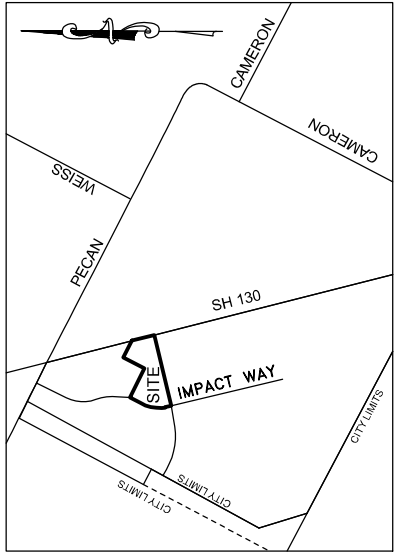
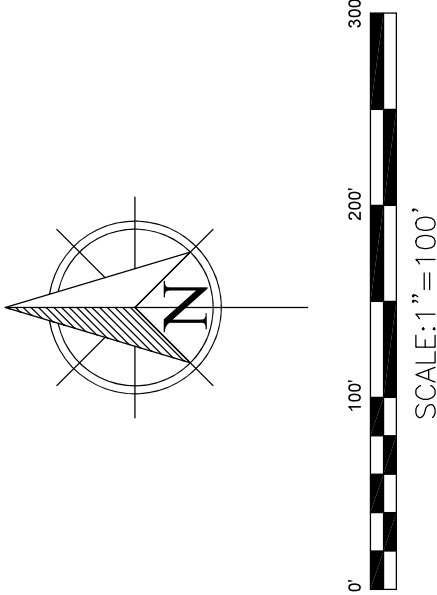




FINAL PLAT REPLAT OF LOT 2E RENEWABLE ENERGY PARK



- POB PLACE OF BEGINNING
R.P.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
● 1/2" IRON ROD FOUND (UNLESS NOTED)
○ 1/2" IRON ROD SET W/CAP (UNLESS NOTED)
() RECORD INFORMATION
..... REQUIRED 6" SIDEWALK
TEMPORARY BENCHMARK
PUBLIC UTILITY EASEMENT
W.W.E. WATER & WASTEWATER ESMT.

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

LOT 2E = 112,515 SQUARE FEET (2.593 ACRES)
LOT 2G = 80,150 SQUARE FEET (1.840 ACRES)
LOT 2H = 56,628 SQUARE FEET (1.300 ACRES)
TOTAL NUMBER OF LOTS = 3
TOTAL AREA = 249,294 SQUARE FEET (5.723 ACRES)

ROAD SUMMARY:
NO ADDITIONAL ROADWAY ADDED TO THIS PLAT

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
N: 10127874.98 E: 3160936.53
(GRID COORDINATES)

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

MEASURED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	465.00'	39.99'	39.98'	N 04°20'11" W
(C1)	(465.00')	(40.02')	(40.01')	(N 04°20'53" W)
C2	465.00'	244.76'	241.94'	N 13°13'43" E
(C2)	(465.00')	(244.74')	(241.93')	(N 13°14'09" E)

