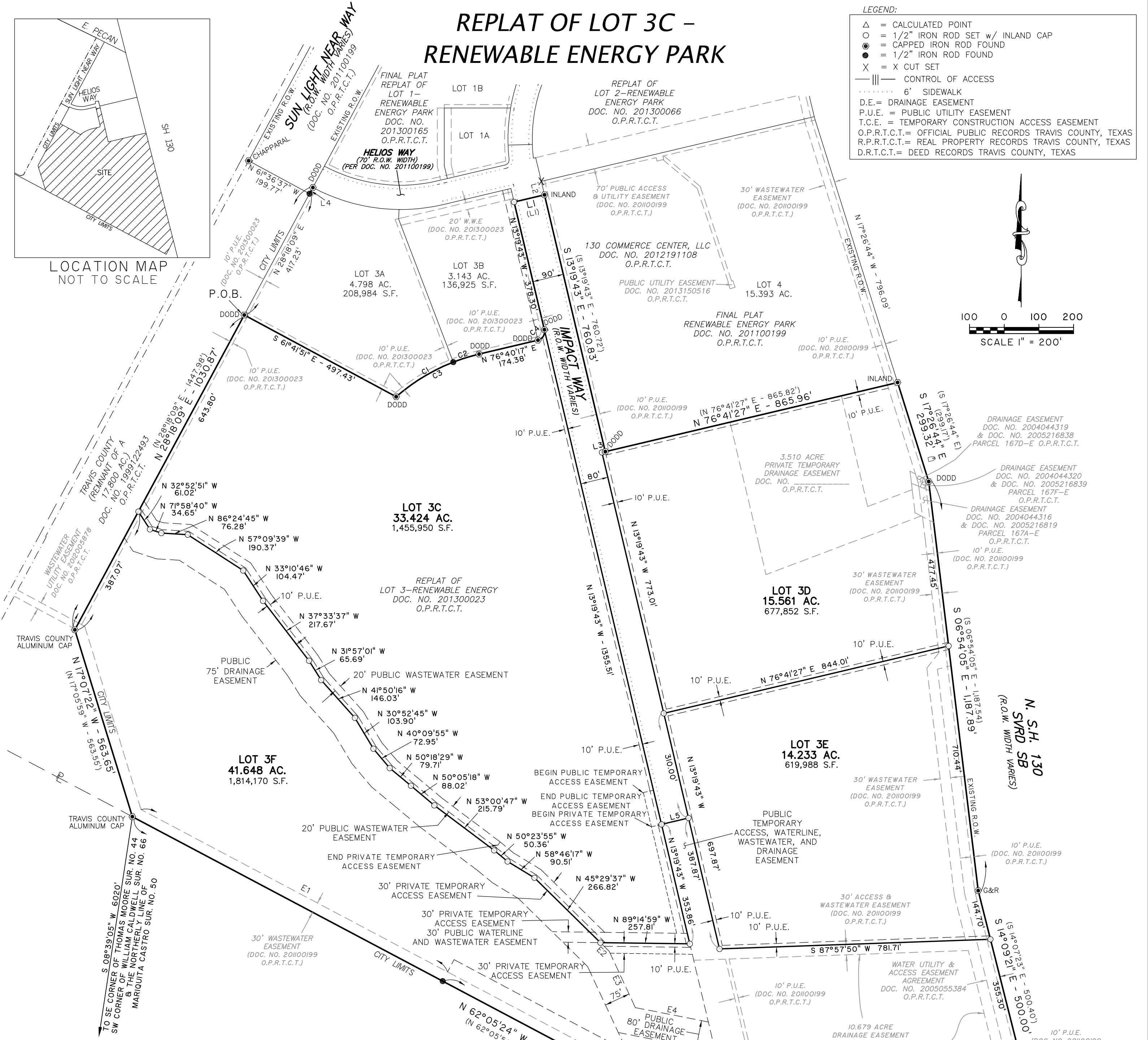
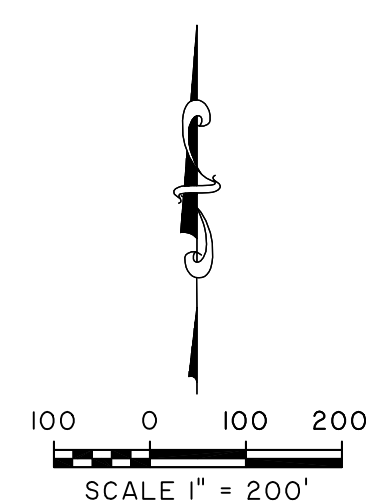
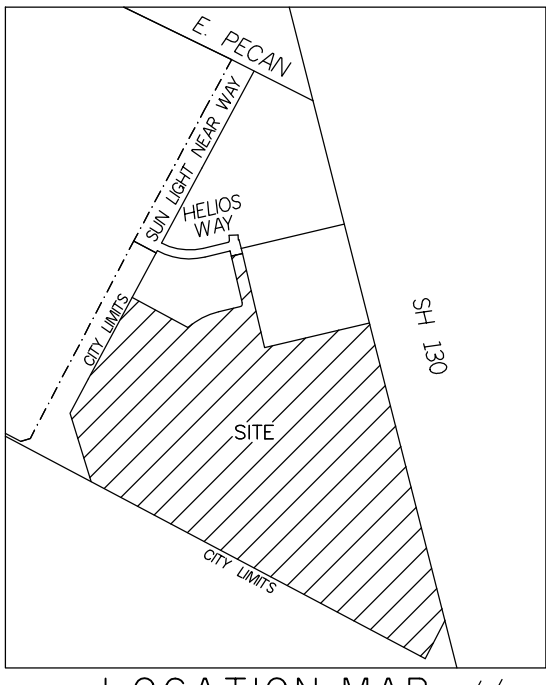


