

**PRELIMINARY PLAN - NOT FOR RECORDATION**

**PFLUGERVILLE U-HAUL ADDITION**

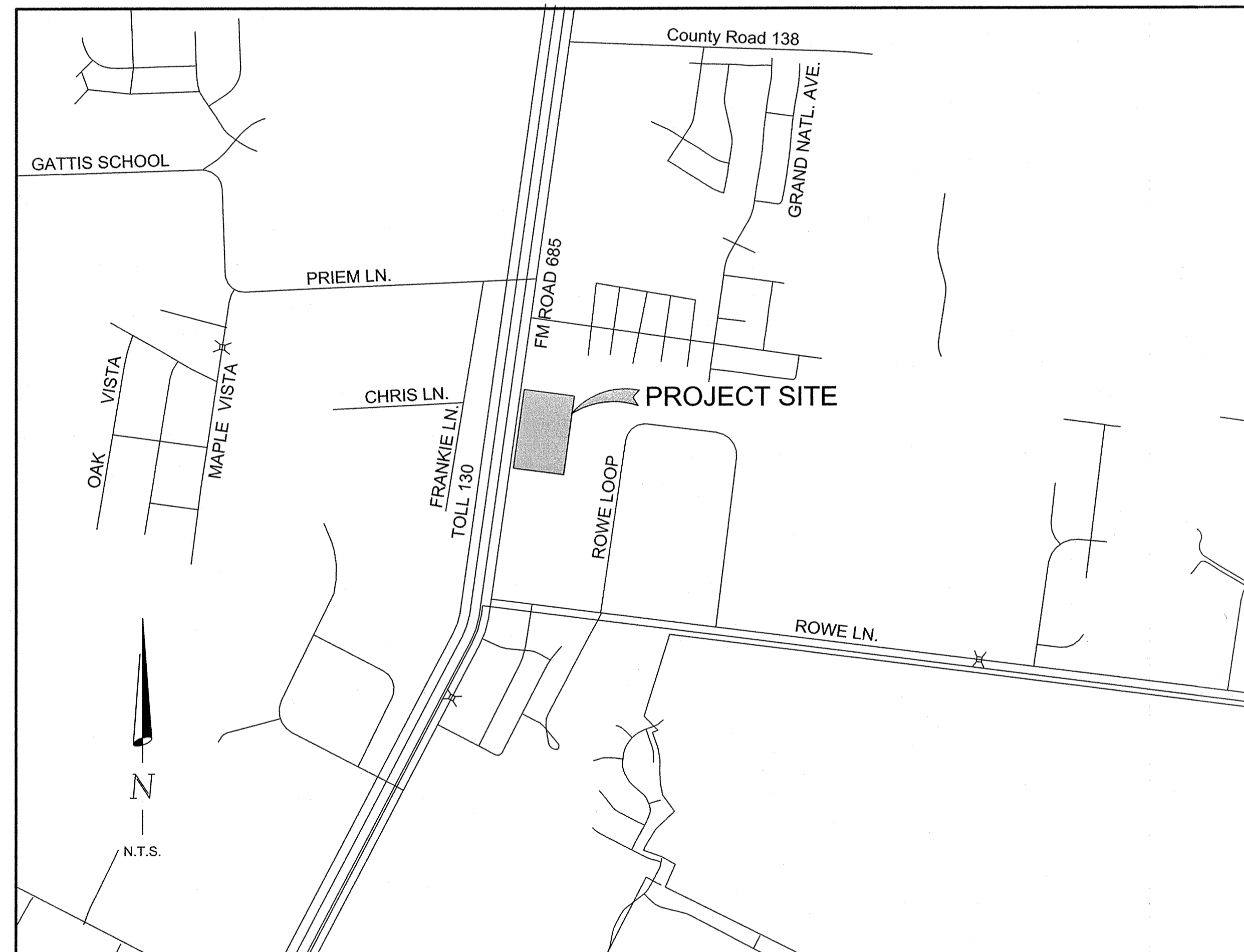
**20607 FM 685  
PFLUGERVILLE, TEXAS  
LOT 1, BLOCK 1  
PFLUGERVILLE U-HAUL ADDITION**

OWNER/SUBDIVIDER:  
**U-Haul International - Amerco**  
2727 N. CENTRAL AVENUE 9-N  
PHOENIX, AZ 85004  
TEL (602) 263-6502, FAX (602) 277-1026  
CONTACT: MARK HOWARD

DRAINAGE NOTE:  
ONSITE DETENTION WILL BE REQUIRED ON LOT 1 AT THE TIME OF DEVELOPMENT TO COMPENSATE FOR ANY INCREASE IN FLOW FOR THE 2-YEAR, 25-YEAR, AND 100-YEAR STORM EVENTS.

