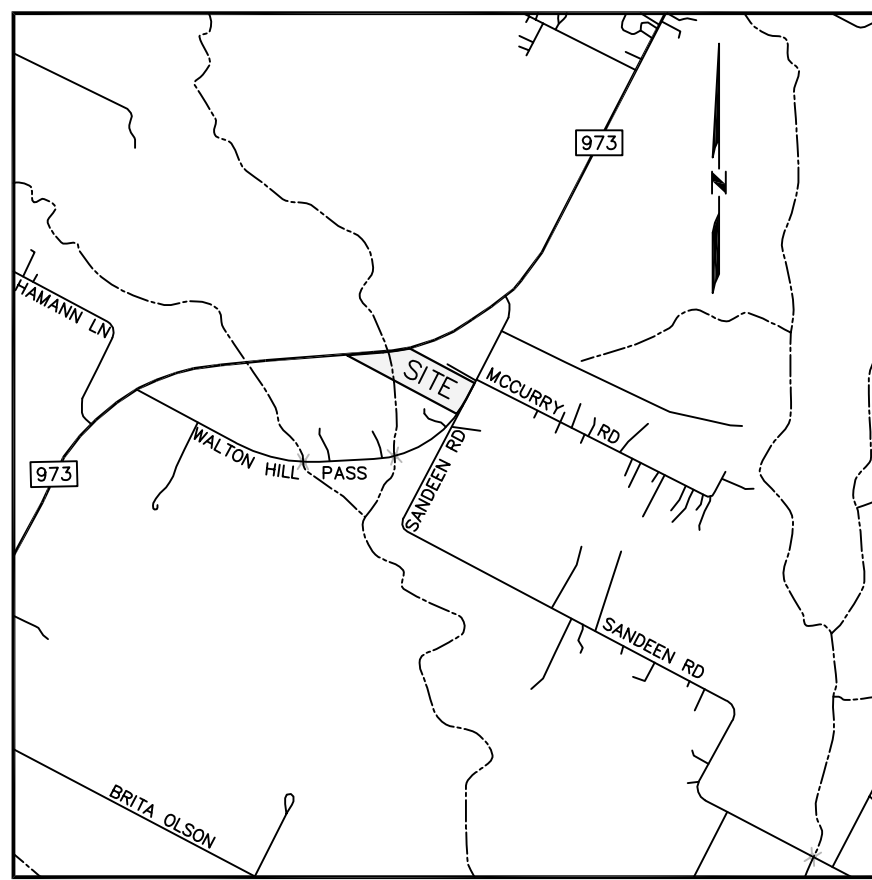
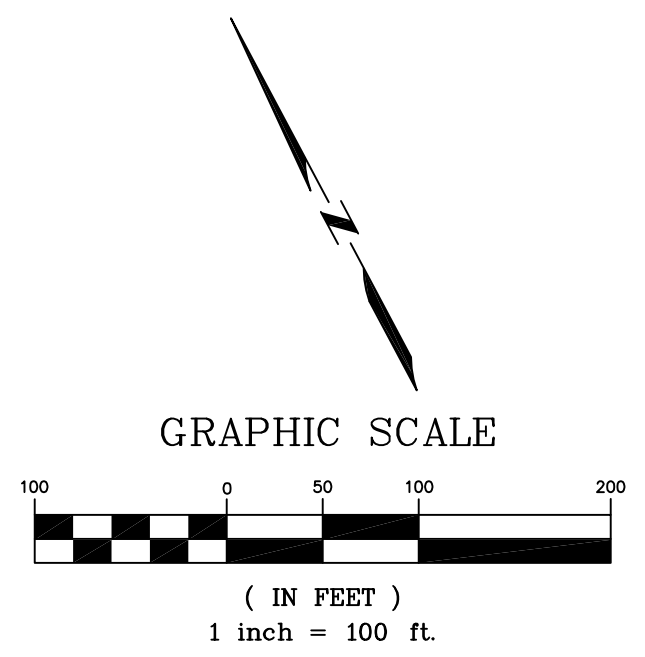


