

RE-PLAT OF
**KUEMPEL TRACT, PHASE 1,
SECTION 1, LOT 3, BLOCK A**
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION:

RE-PLAT OF KUEMPEL TRACT, PHASE 1, SECTION 1, LOT 3, BLOCK A - 1.11 ACRES

1.11 acres of land situated in Travis County, Texas, out of the W.H. FARLEY SURVEY No. 4, Abstract No. 288, being the same property conveyed to Pecan Holdings, LLC, in a General Warranty Deed, dated January 17, 2019, as recorded under Document No. 2019010083 of the Official Public Records, Travis County, Texas, and Swing Holdings, LLC, in a General Warranty Deed, dated January 18, 2019, as recorded under Document No. 2019010157 of the Official Public Records, Travis County, Texas.

RE-PLAT KUEMPEL TRACT,
PHASE 1, SECTION 1, LOT 3,
BLOCK A

TOTAL ACREAGE: 1.11 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS (ACREAGE): 2 (1.11 ACRES)
NEW STREETS: NONE
SUBMISSION DATE: _____
2ND SUBMITTAL: _____
3RD SUBMITTAL: _____

ENGINEER:

DANIEL J. ARREDONDO P.E.
FOUR A ENGINEERING
17801 DEREN COVE, PFLUGERVILLE, TX 78660
(512)627-9671

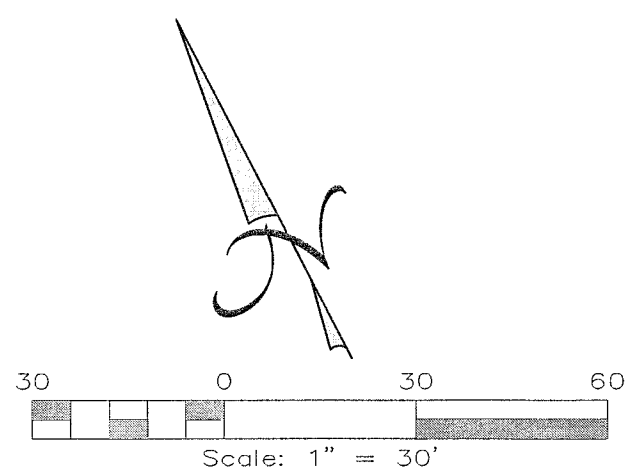
OWNER/SUBDIVIDER:

PECAN CENTRAL HOLDINGS, LLC
501 AMBROSE DRIVE, PFLUGERVILLE, TX 78660
SWING HOLDINGS, LLC
17498 ORWELL LANE, ROUND ROCK, TX 78664

SURVEYOR:

TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

NOTE:
ALL EASEMENTS SHOWN HEREON ARE PER THE FINAL PLAT OF KUEMPEL TRACT PH. 1 SEC. 1, RECORD IN DOCUMENT NO. 200800256, O.P.R.T.C. (UNLESS OTHERWISE NOTED).

