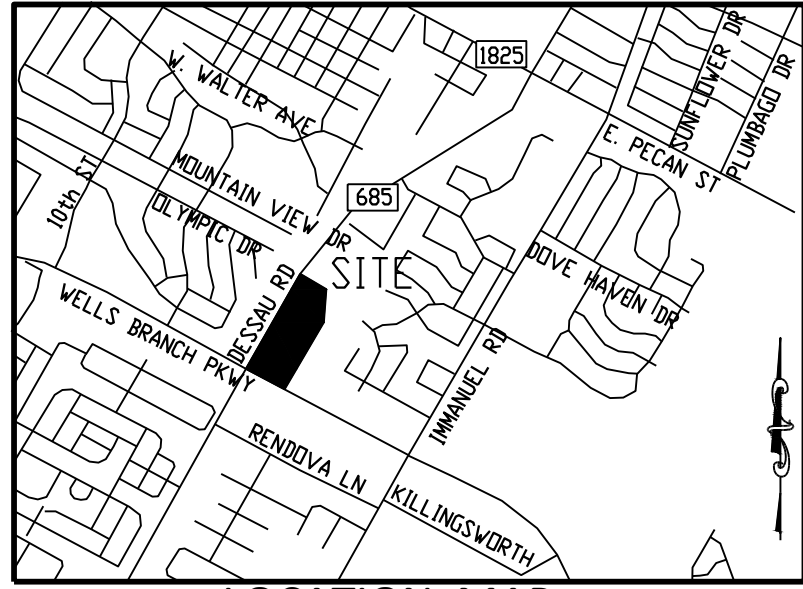


FINAL PLAT

WUTHRICH HILL FARMS SECTION TWO-A



LOCATION MAP
NOT TO SCALE

LEGEND

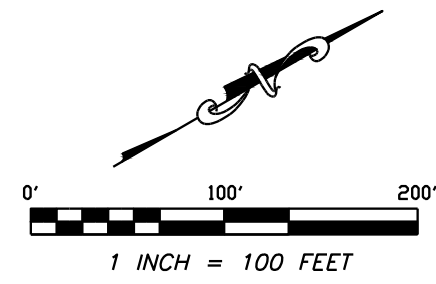
- TxDOT TYPE II MONUMENT FOUND
- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- ● ● 6' OR 10' SIDEWALK
- ADJOINING PROPERTY LINES
- - - EASEMENTS
- · - · - FLOODPLAIN

OWNER:
TAYLOR WILSON
OLYMPIC CROSSING GP LLC, PARTNER
100 DESSAU LP
110 SAN ANTONIO STREET #1706
AUSTIN, TEXAS 78701
(512) 968-6141

SURVEYOR:
FRED L. DODD JR. RPLS NO. 6392
FRED L. DODD, JR. SURVEYOR, INC.
P.O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705 PH

ENGINEER:
ANTHONY H. GOODE
P.E. NO. 97263
CUDE ENGINEERS
1620 LA JAITA DRIVE #250
CEDAR PARK, TEXAS 78613
(512) 260-9100 PH

33.596 ACRES OUT OF THE ALEXANDER
WALTERS SURVEY NO. 67, ABSTRACT NO. 791
TRAVIS COUNTY, TEXAS



APPROVED: 6/18/2020	
PARKLAND DEDICATION	\$367,994.88 FEE IN LIEU
PARKLAND DEVELOPMENT	10' TRAIL IN GREENBELT ALONG E SIDE OF LOT 3 BLOCK B AND AN ADDITIONAL 4' OF TRAIL ALONG N SIDE OF OLYMPIC DR AND THE REMAINING FEE IN LIEU

E. OLYMPIC DRIVE ROW WIDTH	60'
----------------------------	-----

LOT SUMMARY

BLOCK B = 1 LOT
BLOCK C = 1 LOT

TOTAL NUMBER OF LOTS = 2
TOTAL AREA = 32.115 ACRES (1,398,929 S.F.)

STREET DEDICATION
OLYMPIC DRIVE 1050 LINEAR FEET
AREA = 1.481 ACRES (64,505 S.F.)

