

FINAL PLAT FOR:
VICTORY CITY CHURCH AUSTIN
ABSTRACT #689 THOMAS G. STEWART SURVEY (12.840 AC)

LEGEND

PKF ▲ = PK NAIL FOUND
■ = TYPE II MONUMENT: BRASS DISC FOUND
IN CONCRETE STAMPED
"TEXAS DEPARTMENT OF TRANSPORTATION"
● = 1/2" IRON ROD FOUND
(UNLESS SIZE OTHERWISE STATED)
CH = IRON ROD FOUND WITH CAP MARKED
"CHAPARRAL"
⊕ = BENCHMARK
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
..... EXISTING 6' WIDE SIDEWALK

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11480.66'	461.28'	02°18'08"	S 65°53'28" E	461.25'
C2	100.00'	4.85'	02°46'34"	S 23°34'50" W	4.84'
C3	560.00'	115.79'	11°50'47"	N 03°55'00" W	115.58'
C4	11480.66'	181.01'	00°54'12"	S 65°11'30" E	181.01'
C5	11480.66'	280.27'	01°23'55"	S 66°20'34" E	280.27'

NUM	DISTANCE	BEARING
L1	19.70'	S 21°16'59" E
L2	94.61'	S 25°22'49" W
L3	295.60'	S 22°30'59" W
L4	137.66'	N 55°36'40" W
L5	100.17'	S 64°40'21" E
L6	36.39'	S 23°14'42" W
L7	15.01'	S 23°14'42" W
L8	18.35'	N 09°50'54" W
L9	41.59'	N 09°50'54" W

CONTROL POINT #1001
BENCHMARK
PK NAIL SET IN CONCRETE SIDEWALK ALONG
SOUTH SIDE OF S.H. 45 EAST BOUND
FRONTAGE ROAD, APPROXIMATELY 730 FEET
SOUTHEAST OF INTERSECTION OF
HEATHERWILDE BLVD. AND S.H. 45,
APPROXIMATELY 5.9 FEET NORTHWEST OF
NORTHEAST CORNER OF CONCRETE HEADWALL
WITH 3- 5' HIGH X 6' WIDE BOX CULVERTS
SURFACE VALUES
N: 10150578.81
E: 3154115.24
ELEV. = 769.54'

CONTROL POINT #1002
BENCHMARK
PK NAIL SET NEAR THE SOUTHWEST CORNER
OF CONCRETE PAD WITH ELECTRIC BOX ALONG
SOUTH SIDE OF S.H. 45 EAST BOUND
FRONTAGE ROAD, APPROXIMATELY 1,215 FEET
SOUTHEAST OF INTERSECTION OF
HEATHERWILDE BLVD. AND S.H. 45,
SURFACE VALUES
N: 10150364.62
E: 3154557.53
ELEV. = 772.11'

SCALE: 1" = 100'
0 100 200

LOCATION MAP
NOT TO SCALE

ENGINEER:

ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
F-10308
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665
PH: (512) 505-8953
EMAIL: tony@w-pinc.com

SURVEYOR:

SHANE SHAFER, R.P.L.S.
DIAMOND SURVEYING, INC.
F-10006900
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
PH: (512) 931-3100
EMAIL: shane@diamondsurveying.com

LOT 1 OWNER / SUBDIVIDER:

MR. JIM KING
VICTORY AUSTIN, INC.
7625 N INTERSTATE 35
AUSTIN, TX 78752
PH: (512) 458-9100
EMAIL: jking@victorycity.church

LOT 2 OWNER / SUBDIVIDER:

MR. JOHN S. LLOYD
HPN DEVELOPMENT, INC.
4720-4 ROCKCLIFF RD.
AUSTIN, TX 78746
PH: (512) 750-3715
EMAIL: jsloyd@me.com

DATE: 07-20-2018

LEGAL DESCRIPTION:

