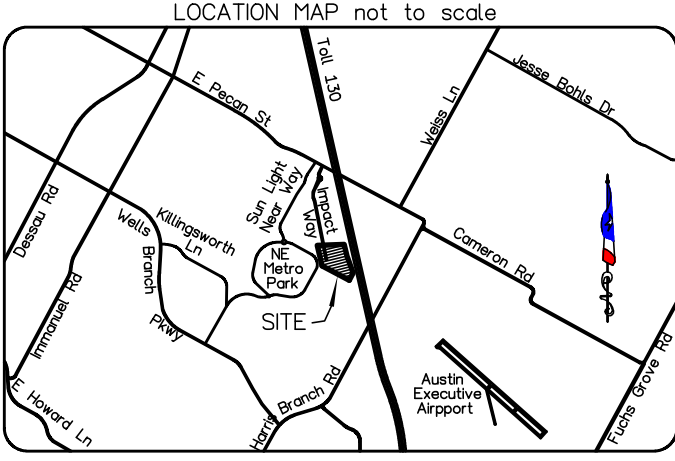


FINAL PLAT

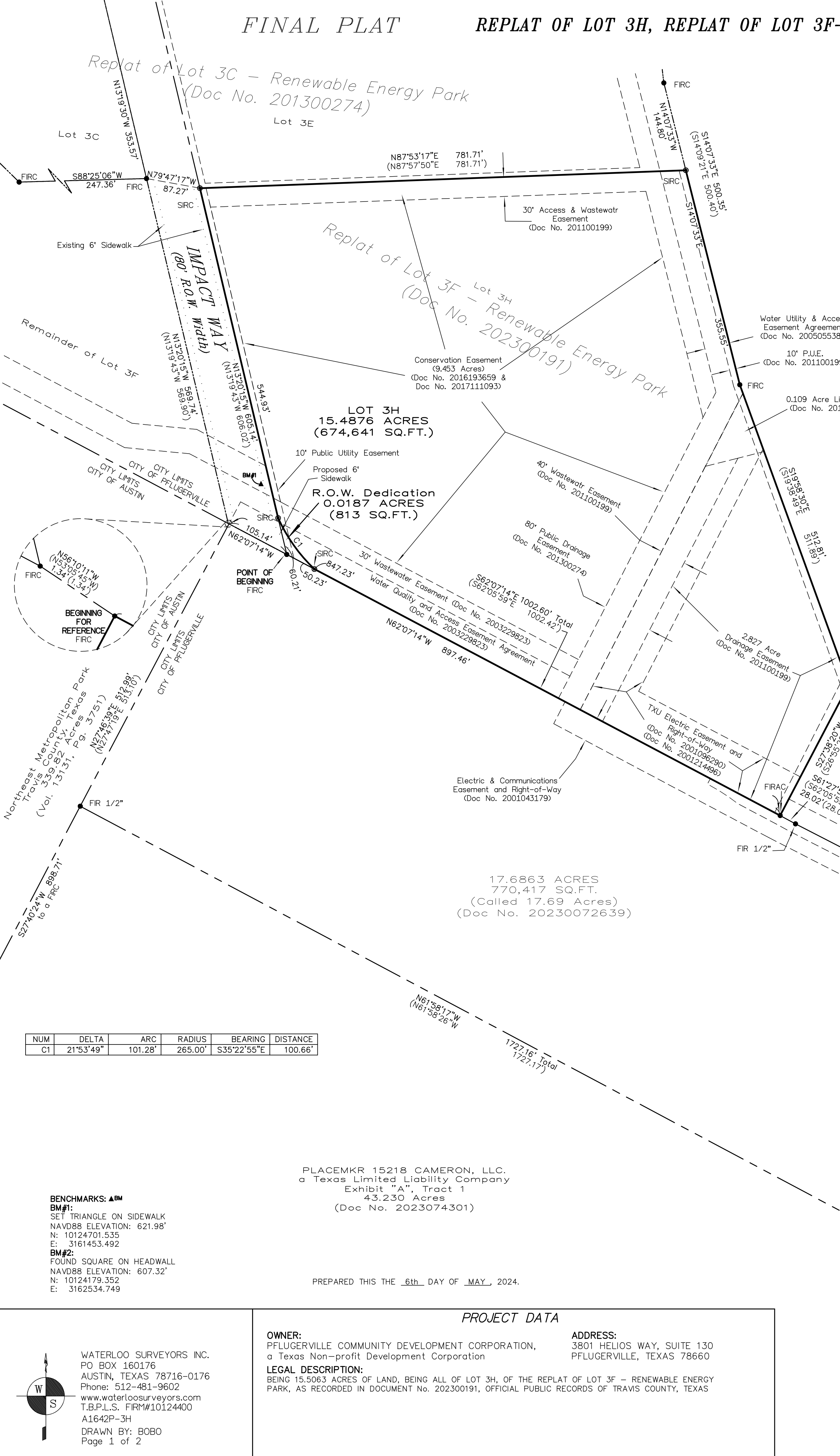
REPLAT OF LOT 3H, REPLAT OF LOT 3F-RENEWABLE ENERGY PARK