BENCHMARKS

BM #1
SQUARE CUT ON THE NORTHEAST CORNER OF A CURB INLET, IN THE NORTHERLY RIGHT-OF-WAY OF WELLS BRANCH PARKWAY, APPROXIMATELY 168' NORTHWEST OF THE MOST SOUTHERLY PROPERTY CORNER. N=10128260.89, E=3150438.2, ELEV=691.62'

BM #2
SQUARE CUT ON THE SOUTHWEST CORNER OF A CURB INLET, ON THE EAST RIGHT-OF-WAY OF DESSAU ROAD. N=10130652.6, E=3150831.7, ELEV=6709.13'

DATE OF PLAT: 04/05/2020

DATE OF TIA APPROVAL: 08/05/2020

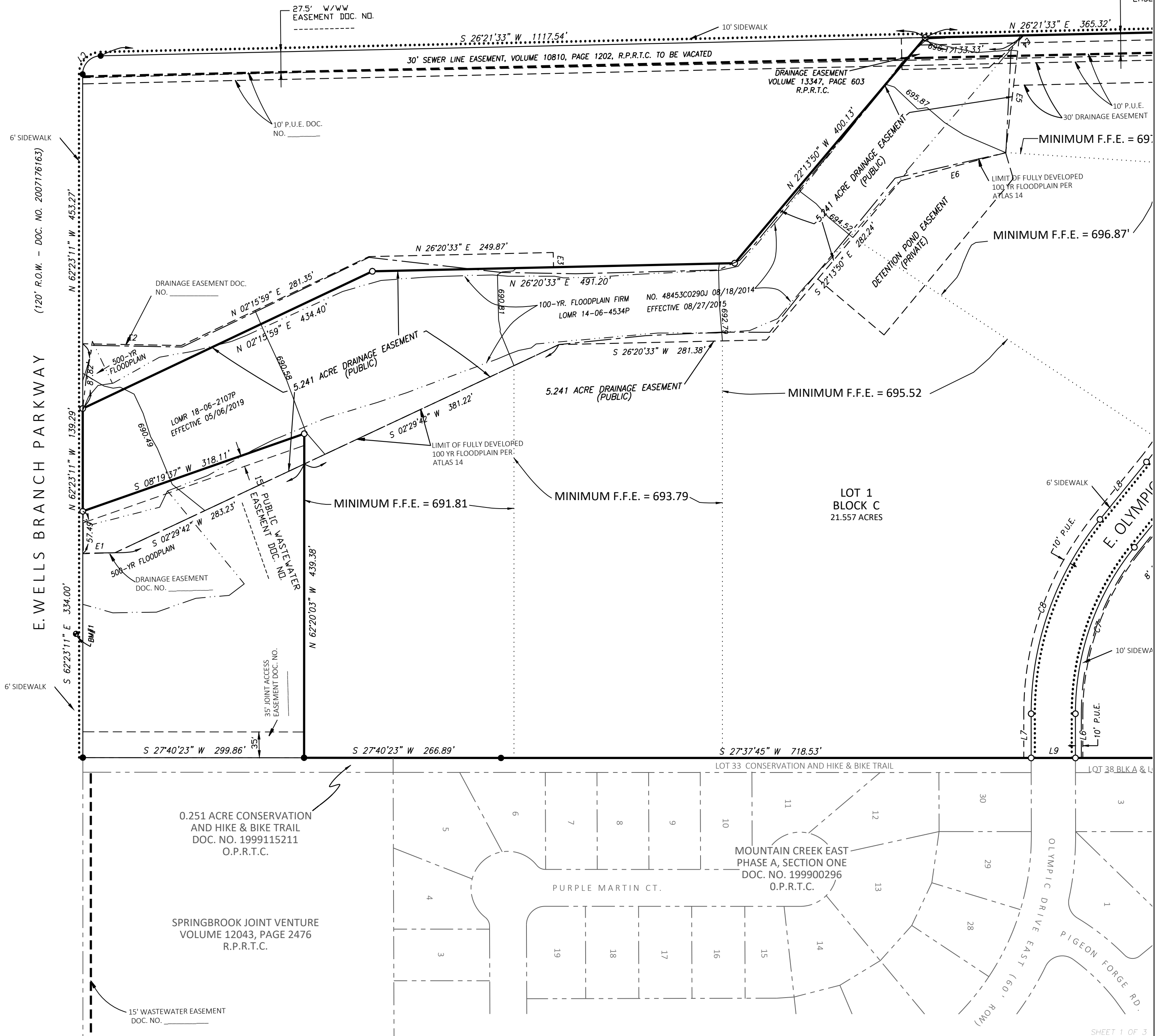


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LOT 1
BLOCK F
WUTHRICH HILL FARMS
SECTION 5-A
DOC. NO. 200800011
O.P.R.T.C.

WUTHRICH HILL FARM LTD.
RESIDULA OF 135 AC.
VOL. 2458 PG. 312
D.R.T.C.

DESSAU ROAD (140' R.O.W. - CSJ NO. 0014-04-034)



0.251 ACRE CONSERVATION
AND HIKE & BIKE TRAIL
DOC. NO. 1999115211
O.P.R.T.C.

SPRINGBROOK JOINT VENTURE
VOLUME 12043, PAGE 2476
R.P.R.T.C.

MOUNTAIN CREEK EAST
PHASE A, SECTION ONE
DOC. NO. 199900296
O.P.R.T.C.

FINAL PLAT

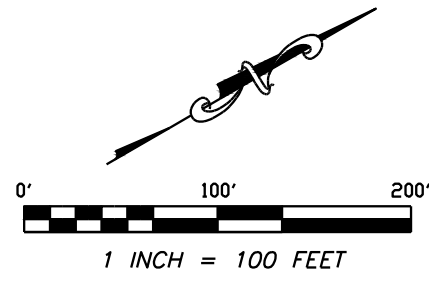
WUTHRICH HILL FARMS SECTION TWO-A

WUTHRICH HILL FARM LTD.
RESIDULA OF 135 AC.
VOL. 2458 PG. 312
D.R.T.C.

CITY OF PFLUGERVILLE
VOL. 11533, PG. 740
R.P.R.T.C.

LEGEND

- TxDOT TYPE II MONUMENT FOUND
- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
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- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- 6' OR 10' SIDEWALK
- ADJOINING PROPERTY LINES
- EASEMENTS
- FLOODPLAIN
- FINISHED FLOOR ELEVATIONS BOUNDARIES
- FULLY DEVELOPED ATLAS 14 FLOODPLAIN



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.64'	25.00'	88°33'42"	N 17°59'45" W	34.91'
C2	37.45'	3210.83'	0°40'06"	S 28°30'40" W	37.45'
C3	647.19'	3210.83'	11°32'56"	S 34°37'11" W	646.10'
C4	312.35'	2910.83'	6°08'53"	S 37°19'16" W	312.20'
C5	303.91'	2910.83'	5°58'56"	S 31°15'22" W	303.77'
C6	257.59'	418.50'	35°15'59"	N 41°00'16" W	253.54'
C7	244.08'	358.50'	39°00'34"	N 42°52'34" W	239.40'
C8	284.93'	418.50'	39°00'34"	N 42°52'34" W	279.46'
C9	220.66'	358.50'	35°15'59"	N 41°00'16" W	217.19'

LINE	BEARING	DISTANCE
L1	N 26°30'55" E	23.12'
L2	S 58°38'15" E	87.14'
L3	S 74°06'21" W	52.94'
L4	S 15°06'43" E	57.08'
L5	S 23°22'17" E	100.23'
L6	S 62°22'51" E	59.97'
L7	N 62°22'51" W	59.96'
L8	N 23°22'17" W	100.23'
L9	S 27°37'45" W	60.00'

LINE	BEARING	DISTANCE
E1	S 25°57'01" W	43.79'
E2	N 28°38'34" E	133.63'
E3	S 63°39'27" E	20.00'
E4	S 22°13'50" E	9.41'
E5	S 55°36'32" E	152.92'
E6	S 12°38'02" W	147.18'

BENCHMARKS

TBM #1
SQUARE CUT ON THE NORTHEAST CORNER OF A CURB INLET, IN THE NORTHERLY RIGHT-OF-WAY OF WELLS BRANCH PARKWAY, APPROXIMATELY 168' NORTHWEST OF THE MOST SOUTHERLY PROPERTY CORNER. N=10128260.89, E=3150438.2, ELEV=691.62'

TBM #2
SQUARE CUT ON THE SOUTHWEST CORNER OF A CURB INLET, ON THE EAST RIGHT-OF-WAY OF DESSAU ROAD. N=10130652.6, E=3150831.7, ELEV=6709.13'

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.9999898338 ANGLE 01°23'45.52383".

