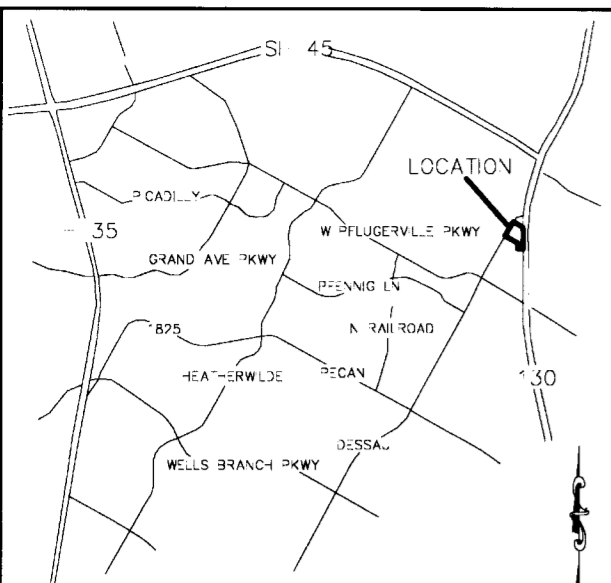


FINAL PLAT BOHLS COMMERCIAL PARK SUBDIVISION LOT 1, BLOCK A



SCALE:
1"=100'



LOCATION MAP
NOT TO SCALE

GENERAL INFORMATION

OWNERS:
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
C/O FLOYD AKERS
203 W. MAIN STREET, SUITE E
PFLUGERVILLE, TEXAS 78660

ENGINEER:
CATALYST ENGINEERING GROUP
112 W. PECAN STREET
PFLUGERVILLE, TEXAS 78660

SURVEYOR:
DODD SURVEYING & MAPPING CO.
112 W. PECAN STREET
PFLUGERVILLE, TEXAS 78660

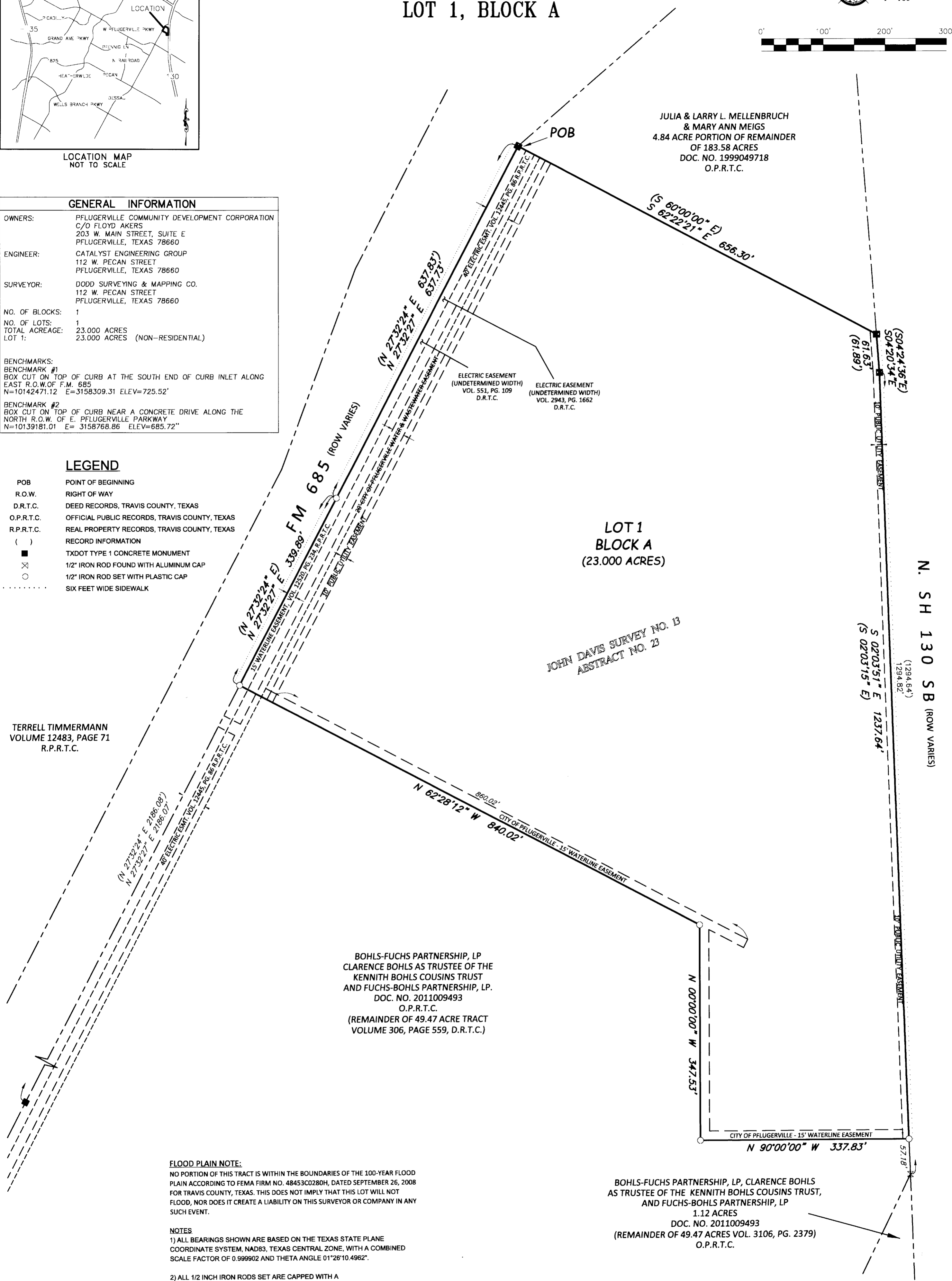
NO. OF BLOCKS: 1
NO. OF LOTS: 1
TOTAL ACREAGE: 23.000 ACRES
LOT 1: 23.000 ACRES (NON-RESIDENTIAL)