SITE DATA	
TOTAL ACREAGE	9.996 AC
NUMBER OF LOTS	1
PROPOSED USE	STORAGE/TRUCK & TRAILER LEASING

NO.	REVISIONS	DATE
1	REVISED PER CITY OF PFLUGERVILLE COMMENTS	6/11/14

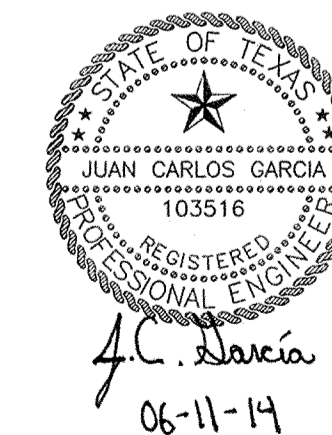


**LOCATION MAP  
JUNE 2014**

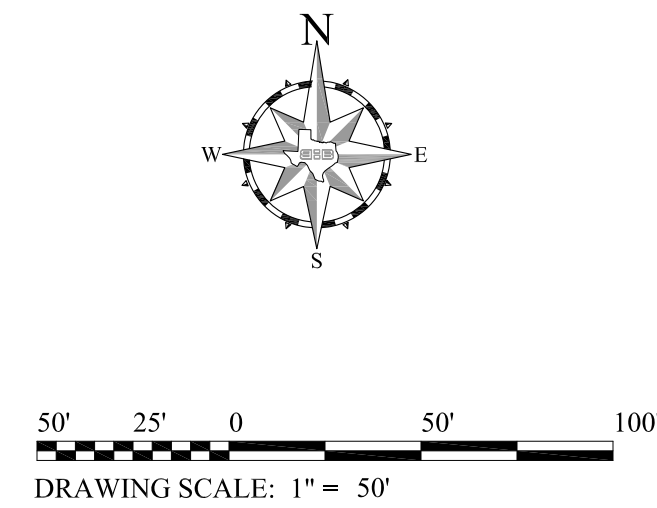
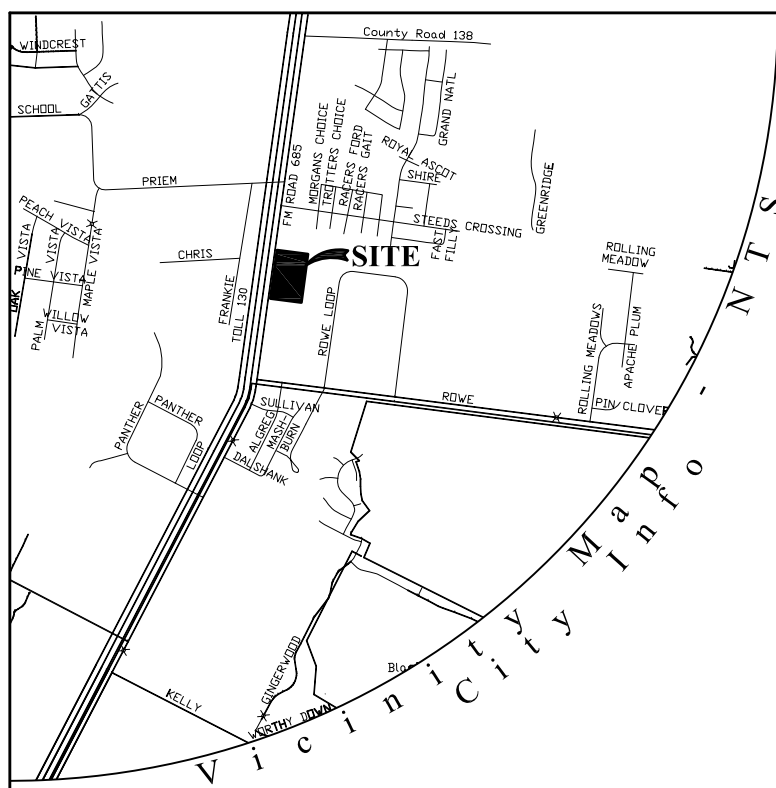
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2	EXISTING CONDITIONS MAP
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**BHB** Baird, Hampton & Brown, Inc.  
Engineering & Surveying  
4550 S.H. 360, Ste. 180 Grapevine, TX 76051 Tel:(817) 251-8550 Fax:(817) 251-8810 www.bhbinc.com  
TBPE FIRM #44, TBLS FIRM#10011302



