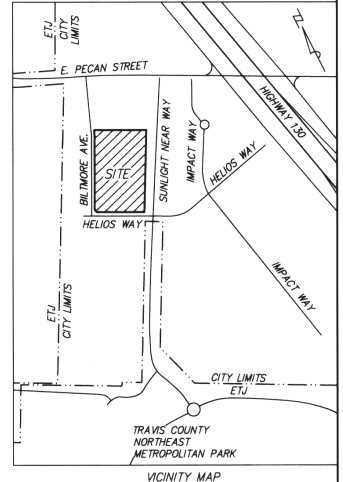
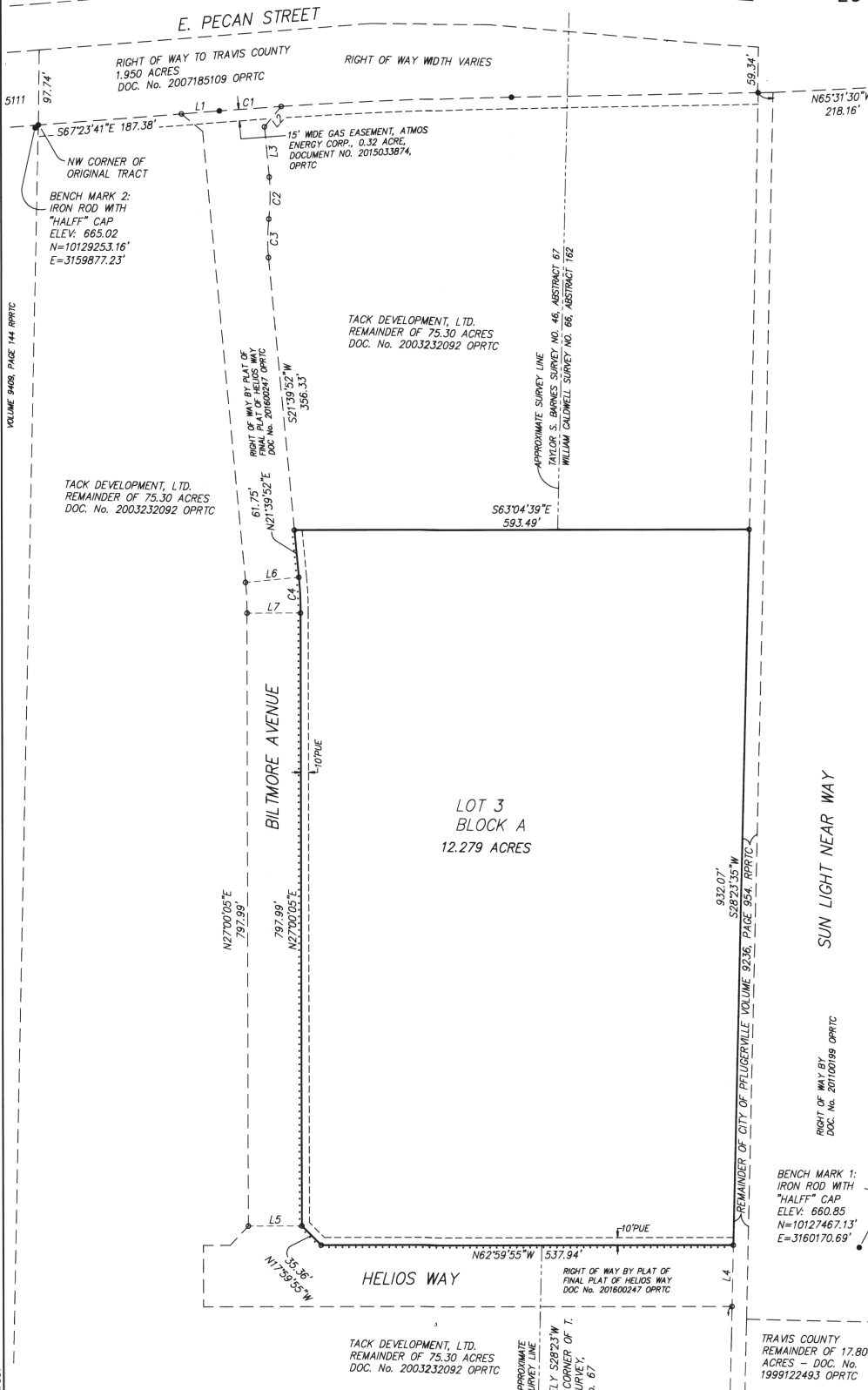
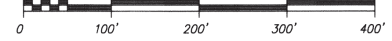


FINAL PLAT OF LOT 3, BLOCK A, TIMMERMAN SUBDIVISION

SCALE: 1"=100'



BENCH MARKS:

BENCH MARK 1
IRON ROD WITH "HALF" CAP
ELEV: 660.85
N=10127467.13', E=3160170.69'

BENCH MARK 2
IRON ROD WITH "HALF" CAP
ELEV: 665.02
N=10129253.16', E=3159877.23'

