

Record

Line #	Length	Direction
L1	41.10'	N27° 34' 30"E
L2	60.00'	N27° 34' 03"E
L3	17.80'	S6° 16' 00"E
L4	41.21'	S28° 31' 45"E
L5	68.02'	S34° 35' 39"E
L6	6.43'	S50° 18' 13"E
L7	28.33'	S72° 22' 24"W
(L7)	(28.33')	(N72° 22' 51"E)
L8	41.08'	S19° 03' 45"W
L9	1.73'	S62° 20' 41"E
L10	8.38'	S27° 38' 02"W
L11	2.52'	S63° 40' 42"E
L12	49.92'	S60° 08' 55"E
L13	53.32'	S60° 08' 52"E
L14	61.76'	S62° 44' 20"E
L15	63.07'	S43° 55' 04"E
L16	65.74'	S53° 16' 42"E
L17	10.24'	S53° 16' 32"E
L18	36.66'	S39° 57' 23"E
L19	37.30'	S51° 01' 54"E
L20	29.31'	S69° 27' 26"E
L21	20.89'	N70° 49' 59"E
L22	35.19'	N34° 05' 44"E
L23	44.49'	N70° 52' 43"E
L24	21.08'	N48° 15' 31"E
L25	11.11'	N48° 15' 39"E
L26	48.74'	N61° 38' 50"E
L27	77.02'	N82° 49' 40"E
L28	18.80'	S79° 42' 36"E
L29	29.37'	S20° 36' 51"W
L30	26.22'	N59° 38' 43"W
L31	75.70'	N82° 36' 57"W
L32	24.67'	N82° 36' 54"W
L33	55.31'	S81° 19' 38"W
L34	15.28'	S7° 51' 23"W
L35	10.40'	S17° 32' 13"W
L36	26.95'	S45° 48' 09"W
L37	18.50'	S16° 23' 58"W
L38	24.18'	S32° 40' 34"W
L39	11.49'	S2° 36' 04"E
L40	13.70'	S17° 45' 19"W
L41	10.50'	S84° 17' 28"W
L42	16.32'	S82° 39' 07"W
L43	24.30'	S61° 47' 53"W
L44	11.27'	N76° 36' 54"W
L45	11.50'	N39° 29' 25"W
L46	19.89'	N4° 30' 59"E
L47	2.50'	N45° 45' 42"E
L48	25.92'	N45° 45' 42"E
L49	24.46'	N39° 49' 21"E
L50	28.39'	N32° 14' 47"E
L51	16.85'	N16° 11' 40"E

Record

Line #	Length	Direction
L52	14.76'	N8° 07' 58"W
L53	16.51'	N55° 19' 25"W
L54	22.62'	N71° 09' 26"W
L55	22.98'	N88° 41' 54"W
L56	17.08'	S77° 46' 29"W
L57	20.75'	S45° 30' 56"W
L58	16.76'	S73° 38' 40"W
L59	17.04'	N81° 23' 22"W
L60	11.40'	S58° 17' 00"W
L61	10.53'	N59° 24' 23"W
L62	24.61'	S40° 23' 19"W
L63	30.49'	N10° 21' 19"E
L64	18.34'	N14° 36' 21"W
L65	31.77'	N0° 57' 18"W
L66	35.70'	N20° 51' 59"W
L67	68.31'	N47° 35' 30"W
L68	4.37'	N76° 42' 59"W
L69	70.05'	S62° 43' 40"E
L70	73.27'	S62° 25' 25"E
(L70)	(73.26')	(N62° 25' 25"W)
L71	73.26'	N62° 25' 25"W
(L71)	(73.26')	(S62° 25' 25"E)

Record

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	470.45'	1038.91'	25° 56' 43"	S40° 22' 03"W	466.44'
(C1)	(576.34')	(1038.91')	(31° 47' 06")	(N43° 17' 30"E)	(568.98')
C2	37.99'	25.00'	87° 04' 04"	S73° 45' 57"W	34.44'
C3	245.98'	500.00'	28° 11' 15"	N76° 42' 31"W	243.51'
C4	212.98'	430.00'	28° 22' 45"	N76° 36' 46"W	210.81'
C5	74.27'	500.00'	8° 30' 38"	S66° 40' 42"E	74.20'
C6	171.42'	500.00'	19° 38' 37"	S80° 45' 19"E	170.58'
C7	213.51'	430.40'	28° 25' 22"	S76° 50' 14"E	211.33'
C8	19.20'	25.00'	43° 59' 48"	S40° 32' 29"E	18.73'
C9	21.28'	25.00'	48° 46' 33"	S5° 50' 41"W	20.65'
C10	105.88'	1030.23'	5° 53' 19"	N56° 14' 38"E	105.84'

