

RECEIVED
OCT 20 2011

FINAL PLAT RENEWABLE ENERGY PARK


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 159.788 ACRE TRACT BEING OUT OF THE DEED RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 2008190659, ALSO BEING THE 7.321 ACRE (RECORD) TRACT BEING OUT OF THE DEED RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201123097 AS SAID TRACT IS DESCRIBED IN THE FOREGOING MAP OF RENEWABLE ENERGY PARK, 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.

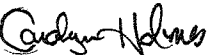
LEGAL DESCRIPTION:

DESCRIPTION OF A 167.123 ACRE (7,279,873 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING THAT 121.790 ACRE TRACT OF LAND CONVEYED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008190659, BEING THAT 11.038 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010009404, BEING THAT 0.837 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010009405, AND BEING THAT 26.123 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010009406 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THAT 7.321 ACRE (RECORD) TRACT OF LAND CONVEYED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 201123097 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, SAID 167.123 ACRE (7,279,873 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 19th DAY OF October, 2011.

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION


FLOYD AKERS, EXECUTIVE DIRECTOR OF
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION


CAROLYN HOLMES
Notary Public, State of Texas
My Commission Expires
August 11, 2015

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 19th DAY OF October, 2011.

WE, CITIZENS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS, IS THE OWNER AND HOLDER OF CERTAIN LIENS FILED AGAINST THE PROPERTY DESCRIBED HEREIN AND EVIDENCED BY INSTRUMENTS RECORDED OF RECORD UNDER TRAVIS COUNTY CLERK'S FILE NUMBERS 2008190659 AND 201123097, 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.


MICHAEL CULLEN, EXECUTIVE VICE PRESIDENT OF
CITIZENS NATIONAL BANK
AS AGENT FOR THE LENDERS

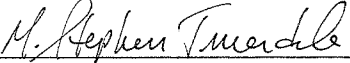
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MICHAEL CULLEN EXECUTIVE VICE PRESIDENT OF CITIZENS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS. KNOWN TO ME THAT HE/ SHE EXECUTED THE SAME FOR THE PURPOSES OF AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 19th DAY OF October, 2011.

SURVEYOR'S CERTIFICATION



I, M. STEPHEN TRUESDALE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.


M. STEPHEN TRUESDALE DATE 19 OCT 2011
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
STATE OF TEXAS
FIRM REGISTRATION NO. 100591-00



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.


DARREN C. STROZEWSKI DATE 10/19/11
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 87908



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

BY: _____
NAJI NORDER, CHAIRMAN

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

BY: _____ ATTEST: _____
TREY FLETCHER, KAREN THOMPSON, CITY SECRETARY
MANAGING DIRECTOR OF OPERATIONS

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. 2011, AT _____ O'CLOCK _____, DULY RECORDED ON THIS _____ DAY OF _____, 2011 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 _____, 2011 A.D. TEXAS, THE DATE LAST WRITTEN ABOVE.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

NO.	DATE	DESCRIPTION	BY

BEGINNING at an capped iron rod found marked "CHAPARRAL", being the southerly right-of-way line of Pecan St. (right-of-way width varies), being the easterly boundary line of a 2.56 acre tract of land conveyed to City of Pflugerville by instrument recorded in Volume 9236, Page 954 of the Real Property Records of Travis County, Texas, same being the northwest corner of said 7.321 acre tract of land, also known as Sun Light Near Way, for the northwest corner of the herein described tract;

1) THENCE, departing said easterly boundary line of said 2.56 acre tract, with the southerly right-of-way line of said Pecan Street, same being the northerly boundary line of said 7.321 acre tract, S 65°41'22" E for a distance of 199.00 feet to a capped iron rod found marked "CHAPARRAL", being the easterly line of said Sun Light Near Way, same being the northeast corner of said 7.321 acre tract, same being the northwest corner of said 26.123 acre tract;

2) THENCE, departing said 7.321 acre tract, with the southerly right-of-way line of said Pecan Street, same being the northerly boundary line of said 26.123 acre tract, S 64°40'04" E for a distance of 507.31 feet to a capped iron rod found marked "G&R", being the westerly right-of-way line of State Highway (SH) 130 (right-of-way width varies), same being the northeast corner of said 26.123 acre tract, for the northeast corner of the herein described tract;

