

FINAL PLAT:
KINGSTON LACY COMMERCIAL SUBDIVISION
TRAVIS COUNTY, TEXAS

HEATHERWILDE 45 2017, LP
27.0654 ACRES
(2017001428)

N63°16'01"W 1169.70'
(N63°16'07"W 1169.62')

S63°16'01"E 822.36'

S63°16'01"E 347.34'
342.34'

SCALE: 1" = 50'
GRAPHIC SCALE

50 25 0 50

0.128 ACRES
(5,567 S.F.)
HEREBY DEDICATED
RIGHT-OF-WAY

N. HEATHERWILDE BOULEVARD
(90' R.O.W. WIDTH)
(2009210762)
(2002240243)

GRID
N=10148449.54
E=3152294.58

15' G.E. & R.O.W.
(2002241553)

15' E.E. & R.O.W.
(2002241546)

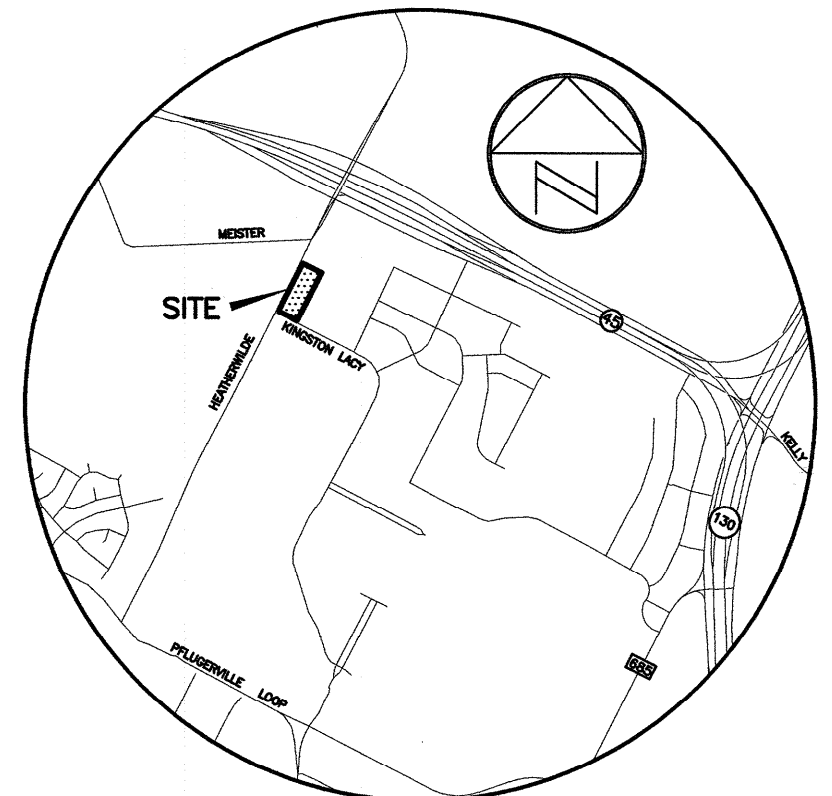
0.128 ACRES
(5,567 S.F.)
HEREBY DEDICATED
RIGHT-OF-WAY

LOT 1
1.828 ACRES

LOT 2
2.146 ACRES

LOT 3
2.963 ACRES

THOMAS G. STEWART
SURVEY NO. 6



LOCATION MAP
NOT TO SCALE

THE BOARD OF TRUSTEES
OF THE PFLUGERVILLE ISD
17.069 ACRES
(2004071474)

OWNER:
AUSTIN SR 1, LLC
CARTER BAILEY, MEMBER
403 ORCHARD STREET
AUSTIN, TEXAS 78703

OWNER:
PFLUGERVILLE SCHOOL I, LLC
CARTER BAILEY, MEMBER
403 ORCHARD STREET
AUSTIN, TEXAS 78703

TOTAL ACREAGE: 7.064 ACRES
THOMAS G. STEWART SURVEY NO. 6
TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 3

THIS IS A SURFACE DRAWING.

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

PRIMARY CHAPARRAL CONTROL POINT
"P193":

MAG NAIL WITH "CHAPARRAL" WASHER

SURFACE COORDINATES:
N 10151060.06
E 3153336.03

TEXAS STATE PLANE COORDINATES:
N 10149926.2850
E 3152983.8320

COMBINED SCALE FACTOR = 0.99988831
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0001170247
(FOR GRID TO SURFACE CONVERSION)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- S.E. SLOPE EASEMENT
- G.E. GAS EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.E. WATER EASEMENT
- L.E.A. LANDSCAPE EASEMENT AGREEMENT
- R.O.W. RIGHT-OF-WAY
- ... SIDEWALK
- () RECORD INFORMATION

BENCHMARK INFORMATION:

BM #3: SQUARE CUT IN CURB IN MEDIAN OF
N. HEATHERWILDE BLVD., APPROXIMATELY 940'
NORTH OF THE INTERSECTION OF N.
HEATHERWILDE BOULEVARD AND KINGSTON
LACY BLVD.

