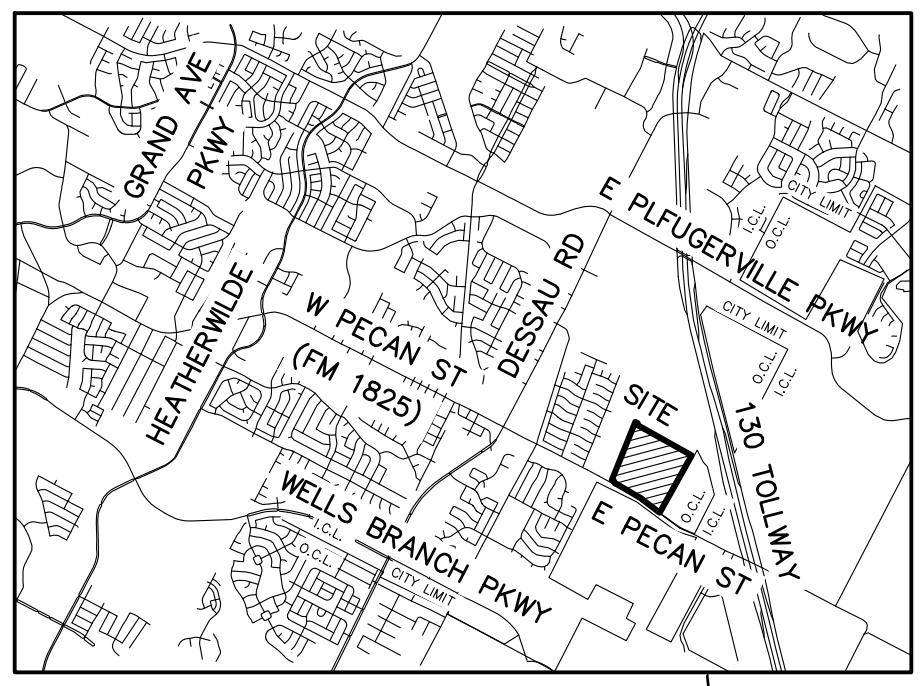


PFLUGERVILLE EAST CENTER
FINAL PLAT



VICINITY MAP
N.T.S.

Owner/Subdivider:
Tim Timmerman, President
Timmerman Hagn, Ltd.
230 Klattenhoff Lane,
Suite 100
Hutto, Texas 78634

TIMMERMAN & HAGN, LTD.
SPECIAL WARRANTY DEED
W/VENDOR'S LIEN
2,954 ACRES
VOL. 12720, PG. 2014
R.P.R.T.C.T.

TIMMERMAN & HAGN, LTD.
SPECIAL WARRANTY DEED
W/VENDOR'S LIEN
74.46 ACRES
VOL. 12720, PG. 2014
R.P.R.T.C.T.

TIMMERMAN & HAGN, LTD.
WARRANTY DEED
TRACT 2 101.72 ACRES
VOL. 8394, PG. 544
(VOL. 434 PG. 17)
D.R.T.C.T.

TIMMERMAN & HAGN, LTD.
WARRANTY DEED
TRACT 3 97.5 ACRES
VOL. 8394, PG. 544
(VOL. 434 PG. 17)
D.R.T.C.T.

97.832 ACRE TRACT IN
SEFRIN EISELIN SURVEY, NO. 4
ABSTRACT 265
TRAVIS COUNTY, TEXAS

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ▲ BENCHMARK
- △ CALCULATED POINT
- 6' WIDE SIDEWALKS
- B.F.E. BASE FLOOD ELEVATION

LOT	ACREAGE
LOT 1, BLK -A-	92.547 AC
E. PFENNIG LN. R.O.W.	4.666 AC
E. PFENNIG LN. CL	2030 LF
PECAN STREET R.O.W.	0.619 AC
TOTAL ACREAGE	97.832 AC
TOTAL NO. OF LOTS	1

BM #100
2.5" brass disc stamped "City of Pflugerville Bench Mark No. 100"
Set in the northeastern corner of a concrete curb area inlet in the Northeastly R.O.W. of Pecan Street
Approximately 311 feet Southeast of the Curb return of the Eastern side of Plumbege Drive
And approximately 706 feet Northwest from the Southwestern corner of the project site.
Elevation of 657.96' (NAVD 88) as result of the on the ground survey completed January, 2020.