*Candy Hone*, RPLS 6-11-2014  
THE SURVEYOR, AS REQUIRED BY STATE LAW, IS ONLY RESPONSIBLE FOR SURVEYING INFORMATION CONTAINED WITHIN AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA INCLUDED IN THESE PLANS.



**Benchmarks:**

TBM1 - Box cut on top of concrete drainage structure on the east side of F. M. Highway 685, on the north side of the driveway into the property owned by Meinhard Lorenzen +/- 770' north of the north right-of-way line of Rowe Lane, North 10151531.43' East 3162573.37' Elevation 722.98'

TBM2 - Box cut on top of concrete drainage structure on the east side of F. M. Highway 685, on the north side of the driveway into 20501 F. M. Highway 685 +/- 1500' north of the north right-of-way line of Rowe Lane, North 10152269.07' East 3162680.95' Elevation 739.84'

- Surveyor Notes:**
1. Basis of bearing being State Plane Grid as established using GPS technology in conjunction with the Texas RTK Cooperative Network. Reference frame is NAD83 Cors 96 Epoch 2002.0000.
  2. All distances shown are at ground.
  3. Vertical Datum established using GPS technology in conjunction with the Texas RTK Cooperative Network. All elevations shown are NAVD88.
  4. By scale location this area shown by FEMA map FIRM 48453C0280H, with a revised date of September 26, 2008 this tract is with area Zone X (non-shaded)
- Zone X (non-shaded) - Areas determined to be outside the 0.02% annual chance floodplain.
- Plat Notes:**
1. This plat lies within the City of Pflugerville.
  2. Water shall be provided by Manville Water Service Corporation and wastewater shall be provided by City of Pflugerville.
  3. A 10-ft. Public Utility Easement adjacent to all public right-of-way is hereby dedicated.
  4. Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
  5. A six (6) foot wide sidewalk shall be provided on both sides of the street.
  6. This subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation.
  7. No objects including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
  8. 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.
  9. All drainage easements on private property shall be maintained by the property owner or his/her assigns.
  10. 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.

**F.M. Highway 685**  
(100' Right-of-Way)

**POB**  
1/2" IRF (CM)

**Owner/Subdivider:**  
U-Haul International - Amerco  
2727 N. Central Avenue 9-N  
Phoenix, AZ 85004

**Baird, Hampton & Brown, Inc.**  
Engineering & Surveying  
4550 SH 360, Suite 180 Grapevine, TX 76051 Tel:(817)251-8550 Fax:(817)251-8810 E-Mail:mail@bhinc.com

Drawing: S:\Survey\12\017\001 U-Haul Austin\Draw\Plat.dwg  
Saved By: candy Save Time: 6/11/2014 11:22 AM Plotted by: Candy Hone, RPLS Plot Date: 6/11/2014 11:22 AM



**Owner's Dedication Statement**

State of Texas:  
County of Travis:  
Know All Men By These Presents:

That Amerco Real Estate Company of Texas, Inc., being the owner of 9.996 acres of land out of the Jacob Casner League Survey, Abstract No. 2753 in Travis County, Texas. Same being conveyed by Deed of Record in Document No. 2012206424 and Document No. 2013010855, Official Public Records, Travis County, Texas does hereby subdivide 9.996 acres of land in accordance with this plat to be known as **Pflugerville U-Haul Addition**, and do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon, subject to any easements or restrictions heretofore granted and not release.