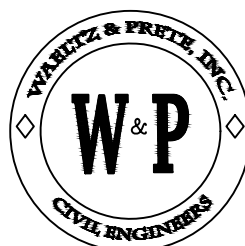
12.840 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STEWART SURVEY, ABSTRACT NO. 689, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 5.500 ACRE TRACT OF LAND CONVEYED TO VICTORY AUSTIN, INC., RECORDED IN DOCUMENT NO. 2018046398, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 1.500 ACRE TRACT OF LAND CONVEYED TO VICTORY AUSTIN, INC., RECORDED IN DOCUMENT NO. 2018046397, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF A REMNANT PORTION OF THE CALLED 80.2770 ACRE TRACT OF LAND CONVEYED TO HPN DEVELOPMENT, INC. RECORDED IN DOCUMENT NO. 2001136994, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE SUMMARY:

TOTAL ACREAGE = 12.840 AC

LAND USE:	AREA	BLOCK	LOT#
PLACE OF WORSHIP	7.000 AC	A	1
COMMERCIAL	5.840 AC	A	2

* NO PUBLIC STREETS



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

NOTES:

1) 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 PANEL NO. 48453C0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

2) BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL(4203). PER LEICA (SMARTNET) VRS GPS NETWORK, ESTABLISHED ON SITE 4-02-2018. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011. (SURFACE=GRID X SURFACE ADJ. FACTOR)

3) ELEVATION REFERENCES: VERTICAL DATUM IS THE NAVD-88 (GEOID 2012A). PER LEICA (SMARTNET) VRS GPS NETWORK, ESTABLISHED ON SITE 4-02-2018.

4) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

5) THE PROPOSED DRIVEWAY LOCATIONS ONTO THE FRONTAGE ROAD REQUIRE TXDOT APPROVAL PRIOR TO CONSTRUCTION PLAN OR SITE PLAN APPROVAL FOR THE DRIVEWAYS.

SHEET 1 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

FINAL PLAT FOR:
VICTORY CITY CHURCH AUSTIN
ABSTRACT #689 THOMAS G. STEWART SURVEY (12.840 AC)

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 FOOT PUBLIC UTILITY EASEMENT (PUE) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. 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 ALONG WILKE LANE AND HUNTINGTOWER CASTLE.
8. 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.
9. THE ASSESSED 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.
10. OFF-SITE STORMWATER DETENTION IS PROVIDED FOR THIS PROPERTY BY THE HIGHLAND PARK NORTH REGIONAL POND. THE DETENTION POND ACCOUNTS FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
11. 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.
12. 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE 08/18/2014.
16. 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
17. 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

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT JIM KING, ON BEHALF OF VICTORY AUSTIN, INC., BEING THE OWNER OF A CALLED 1.500 ACRE TRACT OF LAND OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY SPECIAL WARRANTY DEED IN DOCUMENT NO. 2018046397 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. ALSO BEING THE OWNER OF A CALLED 5.500 ACRE TRACT OF LAND OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY SPECIAL WARRANTY DEED IN DOCUMENT NO. 2018046398 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDED 7.000 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT FOR VICTORY CITY CHURCH AUSTIN, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

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

JIM KING
7625 N INTERSTATE 35
AUSTIN, TX 78752

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM KING, 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 _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC'S SIGNATURE

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT JOHN S. LLOYD, ON BEHALF OF HPN DEVELOPMENT, INC., BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 80.2770 ACRE TRACT OF LAND OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY SPECIAL WARRANTY DEED IN DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDED 5.840 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT FOR VICTORY CITY CHURCH AUSTIN, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

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

JOHN S. LLOYD
4720-4 ROCKCLIFF RD.
AUSTIN, TX 78746

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, 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 _____ DAY OF _____, 20____, A.D.

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, R.P.L.S. 5281
JULY 20, 2018
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.

ANTONIO A. PRETE, P.E. 93759



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, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

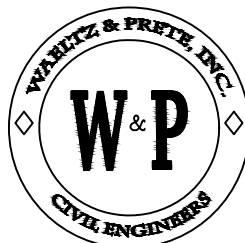
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK ____ M., THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET 2 OF 2



WALTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

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