**OWNER:** GERALDINE TIMMERMAN  
**ADDRESS:** PO BOX 4784  
AUSTIN, TEXAS 78765

**SURVEYOR:** CHARLES M. BENSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863  
EAGLE EYE CONSTRUCTION LAYOUT

**ADDRESS:** 3000 JOE DIMAGGIO BLVD., STE. 84  
ROUND ROCK, TEXAS 78665

**ENGINEER:** JASON K. RODGERS  
PROFESSIONAL ENGINEER, TEXAS REGISTRATION No. 87881  
GARRETT-IHNEN CIVIL ENGINEERS

**ADDRESS:** 12007 TECHNOLOGY BLVD., STE. 150  
AUSTIN, TEXAS 78727

**BENCHMARK NOTE:**

B.M. # 25  
SQUARE CUT/CHEISEL ON THE TOP OF THE NORTHERLY END OF THE WESTERLY  
BRIDGE WALL ALONG PFLUGER FARM LANE.  
ELEVATION: 707.67'

B.M. # 50  
COTTON SPINDLE SET IN THE SOUTHEASTERLY CORNER OF THE CURRENT  
TERMINUS OF KINGSTON LACY BOULEVARD.  
NORTHING: 10141718.72, EASTING: 3153661.918, ELEVATION: 707.57'

B.M. # 51  
1/2-INCH IRON ROD SET WITH PLASTIC CAP, STAMPED "EECL", LOCATED ALONG  
THE WESTERLY RIGHT-OF-WAY LINE OF PFLUGER FARM LANE. ±24.7-FEET  
SOUTHEAST OF THE NORTHEASTERLY CORNER OF THE SUBJECT TRACT.  
NORTHING: 10141844.52, EASTING: 31549737.56, ELEVATION: 701.62'

B.M. # 101  
1/2-INCH IRON ROD SET WITH PLASTIC CAP, STAMPED "EECL", LOCATED ALONG  
THE EASTERLY RIGHT-OF-WAY LINE OF PFLUGER FARM LANE. ±148.50-FEET NORTH  
OF THE NORTHERLY END OF AN EXISTING BRIDGE AND ±4-FEET FROM THE  
EASTERLY PFLUGER FARM LANE'S BACK OF CURB.  
NORTHING: 10141318.05, EASTING: 3154633.437, ELEVATION: 704.11'

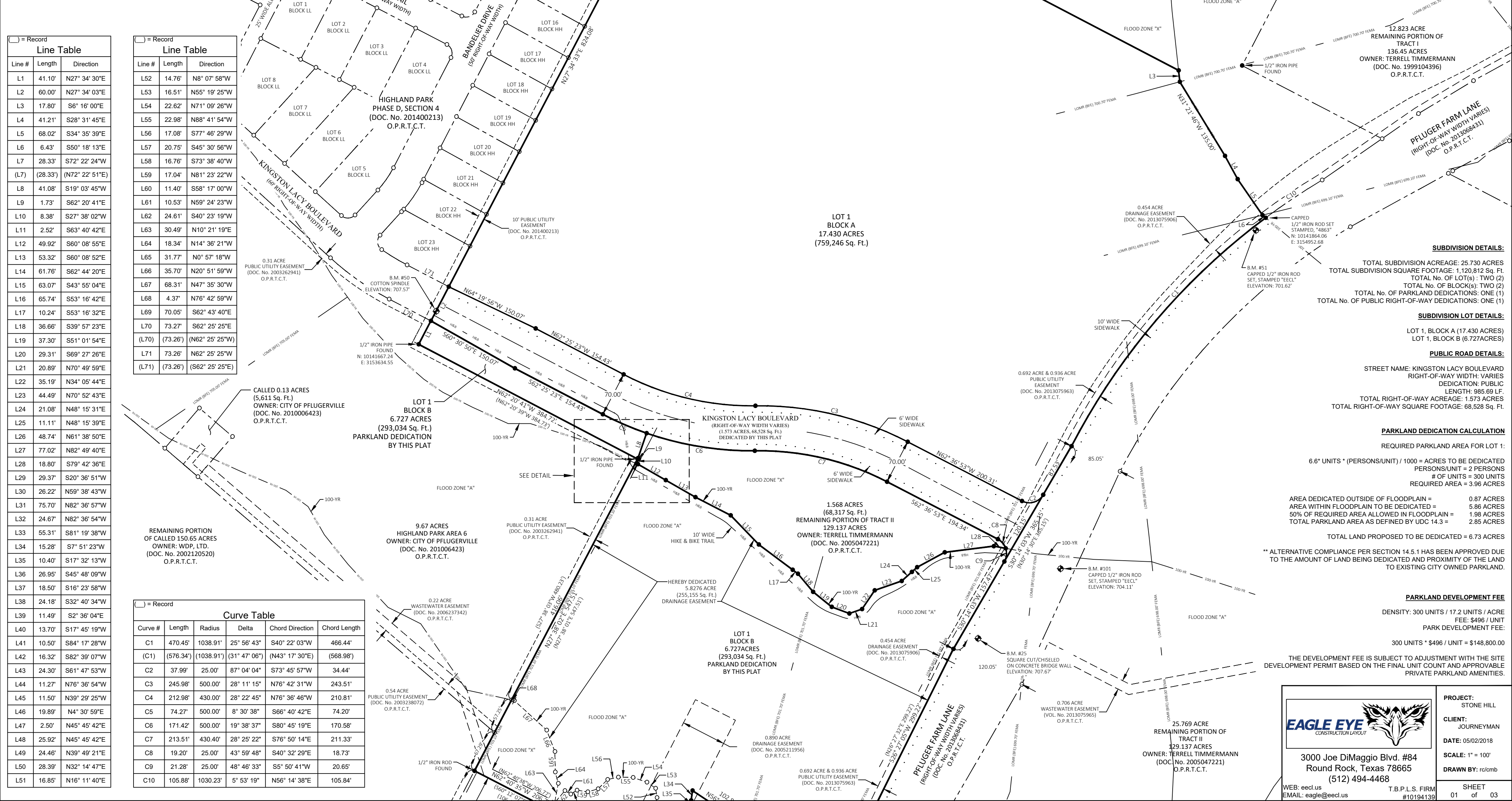
# STONE HILL AT PFLUGER FARM LANE PHASE 1 FINAL PLAT



## LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- 100-YR — FLOODPLAIN BOUNDARY LINE (FEMA FIRM PANEL # 48453C0280J, DATED 08/18/2014)
- LOMR (BFE) 700.00' FEMA — BASE FLOOD ELEVATION LINE (LOMR #15-06-3658P, DATED 06/03/2016)
- ..... PROPOSED SIDEWALK
  - 6' WIDE ALONG KINGSTON LACY BLVD.
  - 10' WIDE ALONG PFLUGER FARM LN.
- H&B — PROPOSED 10' WIDE HIKE & BIKE TRAIL
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- FLOOD ZONE "A"
- FLOOD ZONE "X"

SCALE: 1" = 100'



## SUBDIVISION DETAILS:

TOTAL SUBDIVISION ACREAGE: 25.730 ACRES  
TOTAL SUBDIVISION SQUARE FOOTAGE: 1,120,812 Sq. Ft.  
TOTAL No. OF LOTS(s): TWO (2)  
TOTAL No. OF BLOCK(s): TWO (2)  
TOTAL No. OF PARKLAND DEDICATIONS: ONE (1)  
TOTAL No. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: ONE (1)

## SUBDIVISION LOT DETAILS:

LOT 1, BLOCK A (17.430 ACRES)  
LOT 1, BLOCK B (6.727 ACRES)

## PUBLIC ROAD DETAILS:

STREET NAME: KINGSTON LACY BOULEVARD  
RIGHT-OF-WAY WIDTH: VARIES  
DEDICATION: PUBLIC  
LENGTH: 985.69 LF.  
TOTAL RIGHT-OF-WAY ACREAGE: 1.573 ACRES  
TOTAL RIGHT-OF-WAY SQUARE FOOTAGE: 68,528 Sq. Ft.

## PARKLAND DEDICATION CALCULATION

REQUIRED PARKLAND AREA FOR LOT 1:  
6.6\* UNITS \* (PERSONS/UNIT) / 1000 = ACRES TO BE DEDICATED  
PERSONS/UNIT = 2 PERSONS  
4 OF UNITS = 300 UNITS  
REQUIRED AREA = 3.96 ACRES

AREA DEDICATED OUTSIDE OF FLOODPLAIN = 0.87 ACRES  
AREA WITHIN FLOODPLAIN TO BE DEDICATED = 5.86 ACRES  
50% OF REQUIRED AREA ALLOWED IN FLOODPLAIN = 1.98 ACRES  
TOTAL PARKLAND AREA AS DEFINED BY UDC 14.3 = 2.85 ACRES

TOTAL LAND PROPOSED TO BE DEDICATED = 6.73 ACRES

\*\* ALTERNATIVE COMPLIANCE PER SECTION 14.5.1 HAS BEEN APPROVED DUE TO THE AMOUNT OF LAND BEING DEDICATED AND PROXIMITY OF THE LAND TO EXISTING CITY OWNED PARKLAND.

## PARKLAND DEVELOPMENT FEE

DENSITY: 300 UNITS / 17.2 UNITS / ACRE  
FEE: \$496 / UNIT  
PARK DEVELOPMENT FEE:  
300 UNITS \* \$496 / UNIT = \$148,800.00

THE DEVELOPMENT FEE IS SUBJECT TO ADJUSTMENT WITH THE SITE DEVELOPMENT PERMIT BASED ON THE FINAL UNIT COUNT AND APPROVABLE PRIVATE PARKLAND AMENITIES.

**3000 Joe DiMaggio Blvd. #84**  
**Round Rock, Texas 78665**  
**(512) 494-4468**

WEB: [eecl.us](http://eecl.us)  
EMAIL: [eagle@eecl.us](mailto:eagle@eecl.us)

**PROJECT:** STONE HILL  
**CLIENT:** JOURNEYMAN  
**DATE:** 05/02/2018  
**SCALE:** 1" = 100'  
**DRAWN BY:** rc/cmb

**SHEET**  
01 of 03

**PROJECT:** STONE HILL  
**CLIENT:** JOURNEYMAN  
**DATE:** 05/02/2018  
**SCALE:** 1" = 100'  
**DRAWN BY:** rc/cmb



SCALE: 1" = 100'

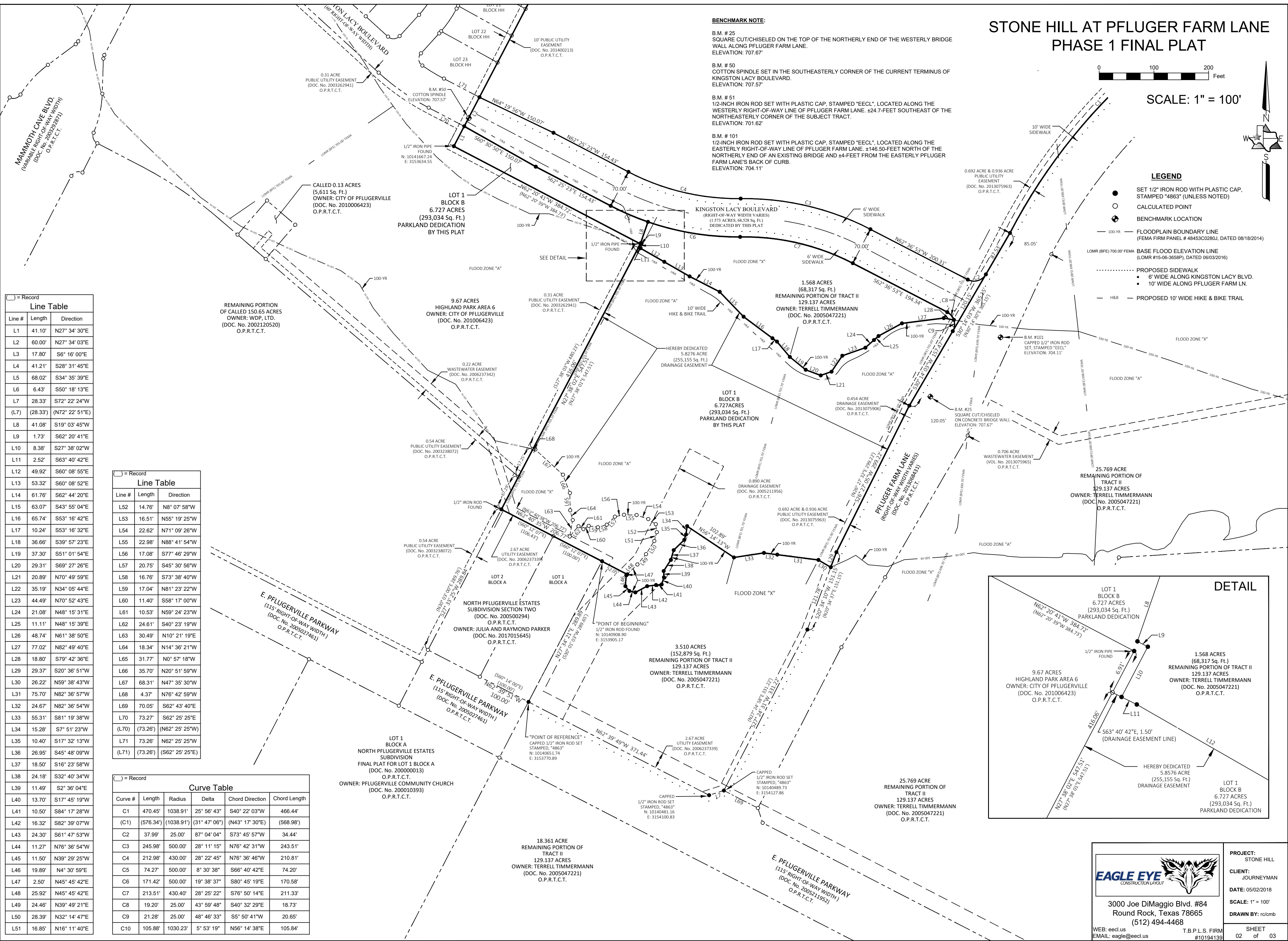


SET 1/2" IRON ROD WITH PLASTIC CAP,  
 STAMPED "4863" (UNLESS NOTED)  
 ○ CALCULATED POINT  
 + BENCHMARK LOCATION  
 — FLOODPLAIN BOUNDARY LINE  
 (FEMA FIRM PANEL # 48453C0280, DATED 08/18/2014)  
 700.00' FEMA BASE FLOOD ELEVATION LINE  
 (LOWR #15-06-38589), DATED 06/03/2016)  
 ..... PROPOSED SIDEWALK  
 • 6' WIDE ALONG KINGSTON LACY BLVD.  
 • 10' WIDE ALONG PFLUGER FARM LN.  
 + H&B — PROPOSED 10' WIDE HIKE & BIKE TRAIL