Witness my hand, this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Name

State of Arizona:  
County of Maricopa:

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas.

\_\_\_\_\_  
Notary Signature and Date

**City Certification**

Approved this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ by the Planning and Zoning Commission of the City of Pflugerville, Texas on behalf of the City.

\_\_\_\_\_  
Chairman

This plat reflects the approval granted by the Planning and Zoning Commission on the date indicated above.

\_\_\_\_\_  
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 \_\_\_\_\_, \_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_ Plat Records of said County and State as Document Number \_\_\_\_\_, Official Public Records, Travis County, Texas.

Witness my hand and seal of office of the County Clerk, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Dana Debeauvoir, County Clerk

Travis County, Texas

\_\_\_\_\_  
Deputy

Filed for record at \_\_\_\_\_ o'clock \_\_\_\_ this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Dana Debeauvoir, County Clerk  
Travis County, Texas

\_\_\_\_\_  
Deputy

**WHEREAS**, Amerco Real Estate Company of Texas, Inc. is the owner of two tracts of land situated in the Jacob Casner League, Abstract No. 2753, Travis County, Texas, the first tract conveyed according to the Warranty Deed recorded in Document No. 2012206424, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) and the second tract conveyed according to the Warranty Deed recorded in Document No. 2013010855, O.P.R.T.C.T., and being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid as established using GPS technology in conjunction with the Texas RTK Cooperative Network. Reference frame is NAD83 Cors 96 Epoch 2002.0000):

**BEGINNING** at a found 1/2 inch iron for the southwest corner of said tract described in Document No. 2013010855 also being the northwest corner of that certain tract of land conveyed to Joe E. House and wife, Lillian June House according to the Warranty Deed recorded in Volume 9312, Page 22, Deed Records, Travis County, Texas (D.R.T.C.T.) in the east right-of-way line of F. M. Highway 685 (100' right-of-way);

**THENCE** North 07°52'42" East, with the common line between said tract described in Document No. 2013010855 and said F. M. Highway 685, at a distance of 414.76 feet passing a found 1/2 inch iron rod found for the northwest corner of said tract described in Document No. 2013010855, also being the southwest corner of said tract described in Document No. 2012206424, continuing with the common line between said tract described in Document No. 2012206424 and said F. M. Highway 685, at a distance of 629.85 feet passing a point from which a found Disk Monument in concrete bears North 82°07' West, a distance of 0.5 feet, continuing with said common line, a total distance of 829.07 feet to the northwest corner of said tract described in Document No. 2012206424, also being the southwest corner of that certain tract of land conveyed to Manville Water Supply Corporation according to the Warranty Deed recorded in Volume 6198, Page 2349, D.R.T.C.T., from which a found 1/2 inch iron rod bears North 21°24' West, a distance of 2.7 feet;

**THENCE** South 82°34'18" East, departing the east right-of-way line of said F. M. Highway 685 and with the common line between said tract described in Document No. 2012206424 and said Manville Tract, a distance of 525.01 feet to a found 1/2 inch iron rod for the northeast corner of said tract described in Document No. 2012206424 also being the northwest corner of that certain tract of land conveyed to Kevin Leatherman and wife, Donna Leatherman according to the Warranty Deed recorded in Volume 11868, Page 1879, D.R.T.C.T. also being in the south line of Lot 7, Block 1, Steeds Crossing, an Addition to the City of Pflugerville according to the Plat recorded in Volume 88, Page 99, Plat Records, Travis County, Texas (P.R.T.C.T.);

**THENCE** South 07°50'29" West, with the common line between said tract described in Document No. 2012206424 and said Leatherman Tract, at a distance of 414.31 feet passing the southeast corner of said tract described in Document No. 2012206424 also being the northeast corner of the aforementioned tract described in Document No. 2013010855 and in the west line of that certain tract of land conveyed to Vance Lee Gustafson and wife, Sandra K. Gustafson according to the Warranty Deed recorded in Volume 8497, Page 419, D.R.T.C.T. from which a found 1/2 inch iron rod bearing bears North 76°50' West, a distance of 0.3 feet, continuing with the common line between said tract described in Document No. 2013010855 and said Gustafson Tract a total distance of 828.89 feet to a found 1/2 inch iron rod for the southeast corner of said tract described in Document No. 2013010855 also being the southwest corner of said Gustafson Tract, the northwest corner of that certain tract of land conveyed to Manuel S. Reyna and Janet S. Reyna according to the Warranty Deed recorded in Document No. 2007169537, O.P.R.T.C.T. and the northeast corner of aforementioned House Tract;

**THENCE** North 82°35'25" West, with the common line between said tract described in Document No. 2013010855 and said House Tract, a distance of 525.54 feet to the **POINT OF BEGINNING** and containing 435,427 square feet or 9.996 acres of land, more or less.

