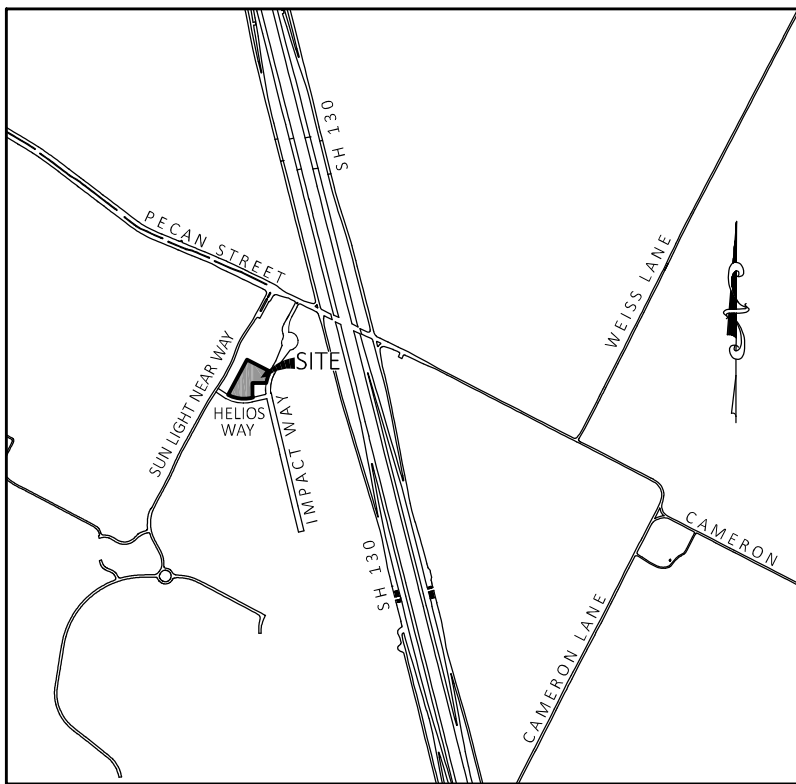


FINAL PLAT
REPLAT OF LOT 1B OF THE REPLAT OF LOT 2D OF THE REPLAT OF
LOT 2C- RENEWABLE ENERGY PARK AND LOT 1B OF THE REPLAT
OF LOT 1- RENEWABLE ENERGY PARK



LOCATION MAP
(NOT TO SCALE)

MAP SYMBOLS

- POB PLACE OF BEGINNING
R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
P.U.E. PUBLIC UTILITY EASEMENT
W.W.E. WASTE WATER EASEMENT
● 1/2" IRON ROD FOUND (UNLESS NOTED)
○ 1/2" IRON ROD SET W/CAP (UNLESS NOTED)
() RECORD INFORMATION
⊗ COTTON GIN SPINDLE FOUND

SITE ADDRESS:

IMPACT WAY/HELIOS WAY
PFLUGERVILLE, TX 78660

OWNER:

PCDC
16225 IMPACT WAY #2
PFLUGERVILLE, TX 78660

SURVEYOR:

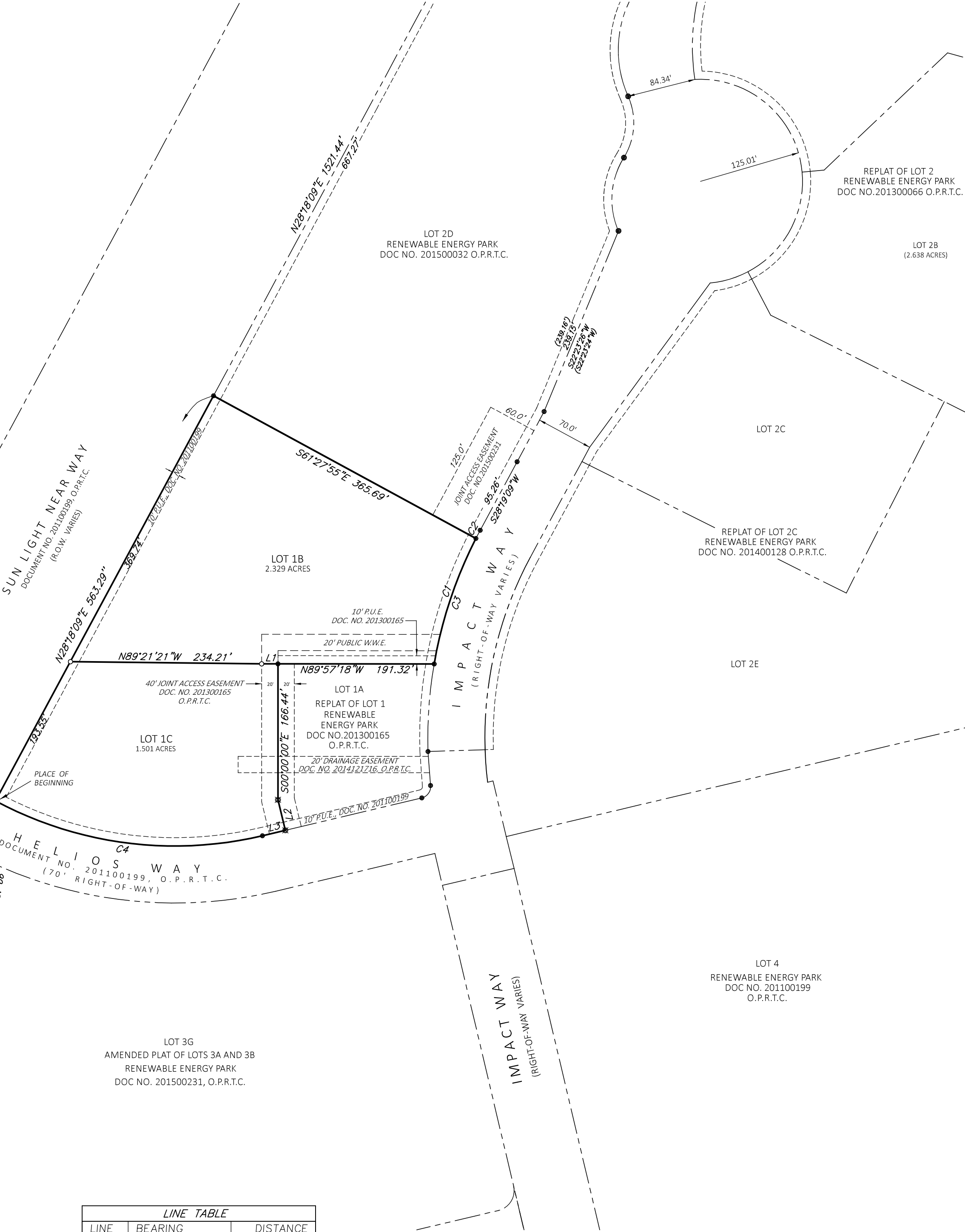
FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO.
203 W. MAIN STREET, SUITE D
PFLUGERVILLE, TEXAS 78660
512 953-5705 PH

ENGINEER:

TIMOTHY J. MOLTZ
CATALYST ENGINEERING GROUP
100 2ND STREET S.
PFLUGERVILLE, TEXAS 78660
512 944-6077 PH

FLOOD PLAIN NOTE
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 NO.
48453C0290J DATED AUGUST 18, 2014 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, NAD83, CENTRAL TEXAS ZONE, USING
A COMBINED SCALE FACTOR OF 0.99990506.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°57'18" E	20.00'
L2	S 13°39'53" E	38.43'
L3	S 76°38'19" W	28.85'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	162.53'	535.00'	17°24'24"	S18°22'54"W	161.91'
C2	11.36'	535.00'	01°13'00"	S27°41'36"W	11.36'
C3	173.89'	535.00'	18°37'23"	S18°59'24"W	173.13'
C4	337.07'	465.00'	41°31'58"	N82°33'44"W	329.74'

