

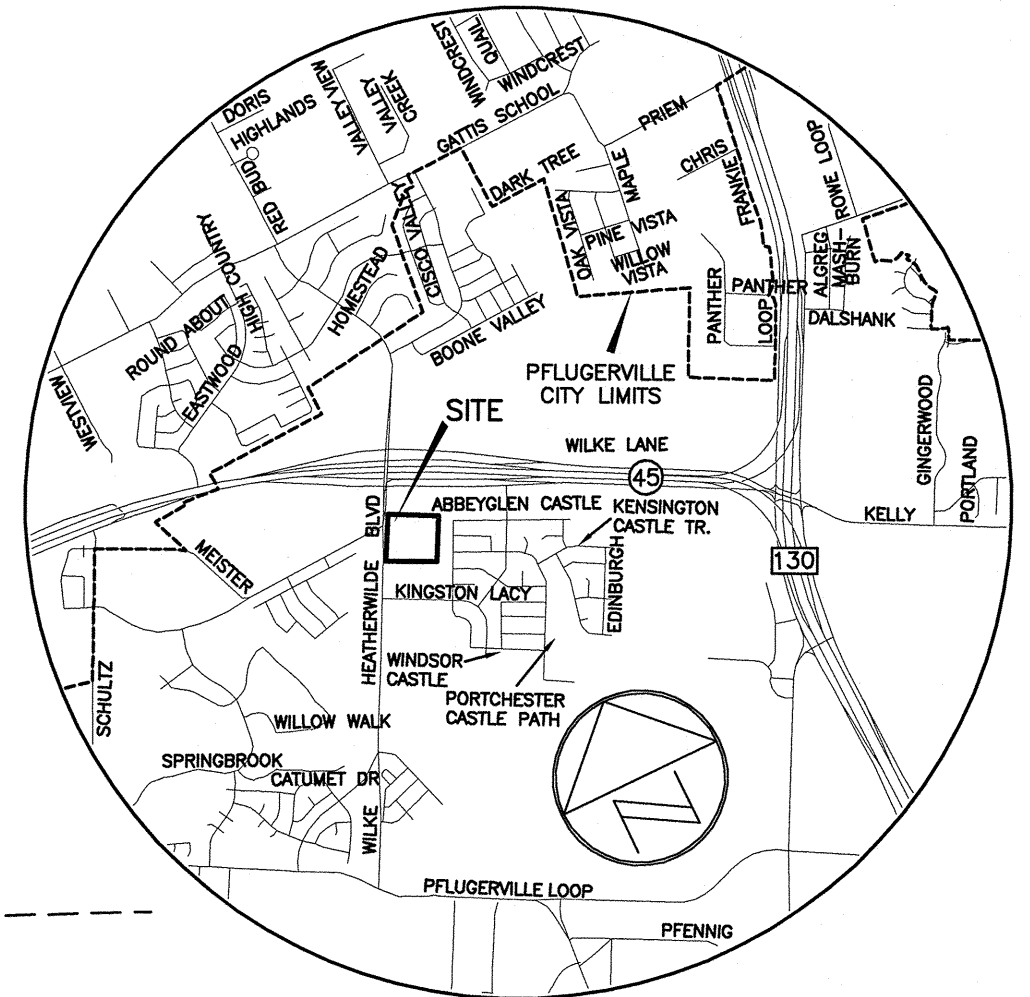
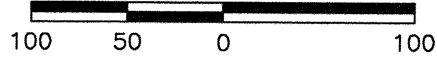
HEATHERWILDE 45 FINAL PLAT