(Surface Coordinates with scale factor of 1.00011 at 0,0 origin point)
N = 10,132,617.521
E = 3,156,802.654

(Grid Coordinates)
N = 10,131,503.056
E = 3,158,455.444

BM #101
2.5" brass disc stamped "City of Pflugerville Bench Mark No. 101"
Set in the southeastern corner of a curb area inlet in the Northeastly R.O.W. of Pecan Street
Approximately 158 feet Southeast of the Southerly corner of the subject Tract
Elevation of 674.94' (NAVD 88) as result of the on the ground survey completed January, 2020

(Surface Coordinates with scale factor of 1.00011 at 0,0 origin point)
N = 10,131,141.194
E = 3,159,166.243

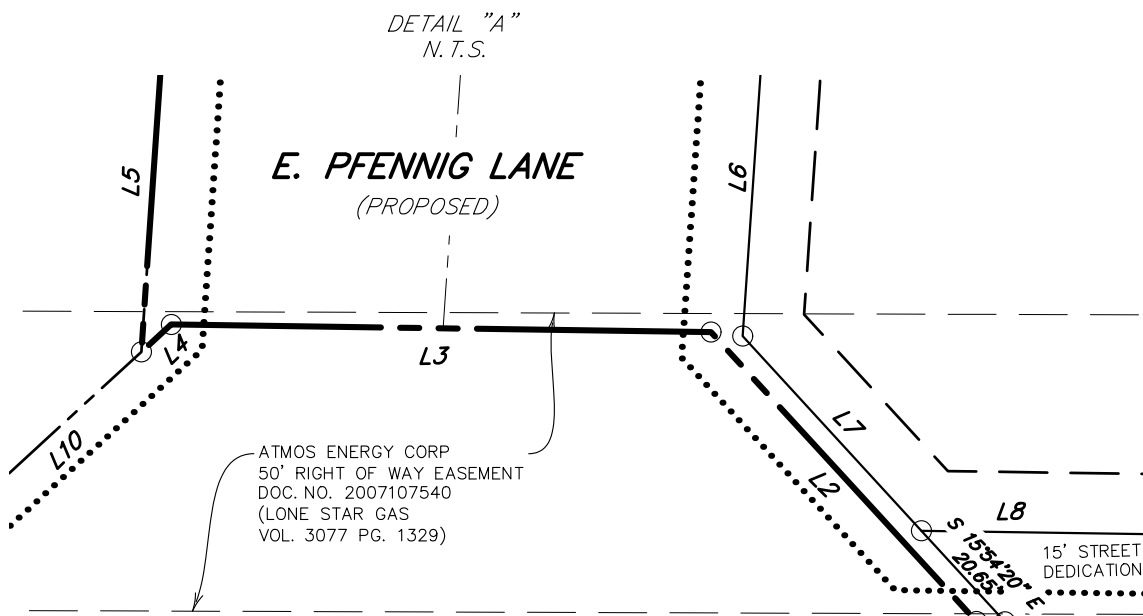
(Grid Coordinates)
N = 10,130,026.891
E = 3,158,818.773

LOT 1, BLOCK A
92.547 ACRES

LINE	BEARING	DISTANCE
L1	N 62°29'32" W	43.73'
L2	N 15°52'28" W	65.54'
L3	N 62°30'36" W	90.15'
L4	S 74°07'32" W	6.77'
L5	N 30°35'09" E	51.57'
L6	S 30°35'09" E	42.06'
L7	S 15°54'20" E	44.17'
L8	S 62°29'32" E	53.09'
L9	S 60°49'36" E	18.86'
L10	S 74°07'32" W	62.66'

LINE	BEARING	DISTANCE
L11	N 59°44'20" W	49.67'
L12	S 45°56'20" W	98.58'
L13	N 41°23'30" W	43.75'
L14	N 05°10'17" W	82.57'
L15	N 24°11'12" W	245.98'
L16	N 09°33'43" E	138.12'
L17	S 78°54'13" W	38.72'
L18	N 70°32'21" W	94.24'
L19	N 35°12'38" W	94.67'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1030.99'	131.62'	7°18'53"	N 55°41'20" W	131.53'
C2	2424.39'	111.38'	2°37'56"	N 61°10'34" W	111.37'
C3	890.00'	141.36'	9°06'01"	N 26°02'09" E	141.21'
C4	990.00'	157.24'	9°06'01"	S 26°02'09" W	157.08'
C5	2439.39'	112.00'	2°37'50"	S 61°10'37" E	111.99'
C6	1045.99'	133.44'	7°18'34"	S 55°41'50" E	133.35'



E. PECAN ST
(PUBLIC R.O.W. VARIES)

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. SCALE FACTOR IS 1.00011.

GRID: R36
MAPSCO: 468C & 468G

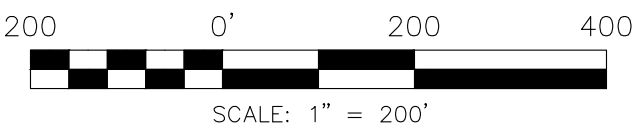
SHEET 1 OF 2

FILE:			
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JOB NO:	15681-0002-00	DRAWN BY:	TJS
DATE:	January 28, 2020	CHECKED BY:	RLH
SCALE:	AS SHOWN	REVISED:	

PFLUGERVILLE EAST CENTER
FINAL PLAT
APPLICATION DATE: December 4, 2019

CASE# C8-2019-_____

JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493
APPLICATION SUBMITTAL DATE: December 4, 2019
PLAT PREPARATION DATE: December 4, 2019



STATE OF TEXAS §
COUNTY OF TRAVIS §

That **Timmerman Hagn, Ltd.** being owner of 97.830 acres of land described as 26.161 acres out of a 74.46 acre tract, Seffrin Eiselin Survey, No. 4 Abstract 265, Vol. 12720, Pg. 2014; and 54.514 acres out of a 101.72 acre tract Vol. 8394, Pg. 544; and 17.155 acres out of a 97.5 acre tract Vol. 8394, Pg. 544, Travis County, Texas, does hereby subdivide 97.830 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as PFLUGERVILLE EAST CENTER, 97.830 ACRE TRACT IN SEFRIN EISELIN SURVEY, NO. 4 ABSTRACT 265, and do hereby dedicate to the public, the use of all streets, alleys, parks and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

By:

Tim Timmerman, President
Timmerman Hagn, Ltd.
230 Klattenhoff Lane, Suite 100
Hutto, Texas 78634

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.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

STATE OF TEXAS:

KNOW ALL MEN BY THE PRESENTS:

COUNTY OF TRAVIS:

That I, Rex L. Hackett, 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.

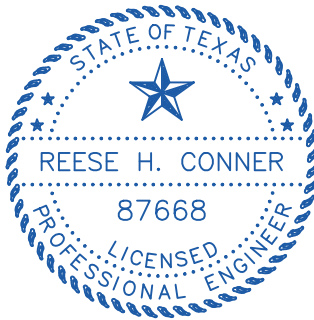
Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date: **December 9, 2019**
JONES & CARTER, INC.
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741



FLOOD PLAIN NOTE:

A 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. 48453C0290J dated August 18, 2014, for Travis County, Texas.

Reese H. Conner
Registered Professional Engineer No. 87668
Date: **December 9, 2019**
JONES & CARTER, INC.
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741



PFLUGERVILLE EAST CENTER
FINAL PLAT
97.830 ACRE TRACT IN
SEFRIN EISELIN SURVEY, NO. 4
ABSTRACT 265
TRAVIS COUNTY, TEXAS

APPROVED THIS ____ DAY OF _____, _____, by the planning and zoning commission of the city of Pflugerville, Texas, on behalf of the city.

Chair
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

NOTES:

1. This plan lies within the City of Pflugerville full purpose jurisdiction.
2. Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
3. 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage(s).
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. 1206-02-24. 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.
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 on both sides of E. Pfennig Lane and on the north side of E. Pecan St
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. 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.
11. This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
12. 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.
13. 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.
14. 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.
15. Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
16. 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.
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 replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.
18. No buildings are allowed to be constructed within the Special Flood Hazard Area. Minimum Finished Floor Elevation = 641.75 feet.

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. SCALE FACTOR IS 1.00011.

GRID: R36
MAPSCO: 468C & 468G

SHEET 2 OF 2

FILE: C:\Users\ASH1\AppData\Local\Temp\AcPublish_18449\15681-0002_PLAT.dwg			
JOB NO:	15681-0002-00	DRAWN BY:	TJS
DATE:	January 28, 2020	CHECKED BY:	RLH
SCALE:	AS SHOWN	REVISED:	

PFLUGERVILLE EAST CENTER
FINAL PLAT
APPLICATION DATE: December 4, 2019



APPLICATION SUBMITTAL DATE: December 4, 2019
PLAT PREPARATION DATE: December 4, 2019

CASE# C8-2019-_____