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	470.45'	1038.91'	25° 56' 43"	S40° 22' 03"W	466.44'
(C1)	(576.34')	(1038.91')	(31° 47' 06")	(N43° 17' 30"E)	(568.98')
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C6	171.42'	500.00'	19° 38' 37"	S80° 45' 19"E	170.58'
C7	213.51'	430.40'	28° 25' 22"	S76° 50' 14"E	211.33'
C8	19.20'	25.00'	43° 59' 48"	S40° 32' 29"E	18.73'
C9	21.28'	25.00'	48° 46' 33"	S5° 50' 41"W	20.65'
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L38	24.18°	S32° 40' 34"W
L39	11.49°	S27° 36' 04"E
L40	13.70°	S17° 45' 19"W
L41	10.50°	S84° 17' 28"W
L42	16.32°	S82° 39' 07"W
L43	24.30°	S61° 47' 53"W
L44	11.27°	N76° 36' 54"W
L45	11.50°	N39° 29' 25"W
L46	19.89°	N4° 30' 59"E
L47	2.50°	N45° 45' 42"E
L48	25.92°	N45° 45' 42"E
L49	24.46°	N39° 49' 21"E
L50	28.39°	N32° 14' 47"E
L51	16.85°	N16° 11' 40"E

B.M. # 101  
1/2-INCH IRON ROD SET WITH PLASTIC CAP, STAMPED "EECL", LOCATED ALONG THE  
EASTERLY RIGHT-OF-WAY LINE OF PFLUGER FARM LANE. ±146.50-FEET NORTH OF THE  
NORTHERLY END OF AN EXISTING BRIDGE AND ±4-FEET FROM THE EASTERLY PFLUGER  
FARM LANE'S BACK OF CURB.  
ELEVATION: 704.11'



**DETAIL**

LOT 1  
BLOCK B  
6.727 ACRES  
(293,034 Sq. Ft.)  
PARKLAND DEDICATION

1/2" IRON PIPE  
FOUND

9.67 ACRES  
HIGHLAND PARK AREA 6  
OWNER: CITY OF PFLUGERVILLE  
(DOC. No. 201006423)  
O.P.R.T.C.T.

1.568 ACRES  
(68,317 Sq. Ft.)  
REMAINING PORTION OF TRACT II  
129.137 ACRES  
OWNER: TERRELL TIMMERMANN  
(DOC. No. 2005047221)  
O.P.R.T.C.T.

HEREBY DEDICATED  
5.8576 ACRE  
(255,155 Sq. Ft.)  
DRAINAGE EASEMENT

LOT 1  
BLOCK B  
6.727 ACRES  
(293,034 Sq. Ft.)  
PARKLAND DEDICATION

Survey Data:  
 N62°20'41"W 384.72'  
 (N62°20'39"W 384.73')  
 6.91'  
 416.06'  
 563°40'42"E, 1.50'  
 (DRAINAGE EASEMENT LINE)  
 N27°38'03"E 54'15.1"  
 (N27°38'01"E 54'13.1')  
 L8  
 L9  
 L10  
 L11  
 L12

**EAGLE EYE**  
CONSTRUCTION LAYOUT

3000 Joe DiMaggio Blvd. #84  
Round Rock, Texas 78665  
(512) 494-4468

WEB: [eecl.us](http://eecl.us) T.B.P.L.S. FIRM  
EMAIL: [eecl@eecl.us](mailto:eecl@eecl.us) #1019413

**PROJECT:**  
STONE HILL

**CLIENT:**  
JOURNEYMAN

**DATE:** 05/02/2018

**SCALE:** 1" = 100'

**DRAWN BY:** rc/cmb

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SHEET  
02 of 03



LEGAL DESCRIPTION:

A DESCRIPTION OF A 25.730 ACRE (APPROX. 1,120,812 Sq. Ft.) TRACT OF LAND, SITUATED IN THE TOMAS G. STEWART SURVEY No. 6, ABSTRACT No. 689, TRAVIS COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 129.137 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT II, IN A GENERAL WARRANTY DEED, CONVEYED TO TERRELL TIMMERMAN, DATED SEPTEMBER 7, 1999 AND APPEARING OF RECORD UNDER DOCUMENT No. 1599104399 AND CORRECTED UNDER DOCUMENT No. 2005047221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 25.730 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2-inch iron rod, for an ell-corner located along the northwesterly property line of the aforementioned 129.137 Acre tract of land, same being the northeasterly corner of Lot 1, Block A of the North Pflugerville Estates Subdivision, Section Two, according to the map or plat thereof, recorded under Document No. 200500294 of the Official Public Records of Travis County, Texas and being that same tract of land described as Tract III, in that certain General Warranty Deed, conveyed to Julia Norman Parker, dated January 26, 2017 and appearing of record under Document No. 2017015645 of the Official Public Records of Travis County, Texas, and from which a previously set 1/2-inch iron rod with plastic cap, stamped "4863", bears South 27° 34' 21" West, a distance of 289.89 feet, for a point along the northerly right-of-way line of Pflugerville Parkway, having a called one-hundred and fifteen (115) foot right-of-way width, according to that certain Right of Entry, Possession and Construction Easement, dated February 14, 2005 and appearing of record under Document No. 2005027461 of the Official Public Records of Travis County, Texas, same being the southeasterly corner of said Lot 1, Block A and a point along the northwesterly property line of the said 129.137 acre tract of land;

**THENCE North 62° 40' 35" West**, along the northeasterly lot line of the aforementioned Lot 1, Block A, North Pflugerville Estates, Section Two, a distance of 100.00 feet to a calculated point for the northeasterly common dividing corner of the said Lot(s) 1 and 2, Block A, North Pflugerville Estates, Section Two and continuing an additional distance of 106.77 feet, for a total distance of **206.77 feet** to a found 1/2-inch iron rod, for an ell-corner of the aforesaid 129.137 Acre tract of land, same being the northwesterly corner of said Lot 2, Block A, North Pflugerville Estates, Section Two and a point along the southeasterly property line of the remaining portion of a called 150.65 Acre tract of land being described in that certain General Warranty Deed, conveyed to WDP, Ltd., dated June 20, 2002 and appearing of record under Document No. 2002120520 of the Official Public Records of Travis County, Texas;

**THENCE North 27° 38' 02" East**, along the northwesterly property line of the aforementioned 129.137 Acre tract of land, same being the southeasterly property line of the remaining portion of the aforesaid 150.67 Acre tract of land, a distance of 67.25 feet to a calculated point for the northeasterly corner of the said remaining portion of the 150.67 Acre tract of land, same being the southeasterly corner of a called 9.67 Acre tract of land being described in that certain General Warranty Deed, conveyed to the City of Pflugerville, dated December 23, 2009 and appearing of record under Document No. 201006423 of the Official Public Records of Travis County, Texas, thence continuing an additional 480.23 feet, for a total distance of **547.52 feet** for an ell-corner of the said 129.137 Acre tract of land and the easterly most ell-corner of the said 9.67 acre tract of land;

**THENCE North 62° 20' 41" West**, along the common dividing property line of the aforementioned 129.37 Acre tract of land and the aforesaid 9.67 Acre tract of land, a distance of **384.72 feet** to a found 1/2-inch iron pipe, for an ell-corner of the said 129.37 Acre and 9.67 Acre tracts of land;

**THENCE North 27° 34' 33" East**, along the northwesterly property line of the aforementioned 129.37 Acre tract of land, same being the southeasterly property line of the aforesaid 9.67 acre tract of land, a distance of **41.10 feet** to a previously set 1/2-inch iron rod with plastic cap, stamped "4863" for the northeasterly corner of the said 9.67 Acre tract of land, same being the southeasterly right-of-way corner of the terminus of Kingston Lacy Boulevard, having a called Sixty (60) foot right-of-way width per that certain map or plat being described as Highland Park, Phase D, Section 4, and appearing of record under Document No. 201400213 of the Official Public Records of Travis County, Texas;

**THENCE** over and across the aforementioned 129.137 Acre tract of land the following Thirty (30) courses and distances:

- 1). **South 60° 30' 50" East**, a distance of **150.07 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 2). **South 62° 25' 23" East**, a distance of **154.43 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 3). With a curve to the left, having an **Arc Length of 74.27 feet**, a **Radius of 500.00 feet**, a **Delta Angle of 8° 30' 38"** and a **Chord** which bears **South 66° 40' 42" East**, a **Distance of 74.20 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 4). **South 15° 03' 45" West**, a distance of **41.08 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 5). **South 62° 20' 41" East**, a distance of **1.73 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 6). **South 27° 38' 02" West**, a distance of **8.38 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 7). **South 63° 40' 42" East**, a distance of **2.52 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 8). **South 60° 08' 55" East**, a distance of **49.92 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 9). **South 60° 08' 52" East**, a distance of **53.32 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 10). **South 62° 44' 20" East**, a distance of **61.76 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 11). **South 43° 55' 04" East**, a distance of **63.07 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 12). **South 53° 16' 42" East**, a distance of **65.74 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 13). **South 53° 16' 32" East**, a distance of **10.24 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 14). **South 39° 57' 23" East**, a distance of **36.66 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 15). **South 51° 01' 54" East**, a distance of **37.30 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 16). **South 69° 27' 26" East**, a distance of **29.31 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 17). **North 70° 49' 59" East**, a distance of **20.89 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 18). **North 34° 05' 44" East**, a distance of **35.19 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 19). **North 70° 52' 43" East**, a distance of **44.49 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 20). **North 48° 15' 31" East**, a distance of **21.08 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 21). **North 48° 15' 39" East**, a distance of **11.11 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 22). **North 61° 38' 50" East**, a distance of **48.74 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 23). **North 82° 49' 40" East**, a distance of **77.02 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 24). **South 79° 42' 36" East**, a distance of **18.80 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 25). With a curve to the left, having an **Arc Length of 19.20 feet**, a **Radius of 25.00 feet**, a **Delta Angle of 43° 59' 48"** and a **Chord** which bears **North 40° 32' 29" West**, a **Distance of 18.73 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 26). **North 62° 36' 53" West**, a distance of **194.34 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 27). With a curve to the left, having an **Arc Length of 213.51 feet**, a **Radius of 430.40 feet**, a **Delta Angle of 28° 25' 22"** and a **Chord** which bears **North 76° 50' 14" West**, a **Distance of 211.33 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 28). With a curve to the right, having an **Arc Length of 245.69 feet**, a **Radius of 500.00 feet**, a **Delta Angle of 28° 09' 15"** and a **Chord** which bears **North 76° 30' 00" West**, a **Distance of 243.23 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 29). **North 62° 25' 23" West**, a distance of **154.43 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 30). **North 60° 30' 50" West**, a distance of **150.07 feet** to a set 1/2-inch iron rod, with plastic cap, stamped "4863", for a point along the northwesterly property line of the said 129.137 Acre tract of land, same being the northeasterly corner of the aforementioned 9.67 Acre tract of land, same being the southeasterly right-of-way corner of the aforesaid terminus of Kingston Lacy Boulevard;