N=10148449.54
E=3152294.58

BM #4: SQUARE CUT IN CURB ON SOUTH SIDE
OF KINGSTON LACY BLVD., APPROXIMATELY
160' EAST OF THE
INTERSECTION OF N. HEATHERWILDE BOULEVARD
AND KINGSTON LACY BLVD.

N=10147867.34
E=3152197.76

VERTICAL DATUM: NAVD 88 (GEOID 09)

KINGSTON LACY BOULEVARD
(R.O.W. WIDTH VARIES)
(200200341)

GRID
N=10147867.34
E=3152197.76

LOT 1
BLOCK A
CASH CONSTRUCTION
(201600040)

LOT 2
BLOCK A
CASH CONSTRUCTION
(201600040)

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

PROJECT NO.:
586-044

DRAWING NO.:
586-044-PL1

PLOT DATE:
12/10/18

PLOT SCALE:
1" = 50'

DRAWN BY:
DWC/STS

SHEET
01 OF 02

FINAL PLAT:
KINGSTON LACY COMMERCIAL SUBDIVISION
TRAVIS COUNTY, TEXAS

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THE PRESENTS:

THAT AUSTIN SR 1, LLC, ACTING BY AND THROUGH CARTER BAILEY, MEMBER, BEING THE OWNER OF 5.241 ACRES, IN THE THOMAS G. STEWART SURVEY NO. 6, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018004070 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY RESUBDIVIDE 5.241 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"KINGSTON LACY COMMERCIAL SUBDIVISION"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

AUSTIN SR 1, LLC

BY: _____
CARTER BAILEY, MEMBER
403 ORCHARD STREET
AUSTIN, TEXAS 78703

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THE PRESENTS:

THAT PFLUGERVILLE SCHOOL I, LLC, ACTING BY AND THROUGH CARTER BAILEY, MEMBER, BEING THE OWNER OF 1.823 ACRES, IN THE THOMAS G. STEWART SURVEY NO. 6, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018004121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY RESUBDIVIDE 1.823 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"KINGSTON LACY COMMERCIAL SUBDIVISION"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

PFLUGERVILLE SCHOOL I, LLC

BY: _____
CARTER BAILEY, MEMBER
403 ORCHARD STREET
AUSTIN, TEXAS 78703

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:

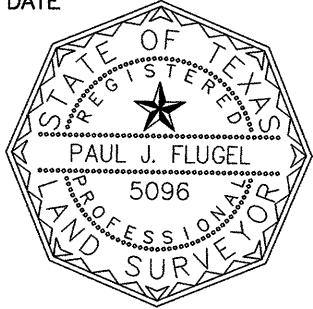
THAT I, PAUL J. FLUGEL DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY 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: MARCH 5, 2018.

Paul J. Flugel
PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5096 - STATE OF TEXAS
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
TBPLS FIRM NO. 10124500

12-10-18
DATE



ENGINEER'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JUSTIN J. KRAMER, 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.

JUSTIN J. KRAMER, P.E. 122309

ENGINEERING BY:
KIMLEY-HORN
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TX 78759
512-418-1771

GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 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.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE. THE PROPERTY OWNER MAY IMPROVE THE SURFACE OF THE P.U.E. DEDICATED BY THIS PLAT WITH PAVING, LANDSCAPING, SIGNAGE, AND ORNAMENTAL STRUCTURES SUCH AS A GAZEBO OR PERGOLA.
- 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OR OTHERWISE SET FORTH ON THIS PLAT.
- 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.
- A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON HEATHERWILDE BOULEVARD.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

CITY CERTIFICATION:

APPROVED THIS ____ DAY OF _____, ____ 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:

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., 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 THE ____ 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

LINE	BEARING	DISTANCE
L1	S63°15'56"E	6.27'
L2	N63°15'56"W	6.27'
L3	N27°02'10"E	14.47'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	100.00'	2°46'14"	4.84'	N61°49'24"W	4.84'
C2	25.00'	89°42'47"	39.14'	N18°00'05"W	35.27'
C3	25.00'	36°59'26"	16.14'	S08°21'35"W	15.86'
C4	25.00'	52°43'20"	23.00'	N36°29'48"W	22.20'

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02 OF 02