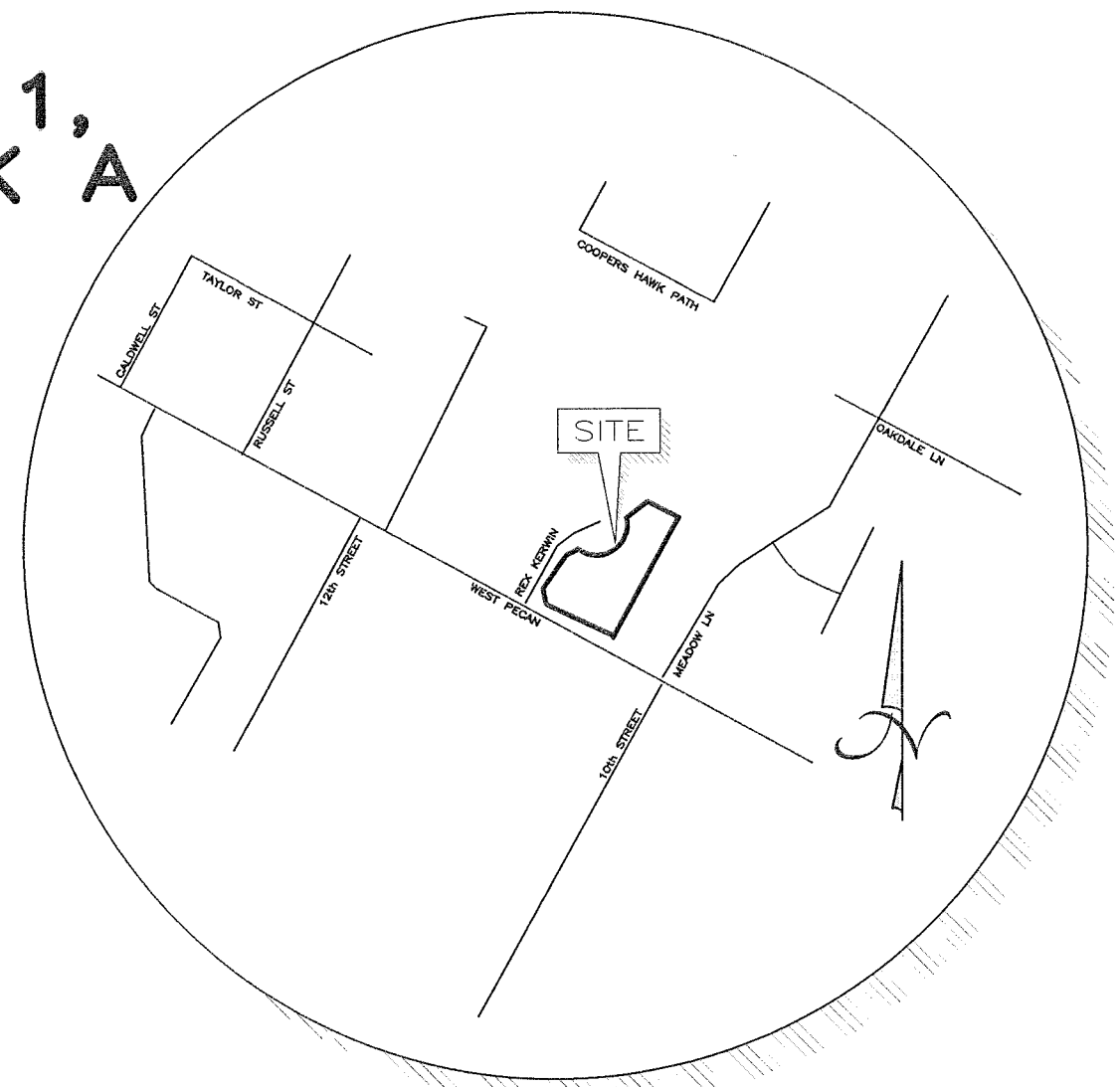


BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

LEGEND	
●	1/2" IRON ROD FOUND WITH PINK CAP STAMPED "T.L.S." (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "T.L.S. INC."
⊙	RAILROAD SPIKE FOUND
⊗	X FOUND IN CONCRETE
///	PAVEMENT
()	RECORD INFORMATION
A.E.	ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
J.A.E.	JOINT USE ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS

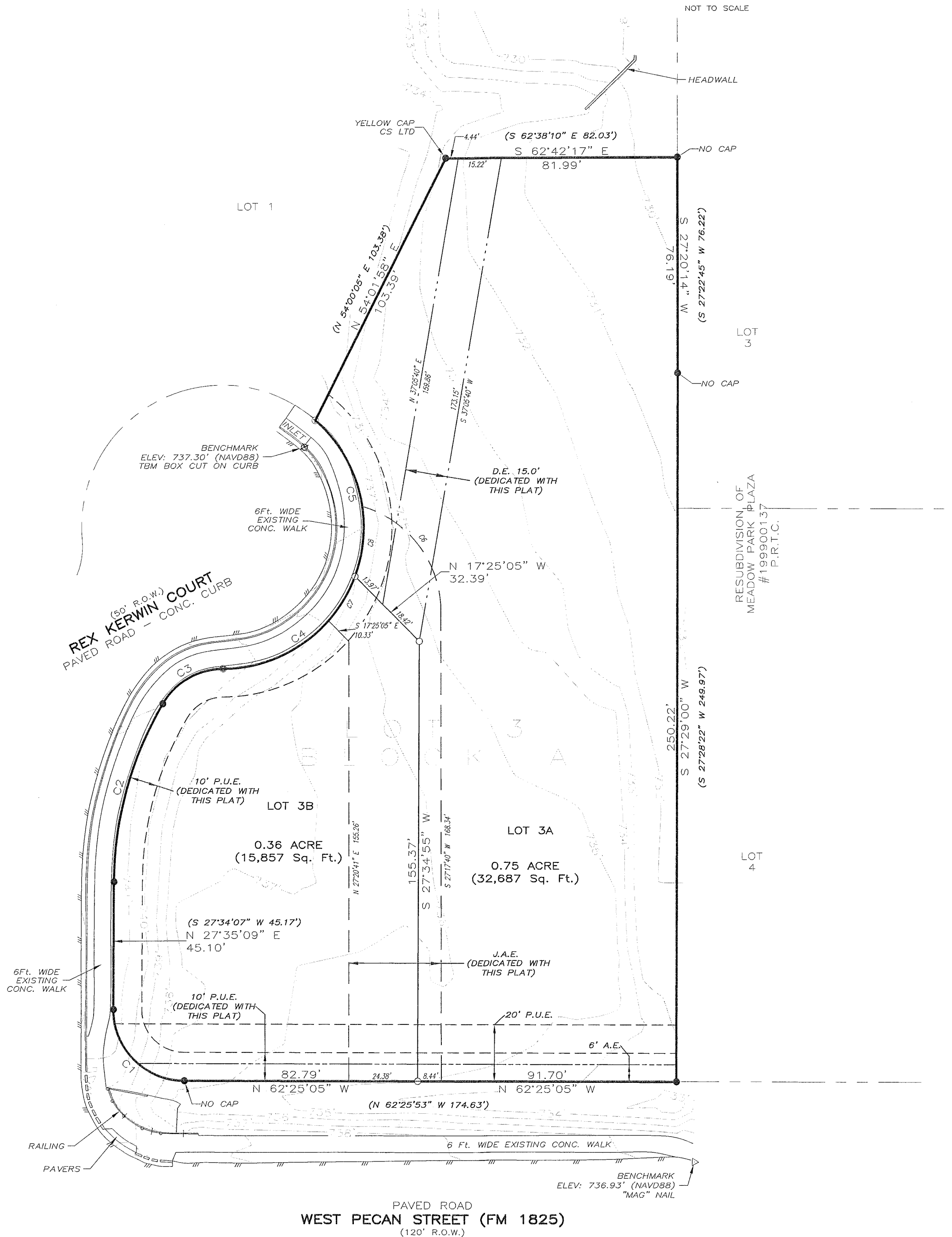
CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°33'47"	25.00'	39.52'	35.53'	S 17°37'08" E
C1 REC	90°00'00"	25.00'	39.27'	35.36'	S 17°25'53" E
C2	30°17'14"	125.00'	66.08'	65.31'	S 42°42'06" W
C2 REC	30°16'10"	125.00'	66.04'	65.27'	S 42°42'12" W
C3	59°17'56"	25.00'	25.87'	24.73'	S 87°26'31" W
C3 REC	59°20'50"	25.00'	25.90'	24.75'	S 87°30'42" W
C4	69°26'43"	50.00'	60.60'	56.96'	N 82°35'37" E
C4 REC	138°38'51"	50.00'	120.99'	93.56'	N 47°51'41" E
C5	69°26'43"	50.00'	60.60'	56.96'	N 13°08'53" E
C5 REC	138°38'51"	50.00'	120.99'	93.56'	N 47°51'41" E

J.A.E. CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C6	69°40'24"	39.00'	47.43'	44.56'	N 11°16'27" W
C7	21°07'09"	50.00'	18.43'	18.33'	N 58°25'49" E
C8	28°50'09"	50.00'	25.16'	24.90'	N 33°27'11" E



LOCATION MAP

NOT TO SCALE



CASE NO. FP1904-03
DATE OF PLAT PREPARATION: JANUARY 31, 2019

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

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SHEET

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OF

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