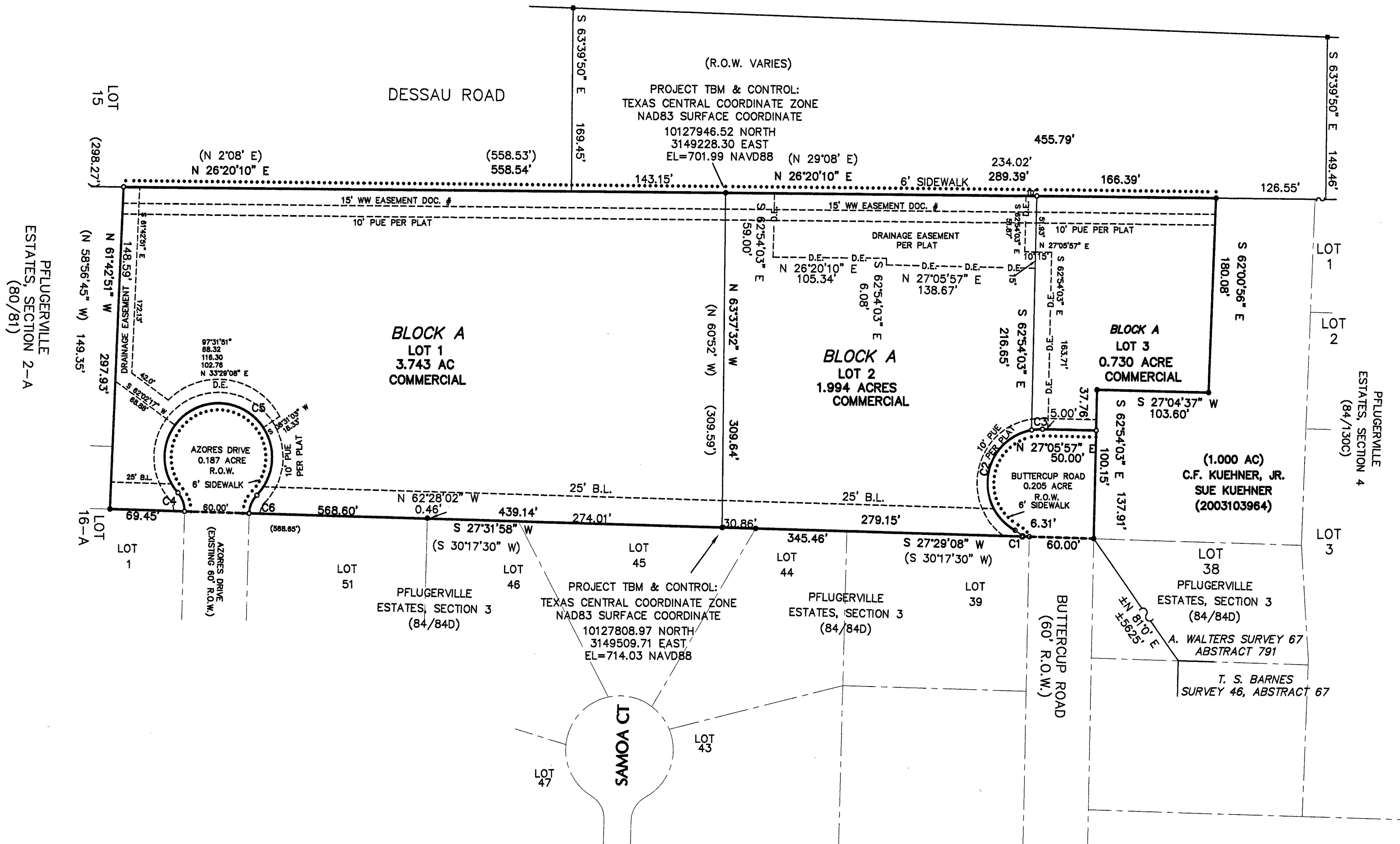
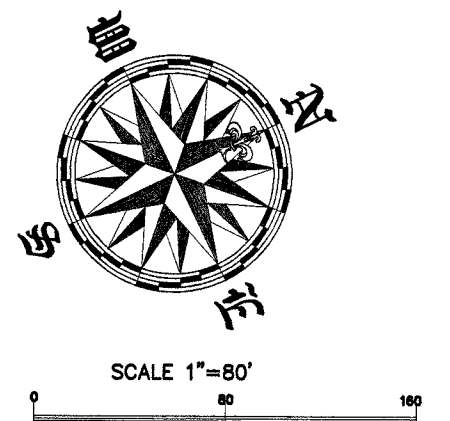
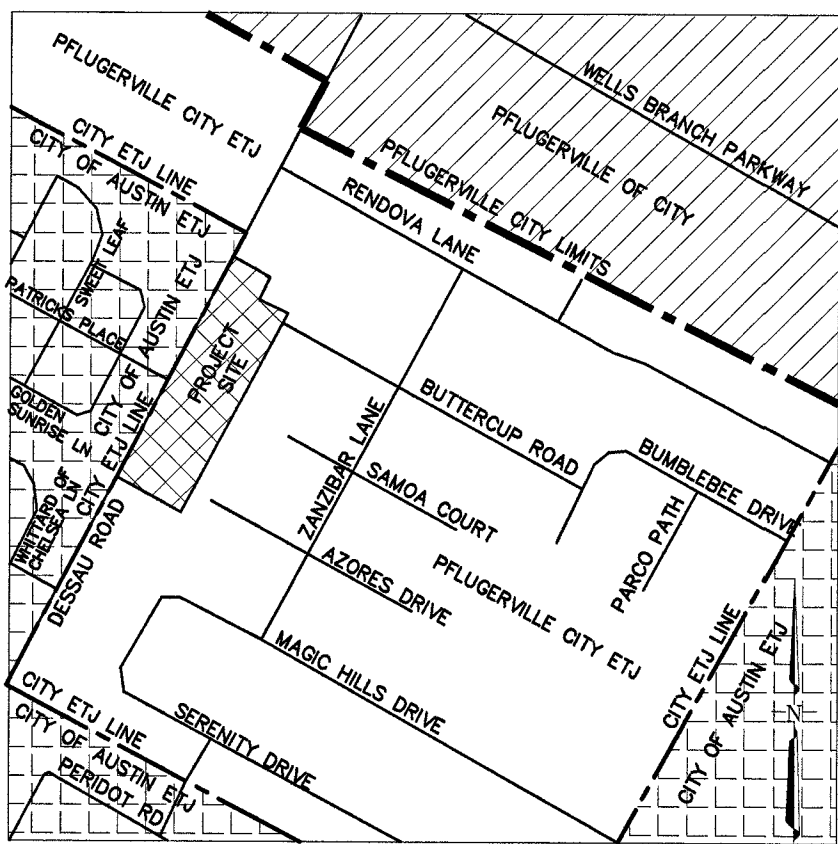