BENCHMARKS:
BENCHMARK #1
BOX CUT ON TOP OF CURB AT THE SOUTH END OF CURB INLET ALONG EAST R.O.W. OF F.M. 685
N=10142471.12 E=3158309.31 ELEV=725.52'
BENCHMARK #2
BOX CUT ON TOP OF CURB NEAR A CONCRETE DRIVE ALONG THE NORTH R.O.W. OF E. PFLUGERVILLE PARKWAY
N=10139181.01 E= 3158768.86 ELEV=685.72"

LEGEND

POB POINT OF BEGINNING
R.O.W. RIGHT OF WAY
D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
() RECORD INFORMATION
■ TXDOT TYPE 1 CONCRETE MONUMENT
⊗ 1/2" IRON ROD FOUND WITH ALUMINUM CAP
○ 1/2" IRON ROD SET WITH PLASTIC CAP
..... SIX FEET WIDE SIDEWALK

TERRELL TIMMERMANN
VOLUME 12483, PAGE 71
R.P.R.T.C.



**LOT 1
BLOCK A
(23.000 ACRES)**

JOHN DAVIS SURVEY NO. 13
ABSTRACT NO. 23

BOHLS-FUCHS PARTNERSHIP, LP
CLARENCE BOHLS AS TRUSTEE OF THE
KENNITH BOHLS COUSINS TRUST
AND FUCHS-BOHLS PARTNERSHIP, LP.
DOC. NO. 2011009493
O.P.R.T.C.
(REMAINDER OF 49.47 ACRE TRACT
VOLUME 306, PAGE 559, D.R.T.C.)

BOHLS-FUCHS PARTNERSHIP, LP, CLARENCE BOHLS
AS TRUSTEE OF THE KENNITH BOHLS COUSINS TRUST,
AND FUCHS-BOHLS PARTNERSHIP, LP
1.12 ACRES
DOC. NO. 2011009493
(REMAINDER OF 49.47 ACRES VOL. 3106, PG. 2379)
O.P.R.T.C.

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FIRM NO. 48453C0280H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS. THIS DOES NOT IMPLY THAT THIS LOT WILL NOT FLOOD, NOR DOES IT CREATE A LIABILITY ON THIS SURVEYOR OR COMPANY IN ANY SUCH EVENT.

NOTES
1) ALL BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, WITH A COMBINED SCALE FACTOR OF 0.999902 AND THETA ANGLE 01°28'10.4962".
2) ALL 1/2 INCH IRON RODS SET ARE CAPPED WITH A YELLOW PLASTIC CAP STAMPED "DODD SURVEYING".

