

HERITAGE LAKES AT PFLUGERVILLE FINAL PLAT

31.44 ACRES OUT OF THE EDWARD FLINT SURVEY NO. 11 ABSTRACT NO. 277

STATE OF TEXAS § COUNTY OF TRAVIS §	CITY OF PFLUGERVILLE	, TRAVIS COUNTY, TEXAS
KNOW ALL MEN BY THESE PRESENTS:		
THAT RM POOL INVESTMENTS, LLC, BEING OWNER OF 31.44 A NO. 11, ABSTRACT NO. 277 IN TRAVIS COUNTY, TEXAS. SAME NO. 2015146459 AND DOCUMENT NO. 2015146460, OF THE OF AS AMENDED IN DOCUMENT NO. 2015149304 OF THE OFFICIAL	E BEING CONVEYED BY DEED OF RECORD IN DOCUMENT DEFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS	
HEREBY SUBDIVIDE 31.44 ACRES OF LAND IN ACCORDANCE WE PFLUGERVILLE, AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS SHOWN HEREON.	WITH THIS PLAT TO BE KNOWN AS HERITAGE LAKES AT	BEING A 31.44 ACRE TRACT OF LAND SITUATE COUNTY, TEXAS; SAID 31.44 ACRE TRACT ALS DESCRIBED IN A GENERAL WARRANTY DEED TO NO. 2015146459, OF THE OFFICIAL PUBLIC REC
WITNESS ANY HAND THE THE DAY OF		CERTAIN 19.81 ACRE TRACT OF LAND DESCRIB AND RECORDED IN DOCUMENT NO. 2015146460 PARTICULARLY DESCRIBED BY METES AND BOU STATE PLANE COORDINATE SYSTEM NAD '83 (F
WITNESS MY HAND, THIS THE DAY OF	_, 2016 A.D.	COOPERATIVE CORS RTK NETWORK: BEGINNING at a cotton gin spindle found mark
BY:		northeast corner of Lot 1, Pathways Subdivision O.P.R.T.C.T., said point also being on the sout
2200 POOL ROAD, SUITE NO. 102 GRAPEVINE, TEXAS 76051 STATE OF TEXAS §		north line of said 19.81 acre tract and the no plastic cap stamped "TLS INC" found marking corner of said 11.629 acre tract, at a distance 1/2" iron rod with orange plastic cap stampe tract and the herein described tract, said point tract of land described in a Deed of Gift to F
COUNTY OF TRAVIS § BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PER	RSONALLY APPEARED	Rinderknecht Krueger, filed on February 12, 19 Travis County, Texas (R.P.R.T.C.T.); THENCE South 26° 43′ 26″ West, departing the
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIE ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR EXPRESSED AND IN THE CAPACITY THEREIN STATED.	THE PURPOSES AND CONSIDERATIONS THEREIN	11.629 acre tract and the west line of said 2 protruding 2' above the ground approximately pipe in a fence about 15 feet east of a fence the herein described tract, same marking the the north line of that certain called 5.794 acres.
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THENOTARY PUBLIC, STATE OF TEXAS	_ DAY OF, 2016 A.D.	and recorded in Document No. 2008040028, C
PRINTED NAME MY COMMISSION	N EXPIRES	5.794 acre tract, a distance of 17.60 feet to marking the common northwest corner of said 12.104 acre tract of land described in a Warre in Document No. 2015179720, O.P.R.T.C.T.;
		THENCE North 64° 38' 37" West, with the com 12.104 acre tract, a distance of 315.82 feet 11.629 acre tract and the southeast corner o
APPROVED THIS DAY OF, 2016 A.D. BY THE PLANNING PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.	G AND ZONING COMMISSION OF THE CITY OF	THENCE North 64° 28' 20" West, with the com 12.104 acre tract, a distance of 366.22 feet 12.104 acre tract and the northeast corner of Document No. 200300119 of the O.P.R.T.C.T.,
KEVIN KLUGE, CHAIRMAN THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANN	NUNC AND ZONING COMMISSION ON THE DATE INDICATED	THENCE North 64* 32' 06" West, with the com- Villages of Hidden Lake, a distance of 175.91 found for the southwest corner of said 19.81
ABOVE.	NING AND ZUNING COMMISSION ON THE DATE INDICATED	marking the southeast corner of said Lot 1; THENCE North 26° 56' 08" East, with the coma distance of 1,579.64 feet to the POINT OF
EMILY BARRON, PLANNING DIRECTOR		within the metes recited 31.44 acres of land,
ATTEST:		NOTES:
KAREN THOMPSON, CITY SECRETARY		 THIS PLAT LIES WITHIN THE CITY OF PFLUGER WATER AND WASTEWATER SHALL BE PROVIDED
THE STATE OF TEXAS \$ COUNTY OF TRAVIS \$		PFLUGERVILLE. NO LOT IN THIS SUBDIVISION S WASTEWATER FACILITIES. 3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) S
I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, DO HEREBY WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED	CERTIFY THAT THE FOREGOING INSTRUMENT OF FOR RECORD IN MY OFFICE	4. EASEMENT(S) DEDICATED TO THE PUBLIC BY CONDITIONS OF THE ENGINEERING DESIGN MAI
ON THE DAY OF 2016 A.D., AT, C	_C'CLOCKM., PLAT RECORDS OF SAID COUNTY AND DEFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.	SUCCESSORS AND ASSIGNS SHALL RETAIN TH PROPERTY, INCLUDING THE OBLIGATION TO RE SURFACE OF THE EASEMENT PROPERTY FREE
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLE	ERK, THE DAY OF, 2016 A.D.	5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS6. THE PROPERTY OWNER SHALL PROVIDE ACCESS
DANA DEBEAUVIOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS		NECESSARY AND SHALL NOT PROHIBIT ACCES REPLACEMENT, REPAIR, MAINTENANCE, RELOC DRAINAGE AND UTILITY FACILITIES, AND RELA
BY		7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PE 8. STREETLIGHTS SHALL BE INSTALLED AND IN F
SURVEYOR'S CERTIFICATION:		STREETLIGHTS SHALL BE IN CONFORMANCE WI LIMITED TO BEING DOWNCAST AND FULL CUT 9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF
STATE OF TEXAS §		TO TREE PRESERVATION PER CITY ORDINANCE # 1224-09-08-25-8A. 10. WHERE APPLICABLE, THE PUBLIC PARKLAND E
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:		AT A RATE REQUIRED BY CITY ORDINANCE # AND DEVELOPMENT FEE SHALL BE PROVIDED 11. THE COMMUNITY IMPACT FEE RATE FOR WAST
THAT I, DANIEL M. FLAHERTY, DO HEREBY CERTIFY THA ACCURATE ON—THE—GROUND SURVEY OF THE LAND, A	ND THAT ALL CORNER MONUMENTS SHOWN THEREON	THE CITY OF PFLUGERVILLE ORDINANCE NO. LOTS SHALL BE PAID PRIOR TO THE ISSUANC 12. ON-SITE STORM WATER FACILITIES SHALL BE
WERE PROPERLY PLACED UNDER MY PERSONAL SUPER'S PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THOSE THE PLAT ARE SHOWN HEREON.	VISION, IN ACCORDANCE WITH ALL CITY OF	RATES FOR THE 2 YEAR, 25 YEAR AND 100 13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLU ELECTRIC UTILITY LATERAL AND SERVICE LINE
		PFLUGERVILLE ENGINEERING DESIGN MANUAL. 14. THE OWNER OF THIS SUBDIVISION, AND HIS O
DANIEL M. FLAHERTY, R.P.L.S. NO. 5004	DATE DE TEOF	PLANS FOR CONSTRUCTION OF SUBDIVISION IN REQUIREMENTS OF THE CITY OF PFLUGERVILLE 15. CONSTRUCTION PLANS AND SPECIFICATIONS F
SURVEYING BY: THE WALLACE GROUP, INC. ONE CHISHOLM TRAIL, SUITE. 130	DANIEL M. FLAHERTY	APPROVED BY THE CITY OF PFLUGERVILLE PR 16. SITE DEVELOPMENT CONSTRUCTION PLANS SHAPRIOR TO ANY CONSTRUCTION.

