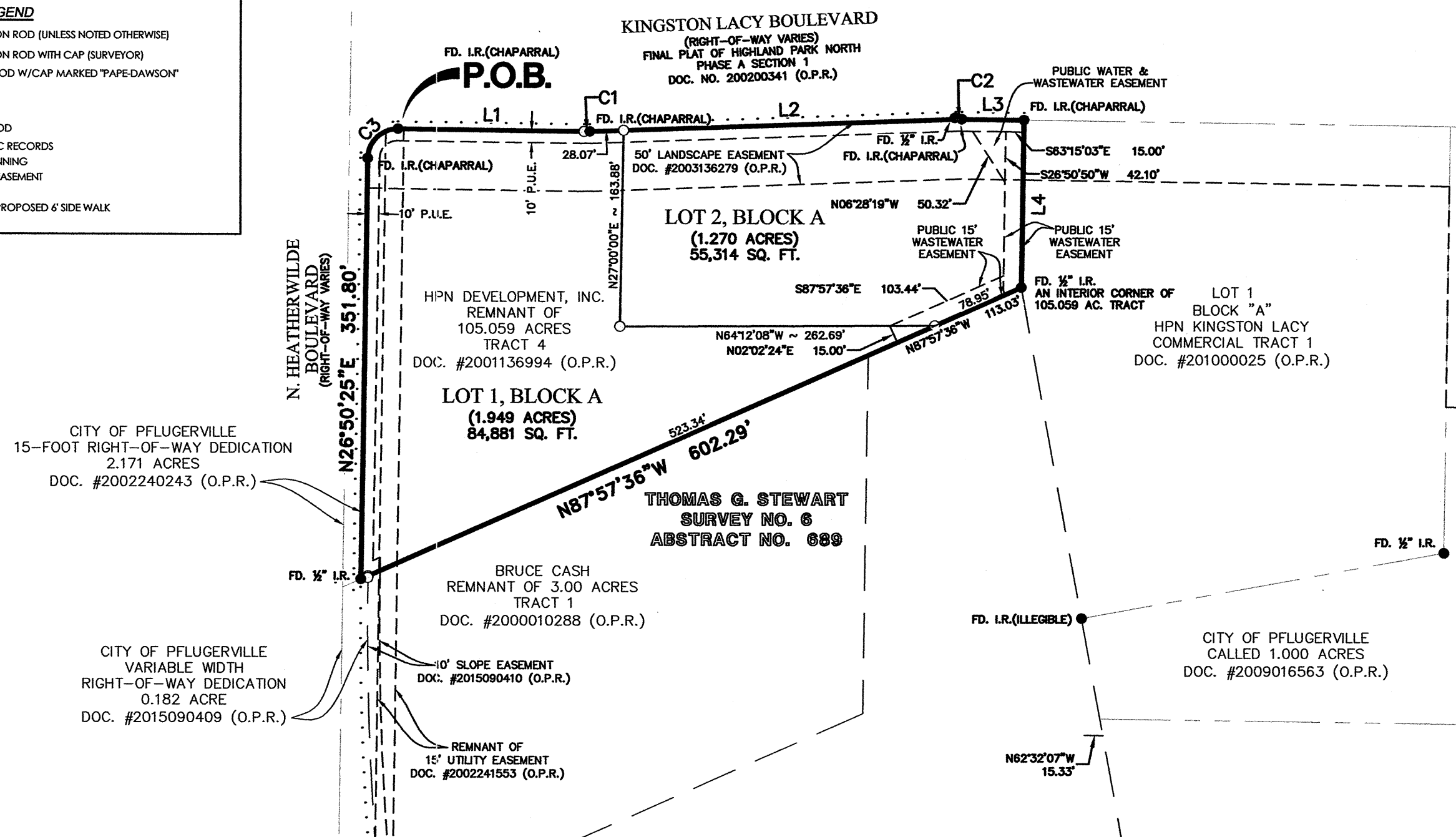


LINE TABLE

LINE #	BEARING	LENGTH
L1	S63°17'03"E	155.07'
L2	S66°01'30"E	305.56'
L3	S63°15'03"E	51.90'
L4	S26°50'50"W	140.07'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	100.00'	2°46'06"	S64°40'10"E	4.83'	4.83'
C2	100.00'	2°46'05"	S64°38'24"E	4.83'	4.83'
C3	25.00'	89°47'31"	N71°50'19"E	35.29'	39.18'



GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE FOR FUTURE IMPROVEMENTS. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES. ANY NEW TAPS MUST BE TO THE CITY'S SYSTEMS.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A MINIMUM SIX (6) FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG KINGSTON LACY BLVD. AND N. HEATHERWILDE BLVD.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 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.
- 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 ACATION 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.
- CITY OF PFLUGERVILLE WATER MUST BE EXTENDED TO THE PROPERTY WITH SITE DEVELOPMENT.