THENCE, departing the southerly right-of-way line said Pecan Street, with said westerly right-of-way line of SH 130, same being with in part the easterly boundary lines of said 26.123 acre tract, said 11.038 acre tract, said 0.837 acre tract, and said 121.790 acre tract, the following six (6) courses:

3) S 13°21'29" E for a distance of 1,014.10 feet to a capped iron rod found stamped "TXDOT";

4) S 17°26'44" E for a distance of 1,095.41 feet to a capped iron rod found stamped "TXDOT";

5) S 06°54'05" E for a distance of 1,187.89 feet to a capped iron rod found marked "G&R";

6) S 14°09'21" E for a distance of 500.00 feet to a capped iron rod found marked "G&R";

7) S 19°38'49" E for a distance of 511.89 feet to a capped iron rod found stamped "TXDOT";

8) S 26°55'22" W for a distance of 236.74 feet to a capped iron rod found stamped "TXDOT", being the northerly boundary line of a 34.849 acre tract of land conveyed to Elwood B. Burns by instrument recorded in Volume 5729, Page 1745 of the Deed Records of Travis County, Texas, same being the southeasterly corner of said 121.790 acre tract, for the southeasterly corner of the herein described tract;

9) THENCE, departing the westerly right-of-way line of said SH 130, with the common boundary line of said 34.849 acre tract and said 121.790 acre tract, N 62°05'24" W at a distance of 1002.58 feet, pass a fence post corner found, being the apparent northwest corner of said 34.849 acre tract, same being the northeast corner of a 339.82 acre tract of land conveyed to Travis County, Texas by instrument recorded in Volume 13131, Page 3751 of the Real Property Records of Travis County, Texas, continuing with said 339.82 acre tract and said 121.790 acre tract, pass a 1/2" iron rod found at a distance of 1,959.26 feet, being in the northerly boundary line of said 339.82 acre tract, continuing for a total distance of 2,972.04 feet to a capped iron rod found stamped "TRAVIS COUNTY", being an angle point of said 121.790 acre tract, same being the southeast corner of that remnant 17.800 acre tract of land conveyed to Travis County by instrument recorded in Document No. 1999122493 of the Official Public Records of Travis County, Texas, also being the easterly line of said Sun Light Near Way;

THENCE, departing the northerly boundary line of said 339.82 acre tract, with the common boundary line of said remnant 17.800 acre tract and said 121.790 acre tract, same being the easterly line of said Sun Light Near Way, the following two (2) courses:

10) N 17°07'22" W for a distance of 563.65 feet to a capped iron rod found stamped "TRAVIS COUNTY";

11) N 28°18'09" E for a distance of 1,427.76 feet to a capped iron rod found marked "CHAPARRAL", being the southeast corner of said 7.321 acre tract;

12) THENCE, departing the westerly boundary line of said 121.79 acre tract, with the southerly boundary line of said 7.321 acre tract, and through the interiors of said remnant 17.80 acre tract, and said Sun Light Near Way, N 61°36'37" W for a distance of 199.77 feet to a capped iron rod found marked "CHAPARRAL", being the easterly boundary line of said 2.56 acre tract, same being the westerly boundary line of said remnant 17.800 acre tract, being the southwesterly corner of said 7.321 acre tract, same being the westerly line of Sun Light Near Way;

13) THENCE, with the common boundary line of said 2.56 acre tract and said 7.321 acre tract, same being the westerly line of said Sunlight Near Way, the following two (2) courses:

14) N 28°23'23" E for a distance of 1,170.56 feet to a capped iron rod found marked "G&R";

15) N 28°13'52" E for a distance of 427.07 feet to the POINT OF BEGINNING, containing 167.123 acres (7,279,873 square feet) of land, more or less.

