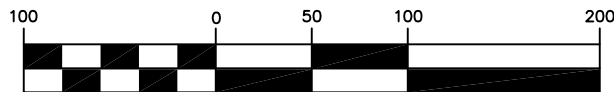


FINAL PLAT OF SHOPS AT 685, PHASE 2A

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

IRON ROD FOUND
W/ALUMINUM CAP
(NOT LEGIBLE)
SH 130
STATION
987+14.99
847.83' RT.



VICINITY MAP
(NOT TO SCALE)

OWNER/SUBDIVIDER: GERALDINE TIMMERMANN, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF TERRELL TIMMERMANN, DECEASED
501 VALE STREET
AUSTIN, TX 78746
PHONE 512.773.0498
FAX 512.436.9335

ENGINEER: MATTHEW MITCHELL, P.E.
ALM ENGINEERING, INC.
F-3565
1705 S. CAPITAL OF TX HWY., STE. 150
AUSTIN, TX 78746
(512) 431-9600
almeng@sbcglobe.net

SURVEYOR: SHANE SHAFER, RPLS
DIAMOND SURVEYING, INC.
F-10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamonds surveying.onmicrosoft.com

LEGAL DESCRIPTION: 3.879 ACRE TRACT OF LAND BEING A PORTION OF THE CALLED 113.76 ACRE TRACT OF LAND RECORDED IN VOL. 12483, PG. 71 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

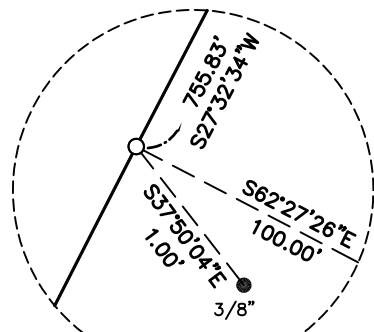
TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

TOTAL ACREAGE: 3.879 ACRES

DATE: 9/5/2017

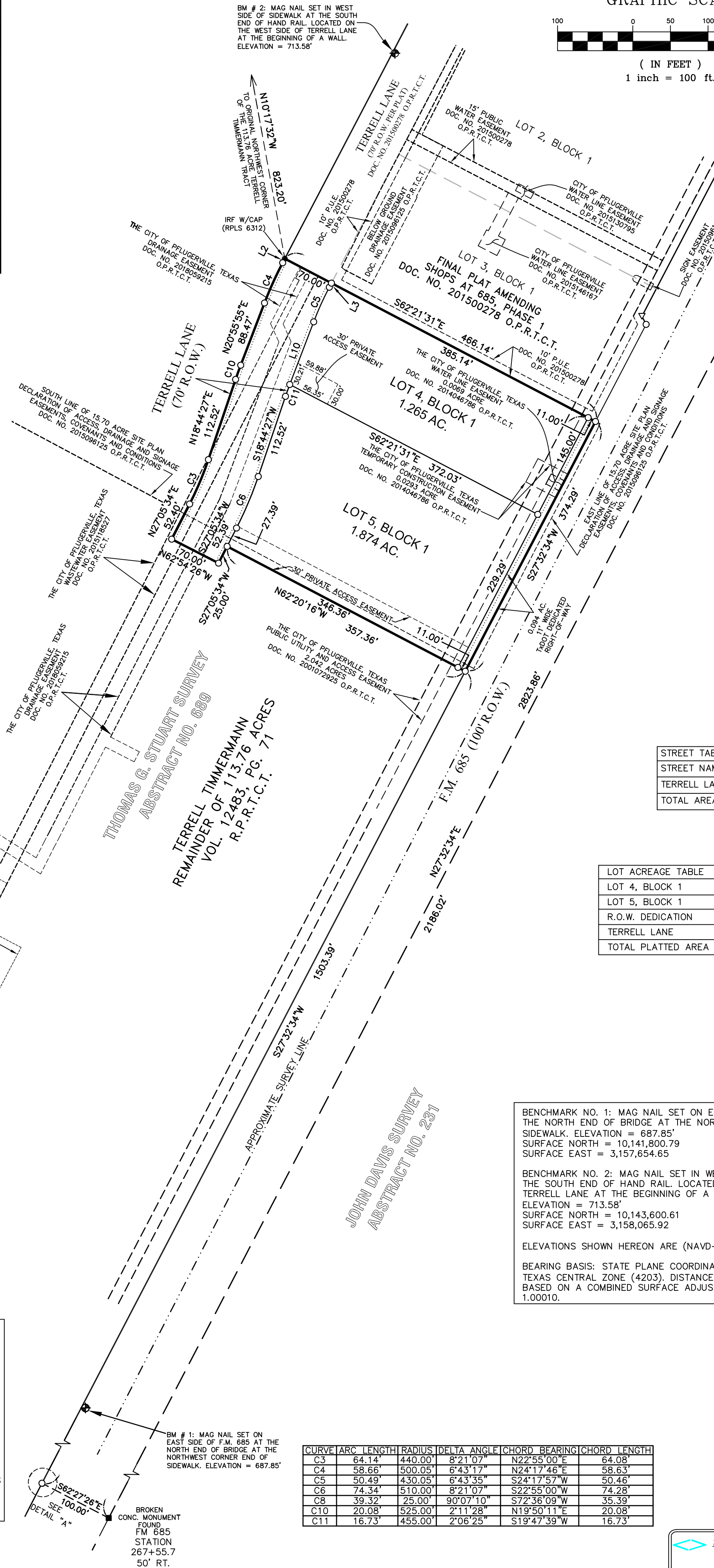
ZONE "A"
ZONE "X"
(UNSHADED)



DETAIL "A"
(NOT TO SCALE)

LEGEND

- IRON ROD FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- 1/2" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"
- ⊕ BENCHMARK
- L.S. LANDSCAPE EASEMENT
- R.O.W. RIGHT-OF-WAY
- 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
- 100 YR 100 YEAR FLOOD PLAIN
- PROPOSED 6' WIDE SIDEWALK



STREET TABLE:		
STREET NAME	LENGTH	WIDTH
TERRELL LANE	402.1'	70'
TOTAL AREA OF STREET: 0.646 ACRE		

LOT ACREAGE TABLE		
LOT 4, BLOCK 1	1.265 ACRES	COMMERCIAL
LOT 5, BLOCK 1	1.874 ACRES	COMMERCIAL
R.O.W. DEDICATION	0.094 ACRE	
TERRELL LANE	0.646 ACRE	
TOTAL PLATTED AREA	3.879 ACRES	

BENCHMARK NO. 1: MAG NAIL SET ON EAST SIDE OF F.M. 685 AT THE NORTH END OF BRIDGE AT THE NORTHWEST CORNER END OF SIDEWALK. ELEVATION = 687.85'
SURFACE NORTH = 10,141,800.79
SURFACE EAST = 3,157,654.65

BENCHMARK NO. 2: MAG NAIL SET IN WEST SIDE OF SIDEWALK AT THE SOUTH END OF HAND RAIL. LOCATED ON THE WEST SIDE OF TERRELL LANE AT THE BEGINNING OF A WALL.
ELEVATION = 713.58'
SURFACE NORTH = 10,143,600.61
SURFACE EAST = 3,158,065.92

ELEVATIONS SHOWN HEREON ARE (NAVD-88)

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

LINE	BEARING	DISTANCE
L2	N27°37'19"E	6.12'
L3	S27°37'19"W	6.10'
L7	S35°14'05"W	82.18'
L10	N20°55'55"E	89.14'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	64.14'	440.00'	8°21'07"	N22°55'00"E	64.08'
C4	58.66'	500.05'	6°43'17"	N24°17'46"E	58.63'
C5	50.49'	430.05'	6°43'35"	S24°17'57"W	50.46'
C6	74.34'	510.00'	8°21'07"	S22°55'00"W	74.28'
C8	39.32'	25.00'	90°07'10"	S72°36'09"W	35.39'
C10	20.08'	525.00'	2°11'28"	N19°50'11"E	20.08'
C11	16.73'	455.00'	2°06'25"	S19°47'39"W	16.73'

SHEET 1 OF 2

FINAL PLAT OF SHOPS AT 685, PHASE 2A

PLAT 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.) shall be 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 [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 the west side of F.M. 685 within the 30' wide Access Easement on the south side of Lot 5, Block 1. A minimum (6) foot sidewalk shall be provided along the west side frontage of F.M. 685 and along both sides of all public streets and internal driveways with the corresponding public infrastructure of individual lot side development, whichever occurs first.
8. Streetlights shall be installed and in a 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.
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 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.
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 to telephone, cable television, electric utility lateral and service 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, assume 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, 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.
17. 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 such codes and requirements.
18. Drainage will comply with the City of Pflugerville Engineering Design Manual.
19. No new overhead electric poles nor aerial service to individual lots will be permitted.
20. Private Access Easements shall be maintained as identified in the Unified Development Agreement (UDA). Public Access Easements shall be maintained according to the Declaration of Access and Drainage Easements, Covenants and Conditions recorded in Document No. 2018124458 Official Public Records of Travis County, Texas.
21. The finished floor elevation must be two feet above the highest adjacent base flood elevation directly adjacent to the building.
22. All lots within this subdivision are subject the the UDA, Document# 2018124458 as recorded in Travis County, TX.
23. The drainage easement for this Plat is recorded in Document # 2018059215 as recorded in Travis County, TX.
24. No access to F.M. 685 shall be permitted until a TXDOT permit has been issued.

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT GERALDINE TIMMERMANN, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF TERRELL TIMMERMANN, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 113.76 ACRE TRACT OF LAND OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME 12483, PAGE 71 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 3.879 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF SHOPS AT 685, PHASE 2A, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 4 DAY OF September, 2018, AD

Geraldine Timmermann
GERALDINE TIMMERMANN
501 VALE STREET
AUSTIN, TX 78746

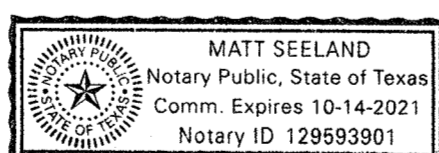
STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALDINE TIMMERMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF 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 4th DAY OF September, 2018 A.D.

Matt Seeland
NOTARY PUBLIC'S SIGNATURE



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON:

THAT I, SHANE SHAFER, 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.

Shane Shafer SEPTEMBER 4, 2018
SHANE SHAFER, R.P.L.S. 5281 DATE



ENGINEER'S FLOOD PLAIN CERTIFICATION:

NO PORTION OF THIS TRACT IS WITH THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280J, DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

Matthew Mitchell
MATTHEW MITCHELL, P.E. 83335



CITY CERTIFICATION:

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

Daniel Flores
DANIEL FLORES, CHAIRMAN

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

Emily Barron
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

Karen Thompson
KAREN THOMPSON, CITY SECRETARY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY