

# REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, WUTHRICH HILL FARMS

## PROJECT INFORMATION

TCAD GEOGRAPHIC ID#: 0268400722  
PROPERTY ID#: 728168  
LOCATED IN THE CITY OF  
PFLUGERVILLE, TEXAS.

## OWNER / DEVELOPER:

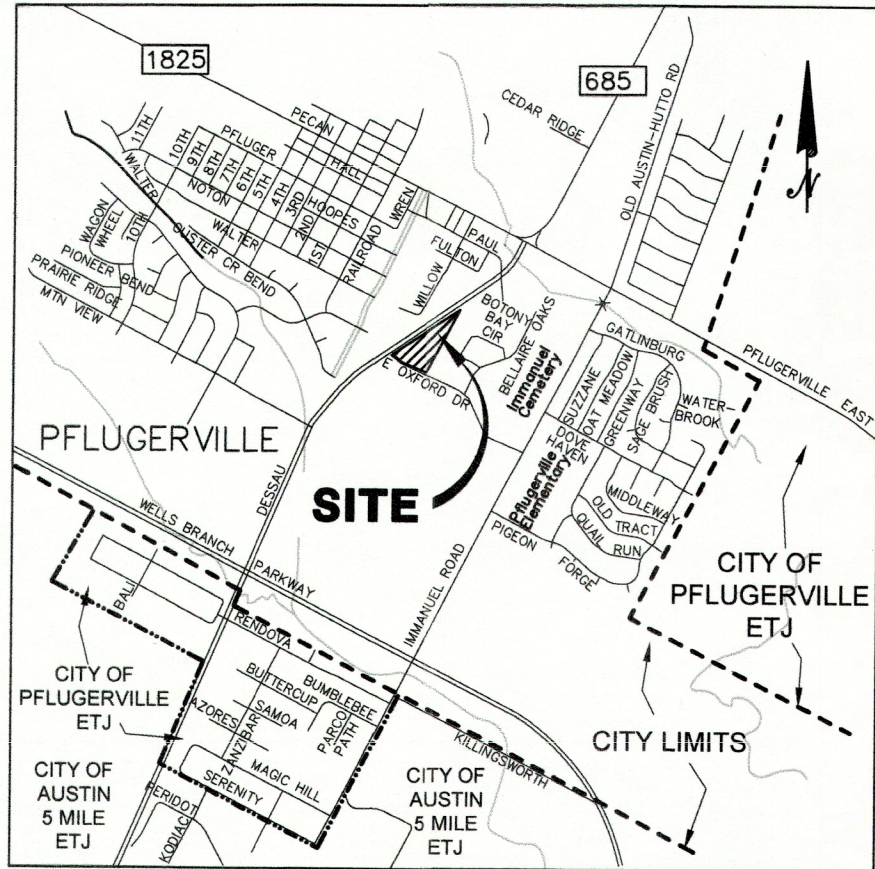
1900 Lakeline LLC  
12201 W. PARMER LN.  
CEDAR PARK, TX 78613-7874

## ENGINEER:

TRE & Associates, LLC  
6101 W. Courtyard Drive  
Building 1, Suite 100  
Austin, Texas, 78735  
CONTACT: Bradley G. Lane, P.E.  
PHONE: (512) 358-4049

## SURVEYOR:

ATS ENGINEERS, INSPECTORS & SURVEYORS  
TBPLS FIRM #10126000  
4910 WEST HWY 290  
AUSTIN, TEXAS 78735  
CONTACT: PAUL UTTERBACK, R.P.L.S.  
PHONE: (512) 328-6995



## VICINITY MAP

Not To Scale

OVERALL ACREAGE:  
4.81 ACRES (LOT 1, BLOCK A)  
NUMBER OF LOTS: 3

UTILITIES:  
WATER AND WASTEWATER IS PROVIDED BY THE CITY OF  
PFLUGERVILLE.

OWNER'S CERTIFICATION  
STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

THAT 1900 LAKELINE LLC, BEING THE OWNER OF A 4.809 ACRE TRACT OF LAND, BEING ALL OF LOT 1, BLOCK A, WUTHRICH HILL FARMS, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN DOC. NO. 20200091549, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY WARRANTY DEEDS AS RECORDED IN DOC. NOS. 2000152149, 2000152151, 2000152152 & 2005200630, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DO HEREBY RESUBDIVIDE SAID 4.809 ACRE TRACT OF LAND, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO TO BE KNOWN AS

### RESUBDIVISION OF LOT 1, BLOCK A, WUTHRICH HILL FARMS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

1900 LAKELINE LLC  
AS MANAGING PARTER OF 1900 LAKELINE LLC  
12201 W. PARMER LANE,  
CEDAR PARK, TX 78613

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. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_