# FINAL PLAT REPLAT OF LOT 3C - RENEWABLE ENERGY PARK

- LEGEND:**
- △ = CALCULATED POINT
  - = 1/2" IRON ROD SET w/ INLAND CAP
  - = CAPPED IRON ROD FOUND
  - = 1/2" IRON ROD FOUND
  - X = X CUT SET
  - ||—||—|| = CONTROL OF ACCESS
  - ..... = 6' SIDEWALK
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - T.C.E. = TEMPORARY CONSTRUCTION ACCESS 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



**GENERAL INFORMATION:**

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

**ENGINEER:** DCS ENGINEERING, LLC  
1101 S. CAPITAL OF TEXAS  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746

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

**NUMBER OF BLOCKS:** NONE

**TOTAL NUMBER OF LOTS:** 4

**TOTAL ACREAGE:** 108.427 AC. (4,723,077 SQ. FT.)

LOT 3C NON-RESIDENTIAL 33.424 AC. (1,455,950 SQ.FT.)  
LOT 3D NON-RESIDENTIAL 15.561 AC. (677,852 SQ.FT.)  
LOT 3E NON-RESIDENTIAL 14.233 AC. (619,988 SQ.FT.)  
LOT 3F NON-RESIDENTIAL 41.648 AC. (1,814,170 SQ.FT.)

**NEW STREETS:** IMPACT WAY LINEAR FEET 1844'

**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:** 11/25/2013

**SUBMITTAL DATE:** 12/02/2013

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:**

TRAVIS COUNTY, TEXAS  
(339.82AC.)  
VOL. 13131, PG. 3751  
R.P.R.T.C.T.

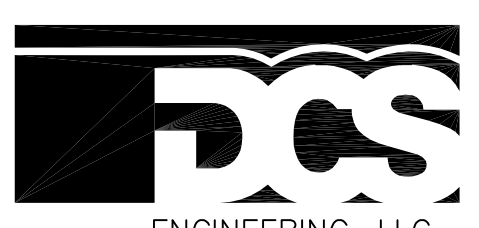
WILLIAM CALDWELL SURVEY  
ABSTRACT NO. 162

NO.	BEARING	DISTANCE
E1	S 62°05'24" E	1000.35'
E2	S 45°29'37" E	35.53'
E3	S 24°55'54" E	178.92'
E4	S 78°53'11" E	214.38'

NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	19°48'04"	560.00'	193.53'	192.57'	N 58°46'56" E
C2	07°59'19"	560.00'	78.08'	78.02'	N 72°40'38" E
C3	27°47'23"	560.00'	271.61'	268.96'	N 62°46'36" E
C4	90°00'00"	25.00'	39.27'	35.36'	N 31°40'17" E

NO.	BEARING	DISTANCE
L1	N 76°40'17" E	90.00'
(L1)	(N 76°40'17" E)	(90.00')
L2	N 13°19'43" W	40.00'
L3	N 76°40'17" E	10.00'
L4	N 28°18'09" E	20.35'
L5	N 76°40'17" E	80.00'

STATE OF TEXAS  
(17.693 AC.)  
DOC. NO. 2004188029  
O.P.R.T.C.T.



**ENGINEERING, LLC**  
1101 S. CAPITAL OF TEXAS  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746  
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

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.



