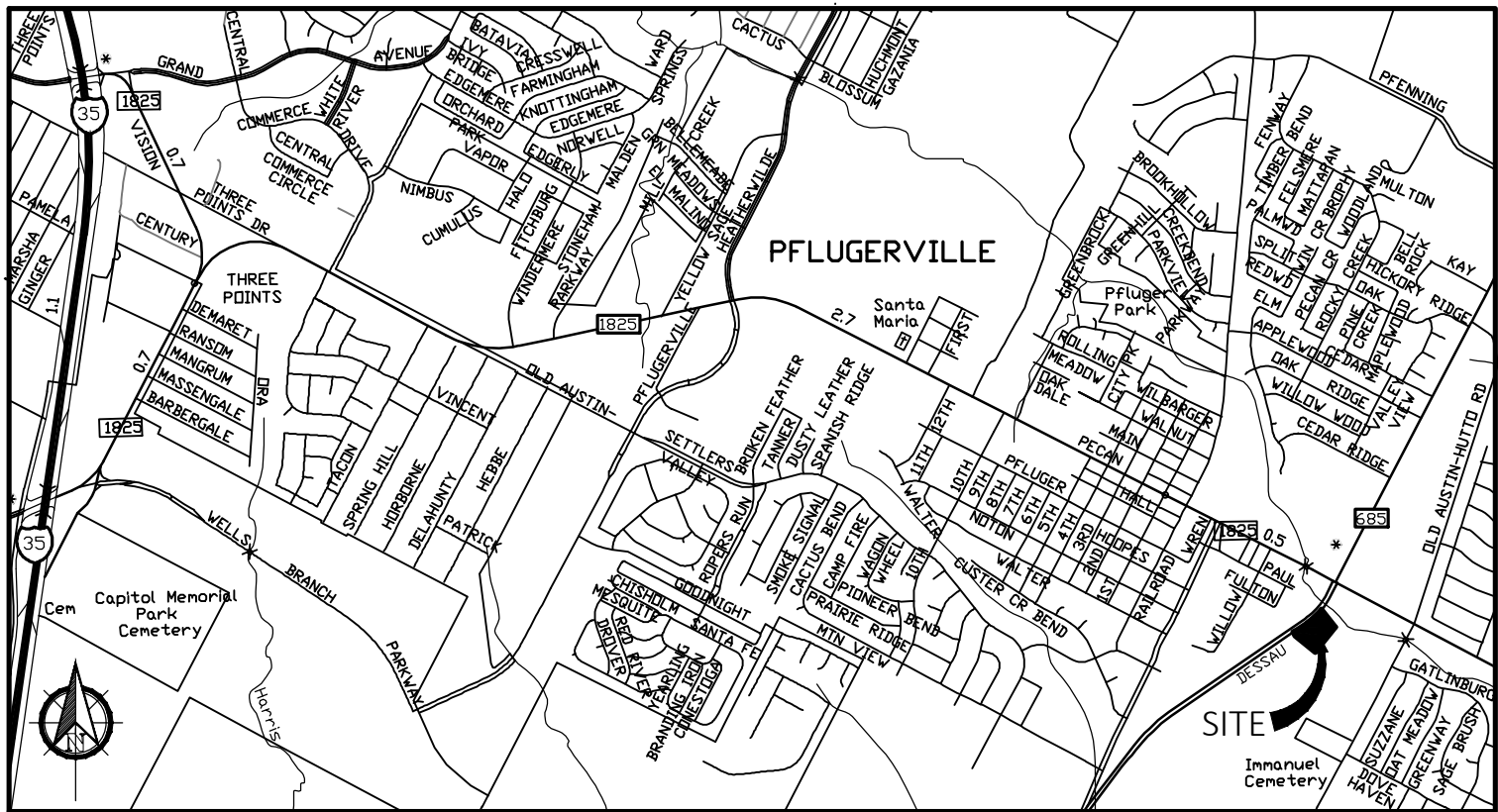


REPLAT OF LOT 2
DESSAU CENTER
SUBDIVISION



VICINITY MAP
NOT TO SCALE

OWNER:

STS PROPERTY DEVELOPMENT I, LLC.
402A W. PALM VALLEY BLVD. #365
ROUND ROCK, TEXAS 78681

SURVEYOR:

FRED L. DODD, JR.
FRED L. DODD, JR., SURVEYOR, INC.
101 JONATHAN DRIVE, SUITE 7
LIBERTY HILL, TEXAS 78642
(512) 778-9192 PH

ENGINEER:

DANIEL J. ARREDONDO
FOUR A ENGINEERING
17801 DEREN COVE
PFLUGERVILLE, TEXAS 78660
(512) 627-9671 PH

NOTES:

1) BEARING BASIS IS THE TEXAS
STATE PLANE COORDINATE
SYSTEM, NAD83, TEXAS CENTRAL
ZONE, HAVING A COMBINED SCALE
FACTOR OF 0.99989750.