LINE	LENGTH	BEARING
L1	49.82'	S67°23'41"E
L2	34.42'	S66°39'52"W
L3	65.72'	S21°39'52"W
L4	80.02'	N28°23'35"E
L5	70.00'	N62°59'55"W
L6	70.00'	N68°20'08"W
L7	70.00'	N62°59'55"W

TOTAL AREA OF THIS PLAT: 12.279 ACRES
1 LOT FOR APARTMENTS

A PARCEL OF LAND CONTAINING 12.279 ACRES OUT OF THE THE TAYLOR S. BARNES SURVEY No. 46, ABSTRACT No. 67, AND THE WILLIAM CALDWELL SURVEY No. 66, ABSTRACT 162, BOTH OF TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 75.30 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT No. 2003232092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	80.97	6412.64	0°43'24"	S67°01'59"E	80.97
C2	54.74	260.50	12°02'26"	S27°41'06"W	54.64
C3	50.33	239.50	12°02'26"	S27°41'06"W	50.24
C4	46.57	500.00	52°01'12"	N24°19'59"E	46.55

PROPERTY OWNER:
TACK DEVELOPMENT, LTD.
TIM TIMMERMAN
2490 FM 685
HUTTO, TEXAS 78634

SHEET 1 OF 2 SHEETS

LEGEND:
● = FOUND 1/2" IRON ROD
○ = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
..... = SIDEWALK REQUIRED (6 FEET WIDE)
RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY
OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

BEARINGS ARE TEXAS STATE PLANE ZONE CENTRAL ZONE NAD 83.
DISTANCES ARE SURFACE. GRID X 1.0001 = SURFACE DISTANCE.

DATE: JUNE 27, 2016

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

LOT 3, BLOCK A, TIMMERMAN SUBDIVISION

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR, (TACK DEVELOPMENT, LTD.) 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 FOR 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. 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.
8. 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.
9. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24.
10. THE ASSESSED COMMUNITY IMPACT FEE FOR WATER AND 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.
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 TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICES 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 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.
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 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.
18. A SIDEWALK SIX FEET WIDE SHALL BE CONSTRUCTED ALONG BILTMORE AVENUE AND HELIOS WAY WITH THE FIRST SITE PLAN FOR THIS SUBDIVISION.
19. ACCESS TO THIS SUBDIVISION SHALL BE LIMITED TO BILTMORE AVENUE AND HELIOS WAY. NO DIRECT ACCESS IS ALLOWED FROM SUNLIGHT NEAR WAY OR E. PECAN STREET.
20. BEARINGS ARE TEXAS STATE PLANE ZONE CENTRAL ZONE NAD 83. DISTANCES ARE SURFACE. GRID X 1.0001 = SURFACE DISTANCE.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT TACK DEVELOPMENT, LTD., ACTING BY AND THROUGH TIM TIMMERMAN, BEING THE OWNER OF 75.30 ACRES ACRES OF LAND OUT OF THE TAYLOR S. BARNES SURVEY No. 46, ABSTRACT No. 87, AND THE WILLIAM CALDWELL SURVEY No. 66, ABSTRACT 162, SAME BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT No. 2003232092 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.279 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "LOT 3, BLOCK A, TIMMERMAN SUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS 17th DAY OF November, 2016


TIM TIMMERMAN
TACK DEVELOPMENT, LTD.
2490 FM 685
HUTTO, TEXAS 78634

STATE OF TEXAS

COUNTY OF TRAVIS

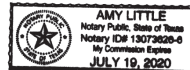
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Timmerman KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF November, 2016

SEAL



AMY LITTLE
NOTARY PUBLIC, STATE OF TEXAS



NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0280H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

Isaiah Ramirez 11.17.2016
ISAIAH RAMIREZ
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT I, J. KENNETH WEIGAND, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

John Kenneth Weigand 11/15/2016
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS



APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
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 DEBEAUVOR, 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 AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A. D. AT _____ O'CLOCK ____ M., 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 DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK ____ M. THIS THE _____ DAY OF _____, 20____ A. D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: JUNE 27, 2016

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PARKLAND DEDICATION NOTE:

PARKLAND FEE IN LIEU OF PARKLAND:
6.6 ACRES X 254 UNITS X 2 PERSONS PER UNIT / 1000 PERSONS = 3.3528 PARKLAND ACRES REQUIRED. THIS PROJECT WILL PAY THE FEE IN-LIEU OF THE REQUIRED PARKLAND AND WILL NOT DEDICATE SEPARATE PARKLAND. THE FEE IN-LIEU OF PARKLAND WILL NEED TO BE PAID IN THE AMOUNT OF \$146,047.97 (3.3528 ACRES X \$43,580 PER ACRE). THIS AMOUNT WILL BE PAID TO THE CITY PRIOR TO RECORDATION OF THE FINAL PLAT.

PARK DEVELOPMENT:

\$496 PER UNIT: 254 X \$496/UNIT = \$125,984.00 FEE.
THIS PROJECT PROPOSES TO DEVELOP THE PARK AMENITIES AS CREDIT TOWARDS SATISFYING THE PARKLAND DEVELOPMENT FEE. THE PROJECT WILL POST A BOND IN THE AMOUNT OF \$125,984.00 PRIOR TO RECORDATION OF THE FINAL PLAT.