Replat of Lot 3C - Renewable Energy Park  
(Doc No. 201300274)



SCALE  
1" = 100'

- LEGEND**
- RECORD CALL ( )
  - BUILDING SETBACK LINE B.L.
  - PUBLIC UTILITY EASEMENT P.U.E.
  - DRAINAGE EASEMENT D.E.
  - FOUND CORNER ●
  - SET CORNER ⊙
  - FOUND IRON ROD ●
  - SET IRON ROD WITH CAP ●
  - FOUND IRON ROD WITH CAP ●
  - FOUND IRON ROD WITH ALUMINUM CAP ●
  - FOUND IRON PIPE ●
  - SIDEWALK TO BE INSTALLED - - -
  - FIR
  - SIRC
  - FIRC
  - FIRAC
  - FIP
- LAND USE:**
- NON-RESIDENTIAL
  - 1 LOT, 1 BLOCK
  - LOT 3H: 15.4876 ACRES (674,641 SQ.FT.) DRAINAGE
  - R.O.W.: 0.0187 ACRES (813 SQ.FT.)
  - TOTAL: 15.5063 ACRES (675,454 SQ.FT.)



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	21°53'49"	101.28'	265.00'	S35°22'55"E	100.66'

**BENCHMARKS: ▲BM**  
**BM#1:**  
SET TRIANGLE ON SIDEWALK  
NAVD88 ELEVATION: 621.98'  
N: 10124701.535  
E: 3161453.492  
**BM#2:**  
FOUND SQUARE ON HEADWALL  
NAVD88 ELEVATION: 607.32'  
N: 10124179.352  
E: 3162534.749

PLACEMKR 15218 CAMERON, LLC.  
a Texas Limited Liability Company  
Exhibit "A", Tract 1  
43.230 Acres  
(Doc No. 2023074301)

PREPARED THIS THE 6th DAY OF MAY, 2024.

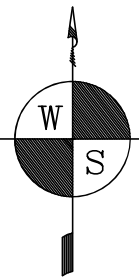
PROJECT DATA

**OWNER:**  
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION,  
a Texas Non-profit Development Corporation

**ADDRESS:**  
3801 HELIOS WAY, SUITE 130  
PFLUGERVILLE, TEXAS 78660

**LEGAL DESCRIPTION:**  
BEING 15.5063 ACRES OF LAND, BEING ALL OF LOT 3H, OF THE REPLAT OF LOT 3F - RENEWABLE ENERGY PARK, AS RECORDED IN DOCUMENT No. 202300191, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

WATERLOO SURVEYORS INC.  
PO BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
T.B.P.L.S. FIRM#10124400  
A1642P-3H  
DRAWN BY: BOBO  
Page 1 of 2





