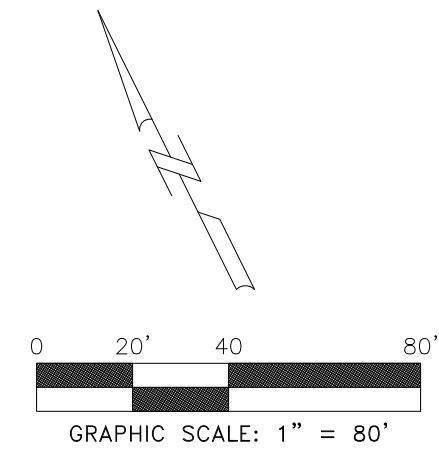


### VICINITY MAP N.T.S.

#### LEGEND

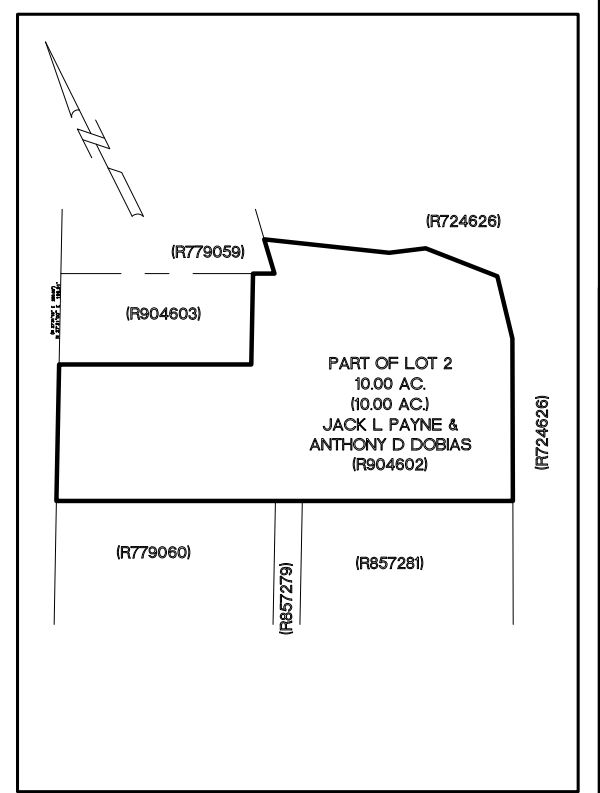
- PFLUGERVILLE CITY LIMIT
- EXTRA TERRITORIAL JURISDICTION
- CITY & ETJ LIMIT LINE
- COUNTY LINE

# FINAL PLAT OF LOT 2C, 2D, AND 2E BEING A RE-PLAT OF THE REMAINDER OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK RE-PLAT



#### LEGEND

- IRON ROD FOUND
- IRON ROD SET
- CAPPED "RPLS 5687"
- "X" IN CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- (BRG.-DIST.) RECORD CALL (R904602) TRAVIS COUNTY PARCEL I.D. NO.
- 10' WIDE SIDEWALK
- SUBDIVISION BOUNDARY
- LOT LINE



ORIGINAL LOT CONFIGURATION  
N.T.S.

#### LINE TABLE

NO.	BEARING	DISTANCE
L1	S 63°32'57" E	46.94'
	(S 63°35'58" E)	(46.43')
L2	N 09°52'08" E	78.54'
	(N 10°00'24" E)	(78.18')
L3	S 70°44'46" E	80.72'
	(S 71°01'22" E)	(80.91')
L4	N70°44'46"W	32.68'
L5	S70°44'46"E	48.04'
L6	S18°35'25"E	28.28'
L7	N71°23'05"E	28.28'

SITE BENCHMARK  
DESC:1/2" IRF W/ YELLOW CAP  
N:10137918.29'  
E:3170301.38'

SITE BENCHMARK  
DESC:SQUARE IN SIDEWALK  
ELEV:633.55' NAVD88  
N:10137798.85'  
E:3170228.30'

LAND USE SUMMARY: LI - LIGHT INDUSTRIAL DISTRICT  
TOTAL NO. LOTS: 3  
TOTAL NO. BLOCKS: 1

ACREAGE TABLE  
LOT 2C - 1.92 ACRES  
LOT 2D - 2.37 ACRES  
LOT 2E - 5.71 ACRES  
TOTAL - 10.00 ACRES

GENERAL NOTES:  
1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48491C0675F, DATED DECEMBER 20TH, 2019, LOMR NO. 08-06-3130P, DATED OCTOBER 10TH, 2008, AND LOMR NO. 16-06-3121P, DATED APRIL 10TH, 2017, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

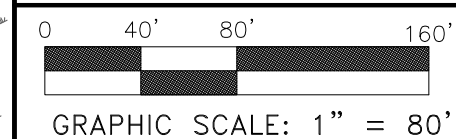
2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO STATE PLANE COORDINATES (TEXAS CENTRAL) & NAD83 (HORIZONTAL) & NAVD88 (VERTICAL).