# FINAL PLAT REPLAT OF LOT 3C – RENEWABLE ENERGY PARK

## LEGAL DESCRIPTION:

DESCRIPTION OF A 108.427 ACRE (4,723,077 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING ALL LOT 3C OF THE REPLAT OF LOT 3 – RENEWABLE ENERGY PARK ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201300023 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 108.427 ACRE (4,723,077 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found marked "Dodd", in the easterly boundary line of the remnant of that called 17.800 acre tract of land conveyed to the Travis County by instrument recorded in Document No. 1999122493 of the Official Public Records of Travis County Texas, being the most southwesterly corner of Lot 3A of said Replat of Lot 3 subdivision, same being the most northwesterly corner of said Lot 3C, for the POINT OF BEGINNING of the herein described tract, and from which a 1/2" iron rod found, being the southeast corner of Sun Light Near Way (right-of-way width varies) (Per Document No. 201100199), same being the westerly boundary line of said Lot 3A, bears N 28°18'09" E at a distance of 417.23 feet;

1) THENCE, departing the easterly boundary line of said remnant of the 17.800 acre tract, with the common boundary line of said Lot 3A and Lot 3C, S 61°41'51" E for a distance of 497.43 feet to a capped iron rod found marked "Dodd", for a point of curvature to the right;

2) THENCE, continuing with said common boundary line, along said curve to the right, having a delta angle of 19°48'04", a radius of 560.00 feet, an arc length of 193.53 feet, and a chord which bears N 58°46'56" E for a distance of 192.57 feet to a 1/2" iron rod, being the southeasterly corner of said Lot 3A, same being the southwesterly corner of Lot 3B of said Replat of Lot 3 subdivision;

THENCE, with the common boundary line of said Lot 3B and Lot 3C the following three (3) courses:

3) With along said curve to the right, having a delta angle of 07°59'19", a radius of 560.00 feet, at an arc length of 78.08 feet, and a chord which bears N 72°40'38" E for a distance of 78.02 feet to a capped iron rod found marked "Dodd", for a point of tangency;

4) N 76°40'17" E for a distance of 174.38 feet to a capped iron rod found marked "Dodd", for a point of curvature to the left;

5) With said curve to the left, having a delta angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears N 31°40'17" E for a distance of 35.36 feet to a capped iron rod found marked "Dodd", being the proposed westerly right-of-way line of Impact Way (right-of-way width varies), for a point of tangency;

6) THENCE, with said proposed westerly right-of-way line of Impact Way, same being the easterly boundary line of said Lot 3B, N 13°19'43" W for a distance of 378.30 feet to capped iron rod set marked "INLAND", being the southerly right-of-way line of Helios Way (Per Document No. 201100199) for an angle point in the herein described tract;

7) THENCE, departing the easterly boundary line of said Lot 3B, same being the proposed westerly right-of-way line of Impact Way, with the southerly right-of-way line of said Helios Way (Per Document No. 201100199), N 76°40'17" E for a distance of 90.00 feet to a capped iron rod found marked "INLAND", being the proposed easterly right-of-way line of said Impact Way, same being the westerly boundary line of Lot 4 as depicted on the Final Plat of The Renewable Energy Park recorded in Document No. 201100199 of the Official Public Records of Travis County Texas, being the most southeasterly corner of said Helios Way (Per Document No. 201100199)w°, for an exterior ell corner of the herein described tract;

8) THENCE, with the westerly boundary line of said Lot 4, same being the proposed easterly right-of-way line of said Impact Way, S 13°19'43" E for a distance of 760.83 feet to capped iron rod found marked "DODD", being an angle point in the proposed easterly right-of-way line of said Impact Way, same being the northerly boundary line of Lot 3C of said Replat of Lot 3 Renewable Energy Park, being the southwesterly corner of said Lot 4, for an interior ell corner of the therein described tract;

9) THENCE, departing the proposed easterly right-of-way line of said Impact Way, with the southerly boundary line of said Lot 4, same being the northerly boundary line of said Lot 3C, N 76°41'27" E for a distance of 865.96 feet to capped iron rod found marked "INLAND", being the northeasterly corner of said Lot 3C, same being the southeasterly corner of said Lot 4, being the existing westerly right-of-way line of State Highway (S.H.) 130 (right-of-way width varies), for the most northeasterly corner of the therein described tract;

THENCE, with the easterly boundary line of said Lot 3C, same being the westerly right-of-way line of said S.H. 130, the following five (5) courses:

10) S 17°26'44" E for a distance of 299.32 feet to a capped iron rod found marked "DODD" for an angle point of the herein described tract;