REPLAT OF LOT 3H, REPLAT OF LOT 3F–RENEWABLE ENERGY PARK

- NOTES:**
1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
  2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT I THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
  3. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
  4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TRMS 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.
  5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
  6. 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, MAINTAIN RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
  7. A 6' SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
  8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUTOFF TYPE.
  9. 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.
  10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE No. 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
  11. THIS SUBDIVISION SHALL MITIGATE POST DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEARS AND 100 YEAR STORM EVENTS.
  12. 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 PFUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
  13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBLY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
  14. 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.
  15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
  16. 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.
  17. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
  18. ANY PROPOSED ACCESS TO SH 130 CORRIDOR REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
  19. A LICENSE AGREEMENT WILL BE REQUIRED FOR ANY LANDSCAPING, IRRIGATION OR OTHER BEAUTIFICATION IMPROVEMENTS WITHING IMPACT WAY RIGHT-OF-WAY.
  20. ANY FUTURE EXTENSION OF IMPACT WAY WHICH CROSSES OVER THE EXISTING DRAINAGE EASEMENT SHALL PROVIDE CULVERTS OR OTHER APPROPRIATE DRAINAGE STRUCTURES TO MAINTAIN FLOW TO THE DETENTION POND ON LOT 3H.
  21. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE No. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

**FIELD NOTES:**  
BEING LOT 3H, OF THE REPLAT OF LOT 3F – RENEWABLE ENERGY PARK, AS RECORDED IN DOCUMENT No. 202300191, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 15.5063 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a capped iron rod in the SW R.O.W. of Impact Way (80' width) as shown on the Replat of Lot 3F – Renewable Energy Park, a subdivision in Travis County, Texas, as recorded in Document No. 202300191, Official Public Records of Travis County, Texas, being an angle point in the easterly line of Northeast Metropolitan Parkas conveyed to Travis County, Texas by general warranty deed recorded in Volume 13131, Page 3751, Real Property Records of Travis County, Texas, same being the NW corner of that certain 17.6863 acres tract conveyed in Document No. 2023072639, Official Public Records, from which a found capped iron rod fir the southernmost corner of the remainder of Lot 3F, Replat of Lot 3C of Renewable Energy Park, as recorded in Document No.201300274, Official Public Records, Travis County, Texas, bears N56°10'11"W at a distance of 1.34 feet

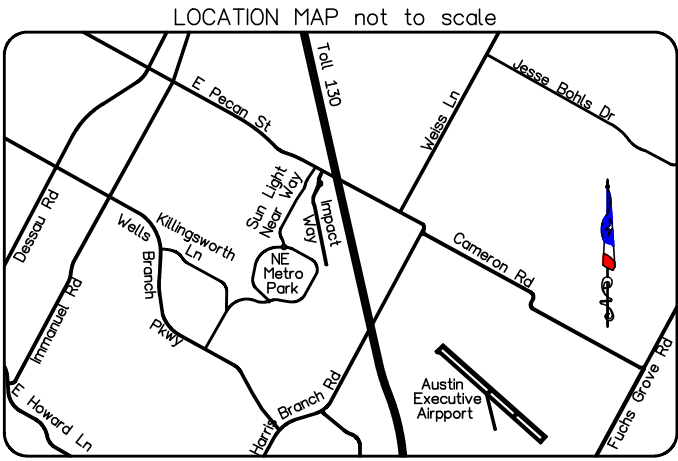
THENCE with the SW line of said R.O.W. of Impact Way, S62°07'14"E for a distance of 105.14 feet to a found capped iron rod for the SE corner of said R.O.W., same being the SW corner of Lot 3H, Replat of Lot 3F – Renewable Energy Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202300191, Official Public Records, and POINT OF BEGINNING of herein described tract;

THENCE with the east R.O.W. of said Impact Way N13°20'15"W for a distance of 605.14 feet to a set capped iron rod stamped "Waterloo RPLS 4324" for the SW corner of Lot 3E of said Replat of Lot 3C, same being the NW corner of herein described tract;

THENCE with the south line of said Lot 3E, N87°53'17"E for a distance of 781.71 feet a set capped iron rod stamped "Waterloo RPLS 4324" in the west R.O.W. of said TX-130, being the SE corner of said Lot 3E and the NE corner of herein described tract, from which a found capped iron rod for an angle point in the west R.O.W. of TX-130 bears N17°07'33"W at a distance of 144.80 feet;