SHEET 1 OF 3 SHEETS

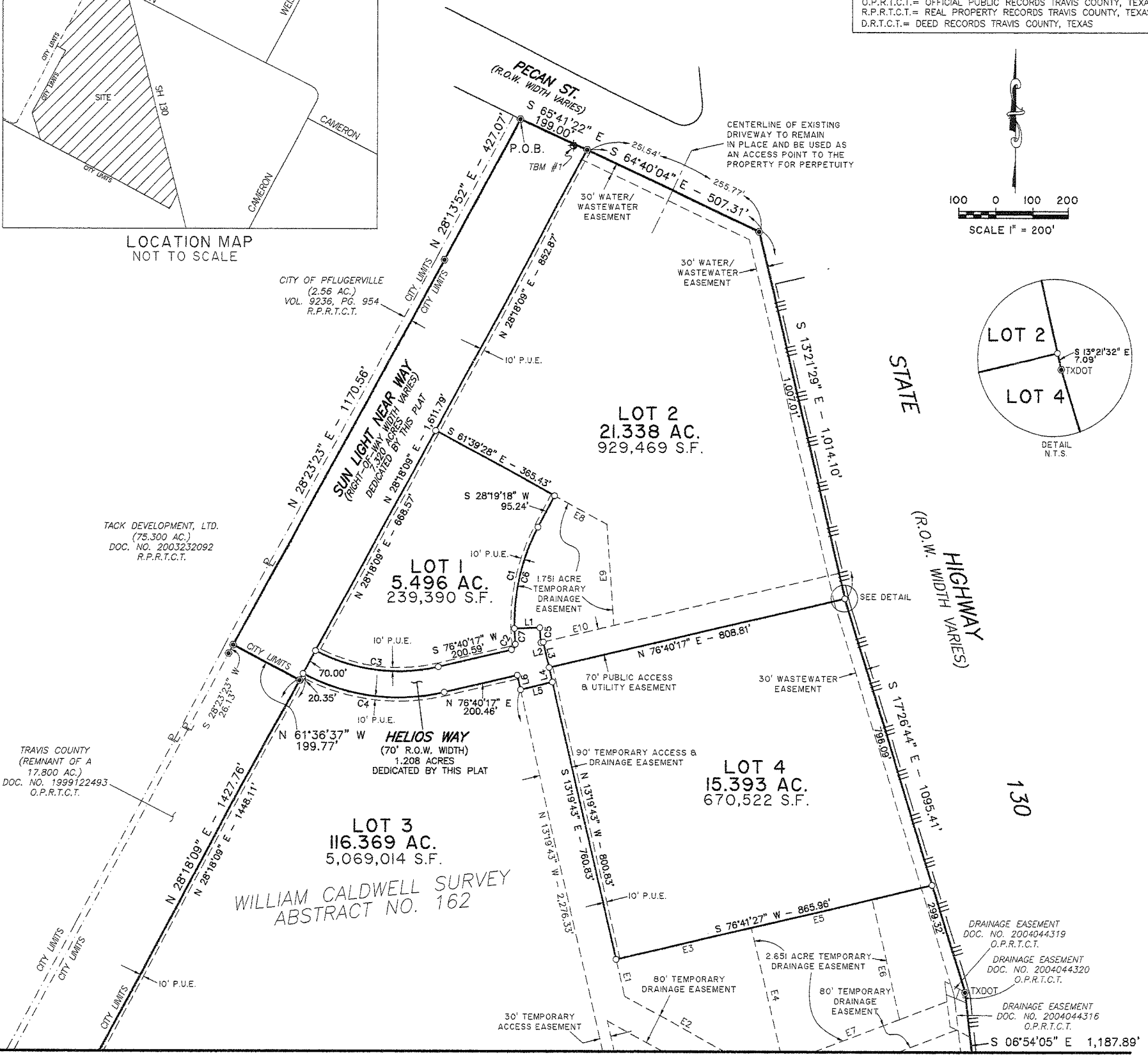
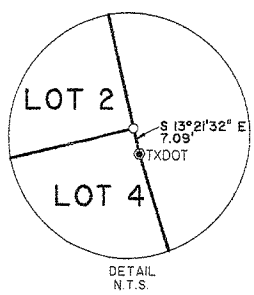
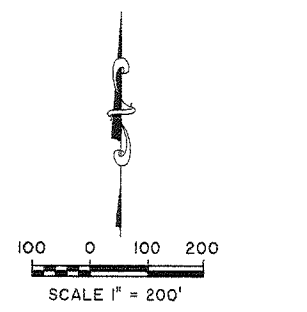
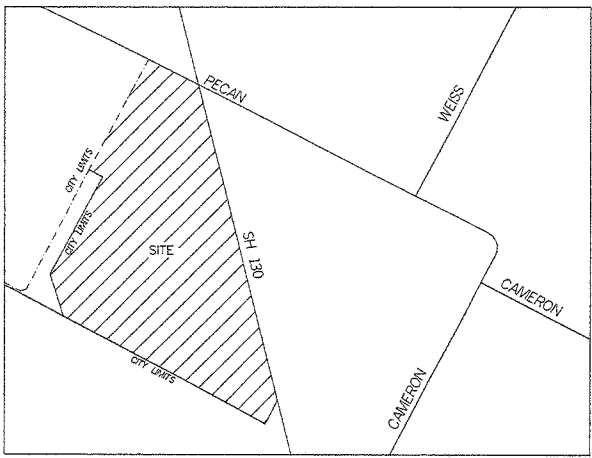