OWNERS: HPN DEVELOPMENT, INC.
4111 LAKEPLACE LANE
AUSTIN, TX 78746
(512) 328-0860 P

BRUCE CASH
PO BOX 1279
PFLUGERVILLE, TX 78691

ACREAGE: 3.218 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS,
INC.
7800 SHOAL CREEK BLVD,
SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

SURVEY: THOMAS G. STEWART
SURVEY NO. 6
ABSTRACT 689

BLOCK A: 2 LOTS (3.218 ACRES)

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: OCTOBER __, 2015

BENCHMARK DESCRIPTION AND
ELEVATION:

BENCHMARK 1
CHISELED SQUARE @ TOP OF CONC. SLAB
GRID NORTHING: 10147969.99
GRID EASTING: 3152191.18
ELEVATION: 774.38

BENCHMARK 2
CHISELED SQUARE @ TOP OF CURB INLET
GRID NORTHING: 10147728.54
GRID EASTING: 3152621.67
ELEVATION: 765.29

**FIELD NOTES
FOR**

A 3.218 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 105.059 ACRE TRACT, DESCRIBED IN CONVEYANCE TO HPN DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED OF THE THOMAS G. S SURVEY NO. 6, ABSTRACT NO. 689, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. SAID 3.218 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00.

BEGINNING At a found iron rod with a cap marked "Chaparral", at the east end of a curve return for the southwest right-of-way line of Kingston Lacy Boulevard, a variable width right-of-way dedicated in the Final Plat of Highland Park North Phase A Section 1 recorded in Document No. 200200341 of the Official Public Records of Travis County, Texas and the southeast right-of-way line of N. Heatherwilde Boulevard, a variable width right-of-way, a north corner of said remnant of a 105.059 acre tract;

THENCE Along and with the southwest right-of-way line of said Kingston Lacy Boulevard, the northeast line of said remnant of a 105.059 acre tract, the following bearings and distances:

- S 63°17'03" E, a distance of 155.07 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;
- Southeasterly, along a non-tangent curve to the left said curve having a radial bearing of N 26°42'53" E, a radius of 100.00 feet, a central angle of 02°46'06", a chord bearing and distance of S 64°38'24" E, 4.83 feet, an arc length of 4.83 feet, to a found iron rod with a cap marked "Chaparral", a point of non-tangency;
- S 66°01'30" E, a distance of 305.56 feet to a found 1/2" iron rod, a point of non-tangent curvature;

4. Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 23°58'33" W, a radius of 100.00 feet, a central angle of 02°46'05", a chord bearing and distance of S 64°38'24" E, 4.83 feet, an arc length of 4.83 feet, to a found iron rod with a cap marked "Chaparral", a point of non-tangency;

5. S 63°15'03" E, a distance of 51.90 feet to a found iron rod with a cap marked "Chaparral", the north corner of Lot 1, Block A of the HPN Kingston Lacy Commercial Tract 1 Subdivision recorded in Document No. 201000025 of the Official Public Records of Travis County, Texas, the east corner of said remnant of a 105.059 acre tract;

THENCE S 26°50'50" W, departing the southwest right-of-way line of said Kingston Lacy Boulevard, along and with the northwest line of said Lot 1, Block A, the southeast line of said remnant of a 105.059 acre tract, a distance of 140.07 feet to a found 1/2" iron rod, the northeast corner of the aforementioned remnant of an 8.138 acre tract, the southeast corner of said remnant of a 105.059 acre tract, an angle point in the northwest line of said Lot 1, Block A;

THENCE N 87°57'36" W, departing the northwest line of said Lot 1, Block A, with the north line of said 8.138 acre tract and the north line of said 3.00 acre tract, a distance of 602.29 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set being in the southeast

