

FINAL PLAT OF HELIOS WAY

3.712 ACRES OUT OF THE
WILLIAM CALDWELL SURVEY
NO. 66
ABSTRACT NO. 162
&
TAYLOR S. BARNES
SURVEY NO. 46 ABSTRACT
NO. 67

TIMOTHY TIMMERMAN
(165.15 AC)
VOL. 10398, PG. 899
R.P.R.T.C.T.

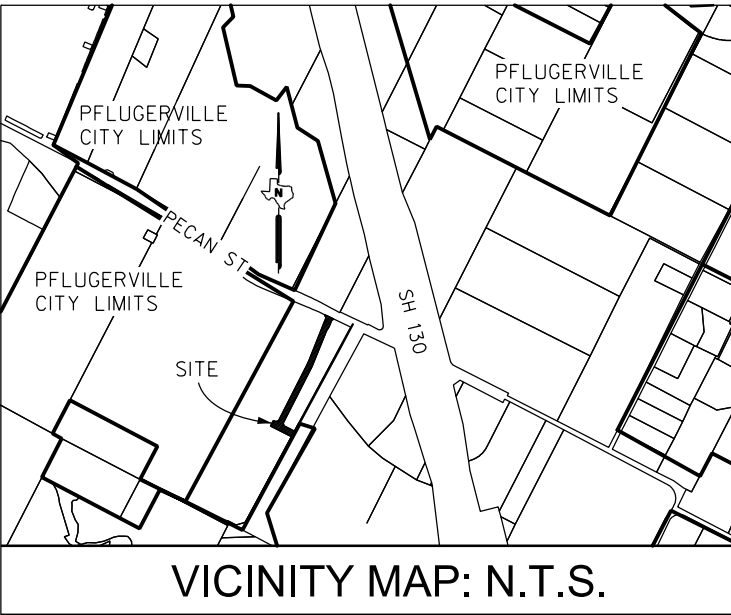
REMAINDER OF
TACK DEVELOPMENT, LTD
(75.30 AC)
DOC. NO. 2003232092
O.P.R.T.C.T.

REMAINDER OF
TACK DEVELOPMENT, LTD
(75.30 AC)
DOC. NO. 2003232092
O.P.R.T.C.T.

REMAINDER OF
CITY OF PFLUGERVILLE
(2.56 AC.)
VOL. 9236, PG. 954
R.P.R.T.C.T.

R.O.W.	LENGTH	WIDTH	ACREAGE
BILTMORE AVE.	1520'	VARIES	2.44
HELIOS WAY	710'	80'	1.27

TIM TIMMERMAN
TACK DEVELOPMENT, LTD
2490 FM 385, HUTTO, TX
78634



August 1, 2016

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LINE	BEARING	DISTANCE
L1	S 66°39'52" W	34.42'
L2	S 21°39'52" W	65.24'
L3	S 17°59'55" E	35.36'
L4	S 28°23'35" W	80.02'
L5	S 62°59'55" E	35.24'
L6	N 70°24'48" W	34.41'
L7	N 23°20'08" W	35.95'
L8	S 67°23'41" E	49.79'
L9	N 62°59'55" W	20.01'
L10	N 28°23'35" E	16.33'
L11	S 63°59'09" E	30.75'
L12	S 63°59'09" E	20.02'

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11°59'12"	265.00'	55.44'	55.34'	S27°39'28"W
C2	11°59'12"	239.50'	50.10'	50.01'	S27°39'28"W
C3	05°20'12"	500.00'	46.57'	46.55'	S24°19'59"W
C4	05°20'12"	430.00'	40.05'	40.04'	N24°19'59"E
C5	00°43'25"	6412.00'	80.99'	80.99'	S67°01'58"E
C6	03°24'32"	6412.00'	642.23'	381.48'	S65°21'45"E

TRAVIS COUNTY
CAUSE NO. 2319
(17.800 AC)
DOC. NO. 1999122493
O.P.R.T.C.T.

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS:
THAT TACK DEVELOPMENT, LTD. , BEING THE OWNER OF (75.30) ACRES OF LAND OUT OF THE TAYLOR S. BARNES SURVEY NO. 46, ABSTRACT NO. 67 AND THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2003232092, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 3.712 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS HELIOS WAY AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON. WITNESS MY HAND, THIS THE ____ DAY OF _____, ____ AD

TACK DEVELOPMENT, LTD
2490 FM 685
HUTTO, TX 78634

STATE OF TEXAS: _____:
COUNTY OF _____:
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 _____ 20____, A.D.

NOTARY PUBLIC’S SIGNATURE

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

KEVIN KLUGE, CHAIRMAN
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

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 _____, 20____ A.D. AT _____ O’CLOCK _____.M., PLAT RECORDS OF SAID COUNTY AND STATE AS _____ DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
FILED FOR RECORD AT _____ O’CLOCK _____.M., THIS THE ____ DAY OF _____, 20____ A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:
THAT I, DAN CLARK, 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.

DAN CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6011
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TBPLS, FIRM REGISTRATION NO. 10029607
4030 W. BRAKER LN., SUITE 410
AUSTIN, TEXAS 78759

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITH-IN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, MAP NO. 48453C0290J, DATE: AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

MATTHEW K. SUTHERLAND
LICENSED PROFESSIONAL ENGINEER NO. 120257
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TBPE, FIRM REGISTRATION NO. 312
4030 W. BRAKER LN., SUITE 410
AUSTIN, TEXAS 78759

STANDARD FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE, PUBLIC WORKS DEPT. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) WILL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. 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 [PROPERTY OWNER(S)], HEIRS, SUCCESSORS 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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF BILTMORE AVENUE AND ON THE NORTH SIDE OF HELIOS WAY. A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE SOUTH SIDE OF HELIOS WAY.
8. 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.
9. 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.
10. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
11. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
12. 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 MANUAL.
13. 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.
14. 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.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
16. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO 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.
17. 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 REPLATING MAY BE REQUIRED AT THE OWNER’S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

BENCHMARK DESCRPTION AND ELEVATION (GRID COORDINATES):

BM1=CUT SQUARE ON INLET
N: 10129087.373
E: 3160328.110
ELEVATION: 658.69

BM2=COTTON SPINDLE IN POWER POLE
N: 10128860.063
E: 3160754.713
ELEVATION: 655.62

BM3=COTTON SPINDLE IN POWER POLE
N: 10127544.483
E: 3160045.907
ELEVATION: 660.60

FINAL PLAT OF HELIOS WAY

TIM TIMMERMAN
TACK DEVELOPMENT, LTD
2490 FM 385, HUTTO, TX
78634



HALFF

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