FINAL PLAT OF WALTON HILL PASS

COMPRISED OF FIVE (5) TRACTS OF LAND, SITUATED IN THE JOHN MCDUGAL SURVEY, ABSTRACT 511, TRAVIS COUNTY, TEXAS TOTALING 9.659 ACRES OF LAND MORE OR LESS. TRACT 1: 1.000 ACRE BEING ALL OF THE CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO JOSE LUIS BENITEZ BENITEZ, RECORDED IN DOCUMENT NO. 2019112776 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 2: 1.000 ACRE BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO AZUCENA FLORES AND JOSE MARTINEZ, RECORDED IN DOCUMENT NO. 2019131187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 3: 1.001 ACRE BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO MARIA ROCIO BALTASAR AVILA AND DIEGO J. CAMARGO NUNEZ, RECORDED IN DOCUMENT NO. 2020010495 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 4: 5.658 ACRES BEING ALL OF THE CALLED 5.650 ACRE TRACT OF LAND CONVEYED TO JUANA MELINA LINAREZ TRIGUEROS AND GLENDA XIOMARA HERNANDEZ LINARES, RECORDED IN DOCUMENT NO. 2020174897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND TRACT 5: 1.000 ACRE BEING ALL OF THE CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO JOSE P. HERNANDEZ-ALMENDAREZ, RECORDED IN DOCUMENT NO. 2022159645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



VICINITY MAP
(NOT TO SCALE)



OWNERS/SUBDIVIDERS:

LOT 1
JOSE LUIS BENITEZ
11308 TOM SASSMAN RD
AUSTIN, TX 78747-2152

LOT 2
AZUCENA FLORES AND
JOSE MARTINEZ
12108 WALTON HILL PASS
COUPLAND, TX 78615-5003

LOT 3
MARIA ROCIO BALTASAR AVILA AND
DIEGO J. CAMARGO NUNEZ
12100 WALTON HILL PASS
COUPLAND, TX 78615-5003

LOT 4
JUANA MELINA LINAREZ TRIGUEROS AND
GLENDA XIOMARA HERNANDEZ LINAREZ
508 E. HOWARD LN #24
AUSTIN, TX 78753-9767

LOT 5
JOSE P. HERNANDEZ-ALMENDAREZ
3705 JEAN PLACE, APT. C
METAIRNE, LA 70002

ENGINEER: MCINTYRE AND MCINTYRE INC.
9807 BRANDYWINE CIRCLE
AUSTIN, TX 78750

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 9.659 ACRES OF LAND, MORE OR LESS OUT OF THE J. MCDUGAL SURVEY, ABSTRACT NO. 511, TRAVIS COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK NO. 1: "X" CUT IN THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE, BEING ON THE WEST RIGHT-OF-WAY LINE OF WALTON HILL PASS, SAME BEING ON THE SOUTHEAST CORNER OF THE 9.659 ACRE TRACT.

GRID COORDINATES
NORTH = 10132991.6
EAST = 3194658.2
ELEVATION = 529.52'

BENCHMARK NO. 2: PK NAIL SET IN CONCRETE AT THE SOUTHEAST CORNER OF A CONCRETE STRIP, AT EAST END GUARDRAIL ON SOUTH SIDE OF FM 973.

GRID COORDINATES
NORTH: 10133775.7
EAST: 3194289.6
ELEVATION = 532.35'

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 5

NO NEW STREETS

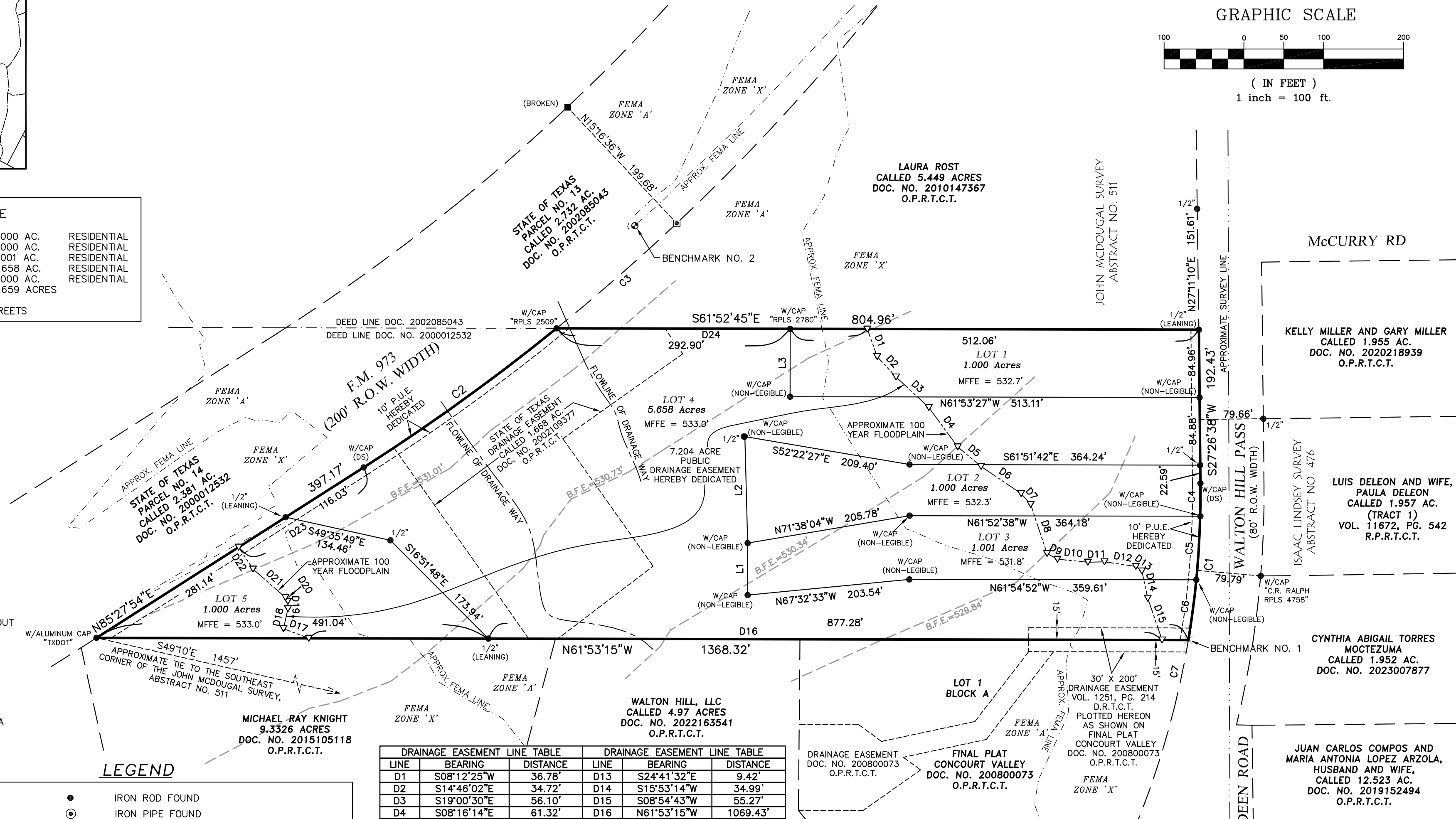
SUBMITTAL DATE: _____

PLAT PREPARATION DATE: MAY 30, 2024

LOT TABLE

LOT 1	1.000 AC.	RESIDENTIAL
LOT 2	1.000 AC.	RESIDENTIAL
LOT 3	1.001 AC.	RESIDENTIAL
LOT 4	5.658 AC.	RESIDENTIAL
LOT 5	1.000 AC.	RESIDENTIAL
TOTAL:	9.659 ACRES	

NO NEW STREETS



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- TXDOT TYPE I MONUMENT FOUND
- ▣ TXDOT TYPE II MONUMENT FOUND
- × 'X' SCRIBE MARK FOUND AND BENCHMARK NO. 1
- ⊙ BENCHMARK NO. 2
- ▽ CALCULATED POINT

- APPROXIMATE SURVEY LINE
- - - APPROXIMATE 100 YEAR FLOODPLAIN
- · - APPROXIMATE FEMA LINE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- · - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY (DS) DIAMOND SURVEYING
- · - MFFE MINIMUM FINISH FLOOR ELEVATION
- · - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- · - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- · - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
D1	S08°12'25"W	36.78'	D13	S24°41'32"E	9.42'
D2	S14°46'02"E	34.72'	D14	S15°53'14"W	34.99'
D3	S19°00'30"E	56.10'	D15	S08°54'43"W	55.27'
D4	S08°16'14"E	61.32'	D16	N61°53'15"W	1069.43'
D5	S22°04'31"E	38.17'	D17	N41°15'02"W	33.81'
D6	S27°57'08"E	60.55'	D18	N40°35'19"E	25.76'
D7	S12°57'34"E	18.19'	D19	N26°37'50"E	9.25'
D8	S09°33'45"W	64.75'	D20	N04°08'28"W	5.59'
D9	S33°10'21"E	14.98'	D21	N20°48'13"W	54.05'
D10	S56°28'59"E	38.25'	D22	N05°17'00"W	32.83'
D11	S63°13'32"E	20.81'	D23	N85°27'54"E	185.90'
D12	S53°39'01"E	39.80'	D24	S61°52'45"E	389.42'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1106.28'	197.34'	10°13'13"	S32°22'42"W	197.07'
C2	2646.48'	298.16'	6°27'18"	N82°11'53"E	298.00'
C3	2646.48'	200.14'	4°19'59"	N76°50'53"E	200.09'
C4	1106.28'	41.41'	2°08'41"	S28°20'26"W	41.41'
C5	1106.28'	79.85'	4°08'08"	S31°28'50"W	79.83'
C6	1106.28'	76.08'	3°56'24"	S35°31'06"W	76.06'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°59'49"E	65.15'
L2	N26°26'52"E	133.60'
L3	N28°09'06"E	85.06'

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00009.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT SHOW ALL EASEMENTS THAT AFFECT THE LOTS WITHIN THIS SUBDIVISION.

MMI McIntyre & McIntyre, Inc.
CONSULTING ENGINEERS & ARCHITECTS
9807 Brandywine Circle, Austin, TX 78750
(512)219-9200 TBP.FIRM#4730

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

Z:\McIntyre\WALTON HILL PASS\FINAL PLAT\WALTON HILL PASS FINAL PLAT 20240530.dwg

FINAL PLAT OF WALTON HILL PASS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT JOSE LUIS BENITEZ, BEING THE OWNER OF THE CALLED 1.0 ACRE OF LAND OUT OF THE JOHN MCDUGAL SURVEY, ABSTRACT NO. 511 IN TRAVIS COUNTY, TEXAS.

SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2019112776 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 1.000 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF WALTON HILL PASS, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

JOSE LUIS BENITEZ
11308 TOM SASSMAN RD
AUSTIN, TX 78747-2152

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LUIS BENITEZ, 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:

THAT AZUCENA FLORES AND JOSE MARTINEZ BEING THE OWNERS OF THE CALLED 1.000 ACRE OF LAND OUT OF THE JOHN MCDUGAL SURVEY, ABSTRACT NO. 511 IN TRAVIS COUNTY, TEXAS.

SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2019131187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 1.000 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF WALTON HILL PASS, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

AZUCENA FLORES
12108 WALTON HILL PASS
COUPLAND, TX 78615-5003

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

JOSE MARTINEZ
12108 WALTON HILL PASS
COUPLAND, TX 78615-5003

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AZUCENA FLORES, 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

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE MARTINEZ, 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

COMPRISED OF FIVE (5) TRACTS OF LAND, SITUATED IN THE JOHN MCDUGAL SURVEY, ABSTRACT 511, TRAVIS COUNTY, TEXAS TOTALING 9.659 ACRES OF LAND MORE OR LESS. TRACT 1: 1.000 ACRE BEING ALL OF THE CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO JOSE LUIS BENITEZ BENITEZ, RECORDED IN DOCUMENT NO. 2019112776 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 2: 1.000 ACRE BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO AZUCENA FLORES AND JOSE MARTINEZ, RECORDED IN DOCUMENT NO. 2019131187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 3: 1.001 ACRE BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO MARIA ROCIO BALTASAR AVILA AND DIEGO J. CAMARGO NUNEZ, RECORDED IN DOCUMENT NO. 2020010495 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 4: 5.658 ACRES BEING ALL OF THE CALLED 5.650 ACRE TRACT OF LAND CONVEYED TO JUANA MELINA LINAREZ TRIGUEROS AND GLENDA XIOMARA HERNANDEZ LINARES, RECORDED IN DOCUMENT NO. 2020174897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND TRACT 5: 1.000 ACRE BEING ALL OF THE CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO JOSE P. HERNANDEZ-ALMENDAREZ, RECORDED IN DOCUMENT NO. 2022159645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT MARIA ROCIO BALTASAR AVILA AND DIEGO J. CAMARGO NUNEZ, BEING THE OWNERS OF THE CALLED 1.000 ACRE OF LAND OUT OF THE JOHN M. MCDUGAL SURVEY, ABSTRACT NO. 511 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020010495 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 1.001 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF WALTON HILL PASS, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

MARIA ROCIO BALTASAR AVILA
12100 WALTON HILL PASS
COUPLAND, TX 78615-5003

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

DIEGO J. CAMARGO NUNEZ
12100 WALTON HILL PASS
COUPLAND, TX 78615-5003

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA ROCIO BALTASAR AVILA, 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

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIEGO J. CAMARGO NUNEZ, 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:

THAT JOSE P. HERNANDEZ-ALMENDAREZ, BEING THE OWNER OF CALLED 1.0 ACRE OF LAND OUT OF THE JOHN M. MCDUGAL SURVEY, ABSTRACT NO. 511 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022159645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 1.000 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF WALTON HILL PASS, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

JOSE P. HERNANDEZ-ALMENDAREZ
3705 JEAN PLACE, APT. C
METAIRNE, LA 70002

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE P. HERNANDEZ-ALMENDAREZ, 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:

THAT JUANA MELINA LINAREZ TRIGUEROS AND GLENDA XIOMARA HERNANDEZ LINAREZ BEING THE OWNERS OF THE CALLED 5.650 ACRES OF LAND OUT OF THE JOHN M. MCDUGAL SURVEY, ABSTRACT NO. 511 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020174897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 5.658 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT OF WALTON HILL PASS, AND DO HEREBY DEDICATED TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

JUANA MELINA LINAREZ TRIGUEROS
508 E. HOWARD LN #24
AUSTIN, TX 78753-9767

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

GLENDA XIOMARA HERNANDEZ LINAREZ
508 E. HOWARD LN #24
AUSTIN, TX 78753-9767

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUANA MELINA LINAREZ TRIGUEROS, 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

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLENDA XIOMARA HERNANDEZ LINAREZ, 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

SHEET 2 OF 3
FP2023-000191

MMI *McIntyre & McIntyre, Inc.*
CONSULTING ENGINEERS & ARCHITECTS
9807 Brandywine Circle, Austin, TX 78750
(512)219-9200 TBPE FIRM#4730

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF WALTON HILL PASS

COMPRISED OF FIVE (5) TRACTS OF LAND, SITUATED IN THE JOHN McDUGAL SURVEY, ABSTRACT 511, TRAVIS COUNTY, TEXAS TOTALING 9.659 ACRES OF LAND MORE OR LESS. TRACT 1: 1.000 ACRE BEING ALL OF THE CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO JOSE LUIS BENITEZ BENITEZ, RECORDED IN DOCUMENT NO. 2019112776 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 2: 1.000 ACRE BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO AZUCENA FLORES AND JOSE MARTINEZ, RECORDED IN DOCUMENT NO. 2019131187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 3: 1.001 ACRE BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO MARIA ROCIO BALTASAR AVILA AND DIEGO J. CAMARGO NUNEZ, RECORDED IN DOCUMENT NO. 2020010495 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT 4: 5.658 ACRES BEING ALL OF THE CALLED 5.650 ACRE TRACT OF LAND CONVEYED TO JUANA MELINA LINAREZ TRIGUEROS AND GLENDA XIOMARA HERNANDEZ LINARES, RECORDED IN DOCUMENT NO. 2020174897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND TRACT 5: 1.000 ACRE BEING ALL OF THE CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO JOSE P. HERNANDEZ-ALMENDAREZ, RECORDED IN DOCUMENT NO. 2022159645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLAT NOTES:


1. This plat lies within the City of Pflugerville ETJ.
 2. Water shall be provided by: Aqua WSC
Wastewater shall be provided by: On-Site Sewage Facility and permitted by Travis County TNR.
No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
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.
 3. A 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage.
 4. 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.
 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. 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.
 8. The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by City Ordinance # 1203-15-02-24.
 9. This subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
 10. 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.
 11. The owner of this subdivision, and his or her successors and assigns, assume responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
 12. 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.
 13. 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 site distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
 14. Wastewater and water systems shall conform to TCEQ (Texas Commission of 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.
 15. Lot 2 is subject to a water line easement granted to Aqua Water Supply Corporation, recorded in Document No. 2020141650 of the Official Public Records of Travis County, Texas. Said easement is not plottable by description. Said instrument states: "The easement hereby granted shall not exceed 15 feet in width, and within the 15 foot permanent easement described herein, grantee shall have exclusive easement and right-of-way rights for the purpose stated herein to a 5 foot wide strip of land, the center line of which shall be defined as the center line of said pipe as installed across grantors property. Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipelines are installed, the easement area herein granted shall be limited to a strip of land 15 feet in width the center line thereof being the pipelines as installed."
 16. The FEMA lines shown hereon are approximate by graphic plotting only and were scaled from the Flood Insurance Rate Map No. 45452C0315H, for Travis County, Texas, with an effective date of September 26, 2008.
- The 100-Year Floodplain and Base Flood Elevations (B.F.E) shown hereon are per Sheet FD4, Floodplain Determination Walton Hill Pass Subdivision, prepared by I. T. Gonzalez Engineers, dated March 15, 2023.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON:

THAT I, SHANE SHAFER, 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.


MAY 30, 2024
SHANE SHAFER, R.P.L.S. 5281



A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0315H, DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

JOHN NICHOLAS MCINTYRE, TX P.E. #100096

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

OSCAR R. MITCHELL, 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

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OR ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION.

STATE OF TEXAS

COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, 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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY, CLERK, THIS THE _____ DAY OF _____, 20____, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY