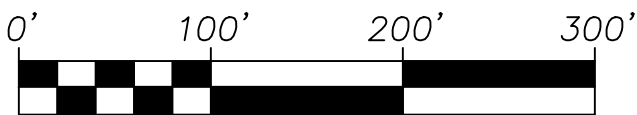
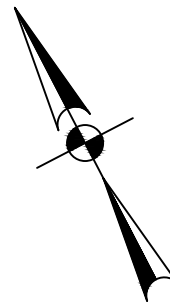
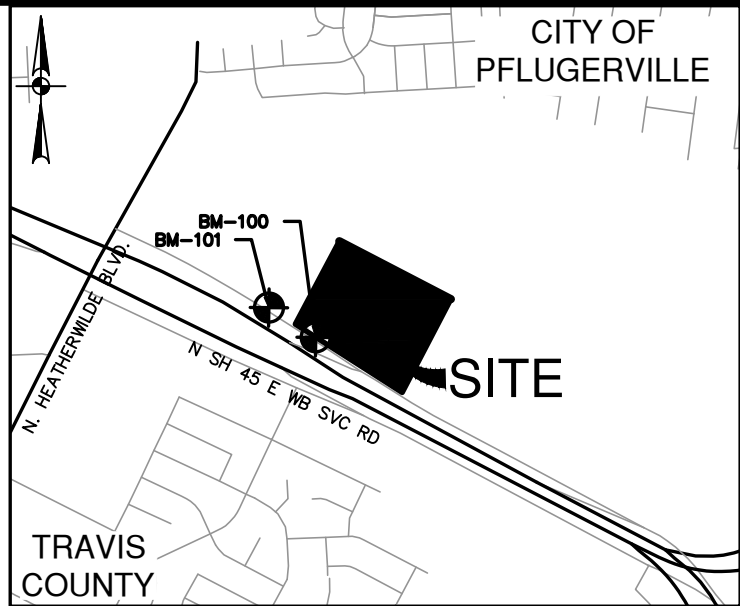


FINAL PLAT  
OF  
DECK WILKE SOUTH

A 31.219 ACRE, TRACT OF LAND SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 71, ABSTRACT NO. 200, AND THE JOHN W MAXEY, SECTION 1, ABSTRACT NO. 2381, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 73.914 ACRE TRACT OF LAND SITUATED IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 2382 RECORDED IN DOCUMENT NO. 2021240027, AND A 17.158 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021240026, AND A CALLED 1.291 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021240028 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO SH45, LP.



SCALE: 1" = 100'



LOCATION MAP

1" = 3000'

OWNER: SH45, LP  
ADDRESS: 901 S. MOPAC EXPRESSWAY  
BLDG. V, SUITE 100  
AUSTIN, TX 78746

ACREAGE: 31.219 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, LLC  
10801 N MOPAC EXPY.,  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

SURVEY: PETER CONRAD SURVEY  
SECTION NO. 71  
ABSTRACT NO. 200  
  
JOHN W MAXEY SURVEY  
SECTION NO. 1  
ABSTRACT NO. 2381

DEVELOPMENT LOT: 2  
R.O.W. DEDICATION: 1  
TOTAL LOTS: 3

BLOCKS: 1

SUBMITTAL DATE: JANUARY 03, 2025

BENCHMARK INFORMATION:

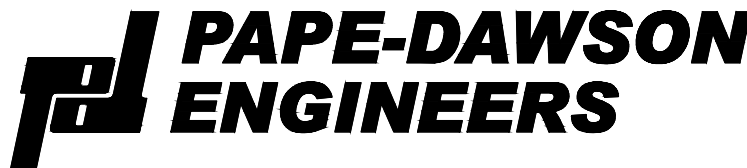
COMBINED SCALE FACTOR: 0.99988

BM-100  
SET COTTON SPINDLE ON UTILITY POLE  
GRID NORTHING: 10149488.37'  
GRID EASTING: 3155225.99'  
ELEVATION: 796.50'  
NAVD 88 (GEOID12B)

BM-101  
SET COTTON SPINDLE ON UTILITY POLE  
GRID NORTHING: 10149797.80'  
GRID EASTING: 3154737.95'  
ELEVATION: 793.68'  
NAVD 88 (GEOID12B)

LEGEND

- DOC. NO. DOCUMENT NUMBER  
O.P.R. OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS  
R.P.R. REAL PROPERTY RECORDS OF  
TRAVIS COUNTY, TEXAS  
FD. I.R. FOUND IRON ROD  
R.O.W. RIGHT OF WAY  
VOL. VOLUME  
PG. PAGE(S)  
P.O.B. POINT OF BEGINNING  
P.U.E. PUBLIC UTILITY EASEMENT  
BENCHMARK  
(SURVEYOR) FOUND 1/2" IRON ROD  
(UNLESS NOTED OTHERWISE)  
SET 1/2" IRON ROD WITH  
PAPE-DAWSON CAP  
6' SIDEWALK  
HIKE & BIKE TRAIL (10' SIDEWALK)  
EASEMENT



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SH45, LP  
REMNAANT PORTION  
CALLED 17.158 ACRE TRACT  
DOC. NO. 2021240026 (O.P.R.)

SH45, LP  
REMNAANT PORTION  
CALLED 73.914 ACRE TRACT  
DOC. NO. 2021240027 (O.P.R.)

