

REPLAT OF WINDERMERE CENTRE II FINAL PLAT

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- STEEL PIPE FOUND, SIZE NOTED
- MAG NAIL FOUND
- 60D NAIL SET
- 1" STEEL SPINDLE FOUND
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- FENCE
- OVERHEAD UTILITIES
- () RECORD INFORMATION

BENCHMARK (BM) DESCRIPTIONS:

BM1-X CUT IN CURB ON EAST SIDE OF WINDERMERE DRIVE, WITH ELEVATION OF 785.38' (NAVD 1988).
NORTHING=10136991.42 EASTING=3142701.93
BM2-1/2" PIN W/CAP SET AT SW COR OF SUBDIVISION, WITH ELEVATION OF 788.04' (NAVD 1988).
NORTHING=10136933.34 EASTING=3142684.74

OWNERS:

LOT 1- DOYLE & STEVE HICKERSON FAMILY PARTNERSHIP
STEVEN C. HICKERSON, PRESIDENT
LOT 2- WINDERMERE GENESIS, LLC
STEVEN C. HICKERSON, PRESIDENT
405 OLD WEST DRIVE
ROUND ROCK, TX 78681

ACREAGE:

3.4013 ACRES
PATENT SURVEY: J. VAN WINKLE SURVEY NO. 14
NO. OF LOTS: 3
NO. OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: NONE
DATE OF SUBMITTAL: FEBRUARY 2018

SURVEYOR:

STUART WATSON, RPLS #4550
9501 CAP. OF TEX. HWY., SUITE 303
AUSTIN, TX 78759
PHONE 512-346-8566

ENGINEER:

TERRY R. HAGOOD, PE #
HAGOOD ENGINEERING ASSOCIATES
900 EAST MAIN STREET
ROUND ROCK, TX 78664
PHONE 512-244-1546

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

That the Doyle and Steve Hickerson Family Partnership, LTD, as the owner of Lot 1, Windermere Centre II, a subdivision recorded in Volume 85, Page 58D, Travis County Plat Records, conveyed to it by deed recorded in Document Number 2015145767, Official Public Records of Travis County, Texas, and Windermere Genesis, LLC, as the owner of Lot 2 of said subdivision, conveyed to it by deed recorded in Document Number 2001201798, Official Public Records of Travis County, Texas, do hereby amend said Lots 1 and 2 in accordance with this plat, to be known as "REPLAT OF WINDERMERE CENTRE II".

Steven C. Hickerson, President
Doyle and Steve Hickerson Family Partnership
405 Old West Drive
Round Rock, TX 78681

Steven C. Hickerson, President
Windermere Genesis Properties, LLC
405 Old West Drive
Round Rock, TX 78681

STATE OF TEXAS: COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Steven C. Hickerson, known to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

NOTARY PUBLIC

PRINTED NAME: _____
COMMISSION EXPIRES: _____

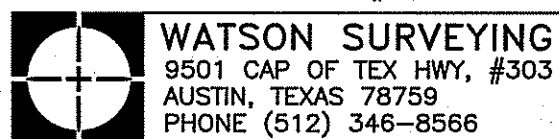
LEGAL DESCRIPTION:

3.4013 ACRES, MORE OR LESS, LOCATED IN THE J. VAN WINKLE SURVEY NO. 14, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, WINDERMERE CENTRE II, RECORDED IN VOLUME 85, PAGE 58D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF TRAVIS:

I, Stuart Watson, 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.

DATE _____
Stuart Watson, R.P.L.S. #4550



THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0260H, EFFECTIVE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

TERRY R. HAGOOD, P.E. #
HAGOOD ENGINEERING ASSOCIATES
900 EAST MAIN STREET
ROUND ROCK, TEXAS 78664



STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD

IN MY OFFICE ON THE ____ DAY OF _____ A.D., 20____, AT ____ O'CLOCK ____ M.
AND DULY RECORDED ON THE ____ DAY OF _____ A.D., 20____ AT ____ O'CLOCK ____ M.
IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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

BY: _____
CHAIR

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

ATTEST:
BY: _____
PLANNING DIRECTOR
BY: _____
CITY SECRETARY

REPLAT OF WINDERMERE CENTRE II

FINAL PLAT

STANDARD PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY WINDERMERE UTILITY COMPANY. 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 GRANTORS, 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 SIX(6) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ALONG THE EAST SIDE OF WINDERMERE DRIVE. A SIDEWALK SHALL BE CONSTRUCTED AT THE PROPERTY BORDERS NOT LATER THAN THE ADJACENT SITE DEVELOPMENT, UNLESS EXISTING SIDEWALKS ALREADY MEET THIS REQUIREMENT.
8. 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.
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. 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.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OF 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.
12. 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.
13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
14. 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.
15. 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 EXPENSE.
16. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR, 25-YEAR AND 100-YEAR STORM EVENTS.
17. CONCERNING THE 80-FOOT WIDE DRAINAGE EASEMENT, THE GRANTOR (DOYLE AND STEVE HICKERSON FAMILY PARTNERSHIP), 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. IN THE EVENT THERE ARE DIFFERENT OWNERS OF LOT 1A AND/OR LOT 1B, THEY SHALL BE JOINTLY RESPONSIBLE FOR THE FOREGOING OBLIGATIONS.