LEGAL DESCRIPTION CONTINUED:

**THENCE North 27° 34' 33" East**, along the northwesterly property line of the aforementioned 129.137 Acre tract of land, same being the southeasterly subdivision property line of the aforesaid Highland Park, a distance of **884.08 feet**, passing said Kingston Lacy Boulevard and Lot(s) 23 - 9, Block HH of the said Highland Park, to a set 1/2-inch iron rod with plastic cap, stamped "4863", for the northwesterly corner of the hereon, described 25.730 Acre tract of land;

**THENCE** over and across the aforementioned 129.137 Acre tract of land the following Six (6) courses and distances:

- 1). **South 62° 25' 27" East**, a distance of **851.08 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 2). **South 06° 16' 00" East**, a distance of **17.80 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 3). **South 31° 21' 46" East**, a distance of **135.00 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 4). **South 28° 31' 45" East**, a distance of **41.21 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 5). **South 34° 35' 39" East**, a distance of **68.02 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 6). **South 50° 18' 13" East**, a distance of **6.43 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863" along the curving westerly right-of-way line of Pfluger Farm Lane, having a variable right-of-way width per that certain Special Warranty Deed, conveyed to the City of Pflugerville, Texas, dated April 4, 2013 and appearing of record under Document No. 2013068431 of the Official Public Records of Travis County, Texas;

**THENCE** continuing along the westerly right-of-way line of the aforementioned, Pfluger Farm Lane the following Six (6) courses and distances:

- 1). With a curve to the Left, having an **Arc Length of 470.45 feet**, a **Radius of 1038.91 feet**, a **Delta Angle of 25° 56' 43"** and a **Chord** which bears **South 40° 22' 03" West**, a **Distance of 466.44 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 2). **South 30° 14' 03" West**, a distance of **365.15 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 3). **South 26° 27' 05" West**, a distance of **299.22 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 4). **South 20° 36' 51" West**, a distance of **29.37 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863" for the southeasterly corner of the hereon, described 25.730 Acre tract of land;

**THENCE** over and across the aforementioned 129.137 Acre tract of land the following Twenty (20) courses and distances:

- 1). **North 59° 38' 43" West**, a distance of **26.22 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 2). **North 82° 36' 57" West**, a distance of **75.70 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 3). **North 82° 36' 54" West**, a distance of **24.67 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 4). **South 81° 19' 38" West**, a distance of **55.31 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 5). **North 56° 14' 13" West**, a distance of **102.89 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 6). **South 07° 51' 23" West**, a distance of **15.28 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 7). **South 17° 32' 13" West**, a distance of **10.40 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 8). **South 45° 48' 09" West**, a distance of **26.95 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 9). **South 16° 23' 58" West**, a distance of **18.50 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 10). **South 32° 40' 34" West**, a distance of **24.18 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 11). **South 02° 36' 04" East**, a distance of **11.49 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 12). **South 17° 45' 19" West**, a distance of **13.70 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 13). **South 84° 17' 28" West**, a distance of **10.50 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 14). **South 82° 39' 07" West**, a distance of **16.32 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 15). **South 61° 47' 53" West**, a distance of **24.30 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 16). **North 76° 36' 54" West**, a distance of **11.27 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 17). **North 39° 29' 25" West**, a distance of **11.50 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 18). **North 04° 30' 59" East**, a distance of **19.89 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 19). **North 45° 45' 42" East**, a distance of **2.50 feet** to a set 1/2-inch iron rod with plastic cap, stamped "4863";
- 20). **North 62° 40' 35" West**, a distance of **52.05 feet** to the **POINT OF BEGINNING**, containing the hereon, described 25.730 Acre (Approx. 1,120,812 Sq. Ft.) tract of land, more or less.