LEGEND

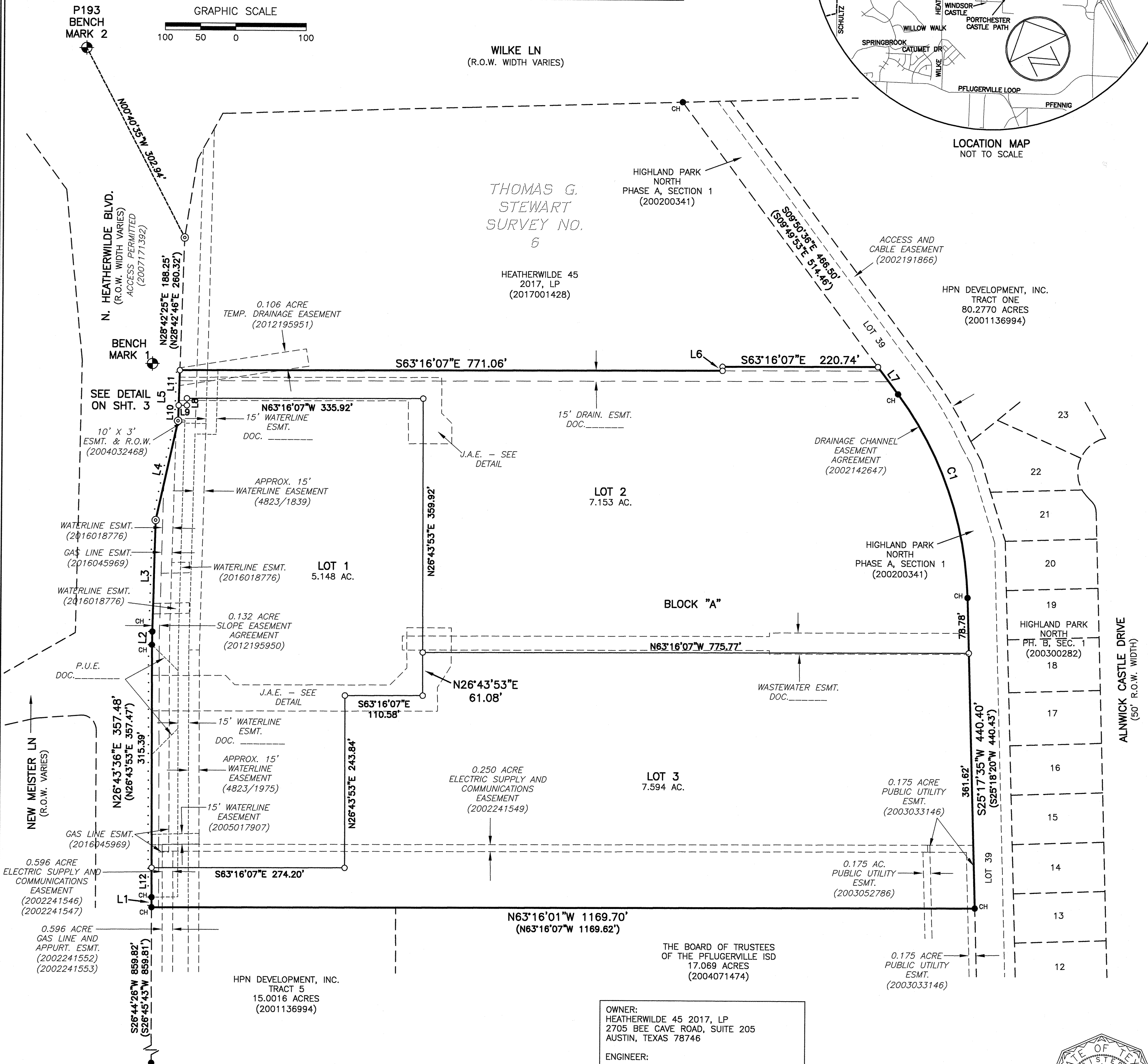
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ⊙ TxDOT TYPE II DISK FOUND
- ⊕ CONTROL POINT LOCATION
- () RECORD INFORMATION
- · · 6' PROPOSED SIDEWALK

SCALE: 1" = 100'

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N27°02'10"E	14.47'	(N26°59'04"E 14.46')
L2	N28°38'41"E	18.97'	(N28°42'19"E 18.98')
L3	N28°17'18"E	158.47'	(N28°16'20"E 158.48')
L4	N39°23'28"E	143.57'	(N39°23'17"E 143.52')
L5	N28°42'25"E	72.05'	
L6	N26°43'53"E	5.66'	
L7	S09°50'36"E	48.14'	
L8	S26°43'53"W	10.00'	
L9	N63°16'07"W	11.72'	
L10	S28°42'25"W	22.02'	
L10	N28°42'25"E	22.02'	
L11	N28°42'25"E	50.03'	
L12	N26°43'36"E	42.09'	

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	35°07'35"	505.00'	159.84'	309.60'	304.78'	S07°43'46"W (S07°44'14"W 304.86')

OWNER:
HEATHERWILDE 45 2017, LP
2705 BEE CAVE ROAD, SUITE 205
AUSTIN, TEXAS 78746

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
512-454-8711
FIRM NO. 470

SURVEYOR:
ROBERT C. WATTS, JR.
CHAPARRAL PROFESSIONAL LAND
SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

LEGAL DESCRIPTION: 19.895 ACRES
DOC. 2017001428, OFFICIAL PUBLIC
RECORDS, TRAVIS COUNTY

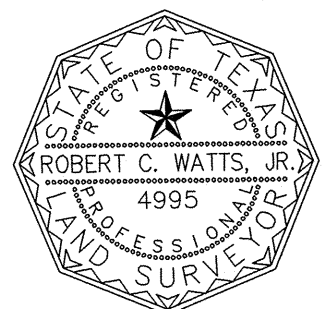
THOMAS G. STUART SURVEY NO. 6

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 3
LAND USE:

DATE OF PLAT PREPARATION:
4/10/2017

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
143-006
DRAWING NO.:
143-006-PL2017
PLOT DATE:
01/12/2018
PLOT SCALE:
1"=100'
DRAWN BY:
RCW
SHEET
01 OF 03



HEATHERWILDE 45
FINAL PLAT

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THE PRESENTS:

THAT HEATHERWILDE 45 2017, LP, BEING THE OWNER 19.895 ACRES, IN THE THOMAS G. STEWART SURVEY NO. 6, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 27.067 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED DATED JANUARY 4, 2017 OF RECORD IN DOCUMENT NO. 2017001428 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS., DO HEREBY SUBDIVIDE 19.895 ACRES, TO BE KNOWN AS:

HEATHERWILDE 45

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20__AD

HEATHERWILDE 45 2017, LP

BY: _____
2705 BEE CAVE ROAD, SUITE 250
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__A.D.

NOTARY PUBLIC'S SIGNATURE

SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

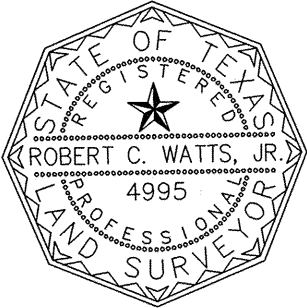
KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT C. WATTS, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, 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.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

SURVEYED ON THE GROUND: JANUARY 13, 2017.

ROBERT C. WATTS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4995 - STATE OF TEXAS
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
TBPLS FIRM NO. 10124500



DATE

ENGINEER'S CERTIFICATE:

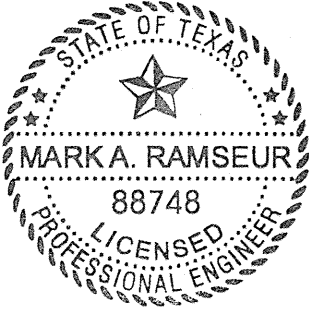
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, MARK A. RAMSEUR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO 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 AND INCORPORATED AREAS.

MARK A. RAMSEUR., P.E. NO. 88748

ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
512-454-8711
FIRM NO. 470



GENERAL NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. 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.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. 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, 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 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. A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON HEATHERWILDE BOULEVARD.
8. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
9. 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.
10. 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.
11. 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.
12. ALL PROPOSED FENCES, WALLS AND LANDSCAPING 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.
13. 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.
14. THE COMMUNITY IMPACT FEE RATE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO 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.
15. THE ONCOR EASEMENT RECORDED AS DOC. NO. 2002241549 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS MUST BE VACATED PRIOR TOP THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. THE TEMPORARY DRAINAGE EASEMENT RECORDED AS DOC. NO. 2012195951 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS MUST BE VACATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
18. A UNIFIED DEVELOPMENT AGREEMENT IS REQUIRED TO BE RECORDED PRIOR TO SITE DEVELOPMENT, AS THE FRONTAGE FOR LOTS 2 & 3 HAVE BEEN REDUCED FROM THE STANDARD 200'.
19. AN EXTENSION OF A WASTEWATER LINE TO AND THROUGH THE SUBDIVISION SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. A WASTEWATER LINE CAPABLE OF SERVING THE SUBDIVISION IS ANTICIPATED TO BE PROVIDED BY OTHERS, HOWEVER IF IT IS NOT ESTABLISHED BY OTHERS IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION TO CONSTRUCT THE LINE TO AND THROUGH THE PROPERTY PRIOR TO CERTIFICATE OF OCCUPANCY. NO ALTERNATIVE SERVICES FOR WASTEWATER SHALL BE PERMITTED.

CITY CERTIFICATION FOR FINAL PLAT:

THIS PLAT COMPLIES WITH THE CRITERIA FOR ELIGIBILITY OF FINAL SUBDIVISION PLATS AND IS HEREBY APPROVED THIS THE ____ DAY OF _____, _____, BY THE DIRECTOR OF THE CITY OF PLFUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

TAMMIE WILLIAMSON, CHAIR

TRAVIS COUNTY CLERK:

THE 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 _____, 20__, A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20__, A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, UNDER DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THIS THE ____ DAY OF _____, 20__, A.D.

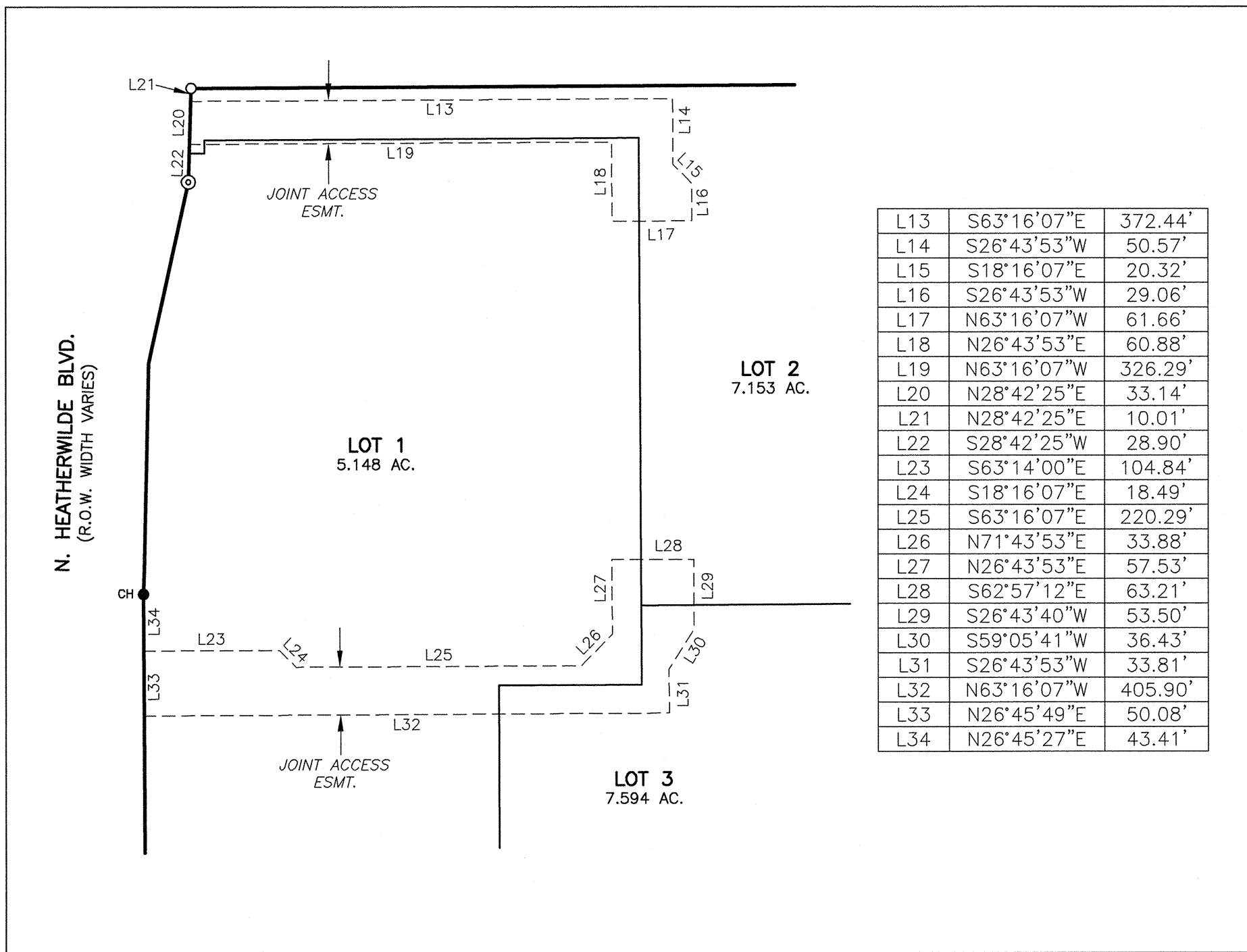
DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