FLOOD PLAIN NOTE

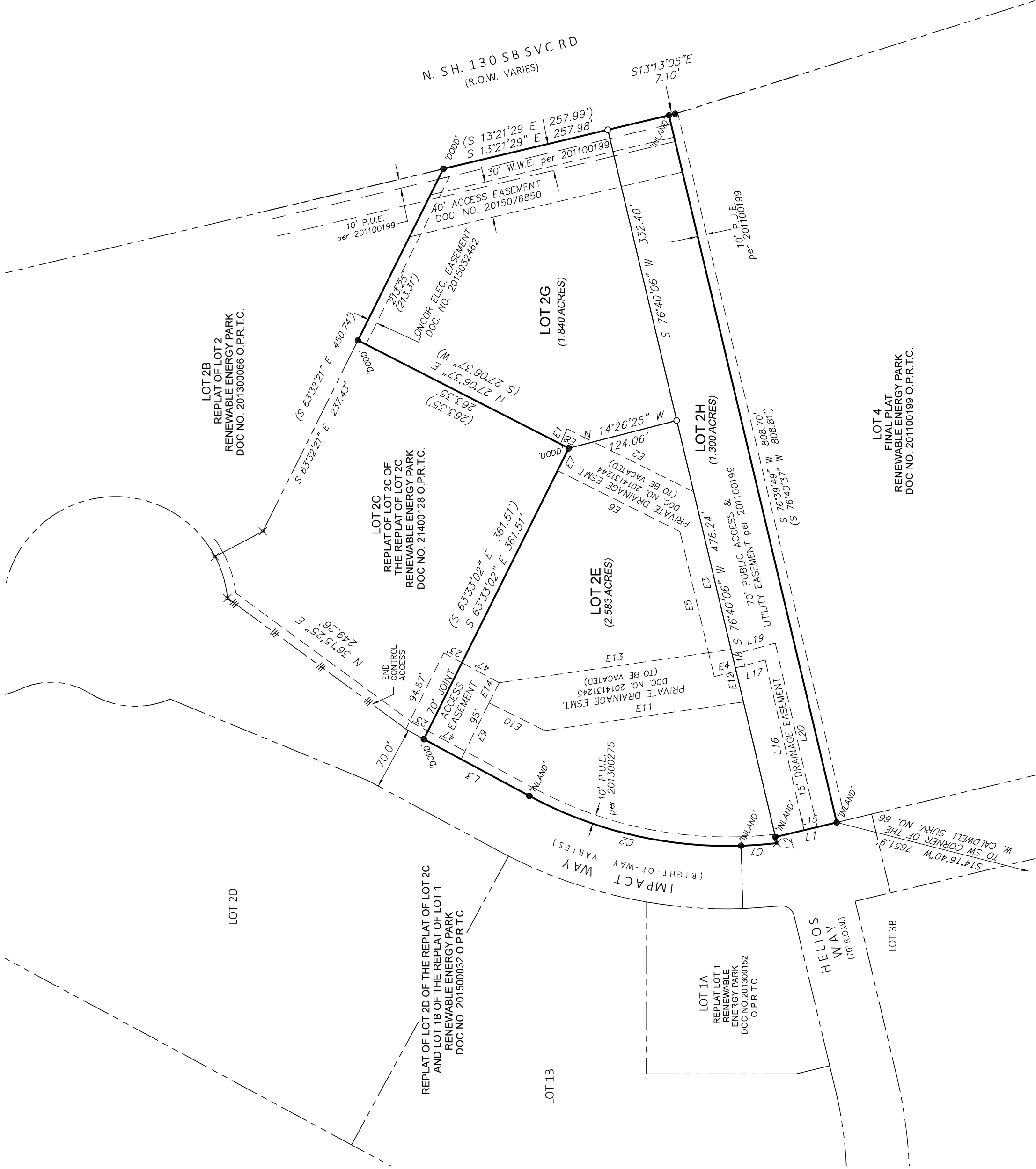
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR
FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF
THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO.
48453C0290J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

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	BEARING	DISTANCE
L1	N 13°17'18" W	70.07'
(L1)	(N 13°16'37" W)	(69.90')
L2	S 76°07'19" W	7.01'
(L2)	(S 76°19'36" W)	(6.97')
L3	N 28°20'42" E	133.24'
(L3)	(S 28°20'42" W)	(133.15')

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 66°17'21" E	18.46'
E2	S 26°26'58" W	157.26'
E3	S 76°40'37" W	205.43'
E4	N 13°19'23" W	25.00'
E5	N 76°40'37" E	165.88'
E6	N 26°26'58" E	152.05'
E7	S 63°33'02" E	27.83'
E8	N 27°06'37" E	10.41'
E9	S 63°33'02" E	70.00'
E10	S 26°26'58" W	69.39'
E11	S 08°12'45" E	223.07'
E12	N 76°40'37" E	60.00'
E13	N 08°09'16" W	260.58'
E14	N 63°33'02" W	25.00'
E15	N 13°17'18" W	15.00'
E16	N 77°08'51" E	194.29'
E17	N 15°01'39" W	34.38'
E18	N 74°40'06" E	15.01'
E19	S 15°01'39" E	49.52'
E20	S 77°08'51" W	209.75'