11) S 06°54'05" E passing at a distance of 477.45 feet a capped iron rod set marked "INLAND", for a total distance of 1,187.89 feet to a capped iron rod found marked "G&R" for an angle point of the herein described tract;

12) S 14°09'21" E passing at a distance of 144.70 feet a capped iron rod set marked "INLAND", continuing for a total distance of 500.00 feet to a capped iron rod found marked "G&R" for an angle point of the herein described tract;

13) S 19°38'49" E for a distance of 511.89 feet to a capped iron rod found marked "TxDOT" for an angle point of the herein described tract;

14) S 26°55'22" W for a distance of 236.74 feet to a capped iron rod found marked "TxDOT", in the northerly boundary line of that called 17.693 acre tract of land conveyed to the State of Texas by instrument recorded in Document No. 2004188029 of the Official Public Records of Travis County Texas, being the most southeasterly corner of said Lot 3C, for the most southeasterly corner of the herein described tract;

15) THENCE, departing the existing westerly right-of-way line of said S.H. 130, with the northerly boundary line of said 17.693 acre tract, same being the southerly boundary line of said Lot 3C, N 62°05'24" W passing at a distance of 1,002.58 feet a calculated point being the most northwesterly corner of said 17.693 acre tract, same being the most northeasterly corner of that called 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, and continuing with the northerly boundary line of said 339.82 acre tract for a total distance of 2,972.04 feet to a capped iron rod found marked "TRAVIS COUNTY", being the southeasterly corner of said 17.800 remnant tract, being the most southwesterly corner of said Lot 3C, for the most southwesterly corner of the herein described tract;

THENCE, with the easterly boundary line of said remnant tract, same being the westerly boundary line of said Lot 3C, the following two (2) courses:

16) N 17°07'22" W for a distance of 563.65 feet, to a capped iron rod found marked "TRAVIS COUNTY", for an angle point of the herein described tract;

17) N 28°18'09" E passing at a distance of 387.07 feet a iron rod set marked "INLAND", and continuing for a total distance of 1,030.87 feet to the POINT OF BEGINNING, containing 108.427 acres (4,723,077 square feet) of land, more or less.199)w°  
99)

## NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS 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. DETENTION PONDS WITHIN DRAINAGE EASEMENTS WILL NOT BE MAINTAINED BY THE CITY OF PFLUGERVILLE.
5. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. AT THE ASSESSED RATE ESTABLISHED IN ORDINANCE NO. 891-07-06-76.
6. 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.
7. STREET LIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
8. 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 GUIDELINES.
9. A 10-FT PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
10. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
11. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET. PCDC WILL CONSTRUCT THESE SIDEWALKS DURING CONSTRUCTION OF THE ROAD.
12. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
13. 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 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.
14. 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 PLAT.
15. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF SH 130 COMMERCE CENTER.
16. 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.
17. NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF AUSTIN EXECUTIVE AIRPORT.
18. 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.
19. PROPERTY OWNER OF LOT 3D SHALL DEDICATE A PRIVATE DRAINAGE EASEMENT CONTAINING THE UNDETAINED FULLY DEVELOPED FLOWS FROM LOT 4 FOR THE 100-YEAR STORM EVENT AT THE TIME OF SITE DEVELOPMENT OF LOT 3D.
20. TEMPORARY PRIVATE ACCESS EASEMENTS ON LOT 3C AND LOT 3F WILL REMAIN UNTIL IMPACT WAY IS EXTENDED BEYOND THE SOUTHERN BOUNDARY LINE OF LOT 3C. UPON PUBLIC EXTENSION OF IMPACT WAY TO THE SOUTH THE TEMPORARY TURNAROUND ON LOT 3C AND TEMPORARY ACCESS ROAD TO LOT 3F WILL BE REMOVED BY THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION.
21. TEMPORARY PUBLIC ACCESS EASEMENT ON LOT 3C WILL REMAIN UNTIL IMPACT WAY IS EXTENDED BEYOND THE SOUTHERN BOUNDARY LINE OF LOT 3C. UPON PUBLIC EXTENSION OF IMPACT WAY TO THE SOUTH THE TEMPORARY TURNAROUND ON LOT 3C AND TEMPORARY ACCESS ROAD TO LOT 3F WILL BE REMOVED BY THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION.
22. OWNER/DEVELOPER OF LOT 3E SHALL CONVEY DRAINAGE UNDERGROUND, INCLUDING THE 100-YEAR STORM EVENT FLOWS TO THE REGIONAL DETENTION POND AND CONSTRUCT A CONCRETE PILOT CHANNEL AT A MAXIMUM 0.5% SLOPE TO DISCHARGE FLOWS FROM SMALLER STORM EVENTS.
23. STORMWATER DETENTION FACILITIES FOR LOTS 3C, 3D, 3E AND 3F WILL BE BUILT AND LOCATED ON LOT 3F PER THE SH130 COMMERCE CENTER PHASE II PLANS AND ARE REQUIRED TO BE FORMALLY ACCEPTED BY THE CITY OF PFLUGERVILLE PRIOR TO A FINAL CERTIFICATE OF OCCUPANCY BEING ISSUED ON LOTS 3C, 3D, 3E, AND 3F. LOTS 3C, 3D, 3E AND 3F WILL DRAIN ONTO LOT 3F. ALL DRAINAGE IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE ENGINEERING AND DRAINAGE REPORT FOR SH130 COMMERCE CENTER PHASE II DATED SEPTEMBER 2013 BY DCS ENGINEERING, LLC.
24. ANY PROPOSED ACCESS TO SH 130 CORRIDOR REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
25. FULL ACCESS TO E. PECAN ST. FROM IMPACT WAY IS TEMPORARY. AT THE TIME OF FUTURE ROADWAY EXPANSION TO E. PECAN ST. CONSISTING OF A RAISED CENTER MEDIAN, ACCESS TO E. PECAN ST. FROM THE EXISTING LOT 2 DRIVEWAY WILL CONSIST OF A RIGHT TURN IN/OUT ONLY.
26. A LICENSE AGREEMENT WILL BE REQUIRED FOR ANY LANDSCAPING, IRRIGATION OR OTHER BEAUTIFICATION IMPROVEMENTS INSTALLED WITHIN IMPACT WAY RIGHT-OF-WAY.
27. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR LOTS 3C, 3D, 3E AND/OR 3F UNTIL THE NECESSARY ACCESS, UTILITY, LIFE SAFETY AND DRAINAGE FACILITY IMPROVEMENTS ASSOCIATED WITH SH130 COMMERCE CENTER PHASE II PLANS HAVE BEEN CONSTRUCTED AND FORMALLY ACCEPTED BY THE CITY OF PFLUGERVILLE. NOTWITHSTANDING THE FOREGOING, THIS WILL NOT PROHIBIT THE CITY OF PFLUGERVILLE FROM ISSUING OR EXTENDING A TEMPORARY CERTIFICATE OF OCCUPANCY FOR EACH INDIVIDUAL LOT WHICH PERMITS THE OCCUPANT OF SUCH LOT TO BE OPEN AND OPERATING FOR BUSINESS.



ENGINEERING, LLC  
1101 S. CAPITAL OF TEXAS  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746  
Phone (512) 614-6171 Fax (512) 284-8021  
T.B.P.E. FIRM NO. F-13162

SHEET 2 OF 3



**FINAL PLAT  
REPLAT OF LOT 3C-  
RENEWABLE ENERGY PARK**

**OWNER'S CERTIFICATION**

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 108.427 ACRE TRACT BEING OUT OF THE DEED RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201300023, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

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

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 TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D.

NOTARY PUBLIC IN HAND AND FOR TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
NOTARY SIGNATURE AND DATE

STATE OF TEXAS:

KNOW ALL THESE MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT WE, FIRST STAR 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 2010009407 AND 2012209989, 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.

\_\_\_\_\_  
MIKE CULLEN, SENIOR VICE PRESIDENT  
AND CHIEF LENDING OFFICER  
FIRST STAR BANK

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE CULLEN, SENIOR VICE PRESIDENT OF FIRST STAR BANK, A NATIONAL BANKING ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D.

NOTARY PUBLIC IN HAND AND FOR TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
NOTARY SIGNATURE AND DATE

**SURVEYOR'S CERTIFICATION**

THAT I, M. STEPHEN TRUESDALE, 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 PERSONAL 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.

\_\_\_\_\_  
M. STEPHEN TRUESDALE                      DATE  
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 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 NUMBER 48453CO290 H, SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
DARREN C. STROZEWSKI                      DATE  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 87908

**CITY CERTIFICATION FOR AMENDED PLAT:**

THIS AMENDED PLAT COMPLIES WITH THE CRITERIA FOR ELIGIBILITY OF AMENDED PLATS AND IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

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

ATTEST:

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

**TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013, AT \_\_\_\_\_ O'CLOCK .PM., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY



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1101 S. CAPITAL OF TEXAS  
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