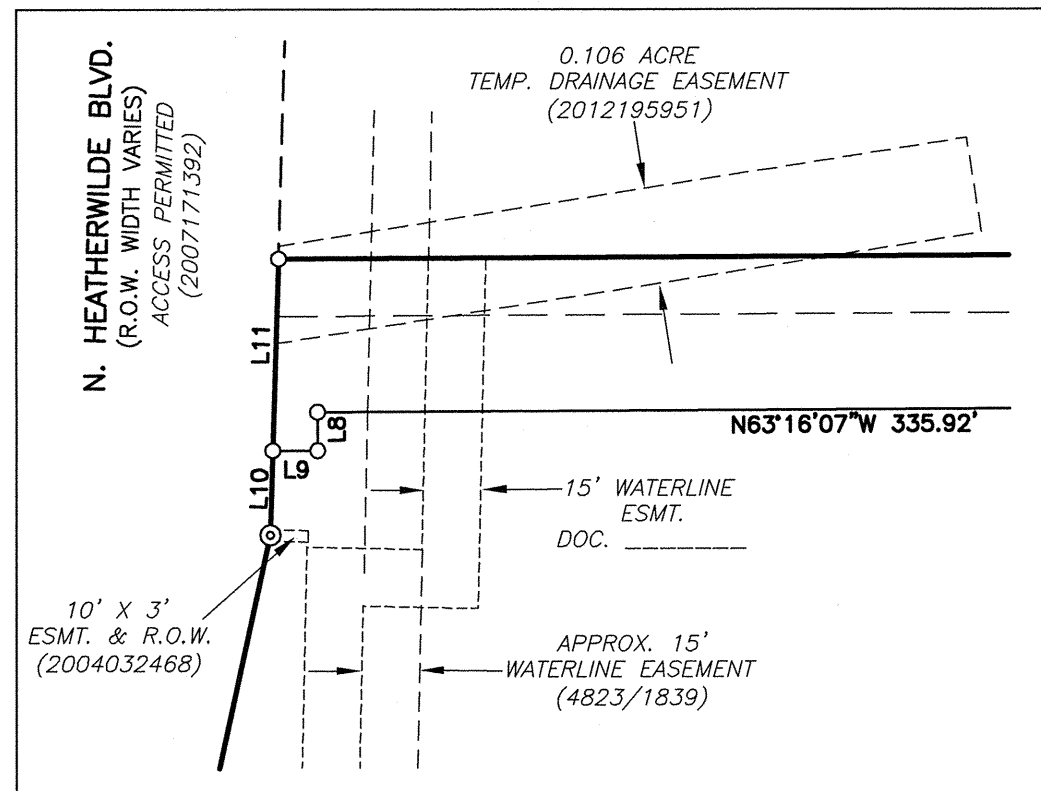
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
143-006
DRAWING NO.:
143-006-PL2017
PLOT DATE:
01/12/2018
PLOT SCALE:
1"=100'
DRAWN BY:
RCW
SHEET
02 OF 03

DETAIL
1"=100'



DETAIL
NOT TO SCALE



BENCHMARK INFORMATION

BENCHMARK 1

A SQUARE CUT ON TOP OF INLET ON THE EAST SIDE OF HEATHERWILDE BLVD., +/- 375' NORTH OF THE INTERSECTION OF NORTH HEATHERWILDE BLVD. AND NEW MEISTER LANE.

N = 10150617.99
E = 3153218.64

ELEVATION = 783.18'
DATUM: NAVD 88

BENCHMARK 2

P193: IS A MAG NAIL WITH WASHER SET IN BRICK, IN THE NORTHWEST CURB ISLAND AT THE INTERSECTION OF THE EAST BOUND FRONTAGE ROAD OF S.H. 45 AND HEATHERWILDE BLVD., +/- 3.7' EAST OF WEST CURB, +/- 16.5' WEST OF EAST CURB, AND +/- 23' NORTH OF SOUTH CURB.

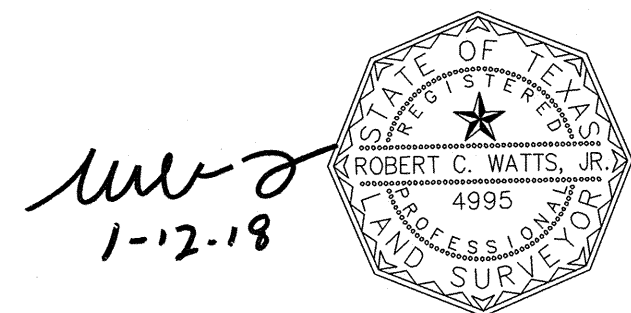
ELEVATION = 796.65
DATUM: NAVD 88

PRIMARY CONTROL POINT P193:
MAG NAIL WITH WASHER STAMPED
"CHAPARRAL"

SURFACE COORDINATES:
N 10151060.06
E 3153336.03

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10149926.2850
E 3152983.8320

COMBINED SCALE FACTOR:
0.99988831



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
143-006
DRAWING NO.:
143-006-PL2017
PLOT DATE:
01/12/2018
PLOT SCALE:
1"=100'
DRAWN BY:
RCW
SHEET
03 OF 03