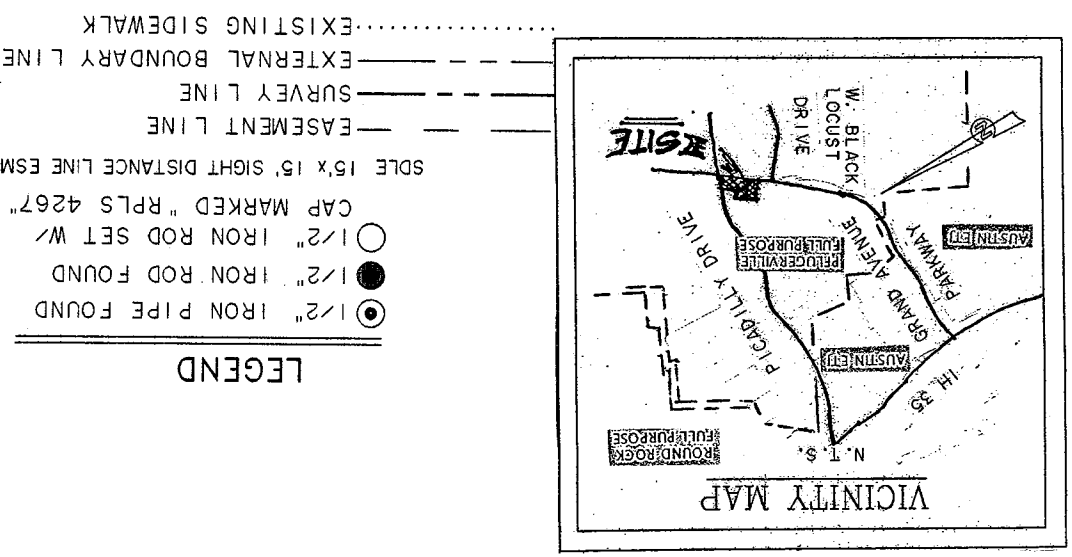


FINAL PLAT
PICADILLY ESTATES
REPLAT OF LOT 3, BLOCK "A"

LEGAL DESCRIPTION: 6.26 ACRES, MORE OR LESS, OF LAND AREA IN THE JAMES CASNER SURVEY NO. 103, ABSTRACT NO. 2538 AND THE JOHN VAN WINKLE SURVEY NO. 14, ABSTRACT NO. 786, IN TRAVIS COUNTY, TEXAS.

REASON FOR REPLAT
 TO SPLIT LOT 3, BLOCK A,
 INTO THREE LOTS



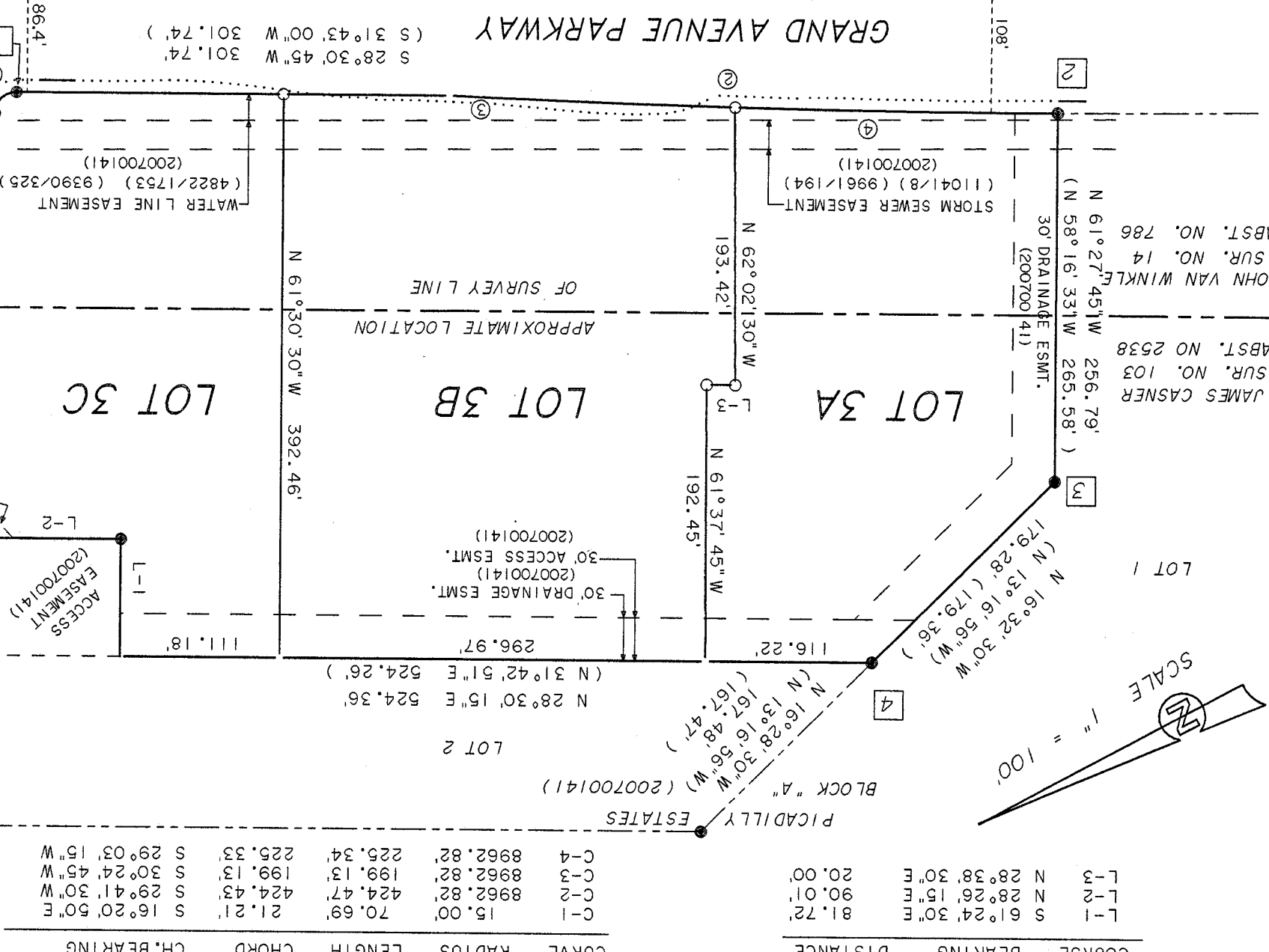
LEGEND
 (Symbol) 1/2" IRON PIPE FOUND
 (Symbol) 1/2" IRON ROD SET W/ CAP MARKED "RPLS 4267"
 (Symbol) 15' SIGHT DISTANCE LINE ESMT.
 --- EXISTING SIDEWALK
 --- EXTERNAL BOUNDARY LINE
 --- SURVEY LINE
 --- EASEMENT LINE

COURSE DATA:

COURSE	BEARING	DISTANCE
L-1	S 61°24'30"E	81.72'
L-2	N 28°38'30"E	90.01'
L-3	N 28°38'30"E	20.00'
C-1	70.69'	21.21'
C-2	424.47'	29.41'
C-3	199.13'	30.24'
C-4	896.82'	33.25'

CURVE DATA:

CURVE	RADIUS	LENGTH	CH. BEARING
C-1	70.69'	21.21'	S 16°20'50"E
C-2	424.47'	29.41'	S 29°41'30"W
C-3	199.13'	30.24'	S 30°24'45"W
C-4	896.82'	33.25'	S 29°03'15"W



WINDERMERE ELEMENTARY SCHOOL
 LOT 1
 (201900118)
 (201800226)
 SECTION ONE
 GARDEN VILLAS
 WINDERMERE PARKS

AREA AND USE SUMMARY:

LOT	ACRES ±	SQ. FT. ±	USE
LOT 3A	1.88	81,785	MULTIFAMILY
LOT 3B	2.74	119,500	COMMERCIAL
LOT 3C	1.64	71,500	COMMERCIAL
TOTAL	6.26	272,785	

STATE OF TEXAS)
 COUNTY OF TRAVIS)
 KNOW ALL MEN BY THESE PRESENTS)
 GEORGE FADDOL)
 MEMBER OF GENP PARTNER, LLC)

BEFORE ME, THE UNDERSIGNED AUTHORITY, OF THIS DAY PERSONALLY APPEARED GEORGE FADDOL, MEMBER OF GENP PARTNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 IN THE CAPACITY THEREIN STATED.

IN TESTIMONY WHEREOF, GENP PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GEORGE FADDOL, ITS MEMBER.

APPROVED THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC)
 _____)
 COUNTY OF TRAVIS, TEXAS, ON BEHALF OF THE CITY OF)

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE. EMILY BARRON, PLANNING DIRECTOR)

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453-C-0280 U. DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

KURT PROSSNER
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 58191)
 KNOW ALL MEN BY THESE PRESENTS)
 STATE OF TEXAS)

STATE OF TEXAS)
 COUNTY OF TRAVIS)
 THAT I, C. MICHAEL MCMINN, JR., 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.

OWNER : GENP PARTNER, LLC)
 GEORGE FADDOL)
 407 TAKEETNA LANE)
 CEDAR PARK, TX 78613)
 ENGINEER : KURT PROSSNER, P.E.)
 PROSSNER ENGINEERING)
 13377 POND SPRINGS ROAD, STE 108B)
 AUSTIN, TX 78729)
 FIRM #F-1508)

SURVEYOR : C. MICHAEL MCMINN, JR., R.P.L.S.)
 MCMINN LAND SURVEYING COMPANY)
 4008 GREENMOUNTAIN LANE)
 AUSTIN, TX 78759)
 FIRM #H10094300)

REVISED: NOVEMBER 18, 2020)
 DATE: JUNE 29, 2020)
 J.O.N.O. : 040220)

DEPUTY)
 DANA DEBEAUVOIR, COUNTY CLERK)
 TRAVIS COUNTY, TEXAS.)
 WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK,)
 DAY OF _____, 2020 A.D.)

ON THE _____ DAY OF _____, 2020 A.D., AT _____ O'CLOCK _____ M., OFFICIAL RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL OF TRAVIS COUNTY.

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 _____, 2020 A.D., AT _____ O'CLOCK _____ M., DULY RECORDED.

THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT THE RATE REQUIRED BY ORDINANCE NO. 1203-15-02-24.

19) THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT THE RATE REQUIRED BY ORDINANCE NO. 1203-15-02-24.
 BENCH MARK H1: TRIANGLE CUT ON TOP OF STORM INLET LOCATED ON THE SOUTHWEST SIDE OF PICADILLY DRIVE, APPROXIMATELY 2500 FEET WEST OF THE NORTHWEST CORNER OF LOT 3C.
 BENCH MARK H2: TRIANGLE CUT ON TOP OF HEADWALL LOCATED APPROXIMATELY 1070 FEET SOUTH OF THE CENTERLINE OF PICADILLY DRIVE AND APPROXIMATELY 10 FEET WEST OF THE WEST CURB OF GRAND AVENUE PARKWAY.
 N: 10142017.75600 E: 3142861.20600
 N: 10142756.60700 E: 3143130.75700
 ORTHO ELEVATION: 774.10
 METHO ELEVATION: 759.83

1) ALLEREA CENTRAL'S TRIMBLE VRS NETWORK, UTILIZING BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING

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 U, EFFECTIVELY DATED AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YEAR FLOOD PLAIN.
 3) THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
 4) WATER AND WASTEWATER SHALL BE PROVIDED BY SMCW UTILITIES, INC., DBA WINDERMERE UTILITY COMPANY. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
 5) A 10'-FT. PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.
 6) AGREEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS, CONDITIONS AND ASSIGNMENTS SHOWN IN THE DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24, THE GRANOR, HEIRS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE 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, MAINTENANCE, REPAIR, OPERATION, REMOVAL, REMEDIATION, REPLACEMENT OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
 9) A SIX (6) FEET WIDE SIDEWALK SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF THE STREETS. SIDEWALKS TO BE BUILT AT TIME OF SITE DEVELOPMENT, IF NOT ALREADY EXISTING.
 10) THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES AND TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO. 1203-15-02-24 AND CITY RESOLUTION NO. 1224-09-08-25-8A.
 11) COMMUNITY IMPACT FEES MAY BE REQUIRED AND WILL BE AT THE RATE ESTABLISHED BY SMCW UTILITIES, INC., OR THE APPLICABLE CON PROVIDER PER CITY ORDINANCE NO. ORD 1440-20-04-14.
 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 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 APPLY 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 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 RIGHT-OF-WAYS 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.

NOTES:

5 10143805.55392 3143348.48042 IRF-CAP-4267
 4 10143304.72492 3142983.61344 IRF-CAP-ATS
 3 10143132.86968 3143034.65711 IRF
 2 10143010.18773 3143260.24285 IRF-CAP-CSC1
 1 10143644.04016 3143614.50699 IRF-CAP-CSC1 Desc.

CAMBRIDGE HEIGHTS
 PHASE C, SECTION 1
 REPLAT PORTION OF
 LOTS 35 & 38-40, BLOCK 1
 SPRINGBROOK CENTRE, PHASE "A"
 (103/98)