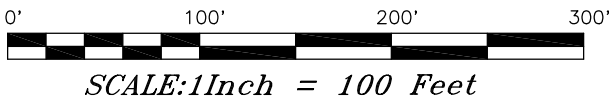
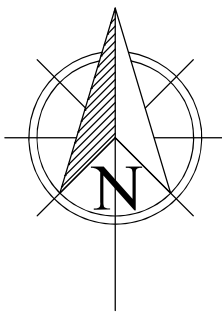
LOT 1B = 101,451 SQUARE FEET (2.329 ACRES)
LOT 1C = 65,384 SQUARE FEET (1.501 ACRES)
TOTAL NUMBER OF LOTS = 2
TOTAL AREA = 166,835 SQUARE FEET (3.830 ACRES)

ROAD SUMMARY:
NO ADDITIONAL ROADWAY ADDED TO THIS PLAT

AQUIFER NOTE:
THIS PROJECT IS NOT IN THE EDWARD'S AQUIFER
CONTRIBUTING OR RECHARGE ZONE.

TBM #1 - ELEVATION 653.1'
SQUARE CUT ON CONCRETE HEADWALL
SOUTHEAST INTERSECTION OF SUN LIGHT
NEAR WAY AND PECAN STREET
N: 10129748.85 E: 3161201.22
(GRID COORDINATES)

TBM #2 - ELEVATION 656.22'
SQUARE CUT ON TOP OF CURB IN THE EAST
RIGHT-OF-WAY OF IMPACT WAY, 25'+/-
NORTH OF THE WEST CORNER OF LOT 2C
N: 10127874.98 E: 3160936.53
(GRID COORDINATES)



SCALE: 1 Inch = 100 Feet

DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745

Catalyst Engineering Group
100 South 2nd Street Office: (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 944-6077

FINAL PLAT
REPLAT OF LOT 1B OF THE REPLAT OF LOT 2D OF THE REPLAT OF
LOT 2C- RENEWABLE ENERGY PARK AND LOT 1B OF THE REPLAT
OF LOT 1- RENEWABLE ENERGY PARK

WE, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION (PCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH AMY MADISON, EXECUTIVE DIRECTOR OF PCDC, A TEXAS LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 3.830 ACRE TRACT BEING DESCRIBED HEREIN AS LOT 1B, OF THE PLAT RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201500032, 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.

IN TESTIMONY WHEREOF, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AMY MADISON, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS ___ DAY OF _____, 2016.

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

AMY MADISON, EXECUTIVE DIRECTOR OF
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
16225 IMPACT WAY #2
PFLUGERVILLE, TX 78660

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AMY MADISON, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION. KNOWN TO ME THAT SHE 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 ___ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

LEGAL DESCRIPTION:

OF A 3.830 ACRE TRACT OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1B OF THE REPLAT OF LOT 2D OF THE REPLAT OF LOT 2C- RENEWABLE ENERGY PARK, AND LOT 1B OF THE REPLAT OF LOT 1- RENEWABLE ENERGY PARK, RECORDED IN DOCUMENT NO. 201500032 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.830 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SUN LIGHT NEAR WAY (RIGHT-OF-WAY VARIES), FOR THE SOUTHWEST CORNER OF SAID LOT 1B, AND SOUTHWEST CORNER HEREOF;

THENCE, N 28°18'09" E, WITH SAID EAST RIGHT-OF-WAY, A DISTANCE OF 563.29 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'DODD SURVEYING' FOR THE NORTHWEST CORNER OF SAID LOT 1B, AND NORTHWEST CORNER HEREOF;

THENCE, S 61°27'55" E, WITH THE NORTH LINE OF SAID LOT 1B, A DISTANCE OF 365.69 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'DODD SURVEYING' IN THE CURVING WEST RIGHT-OF-WAY OF IMPACT WAY (RIGHT-OF-WAY VARIES) FOR THE NORTHEAST CORNER OF SAID LOT 1B AND NORTHEAST CORNER HEREOF;;

THENCE, WITH SAID WEST RIGHT-OF-WAY, BEING A CURVE TO THE LEFTT WHOSE RADIUS IS 535.00 FEET, AND CHORD BEARS S 18°22'54" W, 161.91 FEET, FOR AN ARC DISTANCE OF 162.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1A, REPLAT OF LOT 1, RECORDED IN DOCUMENT NO. 201300165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, N 89°57'18" W, DEPARTING SAID WEST RIGHT-OF-WAY, AND WITH THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 191.32 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR NORTHWEST CORNER OF SAID LOT 1A;

THENCE, S 00°00'00" E, WITH THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 166.44 FEET TO A COTTON SPINDLE FOUND;

THENCE, S 13°39'53" E, CONTINUING WITH THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 38.43 FEET TO A COTTON SPINDLE FOUND IN THE NORTH RIGHT-OF-WAY OF HELIOS WAY (70' RIGHT-OF-WAY)

THENCE, S 76°38'19" W, WITH SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE AOF A CURVE TO THE RIGHT;

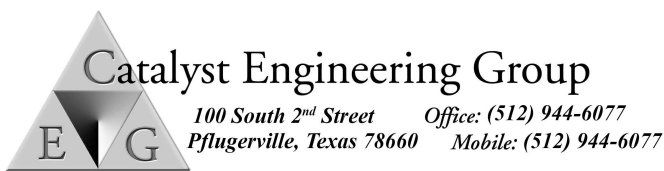
THENCE, WITH SAID NORTH RIGHT-OF-WAY AND CURVE TO THE RIGHT WHOSE RADIUS IS 465.00 FEET AND CHORD BEARS, N 82°33'44" W, 329.74 FEET, FOR AN ARC DISTANCE OF 337.07 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 3.830 ACRES, OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, FRED L. DODD JR., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1/2 INCH AND A LENGTH OF NOT LESS THAN 12 INCHES, EXCEPT THOSE NOTED AS FOUND, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE STATE PLANE COORDINATES (NAD83).

FRED L. DODD JR., R.P.L.S.
TEXAS REGISTRATION NO. 6392
203 W. MAIN STREET, SUITE D
PFLUGERVILLE, TX 78660

DATE



TBPE FIRM NO. F-13275

NOTES:

1. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.

2. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.

3. 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.

4. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.

5. 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.

6. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO. 1203-15-02-24 AND CITY RESOLUTION NO. 1224-09-08-25-8A.

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

8. 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.

9. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.

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 MANUAL.

11. 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.

12. 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.

13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

14. ALL PROPOSED FENCES AND WALLS 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.

15. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF IMPACT WAY NEAR THE RIGHT-OF-WAY.

16. NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF AUSTIN EXECUTIVE AIRPORT.

17. COMMERCIAL SIGN DESIGN WITHIN RIGHT-OF-WAY ADJACENT TO THE ENTRANCE DRIVE TO NORTHEAST METRO PARK SHALL BE HARMONIOUS WITH THE COUNTY PARK ENVIRONMENTS AND SHALL BE SUBJECT TO ALL CITY OF PFLUGERVILLE SIGN REQUIREMENTS.

18. THE JOINT ACCESS EASEMENT ON LOT 2F IS FOR THE USE OF LOT 2F AND LOT 2D, AND THE JOINT ACCESS EASEMENT LOCATED ON LOT 2D IS FOR THE USE OF LOT 2D AND LOT 1B.

APPROVED THIS ___ DAY OF _____, 2016 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
KEVIN KLUGE, CHAIRMAN

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST: _____
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

TIMOTHY J. MOLTZ
TX P.E. NO. 77901
CATALYST ENGINEERING GROUP
100 2ND STREET, S.
PFLUGERVILLE, TEXAS 78660
PH: (512) 944-6077

DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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. 2016, AT ___ OCLOCK ___, DULY RECORDED ON THIS ___ DAY OF _____, 2016 A.D. AT ___ OCLOCK ___, 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 _____, 2016 A.D. TEXAS, THE DATE LAST WRITTEN ABOVE.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY



SHEET 2 OF 2