DATE NOTARY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF PFLUGERVILLE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

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

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

JEREMY FRAZZELL, PLANNING DIRECTOR

ATTEST

TRISTA EVANS, CITY SECRETARY

## COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_ OFFICIAL 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

DEPUTY

## ENGINEER'S CERTIFICATION

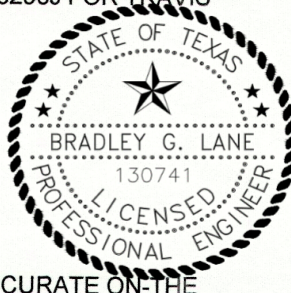
I, BRADLEY G. LANE, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO #48453C0290J FOR TRAVIS COUNTY, TEXAS, DATED 08-18-2014.

\_\_\_\_\_  
TBPE NO. 130741

11/15/2024

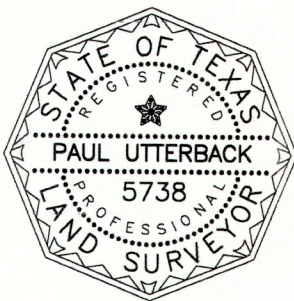
DATE



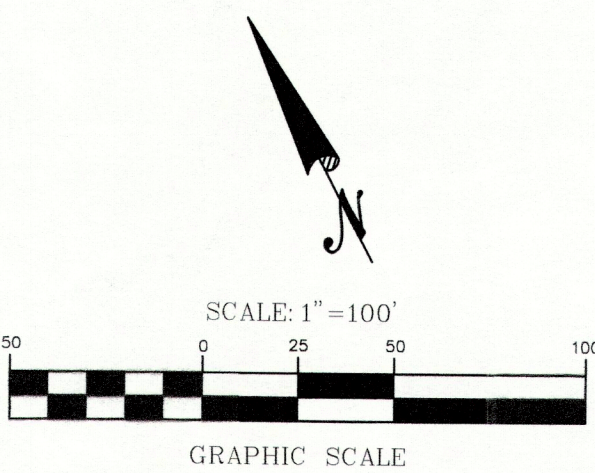
## SURVEYOR'S CERTIFICATION

I, PAUL UTTERBACK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERTY 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 HEREON.

\_\_\_\_\_  
PAUL UTTERBACK  
R.P.L.S. NO. 5738  
SURVEYED BY:  
ATS ENGINEERS, INSPECTORS & SURVEYORS  
TBPLS FIRM REG. #10126000  
4910 WEST HWY. 290  
AUSTIN, TX 78735  
(512) 328-6995



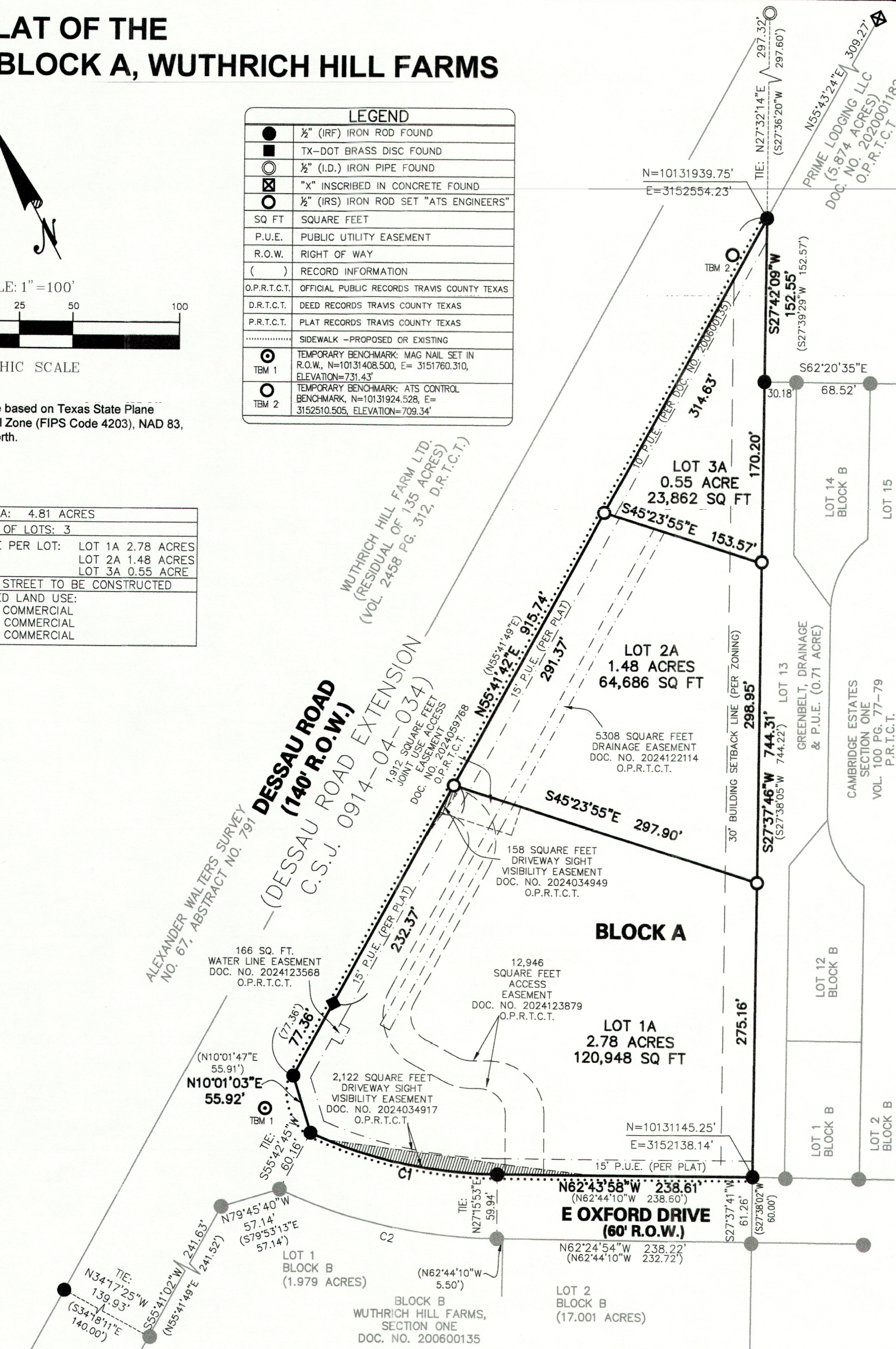
11/14/2024  
DATE



Surveyor's Note:  
Bearings shown hereon are based on Texas State Plane  
Coordinate System, Central Zone (FIPS Code 4203), NAD 83,  
Grid Coordinates & Grid North.

LOT AREA: 4.81 ACRES
NUMBER OF LOTS: 3
ACREAGE PER LOT: LOT 1A 2.78 ACRES
LOT 2A 1.48 ACRES
LOT 3A 0.55 ACRE
NO NEW STREET TO BE CONSTRUCTED
PROPOSED LAND USE:
LOT 1A: COMMERCIAL
LOT 2A: COMMERCIAL
LOT 3A: COMMERCIAL

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
○	TX-DOT BRASS DISC FOUND
○	1/2" (I.D.) IRON PIPE FOUND
○	"X" INSCRIBED IN CONCRETE FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
SQ FT	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
( )	RECORD INFORMATION
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS
-----	SIDEWALK - PROPOSED OR EXISTING
○	TEMPORARY BENCHMARK: MAG NAIL SET IN R.O.W., N=10131408.500, E= 3151760.310, ELEVATION= 731.43'
○	TEMPORARY BENCHMARK: ATS CONTROL BENCHMARK, N=10131924.528, E= 3152510.505, ELEVATION= 709.34'



LEGEND	
---	SUBJECT TRACT PROPERTY LINE
---	ADJOINING TRACT PROPERTY LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
-----	EXISTING 6 FOOT SIDEWALK LINE
.....	PROPOSED 10 FOOT SIDEWALK LINE

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	420.00'	N 50°26'04" W	178.99'	180.36'
(C1)	(420.00')	(S 50°25'40" E)	(179.06')	(180.45')
C2	480.00'	N 50°13'10" E	208.49'	210.17'

- 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 15' Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage. Except along the front of Lot 3A, where it will be a 10' Public Utility Easement (P.U.E.) along the street frontage.
- 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. 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.
- 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.
- (Commercial subdivision) A ten (10) foot wide sidewalk shall be installed along the east side of Dessau Road. A six (6) foot sidewalk already exists along the north side of East Oxford Drive.
- 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. 1577-23-01-10. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
- This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
- 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.
- 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.
- (Commercial Subdivisions) Site 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 intersecting 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 re-planing 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.
- A 10' foot hike and bike sidewalk shall be constructed along Dessau Road to the City of Pflugerville standards.

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
2/28/2024	11/08/2023
6/17/2024	11/18/2024
11/14/2024	

Projects\BULK\M-R\OxfordDr600\Production\Drawings\PLAT\_RESUB LT 1-BLK A WUTHRICH HILL FARMS\_INT0 3 LOTS-230410.dwg  
ATS Job # 230404029s

**ATS Engineers Inspectors & Surveyors**  
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TBPLS FIRM REG. #10126000  
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