

STONE HILL TOWN CENTER LOT 1 REPLAT NO. 1

STATE OF TEXAS:

KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT WE, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER; HEREINAFTER REFERRED TO AS THE OWNER OF THE 3.0054 ACRE TRACT BEING ALL OF LOT 1, BLOCK 2, STONE HILL TOWN CENTER RECORDED IN DOCUMENT NUMBER 200700201 OF THE TRAVIS COUNTY MAP RECORDS, AS SAID TRACT IS DESCRIBED IN THE FOREGOING MAP OF **STONE HILL TOWN CENTER LOT 1 REPLAT NO. 1**, 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, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2021.

A-S 93 SH 130-SH 45, L.P.

STEVEN D. ALVIS, MANAGER OF A-S 93 L.C.,
GENERAL PARTNER OF A-S 93 SH 130-SH 45, L.P.

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AND IN CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC'S SIGNATURE

APPROVED THIS _____ DAY OF _____, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

ROBERT ROMIG, CHAIR

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

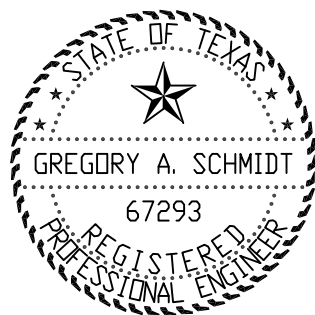
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

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 FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453-C-0280 J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS

GREGORY A. SCHMIDT
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 67293



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS:

THAT I, BRIAN NESVADBA, 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 SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS, CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

BRIAN NESVADBA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5776



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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 _____, 2021 A.D., AT _____ O'CLOCK ____M., DULY RECORDED

ON THIS _____ DAY OF _____, 2021 A.D., AT _____ O'CLOCK ____M., OFFICIAL

PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC

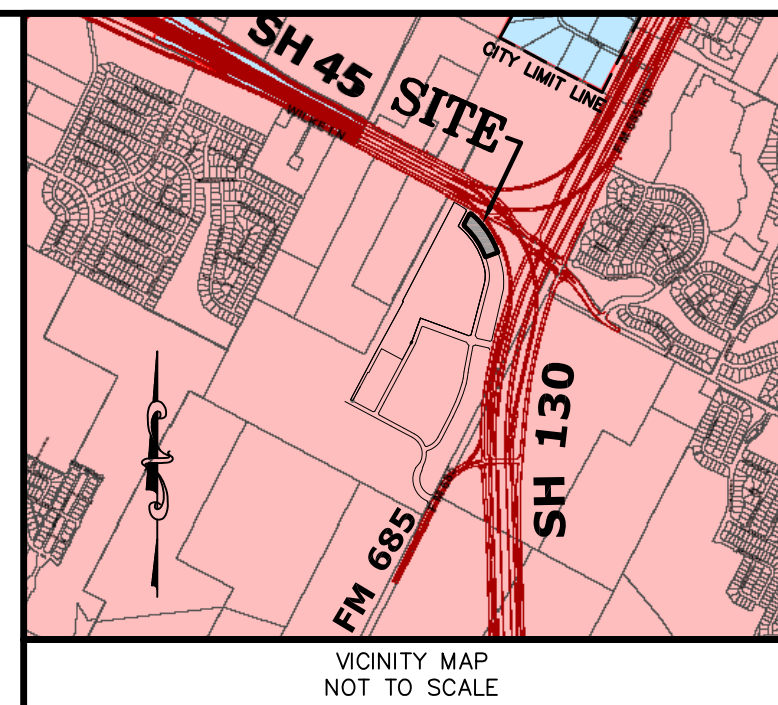
RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, _____ DAY OF