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS

I, CHARLES M. BENSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT ALL CORNERS 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.

  
DATE: 05/02/2018

CHARLES M. BENSON, R.P.L.S.  
TEXAS REGISTRATION No. 4863  
EAGLE EYE CONSTRUCTION LAYOUT  
3000 JOE DIMAGGIO BLVD., STE. 84  
ROUND ROCK, TEXAS 78665



ENGINEER'S FLOODPLAIN CERTIFICATION  
STATE OF TEXAS

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL No. 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

JASON K. RODGERS, P.E.  
TEXAS REGISTRATION No. 87881  
GARRETT-IHNEN CIVIL ENGINEERS  
12007 TECHNOLOGY BLVD., STE 150  
AUSTIN, TEXAS 78727

DATE: \_\_\_\_\_

GENERAL NOTES:

- 1). THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF 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-FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(s).
- 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 [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.
- 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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- 8). STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITHIN 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.
- 9). 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.
- 10). THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A REQUIRED BY ORDINANCE # 1203-15-02-24.
- 11). FINISHED FLOOR ELEVATIONS FOR LOTS LOCATED ADJACENT TO THE FLOODPLAIN MUST BE A MINIMUM OF THE BASE FLOOD ELEVATION PLUS TWO (2) FEET.
- 12). THE COMMUNITY IMPACT FEE RATE 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.
- 13). THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS, AS PROVIDED IN NOTE 14 OF THE FINAL PLAT APPLICATION.
- 14). ALL ELECTRIC UTILITY INFRASTRUCTURE(s) INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- 15). THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- 16). 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.
- 17). SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 18). ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OF 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 20). NO OBJECT INCLUDING BUT NOT LIMITED TO BUILDING, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- 21). ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 22). WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- 23). ALL ELECTRICAL, CABLE TELEVISION AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISION SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
- 24). THE PARKLAND DEVELOPMENT FEE AND THE PARKLAND HAVE BEEN DETERMINED BASED ON 300 RESIDENTIAL UNITS PROPOSED ON LOT 1, BLOCK A. ANY INCREASE IN THE NUMBER OF UNITS WITHIN THE SUBDIVISION SHALL REQUIRE ADDITIONAL PARKLAND CONSIDERATION AND MAY REQUIRE ADDITIONAL LAND DEDICATION, FEE IN LIEU, AND PARK DEVELOPMENT FEES.
- 25). THE HIKE AND BIKE TRAIL LOCATED IN THE PARK LOT SHALL BE CONSTRUCTED AS PART OF ANY FUTURE DEVELOPMENT ON LOT 1, BLOCK A.
- 26). A TRAFFIC IMPACT ANALYSIS IS REQUIRED TO BE APPROVED BEFORE THE PLAT CAN BE CONSIDERED BY PLANNING AND ZONING.
- 27). HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369).
- 28). VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12A.
- 29). GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET.

## STONE HILL AT PFLUGER FARM LANE PHASE 1 FINAL PLAT

STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

THAT GERALDINE TIMMERMAN, BEING THE OWNER OF 129.137 ACRES OF LAND OUT OF THE T.G. STEWART SURVEY No. 6, ABSTRACT No. 689, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED RECORDED UNDER DOCUMENT No. 1999104399 AND CORRECTED UNDER DOCUMENT No. 2005047221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.730 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOW AS:

STONE HILL AT PFLUGER FARM LANE  
PHASE 1 FINAL PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS AND AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

\_\_\_\_\_  
GERALDINE TIMMERMAN  
PO BOX 4784  
AUSTIN, TEXAS 78765

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 AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS (SEAL)

\_\_\_\_\_  
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS  
COUNTY OF TRAVIS

CITY CERTIFICATION

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

\_\_\_\_\_  
DANIEL FLORES, CHAIR

\_\_\_\_\_  
DATE

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

\_\_\_\_\_  
EMILY BARRON, PLANING DIRECTOR

\_\_\_\_\_  
DATE

ATTEST:

\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

\_\_\_\_\_  
DATE

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, COUNTY 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 \_\_\_\_\_, 2018, A.D.,


AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER

DOCUMENT No. \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

\_\_\_\_\_  
DANA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

 3000 Joe DiMaggio Blvd. #84 Round Rock, Texas 78665 (512) 494-4468 WEB: eedl.us EMAIL: eagle@eedl.us		PROJECT: STONE HILL CLIENT: JOURNEYMAN DATE: 05/02/2018 SCALE: N/A DRAWN BY: rc/cmb
WEB: eedl.us EMAIL: eagle@eedl.us	T.B.P.L.S. FIRM #10194139	SHEET 03 of 03