THENCE with the west R.O.W. of TX-130 the following three (3) courses and distances:  
1. S14°07'33"E for a distance of 355.55 feet to a found capped iron rod for an angle point;  
2. S19°58'30"E for a distance of 512.81 feet to a found capped iron rod for an angle point;  
3. S27°38'20"W for a distance of 237.65 feet to a found aluminum capped iron rod for the southernmost corner of said Lot 3H, Replat of Lot 3F, same being an angle point in the north line of said 17.6863 acre tract, from which a found 1/2" Iron Rod in the north line of said 17.6863 acre tract bears S61°27'53"E for a distance of 28.02 feet;

THENCE with the north line of said 17.6863 acre tract and herein described tract N62°07'14"E for a distance of 897.46 feet to the POINT OF BEGINNING, containing 15.5063 acres, more or less.



**STATE OF TEXAS:**  
**COUNTY OF TRAVIS:** KNOW ALL PERSONS BY THESE PRESENTS: THAT PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS ECONOMIC DEVELOPMENT CORPORATION, WORKING THROUGH TERRI TOLEDO, BEING THE OWNERS OF LOT 3H, OF THE REPLAT OF LOT 3F – RENEWABLE ENERGY PARK, AS RECORDED IN DOCUMENT No. 202300191, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS: DO HEREBY SUBDIVIDE SAID 15.5063 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

REPLAT OF LOT 3H, REPLAT OF LOT 3F – RENEWABLE ENERGY PARK

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

\_\_\_\_\_  
REPRESENTATIVE FOR  
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

**STATE OF TEXAS:**  
**COUNTY OF TRAVIS:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSES AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

**ENGINEER'S CERTIFICATION:**  
I, JORDAN T. HURTA, P.E., 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 COMPLIES WITH THE ENGINEERING PORTION OF TITLE 25 OF THE CITY OF PFLUGERVILLE LAND DEVELOPMENT CODE. I ALSO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEARS FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

\_\_\_\_\_  
JORDAN T. HURTA, P.E. 143332  
DCS ENGINEERING, LLC. TBPE FM No. F-13162  
1101 S. CAPITAL OF TEXAS HWY, BUILDING G-100  
AUSTIN, TEXAS 78746  
(512) 614-6171

**SURVEYOR'S CERTIFICATION:**  
I, KARL E. ATKINS, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER THE DIRECT SUPERVISION OF THOMAS P. DIXON, R.P.L.S. #4324. JANUARY 15, 2024, PRIOR TO HIS DEATH.

\_\_\_\_\_  
KARL E. ATKINS, R.P.L.S. #4618  
2208 W. ANDERSON LANE  
AUSTIN, TEXAS 78757  
(512) 481-9602



APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

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

\_\_\_\_\_, PLANNING DIRECTOR

\_\_\_\_\_, CITY SECRETARY

**STATE OF TEXAS:**  
**COUNTY OF TRAVIS:**  
I, DAYNA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILD FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_.M., DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_.M., OF SAID COUNTY AND STATE DOCUEMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

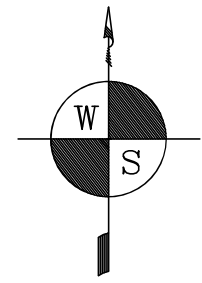
\_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

PROJECT DATA

**OWNER:**  
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION,  
a Texas Non-profit Development Corporation

**LEGAL DESCRIPTION:**  
BEING 15.5063 ACRES OF LAND, BEING ALL OF LOT 3H, OF THE REPLAT OF LOT 3F – RENEWABLE ENERGY PARK, AS RECORDED IN DOCUMENT No. 202300191, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**ADDRESS:**  
3801 HELIOS WAY, SUITE 130  
PFLUGERVILLE, TEXAS 78660



WATERLOO SURVEYORS INC.  
PO BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
T.B.P.L.S. FIRM#10124400  
A1642P-3H  
DRAWN BY: BOBO  
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