DATE OF PLAT: 11/18/2013

REVISION	DATE	CORRECTED	CHECKED
11/26/2013	FLD	FLD	
12/10/2013	FLD	FLD	
01/10/2014	FLD	FLD	

Catalyst Engineering Group
112 Pecan Street West Office: (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 657-2210


DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745
112 W. PECAN ST., PFLUGERVILLE, TX 78660
(512) 843-3633 www.DoddSurveying.com

FINAL PLAT BOHLS COMMERCIAL PARK SUBDIVISION LOT 1, BLOCK A

WE, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION (PCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FLOYD AKERS, EXECUTIVE DIRECTOR OF PCDC, A TEXAS LIABILITY COMPANY, ITS GENERAL PARTNER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 23.00 ACRE TRACT BEING DESCRIBED HEREIN AS LOT 1, BLOCK A, BOHLS COMMERCIAL PARK SUBDIVISION, SAID TRACT BEING OUT OF A CALLED 105.64 ACRE TRACT DESCRIBED IN THE DEED TO THE BOHLS-FUCHS PARTNERSHIP, LP., RECORDED IN DOCUMENT NUMBER 2013196387, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS SAID TRACT IS DESCRIBED IN THE FOREGOING MAP OF BOHLS COMMERCIAL PARK SUBDIVISION, 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, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FLOYD AKERS, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS 29th DAY OF January, 2014.

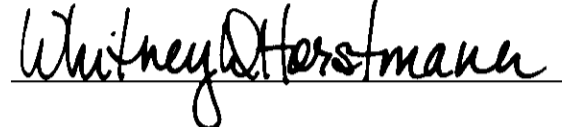
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

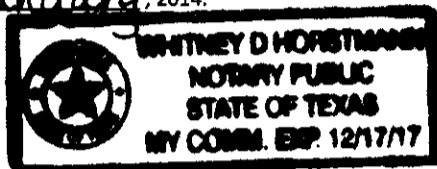

 FLOYD AKERS, EXECUTIVE DIRECTOR OF
 PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
 GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
 203 WEST MAIN STREET #E
 PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FLOYD AKERS, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PFLUGERVILLE 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 29th DAY OF January, 2014.





WE, THE CITY OF PFLUGERVILLE, TEXAS, AN INCORPORATED CITY IN THE STATE OF TEXAS, AS AGENT FOR THE LENDERS, IS THE OWNER AND HOLDER OF CERTAIN LIENS FILED AGAINST THE PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK A, BOHLS COMMERCIAL PARK SUBDIVISION, AND EVIDENCED BY THE INSTRUMENT RECORDED OF RECORD UNDER TRAVIS COUNTY CLERK'S FILE NUMBER 2013196387, DO HEREBY IN ALL THINGS SUBORDINATE 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 CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

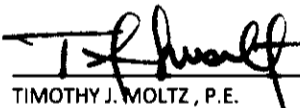
BRANDON WADE, CITY MANAGER
 CITY OF PFLUGERVILLE, TEXAS
 AS AGENT FOR THE LENDERS
 100 E. MAIN ST., SUITE 100, PFLUGERVILLE, TX

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRANDON WADE, CITY MANAGER, PFLUGERVILLE, TEXAS AS AGENT FOR THE LENDERS. KNOWN TO ME THAT HE/ SHE 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 _____ DAY OF _____, 2014.

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48453C0290 H, EFFECTIVE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

 01-14-2014
 TIMOTHY J. MOLTZ, P.E. DATE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 77901



APPROVED THIS _____ DAY OF _____, 2014 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: _____ ATTEST: _____
 EMILY BARRON, KAREN THOMPSON, CITY SECRETARY
 PLANNING DIRECTOR

STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2014, AT _____ O'CLOCK _____ DULY RECORDED ON THIS _____ DAY OF _____, 2014 A.D. AT _____ O'CLOCK _____ OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, _____ DAY OF _____, 2014 A.D. TEXAS, THE DATE LAST WRITTEN ABOVE.

DANA DEBEAUVOR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS.

DEPUTY

METES AND BOUNDS DESCRIPTION

OF A 23.00 ACRE TRACT OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO HENRY BOHLS JR., RECORDED IN VOLUME 306, PAGE 559, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 23.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE SOUTHEASTERLY RIGHT OF WAY OF FARM TO MARKET ROAD NO. 685 (R.O.W. VARIES), BEING THE NORTHWEST CORNER OF SAID HENRY BOHLS JR. TRACT, ALSO BEING THE SOUTHEAST CORNER OF A REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO JULIA MELLEBRUCH, LARRY L. MELLEBRUCH, AND MARY ANN MEIGS, RECORDED IN DOCUMENT NO. 1999049718, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER HEREOF;

THENCE, S 62°22'21" E, ALONG THE NORTH LINE OF SAID HENRY BOHLS JR. TRACT, ALSO BEING THE SOUTH LINE OF SAID MELLEBRUCH TRACT, A DISTANCE OF 656.30 FEET TO 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE WEST RIGHT OF WAY OF TEXAS STATE HIGHWAY NO. 130 FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 04°20'34" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 61.63 FEET TO 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;

THENCE, S 02°03'51" E, CONTINUING WITH SAID WEST RIGHT OF WAY, A DISTANCE OF 1237.64 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND FOR THE NORTH CORNER OF A PORTION OF THE REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO KENNITH, RECORDED IN VOLUME 2136, PAGE 2379 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEARS S 02°03'51" E, A DISTANCE OF 57.18 FEET;

THENCE, OVER AND ACROSS SAID HENRY BOHLS JR. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- 1.) N 90°00'00" W, A DISTANCE OF 337.83 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING";
- 2.) N 00°00'00" W, A DISTANCE OF 347.53 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING";
- 3.) N 62°28'12" W, A DISTANCE OF 840.02 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "DODD SURVEYING" IN THE SOUTHEASTERLY RIGHT OF WAY OF SAID FARM TO MARKET ROAD NO. 685;

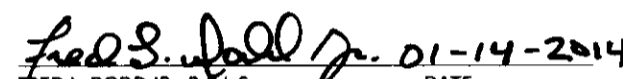
THENCE, N 27°32'27" E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 339.89 FEET 1/2 INCH IRON ROD SET;

THENCE, N 27°32'27" E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 637.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.00 ACRES OF LAND, MORE OR LESS.

THIS METES AND BOUNDS DESCRIPTION IS BASED ON THE LAND TITLE SURVEY AND PLAT MADE BY FRED L. DODD JR., RPLS NO. 6392 ON AUGUST 07, 2013.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, WITH A COMBINED SCALE FACTOR OF 0.999902 AND THETA ANGLE 01°26'10.4962"

I, FRED L. DODD 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).

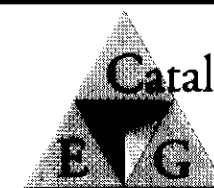

 FRED L. DODD JR., R.P.L.S. DATE
 TEXAS REGISTRATION NO. 6392

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. 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 TREE CONSERVATION.
7. STREETLIGHTS SHALL BE INSTALLED BY THE SUBDIVIDER PER THE CITY OF PFLUGERVILLE STANDARDS AND UNIFIED 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. AT SUCH TIME AS THE PROPERTY IS DEVELOPED, A MINIMUM OF A SIX (6) FOOT PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO FM 685 AND SH130, WHERE PERMITTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
9. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF BOHLS COMMERCIAL PARK SUBDIVISION.
10. ANY RESIDENTIAL LAND USE WITHIN THE PRELIMINARY PLAN SHALL REQUIRE PUBLIC PARKLAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION COMMISSION.
11. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF PFLUGERVILLE.
12. 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.
13. EXCEPT WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
14. ALL ELECTRIC, 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.
15. ANY PROPOSED ACCESS FM 685 AND SH130 REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
16. NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF BIRDS NEST AIRPORT.
17. A JOINT ACCESS EASEMENT WILL BE ESTABLISHED WITH THE PROPERTY TO THE NORTH AT THE TIME OF SITE DEVELOPMENT.
18. COMMUNITY IMPACT FEES (CIF) FOR WATER AND WASTEWATER MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT. FEES SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ORDINANCE NO. 891-07-06-26.
19. 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.
20. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2-YEAR, 10-YEAR, 25-YEAR, AND 100-YEAR STORM EVENTS.

DATE OF PLAT: 11/18/2013

REVISION	DATE	CORRECTED	CHECKED
1	11/26/2013	FLD	FLD
2	12/10/2013	FLD	FLD
3	01/10/2014	FLD	FLD



Catalyst Engineering Group
 112 Pecan Street West Office: (512) 944-6077
 Pflugerville, Texas 78660 Mobile: (512) 657-2210

TYPE FIRM NO. F-13276



DODD
 SURVEYING & MAPPING CO.
 PROFESSIONAL LAND SURVEYORS
 TEXAS FIRM LICENSE NO. 10193745
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