PLAT SUMMARY

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2
LOT 2A = 0.610 ACRES
LOT 2B = 1.617 ACRES

TOTAL ACREAGE: 2.227 ACRES

LINE LEGEND

- ADJOINER PROPERTY LINES
- PUBLIC UTILITY EASEMENTS
- SUBJECT BOUNDARY
- LIMIT OF 100-YR FLOODPLAIN

LINE	BEARING	DISTANCE
L1	N 39°24'45" W	48.09'
L2	S 55°56'04" E	57.10'
(L1)	S 36°45'44" E	48.03'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	384.04'	1054.25'	20°52'18"	N 40°12'39" E	381.92'
C2	126.44'	1054.25'	6°52'19"	N 47°12'38" E	126.37'
(C1)	384.04'	1054.25'		N 42°48'16" E	381.92'

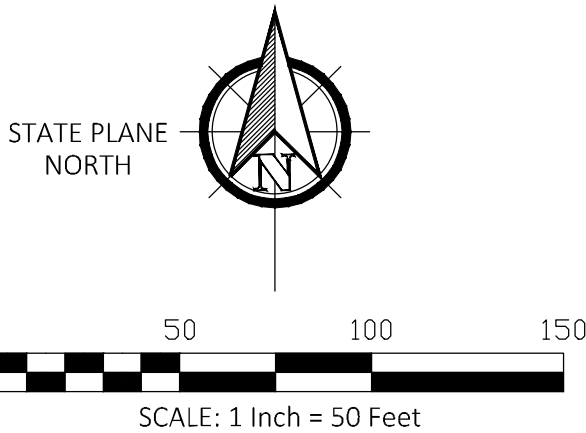
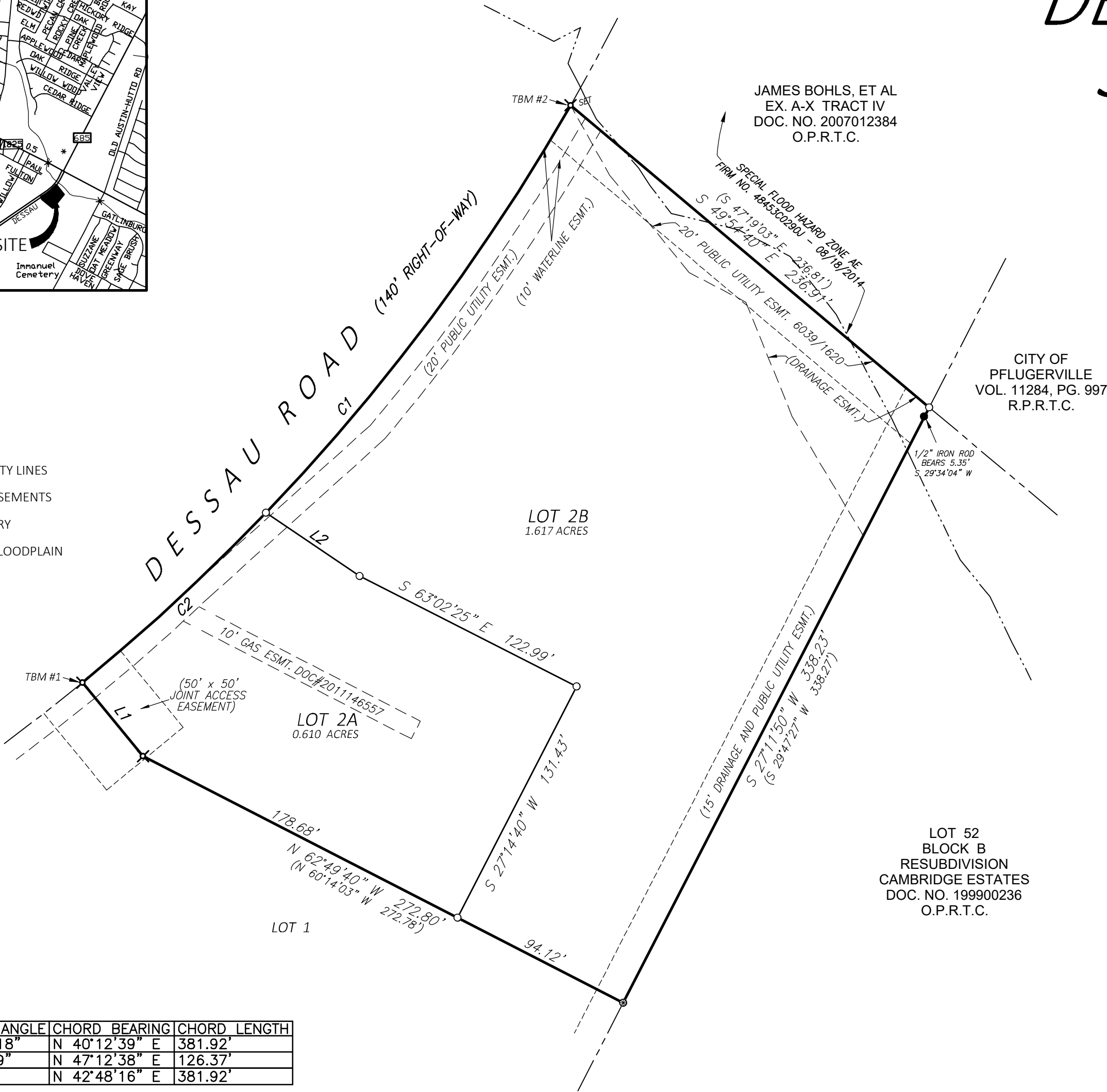
SURVEYOR'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., 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
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.

