



1 pg

202100087

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Picadilly Estates Replat of Lot 3, Block "A"

OWNERS NAME: Ceng Partner LLC

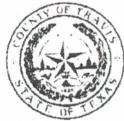
RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

Tax Certificate - 2021085283

RETURN:

City of Pflugerville
Pick-Up



202100087

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

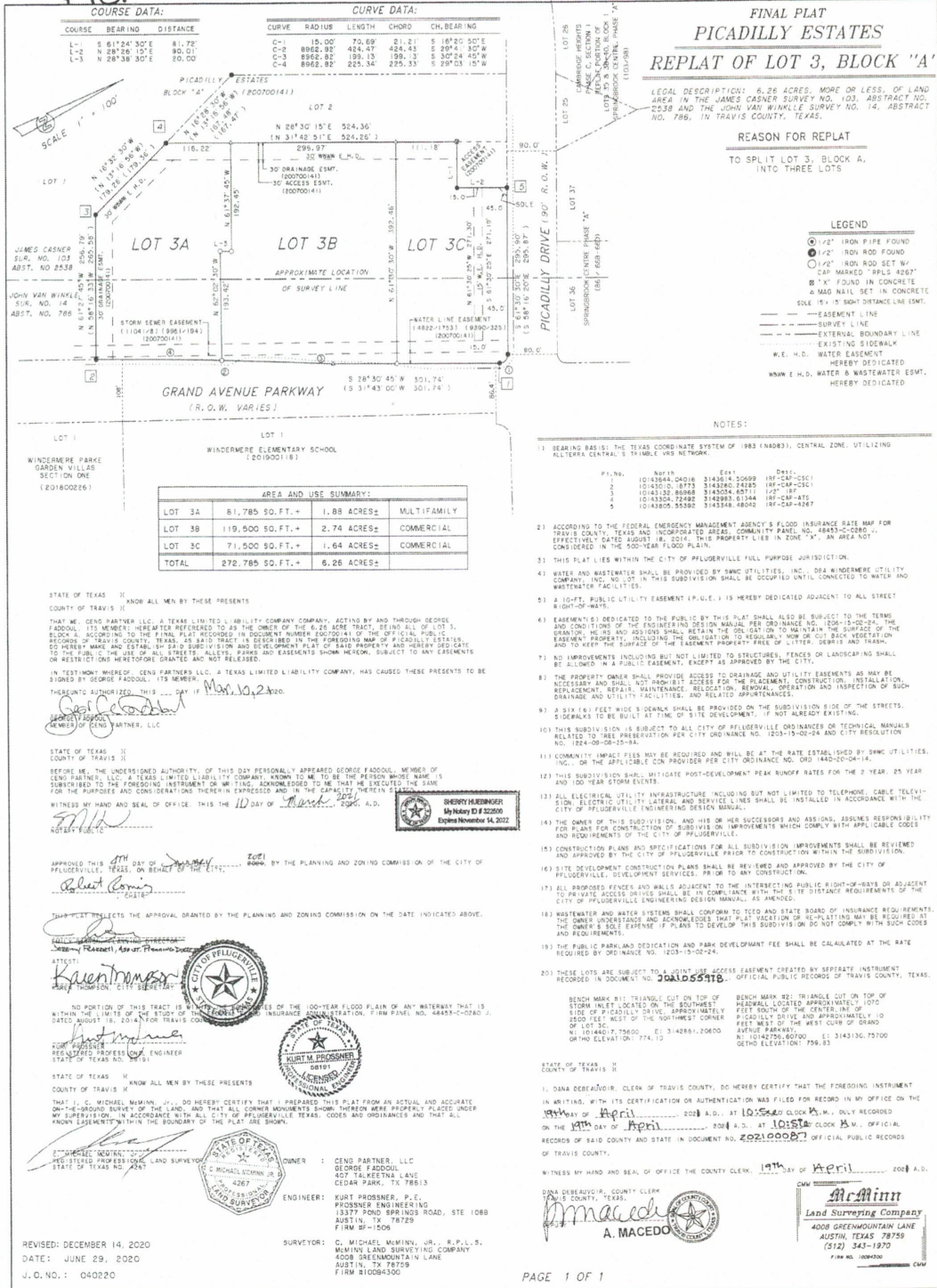
Apr 19, 2021 10:56 AM

Fee: \$48.00 . MACEDOS

\$48.00

4/19/2021

202100087



COURSE DATA:

COURSE	BEARING	DISTANCE
L-1	S 61°24' 30"E	81.72
L-2	N 28°26' 15"E	80.00
L-3	N 28°38' 30"E	80.00

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	19.00	70.69	21.21	S 18°20' 50"E
C-2	8862.82	199.13	199.13	S 20°14' 30"W
C-3	8862.82	199.13	199.13	S 10°24' 45"W
C-4	8862.82	225.34	225.33	S 20°23' 15"W

FINAL PLAT
PICADILLY ESTATES
REPLAT OF LOT 3, BLOCK "A"