3) REFERENCE BENCHMARK: AZ75-001  
DESCRIPTION: 5/8" IRON ROD WITH ALUMINUM CAP STAMPED AZ75  
ELEVATION: 630.26' NAVD88 (VERTICAL).  
OFF - SITE  
NORTHING: 10126148.93'  
EASTING: 3165597.38'

REFERENCE BENCHMARK: CS38-001  
DESCRIPTION: 3" ALUMINUM DISC IN CONC. "LCRA CS38-2006"  
ELEVATION: 632.76' NAVD88 (VERTICAL).  
OFF - SITE  
NORTHING: 10140868.07'  
EASTING: 3169479.16'

PRELIMINARY  
04/20/2022

## FINAL PLAT OF LOT 2C, 2D, AND 2E BEING A RE-PLAT OF THE REMAINDER OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK RE-PLAT



OWNER: PFL WEISS INVESTMENTS LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
1701 NUECES ST.  
AUSTIN TX. 78701.

**ASH & ASSOCIATES**  
SURVEYING - PLANNING - ARCHITECTURE  
SERVING THE COMMUNITY OF TEXAS

142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
(512) 392-1719  
ashandassociates.net

Surveying:  
100847-00  
Architecture:  
TX20240

DRAWN: MAM SCALE: 1"=80'  
REVIEWED: RHT DATE: 10/08/2021  
C:ASH & ASSOCIATES, L.L.C.

REV.  
02/15/2022  
02/21/2022  
03/24/2022

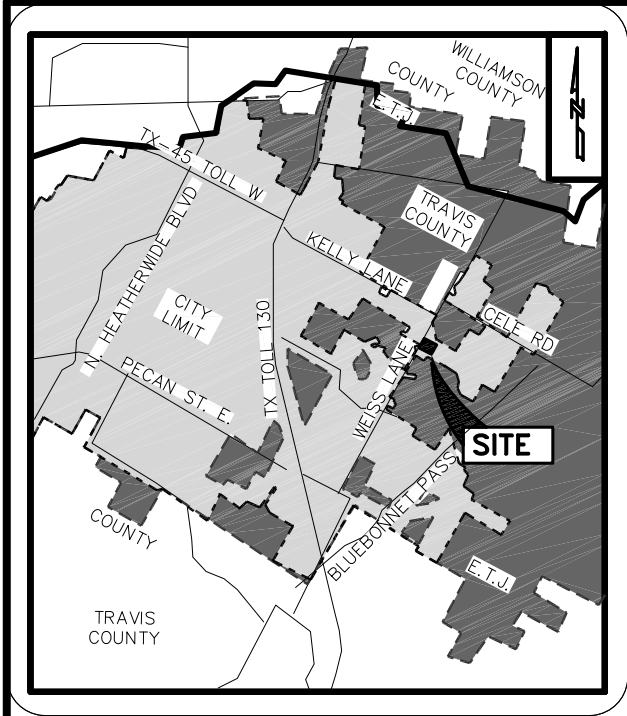
PROJECT No.  
21-7759-B

SHEET 1 OF 2

ENGINEER  
JUSTIN KRAMER P.E.  
KIMLEY-HORN AND ASSOCIATES,  
TEXAS LIMITED LIABILITY CO.  
10814 JOLLYVILLE ROAD, AYALLON IV, SUITE 200,  
AUSTIN, TX 78759.

SURVEYOR  
RICHARD H. TAYLOR - RPLS 3986  
ASH AND ASSOCIATES  
142 JACKSON LANE  
SAN MARCOS, TX. 78666.





VICINITY MAP  
N.T.S.

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS

THAT PFL WEISS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH CHRISTIAN ALVARADO, MANAGER, BEING THE OWNER OF 10.00 ACRES OF LAND BEING OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS. SAME BEING ALL OF LOT 2, OF FIRST REPLAT OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201800017, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO SAID PFL WEISS INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN DOCUMENT NO. 2021236416, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.) DO HEREBY SUBDIVIDE 10.00 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

FINAL PLAT OF LOT 2C, 2D, AND 2E  
BEING A RE-PLAT OF  
THE REMAINDER OF LOT 2  
PFLUGERVILLE INDUSTRIAL PARK RE-PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON. WITNESS OUR HANDS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D.

CHRISTIAN ALVARADO, MANAGER  
PFL WEISS INVESTMENTS, LLC

DATE

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTIAN ALVARADO, MANAGER, OF PFL WEISS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, A.D.

NOTARY PUBLIC'S SIGNATURE

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL (WILBARGER CREEK REGIONAL STUDY) FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0675F, DATED DECEMBER 20TH, 2019, AND LOMR NO. 08-06-3130P, DATED OCTOBER 10TH, 2008, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA (LOT 2D - BFE:612.2' & LOT 2E - BFE:611.8') OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN, FOR TRAVIS COUNTY, TEXAS.

JUSTIN KRAMER P.E.  
KIMLEY-HORN AND ASSOCIATES,  
TEXAS LIMITED LIABILITY CO.

DATE

FINAL PLAT OF LOT 2C, 2D, AND 2E  
BEING A RE-PLAT OF  
THE REMAINDER OF LOT 2  
PFLUGERVILLE INDUSTRIAL PARK RE-PLAT

1. THIS PLAN LIES WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER SERVICE 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 PUE HAS BEEN DEDICATED ALONG THE STREET FRONTAGE BY DOCUMENT NO. 200800320 PLAT RECORDS OF TRAVIS COUNTY TEXAS. (P.R.T.C.T.).
4. EASEMENTS DEDICATED TO THE PUBLIC SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR/PROPERTY OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN 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. TEN-FOOT SIDEWALKS SHALL BE CONSTRUCTED TO THE CITY OF PFLUGERVILLE STANDARDS ALONG ALL STREETS ABUTTING THIS SUBDIVISION. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
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.
9. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT TEES FOR THE INDIVIDUAL LOTS SHALL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
10. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEARS 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 AS AMENDED.
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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) 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. ALL LOTS SHALL HAVE ACCESS TO WEISS LANE.
18. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO.1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
19. 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.1224-09-08-25-8A.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

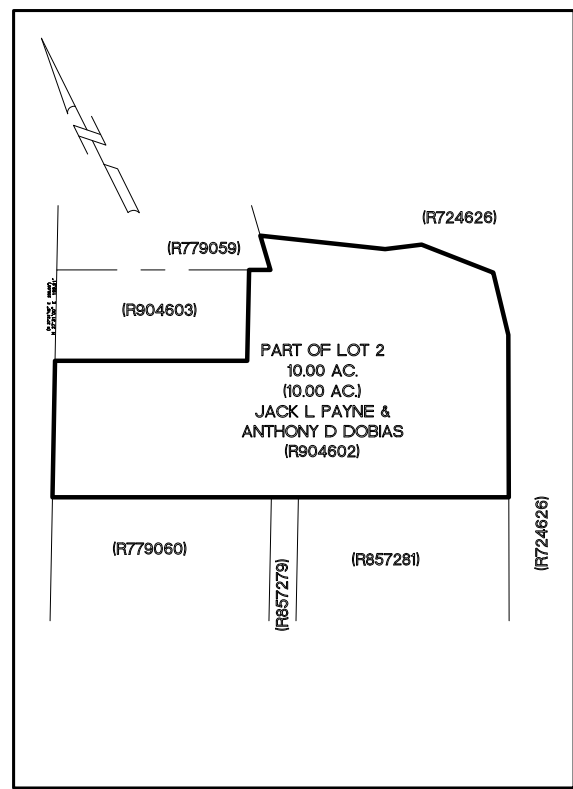
COUNTY OF TRAVIS:

THAT I, RICHARD TAYLOR 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.

P R E L I M I N A R Y  
0 4 / 2 0 / 2 0 2 2

RICHARD H. TAYLOR RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 3986 STATE OF TEXAS

DATE



ORIGINAL LOT CONFIGURATION  
N.T.S.

STATE OF TEXAS  
COUNTY OF TRAVIS

APPROVED THIS \_\_ DAY OF \_\_\_\_, \_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

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

EMILY BARRON, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, REBECCA GUERRERO, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_, 20\_\_ A.D.

REBECCA GUERRERO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK\_.M., THIS THE \_\_ DAY OF \_\_\_\_\_ \_\_, 20\_\_ A.D.

REBECCA GUERRERO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

DEPUTY

FINAL PLAT OF LOT 2C, 2D, AND 2E  
BEING A RE-PLAT OF  
THE REMAINDER OF LOT 2  
PFLUGERVILLE INDUSTRIAL PARK RE-PLAT

0 40' 80' 160'

GRAPHIC SCALE: 1" = 80'

OWNER: PFL WEISS INVESTMENTS LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
1701 NUECES ST.  
AUSTIN TX. 78701.

142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
(512) 392-1719  
ashandassociates.net

Surveying:  
100847-00  
Architecture:  
TX20240

DRAWN: MAM  
REVIEWED: RHT  
C:ASH & ASSOCIATES, L.L.C.

SCALE: 1"=80'  
DATE: 10/08/2021

REV.  
02/15/2022  
02/21/2022  
03/24/2022

PROJECT No.  
21-7759-B

SHEET 2 OF 2