# FINAL PLAT BUTTERCUP RETAIL

## SITE LOCATION MAP



CURVE TABLE

NO.	I =	R =	A =	C =	C.B. =
C1	20°27'14"	25.00	8.92	8.88	S 65°08'19" W
C2	140°41'05"	50.00	122.77	94.17	N 54°46'45" W
C3	11°32'10"	50.00	10.07	10.05	N 21°19'52" E
C4	42°49'59"	25.00	18.69	18.26	N 83°53'01" W
C5	265°39'59"	50.00	231.84	73.33	N 27°31'58" E
C6	42°49'59"	25.00	18.69	18.26	S 41°03'02" E

LAND USE TABLE - 6.859 ACRES TOTAL

LOT NO.	ACREAGE	USE
LOT 1	3.743	COMMERCIAL DEVELOPMENT
LOT 2	1.994	COMMERCIAL DEVELOPMENT
LOT 3	0.730	COMMERCIAL DEVELOPMENT
0.392 ACRE TOTAL FOR CUL-DE-SAC RIGHT-OF-WAY		
R.O.W. LINEAR FT = 150.15'		

SURVEY BENCHMARK DATUM: NAVD 1988 EL=701.99  
TOTAL ACREAGE = 6.859 AC  
TOTAL LOTS = 3 COMMERCIAL  
2 STREET

HORIZONTAL AND VERTICAL DATA PER GPS OBSERVATION -  
VERTICAL DATUM: NAVD88  
VALUES; HORIZONTAL DATUM (BEARING BASIS): TEXAS  
CENTRAL COORDINATE SYSTEM, NAD83

### ENVIRONMENTAL PLAT NOTES:

- (1) NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- (2) BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- (3) THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- (4) AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

### LEGAL DESCRIPTION:

- (1) 2.929 ACRES, ALEXANDER WALTERS SURVEY 67 ABSTRACT 791, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.
- (2) 3.93 ACRES, ALEXANDER WALTERS SURVEY 67 ABSTRACT 791, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- B.L. BUILDING SET BACK LINE
- D.E. DRAINAGE EASEMENT
- (XXX) RECORD DATA
- BOUNDARY
- ..... PROPOSED 6' SIDEWALK

### OWNERS:

- (1) DESSAU ROAD, LLC.  
DOREID AWAD  
780 E GALVESTON, GIDDINGS, TEXAS 78942
- (2) CLAUDINE SCHOEN  
4605 STRASS DR, AUSTIN, TX 78731

### PROFESSIONAL LAND SURVEYORS

1515 CHESTNUT STREET  
BASTROP, TEXAS 78602

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FAX: (512) 332-0961  
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