**Surveyor's Certification**

State of Texas:

Know All Men By These Presents:

County of \_\_\_\_\_:

That I, Candy Hone, do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but not interior lot lines, 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Candy Hone Date  
Registered Professional Land Surveyor No. 5867  
**Purpose of Document: Review**  
**Surveyor: Candy Hone**  
**Registered Professional Land Surveyor No. 5867**  
**Release Date: 12-5-2012**  
**Revision: Lot Lines 2-7-2014**  
**Revision: Update Owner 3-12-2014**  
**Revision: Add easement 6-11-2014**

**Engineer's Flood Plain 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 No. 48453C0280H, Date September 26, 2008 for Travis County, Texas.

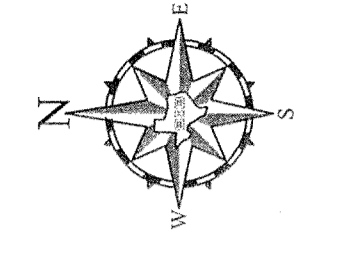
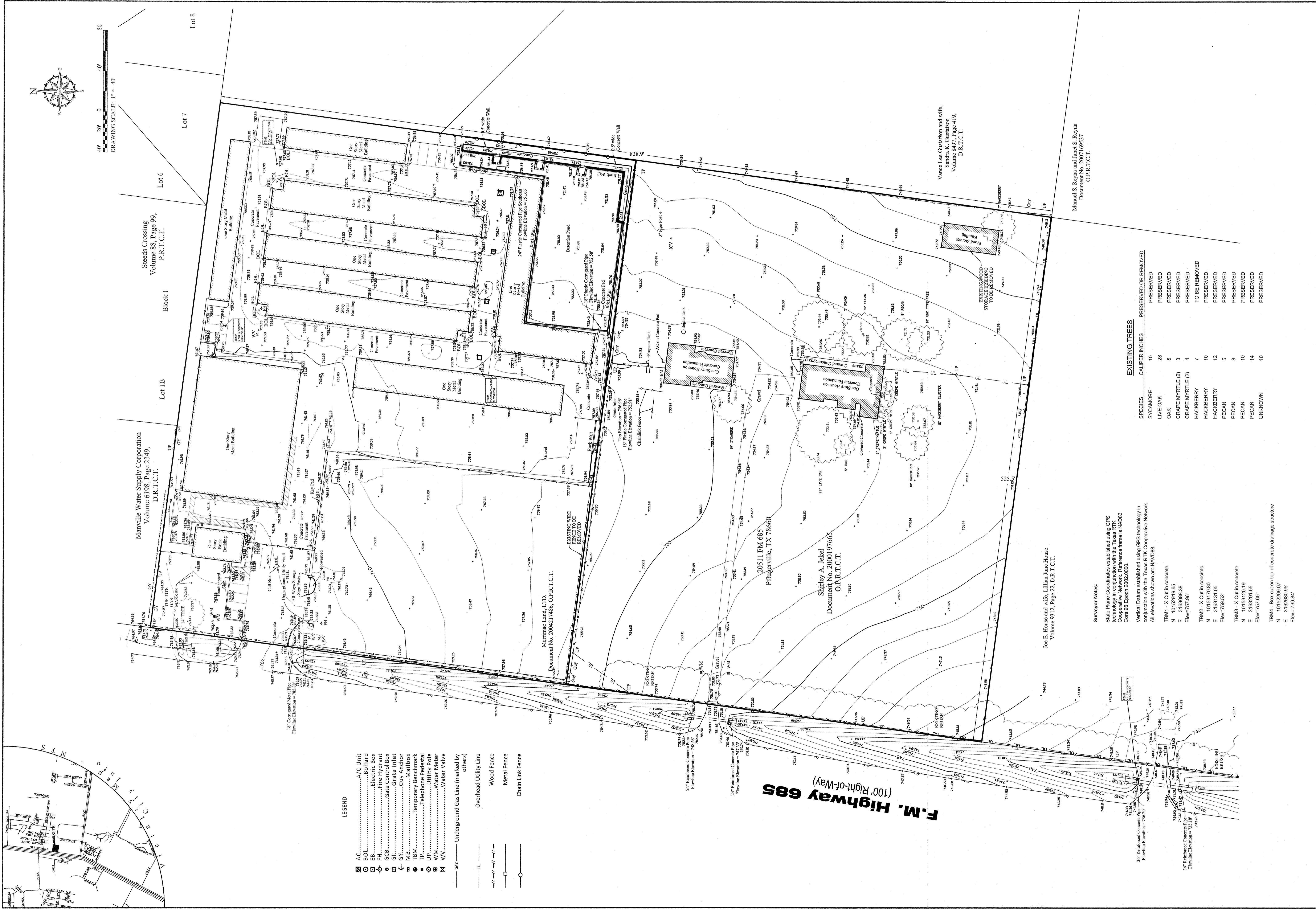
\_\_\_\_\_  
Signature of Registered Professional Engineer

**PRELIMINARY PLAT**  
**LOT 1, BLOCK 1**  
**PFLUGERVILLE U-HAUL ADDITION**

**9.996 ACRES**  
**JACOB CASNER LEAGUE, ABSTRACT NO. 2753**  
**CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

**MARCH 2014**





40' 20' 0 40' 80'  
DRAWING SCALE: 1" = 40'

Manville Water Supply Corporation  
Volume 6198, Page 2349,  
D.R.T.C.T.

Steeds Crossing  
Volume 88, Page 99,  
P.R.T.C.T.

Lot 1B Lot 6 Lot 7 Lot 8

- LEGEND**
- AC.....A/C Unit
  - BO.....Boilard
  - EB.....Electric Box
  - EH.....Hydrant
  - GC.....Gate
  - GL.....Grate Inlet
  - GY.....Guy
  - MA.....Mailbox
  - MB.....Mailbox
  - TBM.....Temporary Benchmark
  - TP.....Telephone Pedestal
  - UP.....Utility Pole
  - WM.....Water Meter
  - WV.....Water Valve
  - GS.....Underground Gas Line (marked by others)
  - UL.....Overhead Utility Line
  - WF.....Wood Fence
  - MF.....Metal Fence
  - CL.....Chain Link Fence

**F.M. Highway 685**  
(100' Right-of-Way)

**Surveyor Notes:**  
State Plane Coordinates established using GPS  
Cooperative Network. Reference frame is NAD83  
Cont 99 Epoch 2002.0000.  
Vertical Datum established using GPS technology in  
conjunction with the Texas RTK Cooperative Network.  
All elevations shown are NAVD83.

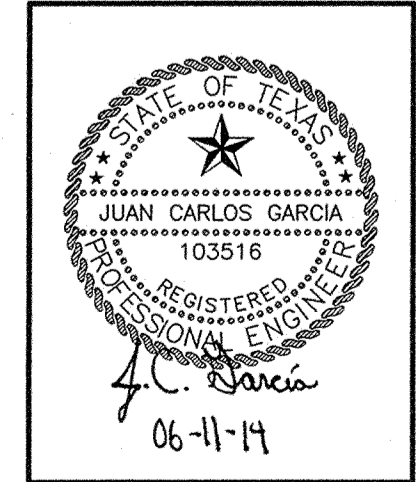
TBM1 - X Cut in concrete  
N 10162919.65  
E 31630888.38  
Elev=757.96'

TBM2 - X Cut in concrete  
N 10163170.80  
E 3163181.05  
Elev=759.52'

TBM3 - X Cut in concrete  
N 10163201.19  
E 3163291.45  
Elev=757.85'

TBM4 - Box cut on top of concrete drainage structure  
N 10152269.07  
E 3162690.95'  
Elev= 739.84'