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

FINAL PLAT
REPLAT OF LOT 2E
RENEWABLE ENERGY PARK

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, FOR 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. AT SUCH TIME AS THE PROPERTY IS DEVELOPED, A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED AT ALL PUBLIC STREETS WITHIN THE FINAL PLAT.
16. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF IMPACT WAY NEAR THE RIGHT-OF-WAY.
17. NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF AUSTIN EXECUTIVE AIRPORT.
18. ANY PROPOSED ACCESS TO THE SH130 CORRIDOR REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
19. THE FULLY DEVELOPED DRAINAGE FLOWS FROM LOT 2C FOUND IN DOCUMENT NO. 201400128 SHALL REMAIN ACROSS PROPOSED LOT 2E AS ESTABLISHED IN DOCUMENT NOS. 2014131244 AND 2014131245. IF THE DRAINAGE EASEMENTS ESTABLISHED IN DOCUMENT NOS. 2014131244 AND 2014131245 ARE EVER VACATED, A PRIVATE DRAINAGE EASEMENT SHALL BE ESTABLISHED THROUGH A SEPARATE, RECORDED DRAINAGE EASEMENT AS LOT 2E IS DEVELOPED WITH SITE DEVELOPMENT. THE DRAINAGE FLOWS AND CAPACITY IN THE SEPARATE, RECORDED INSTRUMENT SHALL NOT BE LESS THAN THOSE CONTAINED IN DOCUMENT NOS. 2014131244 AND 2014131245.
20. ALL IMPROVEMENTS WITHIN LOT 2H SHALL BE MAINTAINED BY ITS OWNER OR ASSIGNS.

WE, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION (PCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH AMY MADISON, EXECUTIVE DIRECTOR OF PCDC, A TEXAS LIABILITY COMPANY, HERINAFTER REFERRED TO AS THE OWNERS OF THE 5.723 ACRE TRACT BEING DESCRIBED HEREIN AS LOT 2E, OF THE PLAT RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201400128, 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 TRACT 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 HE 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.

LEGAL DESCRIPTION:

OF A 5.723 ACRE TRACT OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2E OF THE REPLAT OF LOT 2C OF THE REPLAT OF LOT 2C- RENEWABLE ENERGY PARK, RECORDED IN DOCUMENT NO. 201400128 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.723 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND STAMPED 'INLAND 4933' FOUND IN THE EAST RIGHT-OF-WAY OF HELIOS WAY (70' RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF LOT 4, RENEWABLE ENERGY PARK, RECORDED IN DOCUMENT NO. 201100199 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2C, AND MOST SOUTHERLY SOUTHWEST CORNER HEREOF;

THENCE, N 13°17'18" W, WITH SAID EAST RIGHT-OF-WAY, A DISTANCE OF 70.07' FEET TO A 1/2 INCH IRON ROD STAMPED 'INLAND 4933';

THENCE, S 76°07'19" W, CONTINUING WITH SAID EAST RIGHT-OF-WAY, A DISTANCE OF 7.01 FEET TO A 'X' FOUND CUT IN A CONCRETE CURB FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH SAID EAST RIGHT-OF-WAY, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 465.00 FEET, AND CHORD BEARS N 04°20'11" W, 39.98 FEET, AN ARC DISTANCE OF 39.99 FEET TO A CAPPED IRON ROD STAMPED 'INLAND 4933' MARKING THE EAST RIGHT-OF-WAY OF IMPACT WAY, AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 465.00 FEET, AND CHORD BEARS N 13°13'43" E, 241.94 FEET, AN ARC DISTANCE OF 244.76 FEET TO A CAPPED IRON ROD STAMPED 'INLAND 4933';

THENCE, N 28°20'42" E, A DISTANCE OF 133.24 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR NORTHWEST CORNER HEREOF;

THENCE, S 63°33'02" E, DEPARTING THE EAST RIGHT-OF-WAY OF SAID IMPACT WAY, A DISTANCE OF 361.51 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, N 27°06'37" E, A DISTANCE OF 263.35 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'DODD SURVEYING' IN THE SOUTH LINE OF LOT 2B, REPLAT OF LOT 2, RECORDED IN DOCUMENT NO. 201300066 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, S 63°32'21" E, WITH THE SOUTH LINE OF SAID LOT 2B, A DISTANCE OF 213.25 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'DODD SURVEYING' IN THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 130, FOR THE SOUTH CORNER OF SAID LOT 2B, THE NORTHEAST CORNER HEREOF;

THENCE, S 13°21'29" E, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 257.98 FEET TO A CAPPED IRON ROD FOUND STAMPED 'INLAND 4933' FOR THE NORTHEAST CORNER OF SAID LOT 4, AND SOUTHEAST CORNER HEREOF;

THENCE, S 76°39'49" W, WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 808.70 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 5.723 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 18 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

DATE

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

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 _____ O'CLOCK _____, DULY RECORDED ON THIS __ DAY OF _____, 2016 A.D. AT _____ O'CLOCK _____, 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