ENGINEERING, LLC
6000 Shepherd Mountain Cove, #2003
Austin, Texas 78730
Phone (512) 614-6171 Fax (512) 284-8021
T.B.P.E. FIRM NO. F-13162


**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

FINAL PLAT RENEWABLE ENERGY PARK

LEGEND:
 ○ = 1/2" IRON ROD SET w/ INLAND CAP
 ● = CAPPED IRON ROD FOUND
 ● = 1/2" IRON ROD FOUND
 --- TXDOT CONTROL OF ACCESS
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS



TACK DEVELOPMENT, LTD.
(75.300 AC.)
DOC. NO. 2003232092
R.P.R.T.C.T.

TRAVIS COUNTY
(REMNANT OF A
17,800 AC.)
DOC. NO. 1999122493
O.P.R.T.C.T.

WILLIAM CALDWELL SURVEY
ABSTRACT NO. 162

MATCHLINE
SEE SHEET 3

GENERAL INFORMATION:

OWNERS: PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
C/O: FLOYD AKERS
203 WEST MAIN STREET, SUITE E
PFLUGERVILLE, TX 78660

ENGINEER: DCS ENGINEERING, LLC
6000 SHEPHERD MOUNTAIN COVE, #2003
AUSTIN, TX 78730

SURVEYOR: INLAND GEODETICS LP
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681

NUMBER OF BLOCKS: NONE

TOTAL NUMBER OF LOTS: 4

TOTAL ACREAGE: 167.123 AC. (7,279,873 SQ. FT.)

LOT 1 NON-RESIDENTIAL 5.496 AC. (239,390 SQ.FT.)
 LOT 2 NON-RESIDENTIAL 21.338 AC. (929,469 SQ.FT.)
 LOT 3 NON-RESIDENTIAL 116.369 AC. (5,069,014 SQ.FT.)
 LOT 4 NON-RESIDENTIAL 15.393 AC. (670,522 SQ.FT.)

NEW STREETS: HELIOS WAY LINEAR FEET 652.71'

BENCHMARKS: TBM #1 (SURFACE COORDINATES)
SQUARE CUT ON WEST END OF HEADWALL
ELEV=653.11', N=10129748.85, E=3161201.22
TBM #2 (SURFACE COORDINATES)
SQUARE CUT ON SOUTH END OF HEADWALL
ELEV=607.46', N=10125140.52, E=3162834.73

PATENT SURVEY: WILLIAM CALDWELL SURVEY ABSTRACT 162

DATE OF PREPARATION: 10/11/2011
SUBMITTAL DATE: 10/12/2011
DATE OF PLANNING AND ZONING COMMISSION REVIEW:

NO.	BEARING	DISTANCE
L1	S 88°10'16" W	70.00'
L2	N 76°40'17" E	6.95'
L3	S 13°19'43" E	70.00'
L4	S 13°19'43" E	40.00'
L5	S 76°40'17" W	90.00'
L6	N 13°19'43" W	40.00'

NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	34°37'08"	535.00'	323.26'	315.36'	S 11°00'44" W
C2	82°56'26"	14.00'	20.27'	18.54'	S 35°12'04" W
C3	41°30'07"	465.00'	336.82'	329.51'	N 82°34'39" W
C4	41°31'08"	535.00'	387.68'	379.26'	N 82°34'08" E
C5	04°55'43"	465.00'	40.00'	39.99'	N 04°17'36" W
C6	30°09'03"	535.00'	281.53'	278.30'	N 13°14'47" E
C7	04°28'06"	535.00'	41.72'	41.71'	N 04°03'47" W

NO.	BEARING	DISTANCE
E1	S 13°19'43" E	100.87'
E2	S 61°12'36" E	414.76'
E3	N 76°41'27" E	369.29'
E4	N 13°18'33" W	370.96'
E5	N 76°41'27" E	330.40'
E6	N 13°18'33" W	328.14'
E7	N 69°18'23" E	333.16'
E8	S 61°39'28" E	159.33'
E9	S 04°09'14" E	271.05'
E10	S 76°40'17" W	194.33'

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL # 48453 C 0290 H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99990506.

