

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	845.00'	155.74'	10°33'37"	S 33°11'33" W	155.52'
C2	25.00'	39.28'	90°01'23"	S 72°55'37" W	35.36'
C3	283.00'	246.63'	49°56'00"	N 53°01'32" E	238.90'
C4	283.00'	297.17'	60°09'53"	S 71°55'31" E	283.70'
C5	216.96'	192.25'	50°46'12"	S 67°48'35" E	186.02'
C6	207.00'	25.72'	7°07'13"	N 81°33'09" E	25.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°54'44" W	185.20'
L2	S 61°56'26" E	39.01'
L3	S 27°57'36" W	3.70'
L4	N 28°03'33" E	132.50'
L5	S 37°42'16" E	40.85'
L6	S 37°42'16" E	68.18'
L7	S 28°05'19" W	11.81'
L8	S 28°05'19" W	74.70'
L9	N 61°56'13" W	61.56'
L10	S 28°03'47" W	13.67'
L11	N 61°56'13" W	31.69'
L12	S 28°03'47" W	146.66'
L13	N 61°56'13" W	7.41'
L14	S 28°03'47" W	13.68'
L15	N 61°56'13" W	14.24'
L16	S 28°03'47" W	12.00'
L17	N 61°56'13" W	16.90'
L18	S 28°03'47" W	3.09'
L19	N 61°56'13" W	184.24'
L20	N 77°59'32" E	386.02'
L21	S 28°03'33" W	3.70'

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET
W/ CAP STAMPED "JONES/CARTER"
- CONCRETE MONUMENT
- ▲ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- W.L.E. WATERLINE EASEMENT
- W.W.E. WASTEWATER LINE EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- DOC. NO. DOCUMENT NUMBER
- R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
- ○ ○ ○ 6' CONCRETE SIDEWALK

LEGAL DESCRIPTION

ABS 786 SUR 14 VAN WINKLE J ACR 22.439

PECAN DISTRICT SUBDIVISION, SECTION 1 FINAL PLAT (9.336 ACRES)

CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

October 4, 2017

W PECAN ST (F.M. 1825)
120' PUBLIC RIGHT-OF-WAY

OWNER

THE COMMONS AT HEATHERWILDE & PECAN, LP
411 BRAZOS STREET, SUITE 99
AUSTIN, TX 78701

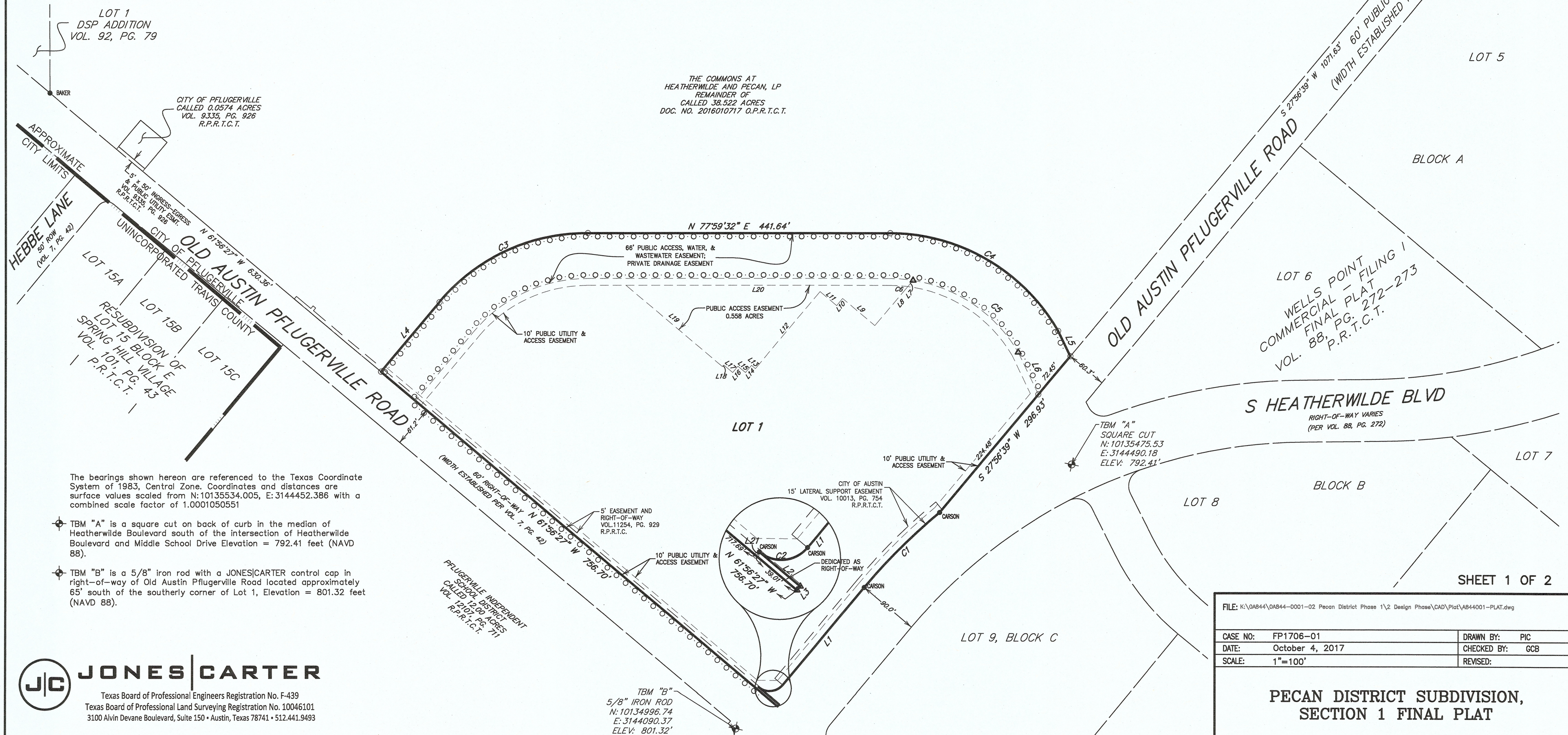
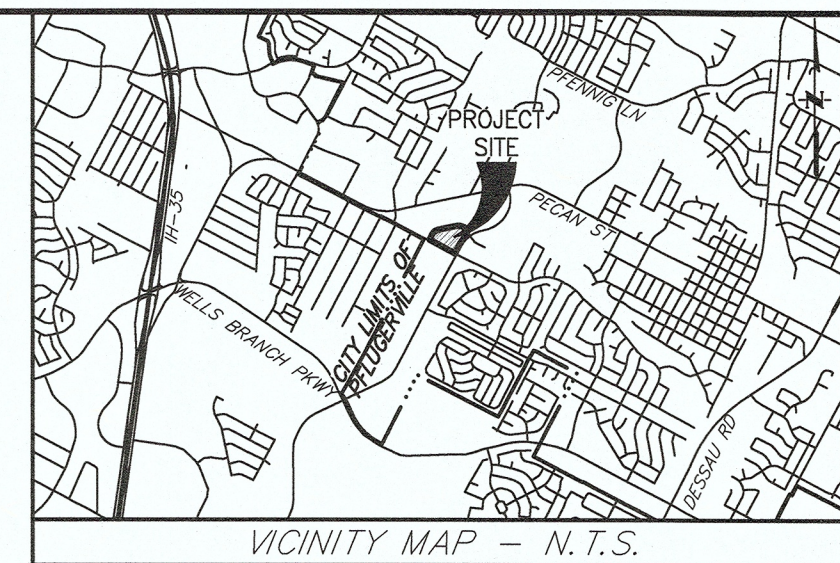
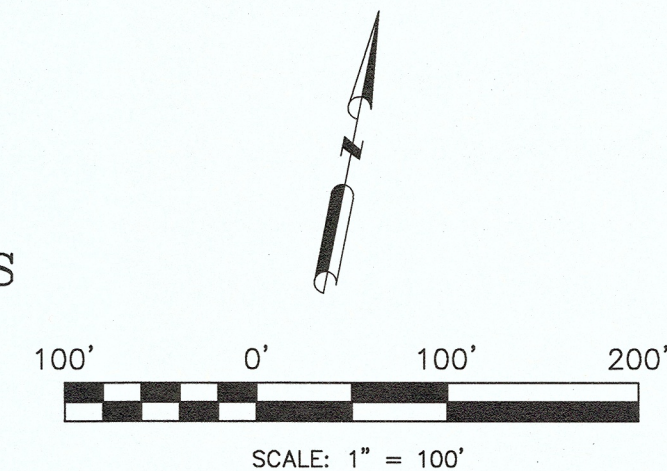
ENGINEER

GEMSONG N. RYAN
JONES/CARTER
3100 ALVIN DEVANE BLVD, SUITE 150
AUSTIN, TX 78741

SURVEYOR

CHRISTOPHER E. CURTIS
JONES/CARTER
150 VENTURE DR., SUITE 100
AUSTIN, TEXAS 77845

LOT	ACREAGE	PROPOSED LAND USE
LOT 1	9.336 ACRES	MULTI-FAMILY RESID.



The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances are surface values scaled from N:10135534.005, E:3144452.386 with a combined scale factor of 1.0001050551

TBM "A" is a square cut on back of curb in the median of Heatherwilde Boulevard south of the intersection of Heatherwilde Boulevard and Middle School Drive Elevation = 792.41 feet (NAVD 88).

TBM "B" is a 5/8" iron rod with a JONES/CARTER control cap in right-of-way of Old Austin Pflugerville Road located approximately 65' south of the southerly corner of Lot 1, Elevation = 801.32 feet (NAVD 88).

FILE: K:\04844\04844-0001-02 Pecan District Phase 1\2 Design Phase\CAD\Plat\A844001-PLAT.dwg

CASE NO:	FP1706-01	DRAWN BY:	PIC
DATE:	October 4, 2017	CHECKED BY:	GCB
SCALE:	1"=100'	REVISED:	

PECAN DISTRICT SUBDIVISION,
SECTION 1 FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

That The Commons at Heatherwilde & Pecan, LP, a Texas limited liability partnership, being the owner of a certain 38.465 acre tract of land out of the Thomas J. Chambers Survey, Abstract Number 7 described in a Special Warranty Deed with Vendor's Lien recorded in Document No. 2016010717 of the Office Public Records of Travis County, Texas does hereby subdivide 9.336 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

PECAN DISTRICT SUBDIVISION, SECTION 1 FINAL PLAT

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 5th day of October, 2017, A.D.

By: THE COMMONS AT HEATHERWILDE & PECAN, LP

Cid Galindo
THE COMMONS AT HEATHERWILDE & PECAN, LP
411 Brazos Street, Suite 99
Austin, TX 78701
512-297-0525

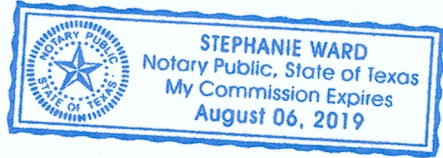
STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Cid Galindo known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

STEPHANIE WARD

Print Notary's Name
My Commission Expires: 8/6/2019



I, Christopher E. Curtis, 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.

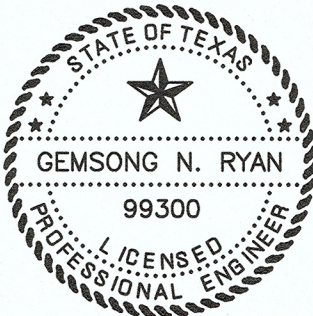
Christopher E. Curtis
Registered Professional Land Surveyor No. 6111
Date 10/05/2017
JONES | CARTER, INC.
150 Venture Dr., Suite 100
Austin, Texas 77845



FLOOD PLAIN NOTE:

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 Flood Insurance Administration FIRM Map #48453C0260J, dated August 18, 2014 for Travis County, Texas, Community No. 481026.

Gemsong N. Ryan
Registered Professional Engineer No. 99300
Date 10-5-17
JONES | CARTER, INC.
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741



APPROVED this ____ day of ____, 2017, A.D. By the Planning and Zoning Commission of City of Pflugerville, County of Travis, Texas, on behalf of the city.

Tammie Williamson, Chair

This plat reflects the approval granted by the Planning and Zoning Commission on the date indicted above.

Emily Barron, Planning Director

ATTEST:

Karen Thompson, City Secretary

PECAN DISTRICT SUBDIVISION,
SECTION 1 FINAL PLAT
(9.336 ACRES)

CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

September 8, 2017

LEGAL DESCRIPTION:

BEING a 9.336 acre tract of land situated in the Thomas J. Chambers Survey, Abstract No. 7 in Travis County, Texas; same being a portion of a called 38.465 acre tract described in a Special Warranty Deed with Vendor's Lien to The Commons at Heatherwilde and Pecan, LP recorded in Document Number 2016010717 of the Official Records of Travis County, Texas; said 9.336 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

COMMENCING at a concrete monument found at the intersection of the southerly right-of-way line of Pecan Street (120 foot wide public right-of-way) and the northwesterly right-of-way line of Old Austin Pflugerville Road (60 foot wide public right-of-way) for the northeasterly corner of said 38.465 acre tract of land;

THENCE with said northwesterly right-of-way line of Old Austin Pflugerville Road, South 27°56'39" West a distance of 1071.63 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set for the northeasterly corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing with the right-of-way lines of said Old Austin Pflugerville Road the following courses and distances:

South 27°56'39" West a distance of 296.93 feet to a 1/2" iron rod with cap stamped "CARSON" for the beginning of a non-tangent curve to the left;

Southwesterly with said non-tangent curve to the left having a radius of 845.00 feet and a delta angle of 10°33'37", an arc distance of 155.74 feet (the chord of said curve bears South 33°11'33" West a distance of 155.52 feet) to a 1/2" iron rod with cap stamped "CARSON";

South 27°54'44" West a distance of 185.20 feet to a 1/2" iron rod with cap stamped "CARSON" for the point of curvature of a curve to the right;

Southwesterly with said curve to the right having a radius of 25.00 feet and a delta angle of 90°01'23", an arc distance of 39.28 feet (the chord of said curve bears South 72°55'37" West a distance of 35.36 feet) to a 1/2" iron rod with cap stamped "CARSON";

South 61°56'26" East a distance of 39.01 feet to a point for corner;

South 27°57'36" West a distance of 3.70 feet to a point for corner;

North 61°56'27" West a distance of 756.70 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set, from which a 1/2" iron rod with cap stamped "BAKER" found for the southwesterly corner of said 38.465 acre tract of land and the southerly corner of Lot 1 of DSP ADDITION, a subdivision recorded in Volume 92, Page 79 of the Plat Records of Travis County, Texas bears North 61°56'27" West a distance of 630.36 feet;

THENCE departing the northeasterly right-of-way line of said Old Austin Pflugerville Road over and across said 38.465 acre tract of land the following courses and distances

North 28°03'33" East a distance of 132.50 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set for the point of curvature of a curve to the right;

Northeasterly with said curve to the right having a radius of 283.00 feet and a delta angle of 49°56'00", an arc distance of 246.63 feet (the chord of said curve bears North 53°01'32" East a distance of 238.90 feet) to a 5/8" iron rod with cap stamped "JONES|CARTER" set;

North 77°59'32" East a distance of 441.64 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set for the point of curvature of a curve to the right;

Southeasterly with said curve to the right having a radius of 283.00 feet and a delta angle of 60°09'53", an arc distance of 297.17 feet (the chord of said curve bears South 71°55'31" East a distance of 283.70 feet) to a 5/8" iron rod with cap stamped "JONES|CARTER" set;

South 37°42'16" East a distance of 40.85 feet to the POINT OF BEGINNING and CONTAINING an area of 9.336 acres of land.

NOTES:

- This plat lies within the City of Pflugerville full purpose jurisdiction.
- Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
- A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontage.
- 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. 1206-15-24. 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 popery 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 Old Austin-Pflugerville Rd. & Social Drive (private).
- 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 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.
- The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by "The Commons at Heatherwilde & Pecan" PUD Ordinance # 1203-15-02-24.
- 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.
- This Subdivision shall 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 specification 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, Development Services, prior to any construction.
- All proposed fences and walls adjacent to intersection 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.
- Wastewater and water systems shall conform to TCEQ (Texas Commission of 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.
- All drainage systems will be privately owned and maintained.
- Above ground utilities or appurtenances are prohibited within the first five feet (5') of the Public Utility and Access Easement adjacent to Heatherwilde Boulevard right-of-way and any and all sidewalks placed within any area of said easement shall comply with Texas Accessibility Standards and Americans with Disabilities Act regulations, as applicable. Use of the subject easement is conditioned upon restoration of all surface improvements existing at the time of such use or subsequent disturbance to their preexisting condition. The provisions of this note shall be enforceable as law or in equity by the fee simple landowner of the City of Pflugerville, who is a third-party beneficiary of these restrictions and conditions.

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 ____, 2017, A.D., at ____ o'clock ____ M., and duly recorded on the ____ day of ____, 2017, A.D., at ____ o'clock ____ M., in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of ____, 2017, A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas

Deputy

Filed for record at ____ o'clock ____ M., this the ____ day of ____, 2017, A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas

Deputy

STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Dana DeBeauvoir, Clerk of Travis County, Texas do hereby certify that on the ____ day of ____, 2017, A.D., the commissioners' court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said court.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of ____, 2017, A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas

Deputy

SHEET 2 OF 2

FILE: K:\0A844\0A844-0001-02 Pecan District Phase 1\2 Design Phase\CAD\Plat\A844001-PLAT.dwg

CASE NO:	FP1706-01	DRAWN BY:	PIC
DATE:	October 4, 2017	CHECKED BY:	GCB
SCALE:	1"=100'	REVISED:	

PECAN DISTRICT SUBDIVISION,
SECTION 1 FINAL PLAT



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493