PETER CONRAD SURVEY  
SECTION NO. 71  
ABSTRACT NO. 200

LOT 1, BLOCK A  
(14.500 ACRES)

LOT 2, BLOCK A  
(15.248 ACRES)

TIM'S ACRES, LTD.  
CALLED 3.453 ACRE TRACT  
DOC. NO. 2016178336  
(O.P.R.)

N27°59'32"E ~ 977.14'

S62°32'32"E ~ 1308.62'

624.49'

60.00'

10' PUE

624.13'

10' PUE

60.00'

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N SH 45 E WB SVC RD  
(VARIABLE WIDTH RIGHT OF WAY)  
STATE OF TEXAS  
A CALLED 3.825 ACRE TRACT  
DOC. NO. 2003177212 (O.P.R.)  
A CALLED 6.859 ACRE TRACT  
DOC. NO. 2003214008 (O.P.R.)

20' EASEMENT AND  
RIGHT OF WAY EASEMENT  
VOL. 10437, PG. 380  
(R.P.R.)

PUBLIC WATER  
PIPELINE EASEMENT  
DOC. NO. 2020156331  
(O.P.R.)

PERMITTED ACCESS  
DOC. NO. 2003214008 (O.P.R.)

ACCESS NOT PERMITTED  
DOC. NO. 2003214008 (O.P.R.)

WASTEWATER PIPELINE EASEMENT  
DOC. NO. 2020104130 (O.P.R.)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N62°25'46"W	12.00'
L2	S62°25'46"E	12.00'

DATE OF PLAT PREPARATION: JANUARY 03, 2025

SHEET 1 OF 2

DECK WILKE SOUTH

Survey Job No. 51478-00

Date: Jun 20, 2025, 9:24am User: JD User ID: jwof  
File: C:\Users\JDAL\OneDrive\Temp\Acpublish\_23888\PL51398-00\_DeckWilkeSouth\_R6.dwg

FINAL PLAT  
OF  
DECK WILKE SOUTH

A 31.219 ACRE, TRACT OF LAND SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 71, ABSTRACT NO. 200, AND THE JOHN W MAXEY, SECTION 1, ABSTRACT NO. 2381, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 73.914 ACRE TRACT OF LAND SITUATED IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 2382 RECORDED IN DOCUMENT NO. 2021240027, AND A 17.158 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021240026, AND A CALLED 1.291 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021240028 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO SH45, LP.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, SH45, LP, BEING THE OWNER OF A CALLED 17.158 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021240026, A CALLED 67.097 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021240027, AND A CALLED 1.291 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2021240028 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 71, ABSTRACT NO. 200, AND THE JOHN W MAXEY SURVEY, SECTION NO. 1, ABSTRACT NO. 2381, IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 85.497 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "DECK WILKE SOUTH" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AD

SH45, LP  
901 S. MOPAC EXPRESSWAY  
BLDG. V, SUITE 100  
AUSTIN, TX 78746

ACKNOWLEDGEMENT:

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, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS SEAL

ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM No. 48453C0280J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

I, MARK A. RAMSEUR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 482 OF TRAVIS COUNTY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

06/20/25  
MARK A. RAMSEUR, P.E. 88748  
ENGINEERING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759



SURVEYOR'S CERTIFICATION:

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 482 OF TRAVIS COUNTY CODE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

Parker J. Graham  
PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556  
SURVEYING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759



06/20/2025

CITY CERTIFICATION:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY \_\_\_\_\_

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

BY: \_\_\_\_\_, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

COUNTY CERTIFICATION:

I, DYANA LIMON-MERCADO, CLERK OF THE TRAVIS COUNTY, TEXAS , DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M AND DULY RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON-MERCADO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

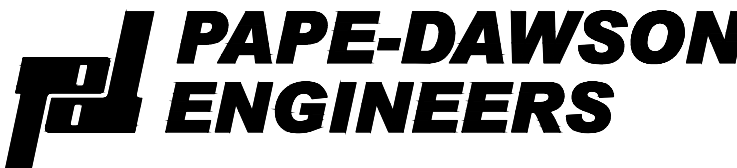
STANDARD PLAT NOTES

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10 FOOT PUBLIC EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENTS(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. 1206-15-02-24. THE GRANTOR AND THE GRANTOR'S 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 KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BY 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.
- 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.
- 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.
- THE 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 FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POSE-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS USING ATLAS14 DATA.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BY 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.
- 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.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
- ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION 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.
- 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.
- 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.
- DUE TO THE REQUIREMENT TO MEET BLOCK LENGTH MINIMUM REQUIREMENTS AS SET FORTH BY UDC SECTION 15.16.6.C, THE OWNER IS RESPONSIBLE FOR DEDICATING BY SEPARATE INSTRUMENT PASS-THROUGH EASEMENTS AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL THAT COMPLY WITH SECTION 15.16.6.C. 10 FOOT HARDSCAPE IMPROVEMENT WOULD BE REQUIRED TO BE CONSTRUCTED DURING CONSTRUCTION OF SITE IMPROVEMENTS.

PARKLAND DEDICATION

FEE IN LIEU SHALL FOLLOW FEES IN ACCORDANCE WITH RATE CONSIDERED AND APPROVED BY PARKS AND RECREATION COMMISSION ON JUNE 20, 2024. ASSOCIATED PRELIMINARY PLAN APPROVED AUGUST 5, 2024.

NOTE: FEE IN LIEU/PARKLAND DEDICATION FEE SHALL BE PROVIDED PRIOR TO SITE PLAN APPROVAL.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801