NO.	DATE	DESCRIPTION	BY

SHEET 2 OF 3 SHEETS

DCS ENGINEERING, LLC
 6000 Shepherd Mountain Cove, #2003
 Austin, Texas 78730
 Phone (512) 614-6171 Fax (512) 284-8021
 T.B.P.E. FIRM NO. F-13162

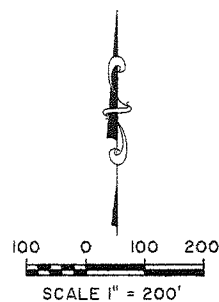
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FINAL PLAT RENEWABLE ENERGY PARK

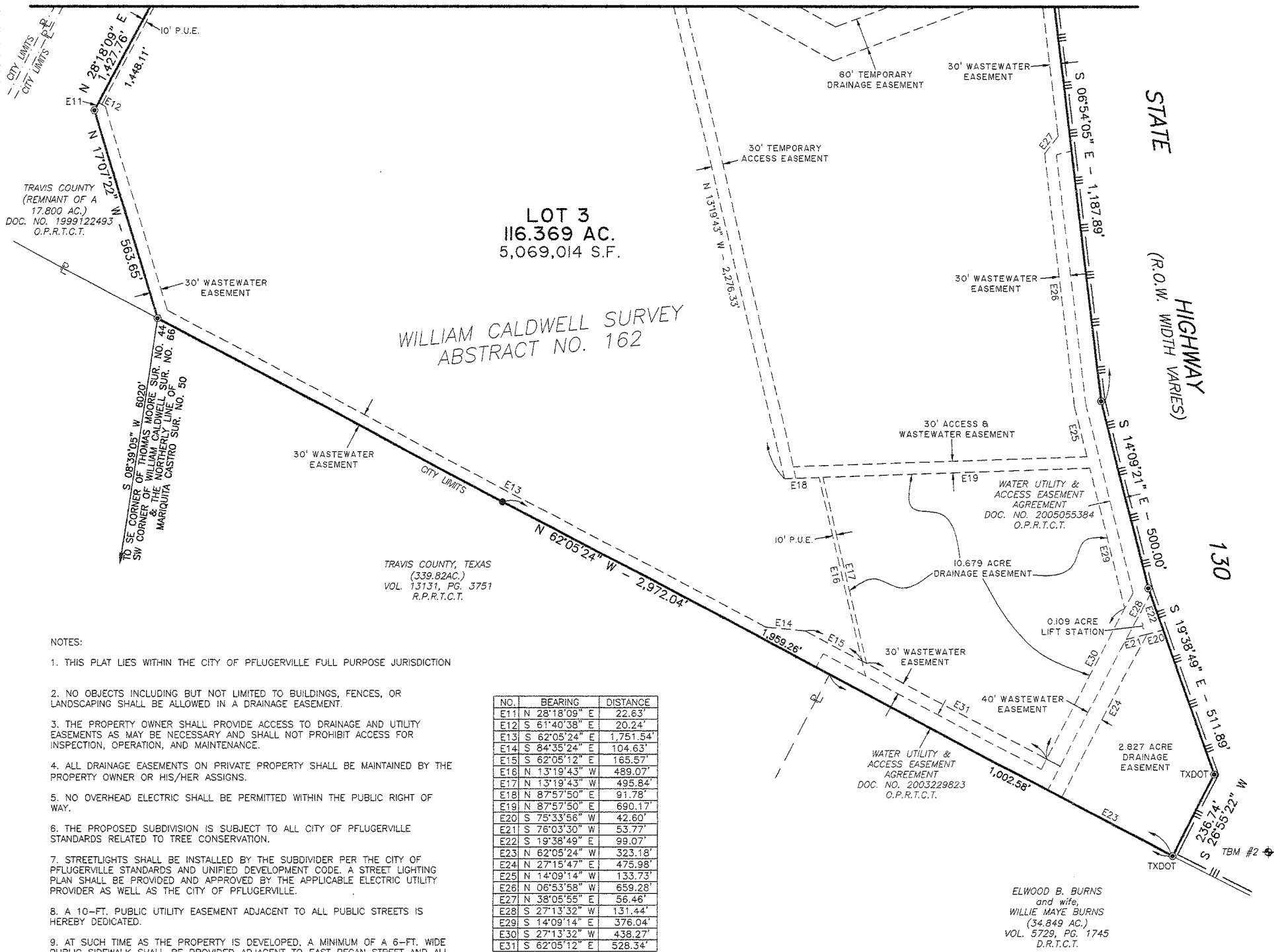
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MATCHLINE
SEE SHEET 2



- NOTES:
- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION
 - NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 - 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.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - NO OVERHEAD ELECTRICAL SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
 - THE PROPOSED SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE STANDARDS RELATED TO TREE CONSERVATION.
 - 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.
 - A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
 - AT SUCH TIME AS THE PROPERTY IS DEVELOPED, A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO EAST PECAN STREET AND ALL PUBLIC STREETS WITHIN THE FINAL PLAN.
 - NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF SUN LIGHT NEAR WAY RIGHT-OF-WAY.
 - COMMERCIAL SIGN DESIGN WITHIN RIGHT-OF-WAY ADJACENT TO THE ENTRANCE DRIVE TO NE METRO PARK SHALL BE HARMONIOUS WITH THE COUNTY PARK ENVIRONMENT AND SHALL BE SUBJECT TO ALL CITY OF PFLUGERVILLE SIGN REQUIREMENTS.
 - NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF AUSTIN EXECUTIVE AIRPORT.
 - ANY RESIDENTIAL LAND USE WITHIN THE FINAL PLAN SHALL REQUIRE PUBLIC PARKLAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION COMMISSION.
 - WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF PFLUGERVILLE.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - 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.

NO.	BEARING	DISTANCE
E11	N 28°18'09" E	22.63'
E12	S 61°40'38" E	20.24'
E13	S 62°05'24" E	1,751.54'
E14	S 84°35'24" E	104.63'
E15	S 62°05'12" E	165.57'
E16	N 13°19'43" W	489.07'
E17	N 13°19'43" W	495.84'
E18	N 87°57'50" E	91.78'
E19	N 87°57'50" E	690.17'
E20	S 75°33'56" W	42.60'
E21	S 76°03'30" W	53.77'
E22	S 19°38'49" E	99.07'
E23	N 62°05'24" W	323.18'
E24	N 27°15'47" E	475.98'
E25	N 14°09'14" W	133.73'
E26	N 06°53'58" W	659.28'
E27	N 38°05'55" E	56.46'
E28	S 27°13'32" W	131.44'
E29	S 14°09'14" E	376.04'
E30	S 27°13'32" W	438.27'
E31	S 62°05'12" E	528.34'

- WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- 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.
- HELIOS WAY AND ALL PUBLIC UTILITIES ARE TO BE CONSTRUCTED DURING PHASE I, LOTS 1, 2 & 4 ARE TO BE DEVELOPED DURING PHASE I.
- THE 7.32 ACRE TRACT (SUN LIGHT NEAR WAY) TO BE DEDICATED BY THIS PLAT. ALSO, THE 1.208 ACRE TRACT (HELIOS WAY) TO BE DEDICATED BY THIS PLAT.
- THE INGRESS AND EGRESS EASEMENTS RECORDED IN DOCUMENT NUMBERS 2003067623, 2003067624, 2003067625, 2003067626, AND 2003067524 TO BE VACATED BY SEPARATE INSTRUMENT.
- THE CITY OF PFLUGERVILLE ASSESSED IMPACT FEE RATE FOR WASTEWATER SERVICE WITH A 5/8 INCH METER SHALL \$2,414 AND FOR WATER SHALL BE \$2,403.

NO.	DATE	DESCRIPTION	BY

SHEET 3 OF 3 SHEETS

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