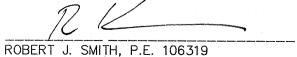
ENGINEER'S CERTIFICATION:

ROUND ROCK, TEXAS 78681

TBPLS FIRM LICENSE NO. 10051701

PHONE: (512) 248-0065

THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453 C 0285 H, DATED SEPTEMBER 26, 2008, AND 48453 C 0280 J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY. A LETTER OF MAP REVISION IS UNDER REVIEW FOR FLOODPLAIN REVISIONS ON THE PROPERTY.



9.20.16

ENGINEERING BY: KIMLEY-HORN 10814 JOLLYVILLE ROAD BUILDING IV, SUITE NO. 300 AUSTIN, TEXAS 78759 PHONE: (512) 418-1771



FIELD NOTE DESCRIPTION:

BEING A 31.44 ACRE TRACT OF LAND SITUATED IN THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS; SAID 31.44 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN CALLED 11.629 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO HERITAGE LAKES PARTNERS, LLC, AND RECORDED IN DOCUMENT NO. 2015146459, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND ALL OF THAT CERTAIN 19.81 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO HERITAGE LAKE PARTNERS, LLC, AND RECORDED IN DOCUMENT NO. 2015146460, OF THE O.P.R.T.C.T.; SAID 31.44 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS CENTRAL ZONE STATE PLANE COORDINATE SYSTEM NAD '83 (HARN '93) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK:

BEGINNING at a cotton gin spindle found marking the common northwest corner of said 19.81 acre tract and the northeast corner of Lot 1, Pathways Subdivision, a subdivision recorded in Document No. 201000077 of the O.P.R.T.C.T., said point also being on the south line of Kelly Lane (having a variable width right-of-way);