EXISTING TREES		
SPECIES	CALIPER INCHES	PRESERVED OR REMOVED
SYCAMORE	10	PRESERVED
LIVE OAK	28	PRESERVED
OAK	5	PRESERVED
GRAPE MYRTLE (2)	3	PRESERVED
GRAPE MYRTLE (2)	4	PRESERVED
HACKBERRY	7	TO BE REMOVED
HACKBERRY	10	PRESERVED
PECAN	12	PRESERVED
PECAN	8	PRESERVED
PECAN	10	PRESERVED
PECAN	14	PRESERVED
UNKNOWN	10	PRESERVED



BHB PROJECT NO:  
**2012.017.001**

SHEET NO:  
**2**

**EXISTING CONDITIONS MAP**  
**PFLUGERVILLE U-HAUL ADDITION**  
**20607 FM 685**  
**PFLUGERVILLE, TX 78660**

NO.	REVISIONS	DATE
DESIGNED:	RB	APRIL 2014
DRAWN:	MR	
CHECKED:	CH	

**U-Haul International - Amerco**  
2727 N. Central Avenue 9-N  
Phoenix, AZ 85004  
Phone: (602) 283-6502 Fax: (602) 277-1028  
Contact: Mark Howard

**Baird, Hampton & Brown, Inc.**  
Engineering & Surveying  
4650 SH 360, Suite 190, Coppell, TX 75041 Tel:(817)338-1277 Fax:(817)338-8246 www.BH&B.com  
TBE FRM #4, TBEIS FRM #1001302

Mammel S. Reyna and Janet S. Reyna  
Document No. 2007169537  
O.P.R.T.C.T.

Vance Lee Gustafson and wife,  
Sara Lee Gustafson  
Volume 8897, Page 419,  
D.R.T.C.T.

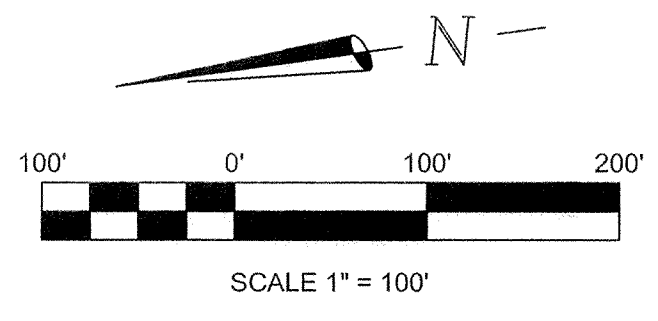
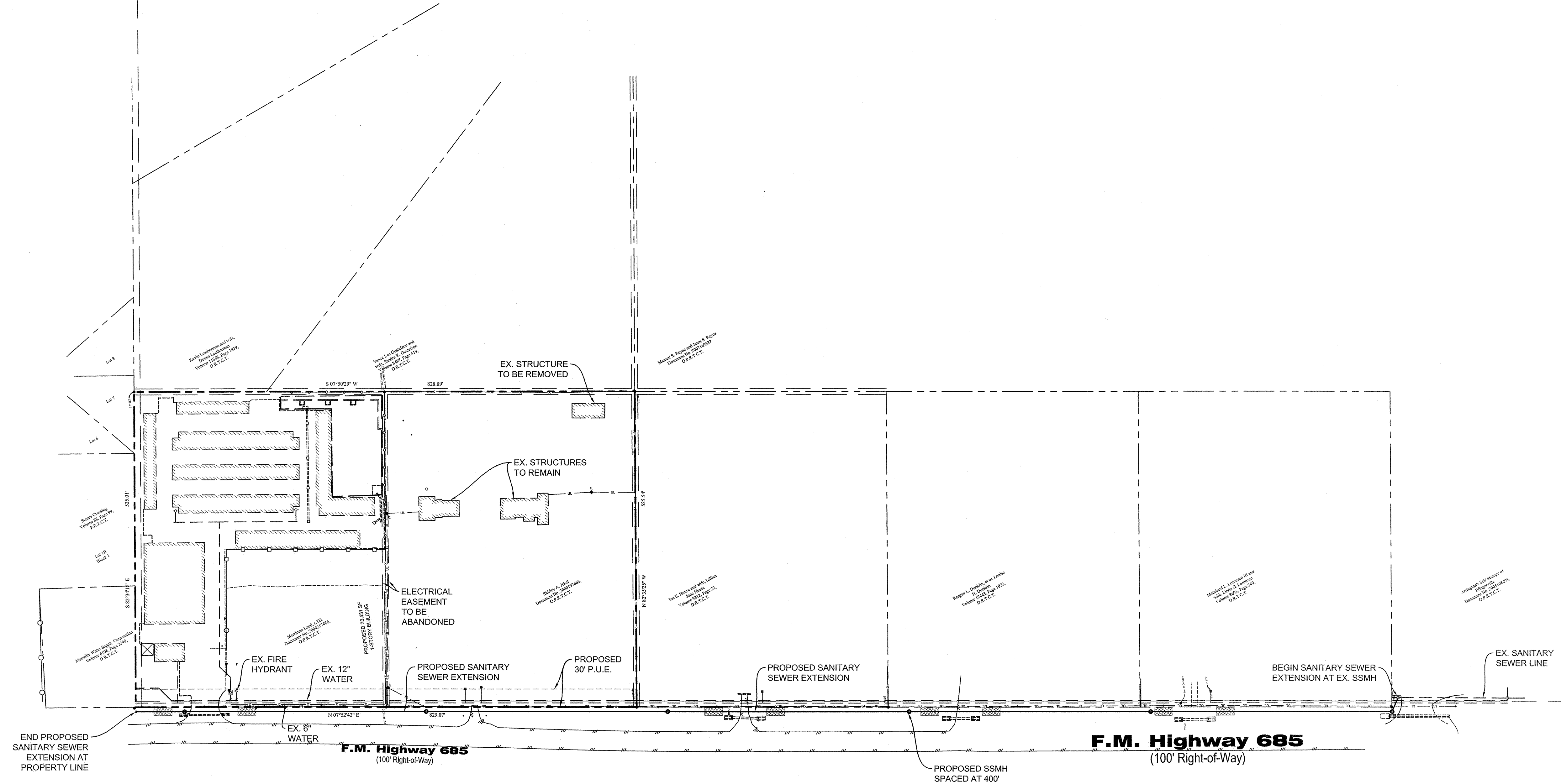
Shirley A. Jekel  
O.P.R.T.C.T.  
Document No. 2000197665.