_____, 2021, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 685, THE BEARING BEING S 27°23'59" W - SEE ORIGINAL PLAT OF STONE HILL TOWN CENTER (DOCUMENT NO. 200700201; T.C.M.R.) FOR MORE INFORMATION
- 2.) 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 J, EFFECTIVELY DATED AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.
- 3.) THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 4.) WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- 5.) A 15-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE AS REVISED AND DEDICATED PER THE PLAT "STONE HILL TOWN CENTER" AS RECORDED IN PLAT NO. 200700201 OF THE TRAVIS COUNTY MAP RECORDS.
- 6.) 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, HEIRS, 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.
- 7.) NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 8.) 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.
- 9.) A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET. SIDEWALKS TO BE BUILT AT TIME OF SITE DEVELOPMENT, IF NOT ALREADY EXISTING.
- 10.) 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.
- 11.) THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 12.) THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- 13.) ALL ELECTRICAL 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.
- 14.) 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.
- 15.) 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.
- 16.) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 17.) ALL PROPOSED FENCES AND WALLS ADJACENT TO THE 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.
- 18.) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION 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.
- 19.) * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. 281-491-2525, UNLESS OTHERWISE NOTED.
- 20.) 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 THE ISSUANCE OF ANY BUILDING PERMIT.
- 21.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN PLAT FILED OF RECORD UNDER DOCUMENT NO. 200700201, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BY INSTRUMENT(S) FILED OF RECORD UNDER CLERK'S FILE NO(S), 2007090034, 2007120877 (AMENDED IN 2008059467), 2008059468, 2008059470 (AMENDED IN 2010174381, 2018159124, 2019132003, 2020256776), 2010112285, 2011000891, 2013227430, 2017029380, 2018013466, AND 2018085808 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 22.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THAT CERTAIN RESTRICTION AND EASEMENT AGREEMENT, AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER TRAVIS COUNTY CLERK'S FILE NO. 2007120877 AND AMENDED IN 2008059467.
- 23.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THAT CERTAIN OPERATION AND EASEMENT AGREEMENT, AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER TRAVIS COUNTY CLERK'S FILE NO. 2008059470 AND AMENDED BY INSTRUMENT(S) FILED IN 2010174381, 2018159124, 2019132003 AND 2020256776.
- 24.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN GRANT OF ACCESS EASEMENT, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER TRAVIS COUNTY CLERK'S FILE NO. 2009090085.
- 25.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT, AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER TRAVIS COUNTY CLERK'S FILE NO. 2010170487.
- 26.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT, AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER TRAVIS COUNTY CLERK'S FILE NO. 2011086069.

STONE HILL TOWN CENTER LOT 1 REPLAT NO. 1

2 LOTS 1 BLOCK

A 3.0054 ACRE TRACT OF LAND
BEING A REPLAT OF LOT 1, BLOCK 2,
STONE HILL TOWN CENTER
(DOCUMENT NO. 200700201; T.C.M.R.)
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689, CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

REASON FOR REPLAT

TO SPLIT LOT 1, BLOCK 2,
INTO TWO LOTS

~ Surveyor / Engineer ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 CENTURY DRIVE
STAFFORD, TX 77477

PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

Job No. 1322-1

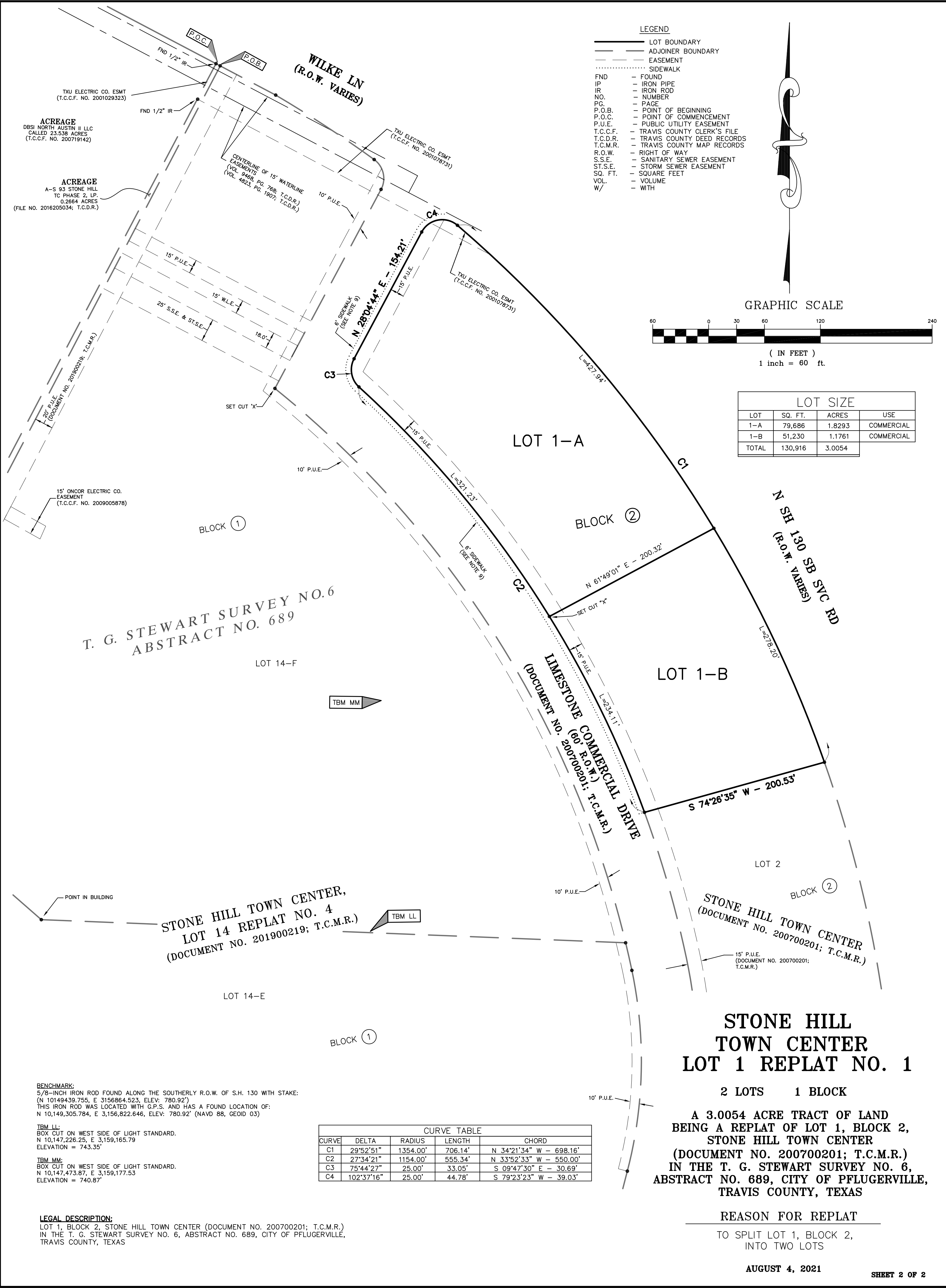
~ OWNERS AND SUBDIVIDER ~

A-S 93 SH 130-SH 45, L.P.

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

AUGUST 4, 2021

SHEET 1 OF 2



LEGEND

- LOT BOUNDARY
- ADJOINER BOUNDARY
- - - EASEMENT
- SIDEWALK
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.U.E. - PUBLIC UTILITY 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
- R.O.W. - RIGHT OF WAY
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- W/ - WITH

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

| LOT SIZE | | | |
|--------------|----------------|---------------|------------|
| LOT | SQ. FT. | ACRES | USE |
| 1-A | 79,686 | 1.8293 | COMMERCIAL |
| 1-B | 51,230 | 1.1761 | COMMERCIAL |
| TOTAL | 130,916 | 3.0054 | |

T. G. STEWART SURVEY NO. 6
ABSTRACT NO. 689

STONE HILL TOWN CENTER
LOT 1 REPLAT NO. 1

2 LOTS 1 BLOCK

A 3.0054 ACRE TRACT OF LAND
BEING A REPLAT OF LOT 1, BLOCK 2,
STONE HILL TOWN CENTER
(DOCUMENT NO. 200700201; T.C.M.R.)
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689, CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

REASON FOR REPLAT

TO SPLIT LOT 1, BLOCK 2,
INTO TWO LOTS

AUGUST 4, 2021

SHEET 2 OF 2

| CURVE TABLE | | | | |
|-------------|------------|----------|---------|-------------------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| C1 | 29°52'51" | 1354.00' | 706.14' | N 34°21'34" W - 698.16' |
| C2 | 27°34'21" | 1154.00' | 555.34' | N 33°52'33" W - 550.00' |
| C3 | 75°44'27" | 25.00' | 33.05' | S 09°47'30" E - 30.69' |
| C4 | 102°37'16" | 25.00' | 44.78' | S 79°23'23" W - 39.03' |

BENCHMARK:
5/8-INCH IRON ROD FOUND ALONG THE SOUTHERLY R.O.W. OF S.H. 130 WITH STAKE:
(N 10149439.755, E 3156864.523, ELEV: 780.92')
THIS IRON ROD WAS LOCATED WITH G.P.S. AND HAS A FOUND LOCATION OF:
N 10,149,305.784, E 3,156,822.646, ELEV: 780.92' (NAVD 88, GEOID 03)

TBM LL:
BOX CUT ON WEST SIDE OF LIGHT STANDARD.
N 10,147,226.25, E 3,159,165.79
ELEVATION = 743.35'

TBM MM:
BOX CUT ON WEST SIDE OF LIGHT STANDARD.
N 10,147,473.87, E 3,159,177.53
ELEVATION = 740.87'

LEGAL DESCRIPTION:

LOT 1, BLOCK 2, STONE HILL TOWN CENTER (DOCUMENT NO. 200700201; T.C.M.R.)
IN THE T. G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS