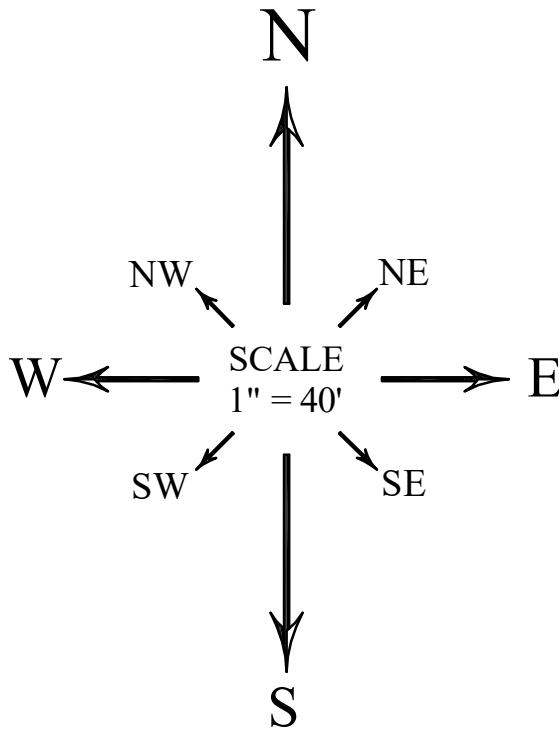


# REPLAT OF LOT 1, PFLUGERVILLE INDUSTRIAL PARK

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM  
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

## LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- IRON ROD SET IN CONCRETE
- "X" SCRIBE SET IN CONC.
- SIDEWALK (HEREBY DEDICATED)
- DE DRAINAGE ESMT
- PUE PUBLIC UTILITY ESMT
- WWE WATER, WASTEWATER ESMT
- JUAE JOINT USE ACCESS ESMT
- ( ) RECORD INFORMATION
- TBM TEMPORARY BENCHMARK
- EASEMENT LINE
- FEMA FLOODPLAIN LINE



GRAPHIC SCALE

**OWNER:** WEISS LANE, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
780 E. GALVESTON STREET  
GIDDINGS, TEXAS 78942-5000

**ACREAGE:** 109,342.66 SQ. FT. - 2.51 ACRES  
**NUMBER OF BLOCKS:** 1  
**NUMBER OF LOTS:** 2 - COMMERCIAL

**SUBMITTAL DATE:** 11/04/2022  
**DATE OF REVISION:** 02/10/2023

**SURVEYOR:** ALL STAR LAND SURVEYING - FIRM: 10135000  
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
(512) 249-8149 REF# A1100622

**ENGINEER:** PROFESSIONAL STRUCIVIL ENGINEERS, INC.  
TBPE NO. F-4951  
2205 W. PARMER LN., STE. 201  
AUSTIN, TEXAS 78727

**PROJECT DATUM:** NORTH AMERICAN DATUM 1983 (NAD 83)  
PROJECTION: TEXAS STATE PLANE -  
CENTRAL ZONE (4203)  
UNITS: US SURVEY FEET

REPLAT OF LOT 1,  
PFLUGERVILLE INDUSTRIAL PARK

LOT 1, OF PFLUGERVILLE INDUSTRIAL PARK A SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800320,  
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING CONVEYED TO  
WEISS LANE, LLC, A TEXAS LIMITED LIABILITY COMPANY IN WARRANTY DEED  
RECORDED IN DOCUMENT NO. 201106168, OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-  
PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN  
ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48453C0285H  
PANEL: 0285H  
DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY  
AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR  
WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN  
ADMINISTRATOR FOR THE CURRENT STATUS OF THIS  
TRACT.

SHEET

1

OF 2

BENCHMARK	TYPE USED	ELEVATION	NORTHING	EASTING
#1	"X" SET	632.19 FT.	10138095.570	3170393.650
#2	IRON ROD FOUND	612.41 FT.	10138099.247	3170851.003

LOT TABLE					
LOT	AREA (ACRE)	AREA (SQ. FT.)	USAGE	WIDTH (FT.)	LENGTH (FT.)
1	1.74	75,854.92	COMMERCIAL	215.64'	231.22'
2	0.77	33,487.74	COMMERCIAL	140.55'	238.30'
TOTAL	2.51	109,342.66			

REMAINDER OF LOT 2  
LOT 2A, OUT OF THE FIRST REPLAT OF LOT 2  
PFLUGERVILLE INDUSTRIAL PARK  
(DOC. 201800017)

CASE NUMBER - RP 2024-00334

REPLAT OF LOT 1, PFLUGERVILLE INDUSTRIAL PARK

NOTES:

- 1) THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 2) ALL RESTRICTIONS RECORDED IN THE PREVIOUSLY RECORDED PLAT SHALL STILL APPLY TO THIS PLAT, RECORDED IN DOCUMENT NUMBER 200800320, PLAT RECORDS, TRAVIS COUNTY, TEXAS.
- 3) 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.
- 4) A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 5) 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 WEISS LANE, LLC, 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.
- 6) NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 7) THE PROPERTY OWNER, 1305 WELLS BRANCH, LP, HIS OR HER OR ITS HEIRS, SUCCESSORS AND ASSIGNS 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, AN INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- 8) INSTALL SIX (6) FOOT WIDE SIDEWALKS ALONG WEISS LANE.
- 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# 1224-09-08-25-8A.
- 10)THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24.
- 11)THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED 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.
- 12)THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- 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.
- 14)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.
- 15)CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION WITHIN THE SUBDIVISION.
- 16)SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- 17)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.
- 18)WATER AND WASTEWATER 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)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.
- 20)STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE INTO CONFORMANCE WITH ALL OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CAST OFF TYPE.

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

THAT I, \_\_\_\_\_, FOR WEISS LANE, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF LOT 1, PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800320, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO US IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2011106168, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 6.31 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"REPLAT OF LOT 1, PFLUGERVILLE INDUSTRIAL PARK".

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

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

\_\_\_\_\_  
WEISS LANE, LLC  
780 E. GALVESTON STREET  
GIDDINGS, TEXAS 78942-5000

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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

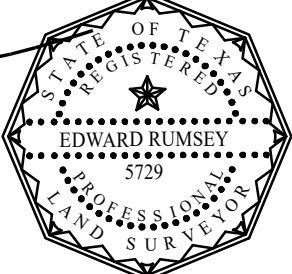
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME MY COMMISSION EXPIRES

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING PORTIONS OF TITLE 25 OF THE CITY OF PFLUGERVILLE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

\_\_\_\_\_  
EDWARD C. RUMSEY R.P.L.S. # 5729  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78729  
REF# A1100622

02/10/2023  
DATE



STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, MIRZA TAHIR BAIG, P.E., 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 PORTIONS OF THE TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A 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 # 48453C0285H DATED 06/26/2008, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
MIRZA TAHIR BAIG, P.E.  
PROFESSIONAL STRUCIVIL ENGINEERS, INC.  
2205 W. PARKER LN., STE. 201  
AUSTIN, TX, 78727  
TBPE FIRM REGISTRATION NO. F-4951



02/10/2023  
DATE

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

\_\_\_\_\_  
PLANNING AND ZONING COMISSION CHAIR

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

\_\_\_\_\_  
JEREMY FRAZZELL,  
PLANNING AND DEVELOPMENT SERVICE DIRECTOR

\_\_\_\_\_  
TRISTA EVANS, CITY SECRETARY

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS:  
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 THE STATE IN 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.

DYANA LIMON-MERCADO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
DEPUTY

CASE NUMBER - RP 2024-00334

**ALLSTAR** Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPELS FIRM NO. 10135000

SCALE:	1" = 40'
BEGIN DATE:	11/04/2022
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A1100622
REVISED DATE:	02/03/2023

REPLAT OF LOT 1,  
PFLUGERVILLE INDUSTRIAL PARK

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F.I.R.M. MAP INFORMATION

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F.I.R.M. MAP NO.: 48453C0285H  
PANEL: 0285H  
DATED: 06/26/2008

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SHEET  
2  
OF 2