PRELIMINARY DOCUMENT
NOT FOR RECORDATION

FRED L. DODD, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6392
FRED L. DODD, JR. SURVEYOR, INC.
101 JONATHAN DRIVE, SUITE 7
RICHMOND, TX 77407
(512) 627-9671



LEGEND

- POB PLACE OF BEGINNING
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/CAP (UNLESS NOTED)
- COTTON SPINDLE FOUND
- 'X' FOUND IN CONCRETE
- () RECORD INFORMATION - DOC. NO. 200800301

BENCHMARK NOTE:

T.B.M. #1: 'X' CUT ON TOP OF CURB ISLAND.
SOUTHEAST RIGHT-OF-WAY OF DESSAU RD.
NORTHING = 10132338.74
EASTING = 3153131.78
ELEVATION = 694.45'
B.M. #2: 'X' CUT IN CENTER OF SIDEWALK
FOR THE NORTHWEST PROPERTY CORNER.
NORTHING = 10132630.40
EASTING = 3153378.35
ELEVATION = XXX.XX'

*ELEVATIONS ARE REFERENCED TO THE NAVD88.
*GRID COORDINATES (TX SPCS NAD83--ZONE 4203)

ENGINEER'S CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN
ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE
MAP (FIRM) NO. 48453C0290Q, TRAVIS COUNTY, EFFECTIVE DATE AUGUST 18, 2014.

I, DANIEL J. ARREDONDO, 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.



DANIEL J. ARREDONDO DATE 07/11/19
LICENSED PROFESSIONAL ENGINEER NO. 119989
STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT STS PROPERTY DEVELOPMENT I, LLC, A TEXAS LIMITED LIABILITY CORPORATION, BY AND THROUGH VINCE THOMAE, AS THE OWNER OF LOT 2, DESSAU CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800301 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NOS. 2006203159 AND 2008020027 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;;

DO HEREBY SUBDIVIDE SAID LOT 2, DESSAU CENTER SUBDIVISION IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, THAT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 212.016, TO BE KNOWN AS

REPLAT OF LOT 2, DESSAU CENTER SUBDIVISION,

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

VINCE THOMAE, MANAGER
STS PROPERTY DEVELOPMENT I, LLC.
402A W. PALM VALLEY BLVD. #365
ROUND ROCK, TEXAS 78681

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VINCE THOMAE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

STATE OF TEXAS:
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT RICHARD J. BERMAN, REPRESENTATIVE OF INDEPENDENT BANK, LIEN HOLDER OF LOT 2, DESSAU CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800301 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NOS. 2006203159 AND 2008020027 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF PFLUGERVILLE THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF PFLUGERVILLE MAY DEED APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

REPLAT OF LOT 2, DESSAU CENTER SUBDIVISION,

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

RICHARD J. BERMAN, VICE-PRESIDENT
INDEPENDENT BANK
4420 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

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.) IS HEREBY 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. WMV BECKER FARM ROAD, LLC, 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. EXCEPT FOR THE 10 FOOT HIKE AND BIKE TRAIL THAT IS REQUIRED ALONG DESSAU ROAD PER DOCUMENT NO. 200800301, A MINIMUM OF A SIX (6) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ALONG ALL STREET RIGHTS-OF-WAY.
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 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.
10. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES 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, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. 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 .
16. 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.
17. THIS PLAT IS SUBJECT TO THE UNIFIED DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2019034096.
18. A DECEL LANE WITH ASSOCIATED RIGHT-OF-WAY DEDICATION WILL BE REQUIRED WITH THE DEVELOPMENT OF LOT 2B IF THE USES ON LOT 2B COMBINED WITH THE USE ON LOT 2A EQUALS 50 TURNS DURING A PEAK HOUR.
19. ANY RESIDENTIAL USE SHALL REQUIRE PARKLAND DEDICATION AND DEVELOPMENT FEE CONSISTENT WITH THE PARKLAND REQUIREMENTS IN EFFECT AT TIME OF SITE PLAN.

REPLAT OF LOT 2 DESSAU CENTER SUBDIVISION

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

PAT EPSTEIN, 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

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