REASON FOR REPLAT
 TO SPLIT LOT 3, BLOCK A,
 INTO THREE LOTS

- LEGEND**
- 1/2" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET BY CAR MARKED "RPLS 4267"
 - "X" FOUND IN CONCRETE
 - MUD NAIL SET IN CONCRETE
 - 1/4" X 1/4" SHORT-DISTANCE LINE ESM.
 - EASEMENT LINE
 - SURVEY LINE
 - EXTERNAL BOUNDARY LINE
 - EXISTING SIDEWALK
 - W.E. H.D. WATER EASEMENT
 - HEREBY DEDICATED
 - WSW E.H.D. WATER & WASTEWATER ESM.
 - HEREBY DEDICATED

AREA AND USE SUMMARY:

LOT	AREA (SQ. FT.)	ACRES	USE
LOT 3A	81,785	1.88	MULTIFAMILY
LOT 3B	119,500	2.74	COMMERCIAL
LOT 3C	71,500	1.64	COMMERCIAL
TOTAL	272,785	6.26	

NOTES:

- BEARING BASE IS THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING ALTIERRA CENTER'S TRIMBLE VLS NETWORK.

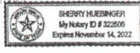
P.L. No.	APR	EST.	DATE
1	1043684-04016	314841-20689	181-CAP-C3C1
2	1043684-04017	314841-20690	181-CAP-C3C2
3	1043684-04018	314841-20691	181-CAP-C3C3
4	1043684-04019	314841-20692	181-CAP-C3C4
5	1043684-04020	314841-20693	181-CAP-C3C5

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED EASEL COMPANY'S PANEL NO. 4883-C-0285, EFFECTIVELY DATED AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED TO BE IN THE 500-YEAR FLOOD PLAIN.
- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURCHASE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY SWM UTILITIES, INC. DRA WINDERMERE UTILITY COMPANY, INC. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10'-0" PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- 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. 1203-15-02-24. THE EASEMENT'S USE AND POSITION SHALL BE IN ACCORDANCE WITH THE SURVEY 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.
- 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 SIX (6) FEET WIDE SIDEWALK SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF THE STREETS. SIDEWALKS TO BE BUILT AT THE TIME OF SITE DEVELOPMENT, IF NOT ALREADY EXISTING.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO. 1203-15-02-24 AND CITY RESOLUTION NO. 184-08-02-10-1.
- COMMUNITY IMPACT FEES MAY BE REQUIRED AND WILL BE AT THE RATE ESTABLISHED BY SWM UTILITIES, INC. OR THE CITY OF PFLUGERVILLE. LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THIS SUBDIVISION SHALL MAINTAIN POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRICAL 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 ALL 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 CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO THE INTERSECTING PUBLIC RIGHT-OF-WAYS OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE TREE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLACEMENT OR RELOCATION MAY BE REQUIRED AS THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT THE RATE REQUIRED BY ORDINANCE NO. 1203-15-02-24.
- THESE LOTS ARE SUBJECT TO A JOINT USE ACCESS EASEMENT CREATED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 201055718. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS)
 COUNTY OF TRAVIS)
 I, GEORGE FADDOUL, MEMBER OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1203-15-02-24, OF THE CITY OF PFLUGERVILLE, TEXAS, 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.

WITNESSED BY ME AND SEAL OF OFFICE THIS 19th DAY OF April, 2021 A.D.

 GEORGE FADDOUL



APPROVED THIS 19th DAY OF April, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

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

NO PORTION OF THIS TRACT IS WITHIN THE LIMITS OF THE STUDY OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

STATE OF TEXAS)
 COUNTY OF TRAVIS)
 I, C. MICHAEL McMINN, 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.

WITNESSED BY ME AND SEAL OF OFFICE THIS 19th DAY OF April, 2021 A.D.

 C. MICHAEL McMINN, JR.



OWNER: CENO PARTNER, LLC
 GEORGE FADDOUL
 401 TALBERT LANE
 CEDAR PARK, TX 78613

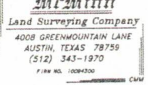
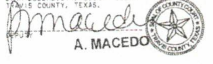
ENGINEER: KURT PROSSNER, P.E.
 PROSSNER ENGINEERING
 13377 FORD BROWNS ROAD, STE 108B
 AUSTIN, TX 78729
 FIRM #P-1500

SURVEYOR: C. MICHAEL McMINN, JR., R.P.L.S.
 McMINN LAND SURVEYING COMPANY
 4008 GREENMOUNTAIN LANE
 AUSTIN, TX 78759
 FIRM #10284500

STATE OF TEXAS)
 COUNTY OF TRAVIS)
 I, DANA DEBEAUCOURT, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF TRAVIS COUNTY, TEXAS, ON APRIL 19, 2021 AT 10:56:00 A.M., DULY RECORDED ON APRIL 19, 2021 AT 10:57:00 A.M., OFFICIAL RECORDS OF TRAVIS COUNTY AND STATE IN DOCUMENT NO. 202100087.

WITNESSED BY ME AND SEAL OF OFFICE THE COUNTY CLERK, 19th DAY OF April, 2021 A.D.

 DANA DEBEAUCOURT, COUNTY CLERK



REVISED: DECEMBER 14, 2020
 DATE: JUNE 29, 2020
 U.O. NO.: 040220