THENCE South 63' 14' 11" East, with the common south right-of-way line of said Kelly Lane and in part with the north line of said 19.81 acre tract and the north line of said 11.629 acre tract, pass a 1/2" inch iron rod with pink plastic cap stamped "TLS INC" found marking the common northeast corner of said 19.81 acre tract and northwest corner of said 11.629 acre tract, at a distance of 554.87 feet, continuing for a total distance of 869.52 feet to a 1/2" iron rod with orange plastic cap stamped "WALLACE GROUP" found for northeast corner of said 11.629 acre tract and the herein described tract, said point also marking the northwest corner of that certain called 20.162 acre tract of land described in a Deed of Gift to Ronny Wayne Rinderknecht, Lonny Charles Rinderknecht, and Becky Rinderknecht Krueger, filed on February 12, 1986, and recorded in Volume 9568, Page 80, Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

THENCE South 26' 43' 26" West, departing the south line of said Kelly Lane, and with the common east line of said 11.629 acre tract and the west line of said 20.162 acre tract, a distance of 1,560.19 feet to a 1" O.D. pipe protruding 2' above the ground approximately 17 feet east of a fence post found [168.159 acre deed call - set iron pipe in a fence about 15 feet east of a fence corner marking the southeast corner of said 11.629 acre tract and the herein described tract, same marking the southwest corner of said 20.162 acre tract, said point also being on the north line of that certain called 5.794 acre tract of land described in a General Warranty Deed to Jack Payne, and recorded in Document No. 2008040028, O.P.R.T.C.T.;

THENCE North 62° 36' 00" West, with the common south line of said 11.629 acre tract and the north line of said 5.794 acre tract, a distance of 17.60 feet to a 1" iron rod found for a corner of the herein described tract, same marking the common northwest corner of said 5.794 acre tract and the northeast corner of that certain called 12.104 acre tract of land described in a Warranty Deed With Vendor's Lien to Diaper Full of Love, Inc., and recorded

THENCE North 64' 38' 37" West, with the common south line of said 11.629 acre tract and the north line of said 12.104 acre tract, a distance of 315.82 feet to a 1/2" iron rod found marking the common southwest corner of said 11.629 acre tract and the southeast corner of said 19.81 acre tract, for an angle point of the herein described tract;

THENCE North 64' 28' 20" West, with the common south line of said 19.81 acre tract and the north line of said 12.104 acre tract, a distance of 366.22 feet to 1/2" iron rod found for the common northwest corner of said 12.104 acre tract and the northeast corner of The Villages of Hidden Lake Phase 1, a subdivision recorded in Document No. 200300119 of the O.P.R.T.C.T., for an angle point of the herein described tract;

THENCE North 64° 32' 06" West, with the common south line of said 19.81 acre tract and the north line of said The Villages of Hidden Lake, a distance of 175.91 feet to 1/2" iron rod with orange plastic cap stamped "Pate Surveyors" found for the southwest corner of said 19.81 acre tract and the southwest corner of the herein described tract, also marking the southeast corner of said Lot 1

THENCE North 26° 56' 08" East, with the common west line of said 19.81 acre tract and the east line of said Lot 1. a distance of 1,579.64 feet to the POINT OF BEGINNING of the herein described tract, delineating and encompassing within the metes recited 31.44 acres of land, more or less

THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION

- WATER AND WASTEWATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET
- 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.
- 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.
- WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24. THE PAYMENT OF THE PARKLAND FEE IN LIEU
- AND DEVELOPMENT FEE SHALL BE PROVIDED WITH THE ASSOCIATED SITE DEVELOPMENT APPLICATIONS. THE COMMUNITY IMPACT FEE RATE FOR WASTEWATER IS HEREBY ASSESSED 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.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE
- 17. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS 48453C0285H, DATED SEPTEMBER 26, 2008, AND 48453C0280J, DATED AUGUST 18, 2014
- 18. 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 19. 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 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.
- 21. CURRENT ASSUMPTIONS FOR LAND USES INDICATE A TIA IS NOT CURRENTLY REQUIRED, HOWEVER AS INDIVIDUAL USES ARE FINALIZED WITHIN THE DEVELOPMENT, AN UPDATE TO THE ASSUMPTIONS MAY BE REQUIRED RESULTING IN A CUMULATIVE TRIP GENERATION THAT MAY REQUIRE FURTHER ANALYSIS OR A TIA IN
- 22. SIDEWALK SEGMENTS ALONG KELLY LANE WILL BE CONSTRUCTED AS EACH LOT IS DEVELOPED.
- 23. ALL TREES LOCATED IN EXISTING AND EFFECTIVE FLOODPLAIN ARE TO BE CONSIDERED PROTECTED. 24. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ASSOCIATED WITH SUBDIVISION ARE RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



THE **Wallace** Group engineers architects surveyors A CP&Y COMPANY WACO KILLEEN DALLAS ROUND ROCK Chisholm Trail, Suite 130, Round Rock, Texas 78681 | 512.248.0065

TBPE F-54 TBPLS 10051701

Proj. No. <u>23662</u> Sheet <u>09-19-2016</u> Drawing: 23662-FIN