DATE OF PLAT: 04/05/2020

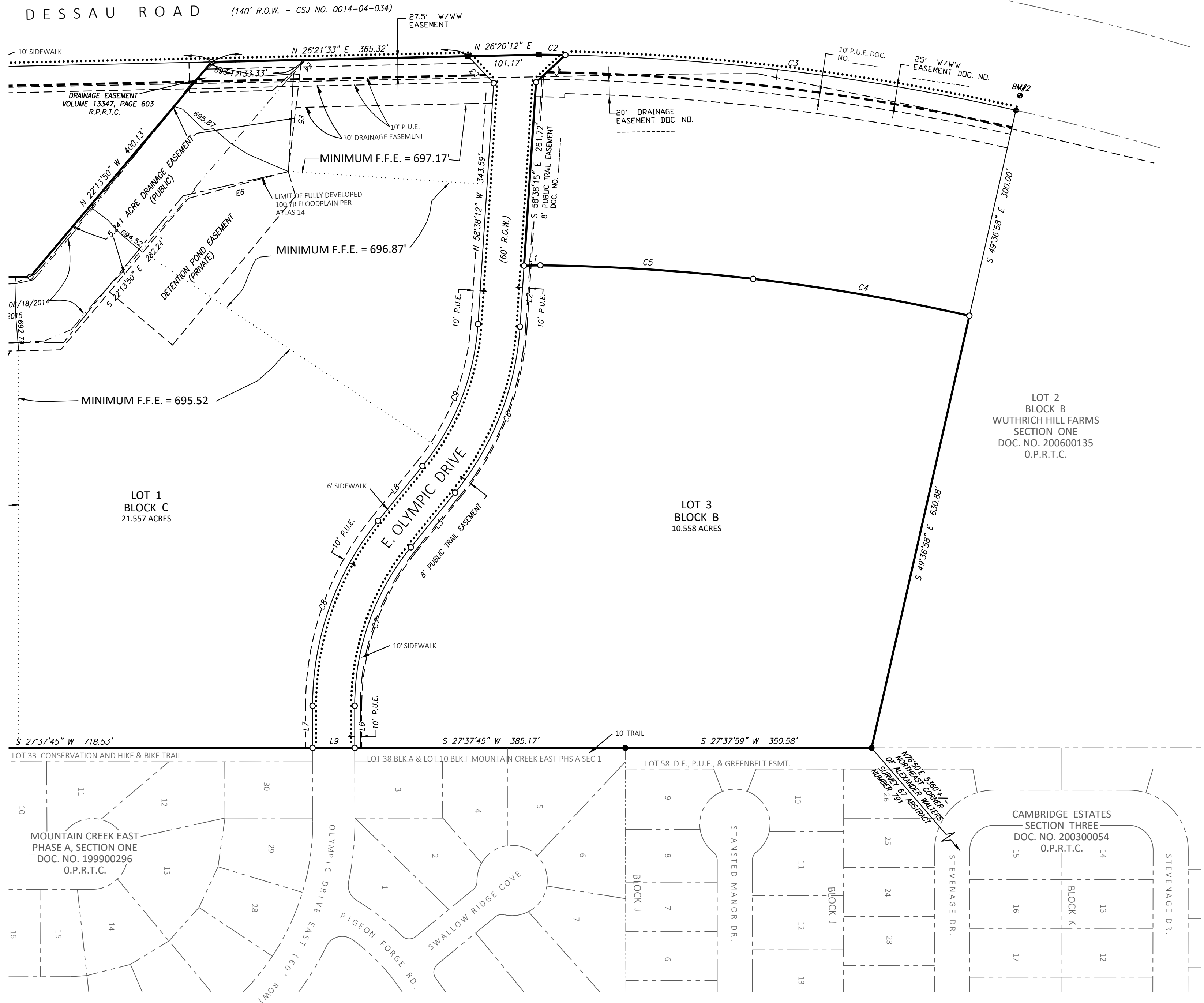


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SHEET 2 OF 3

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LIBERTY HILL, TX 78642



LOT 2
BLOCK B
WUTHRICH HILL FARMS
SECTION ONE
DOC. NO. 200600135
O.P.R.T.C.

LOT 1
BLOCK C
21.557 ACRES

LOT 3
BLOCK B
10.558 ACRES

MOUNTAIN CREEK EAST
PHASE A, SECTION ONE
DOC. NO. 199900296
O.P.R.T.C.

CAMBRIDGE ESTATES
SECTION THREE
DOC. NO. 200300054
O.P.R.T.C.

FINAL PLAT

WUTHRICH HILL FARMS SECTION TWO-A

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

THAT TAYLOR WILSON, MANAGER OF OLYMPIC CROSSING GP LLC, PARTNER OF 100 DESSAU LP, BEING THE OWNER OF 33.596 ACRES, OUT OF THE ALEXANDER WALTERS SURVEY, ABSTRACT NUMBER 791 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2020150373 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 33.596 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "WUTHRICH HILL FARMS - SECTION TWO-A", AND DO HEREBY DEDICATE THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2020, AD

TAYLOR WILSON, MANAGER
OLYMPIC CROSSING GP LLC, PARTNER
100 DESSAU LP
110 SAN ANTONIO STREET #1706
AUSTIN, TEXAS 78701

STATE OF TEXAS:
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAYLOR WILSON, 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 _____, 2020, A.D.
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY SIGNATURE AND DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, 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 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.

PRELIMINARY DOCUMENT
NOT FOR RECORDATION

FRED L. DODD, JR. DATE
R.P.L.S. NO. 6392
FRED L. DODD JR. SURVEYOR, INC.
P.O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705

GENERAL NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. 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.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR (PROPERTY OWNER(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 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 INSTALLED ALONG THE SOUTH SIDE OF OLYMPIC DRIVE AND WELLS BRANCH PARKWAY, A TEN (10) FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE NORTH SIDE OF OLYMPIC DRIVE (FOUR (4) FEET FOR PARKLAND DEVELOPMENT CREDIT) AND A TEN (10) FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG DESSAU ROAD. A TEN (10) FOOT TRAIL SHALL BE INSTALLED ON THE SOUTH SIDE OF LOT 3 BLOCK B IN LOT 58 BLOCK J CAMBRIDGE ESTATES SEC 3 (DRAINAGE & GREENBELT ESMNT) AND LOT 38 BLK A & LOT 10 BLK F MOUNTAIN CREEK EAST PHS A SEC 1 .
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREET LIGHTS 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-BA.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE SHALL ORDINANCE NO. 1440-20-04-14. 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. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24. THE PARKS AND RECREATION COMMISSION APPROVED THE PARKLAND DEDICATION AND DEVELOPMENT PLAN ON 6/18/2020.
13. 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.
14. THE OWNER OF THE SUBDIVISION, AND HIS OR OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
15. 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.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
17. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NOS. 48453C0270J AND 48453C0290J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE 08/18/2014 AND FURTHER AFFECTED BY THE LETTER OF MAP REVISION (LDMR) NO.14-06-4534P, EFFECTIVE 08/27/2015 AND LETTER OF MAP REVISION (LDMR) 18-06-2107P, EFFECTIVE 05/05/2019.
18. 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
18. 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 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.
19. 30' SEWER LINE EASEMENT, VOLUME 10810, PAGE 1202, R.P.R.T.C. TO BE VACATED.

STATE OF TEXAS
COUNTY OF TRAVIS

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NOS. 48453C0270J AND 48453C0290J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ANTHONY H. GOODE DATE
P.E. NO. 97263
CIDE ENGINEERS
1620 LA JAITA DRIVE #250
CEDAR PARK, TEXAS 78613
(512) 260-9100 PH

APPROVED THIS ____ DAY OF _____, 2020 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
PAT EPSTEIN, CHAIRMAN

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST: _____
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVOR, 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 _____, 2020 A.D. AT ____ O'CLOCK ____ M., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 2020 A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE OF PLAT: 04/05/2020



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SHEET 3 OF 3

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