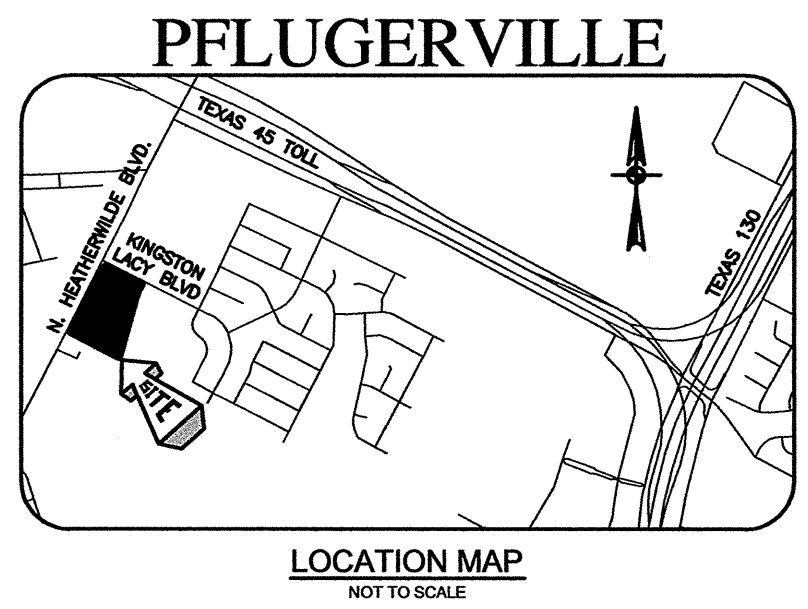
THENCE N 26°50'25" E, along and with the southeast right-of-way line of said N. Heatherwilde Boulevard, the northwest line of said remnant of a 105.059 acre tract, a distance of 351.80 feet to a found iron rod with a cap marked "Chaparral", at the west end of the aforementioned curve return, a point of non-tangent curvature;

THENCE Northeasterly, along and with said non-tangent curve return to the right said curve having a radial bearing of S 63°03'26" E, a radius of 25.00 feet, a central angle of 89°47'31", a chord bearing and distance of N 71°50'19" E, 35.29 feet, an arc length of 39.18 feet, to the POINT OF BEGINNING and containing 3.218 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with a survey map prepared by Pape Dawson Engineers, Inc.



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102289-01

FINAL PLAT OF CASH CONSTRUCTION SURVEY JOB NO. 50850-00 & 50874-00 Date: Oct. 21, 2015, 12:49pm User: ID: Vzurcher File: H:\survey\Civil_50874-00\Final_Plat\FP0874-00_R1.dwg



FINAL PLAT
OF
CASH CONSTRUCTION

A 3.218 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 105.059 ACRE TRACT, DESCRIBED IN CONVEYANCE TO HPN DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED OF THE THOMAS G. S SURVEY NO. 6, ABSTRACT NO. 689, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT HPN DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH JOHN S. LLOYD, VICE PRESIDENT, BEING THE OWNER OF THAT CERTAIN REMNANT PORTION OF A 105.059 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS THE FINAL PLAT OF CASH CONSTRUCTION.

HPN DEVELOPMENT, INC., A TEXAS CORPORATION

JOHN S. LLOYD VICE PRESIDENT

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 ____ 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT BRUCE CASH BEING THE OWNER OF THAT CERTAIN 8.138 ACRE TRACT OF LAND AND THAT CERTAIN 3.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2000010288 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS THE FINAL PLAT OF CASH CONSTRUCTION.

BRUCE CASH

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CASH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 ____ 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS.

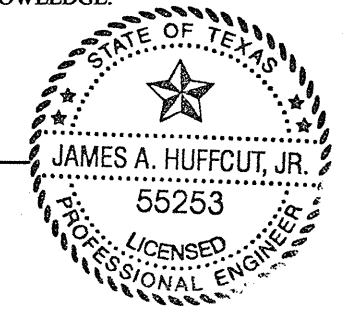
FLOOD PLAIN INFORMATION:

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 CERTIFICATION:

I, JAMES A. HUFFCUT, 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.

James A. Huffcut, Jr. 10-21-15
JAMES A. HUFFCUT, JR.
REGISTERED PROFESSIONAL ENGINEER
NO. 55253



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, PARKER J. GRAHAM, 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.

Parker J. Graham 10/21/2015
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5556



APPROVED THIS ____ DAY OF ____ A.D., 20 __, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY:
RODNEY BLACKBURN, CHAIRMAN

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

BY:
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

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 ____ A.D., 20 __, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF ____ A.D., 20 __ AT ____ O'CLOCK ____ M. 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 ____ A.D., 20 __ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
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