20511 FM 685  
Pflugerville, TX 78660

Merrimac Land, LTD.  
Document No. 2004217486, O.P.R.T.C.T.

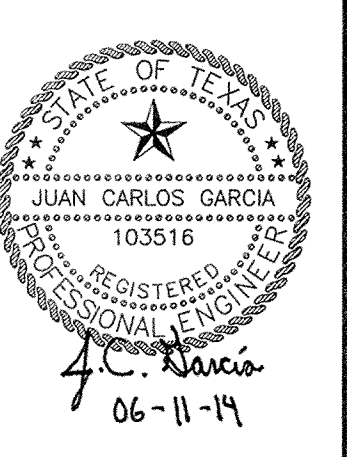
Joe E. House and wife, Lillian June House  
Volume 9312, Page 22, D.R.T.C.T.

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ROWE LN.

**OVERALL SITE LAYOUT & UTILITY PLAN**  
**PFLUGERVILLE U-HAUL ADDITION**  
 20607 FM 685  
 PFLUGERVILLE, TX 78660



BHB PROJECT NO:  
**2012.017.001**  
 SHEET NO:  
**3**

NO.	REVISIONS	DATE
JCC	DESIGNED:	JCC
JH	DRAWN:	JH
JCC	CHECKED:	JCC
		JUNE 2014

U-Haul International - Amerco  
 2727 N. Central Avenue 9-N  
 Phoenix, AZ 85004  
 Phone: (602) 263-8502 Fax: (602) 277-1026  
 Contact: Mark Howard

**B Baird, Hampton & Brown, Inc.**  
 Engineering & Surveying  
 4550 SH 360, Suite 180, Coppell, TX 75041 Tel: (972) 335-1277 Fax: (972) 335-9245 www.BHBINC.com  
 BPE Firm #4, BPE'S Firm #1001302