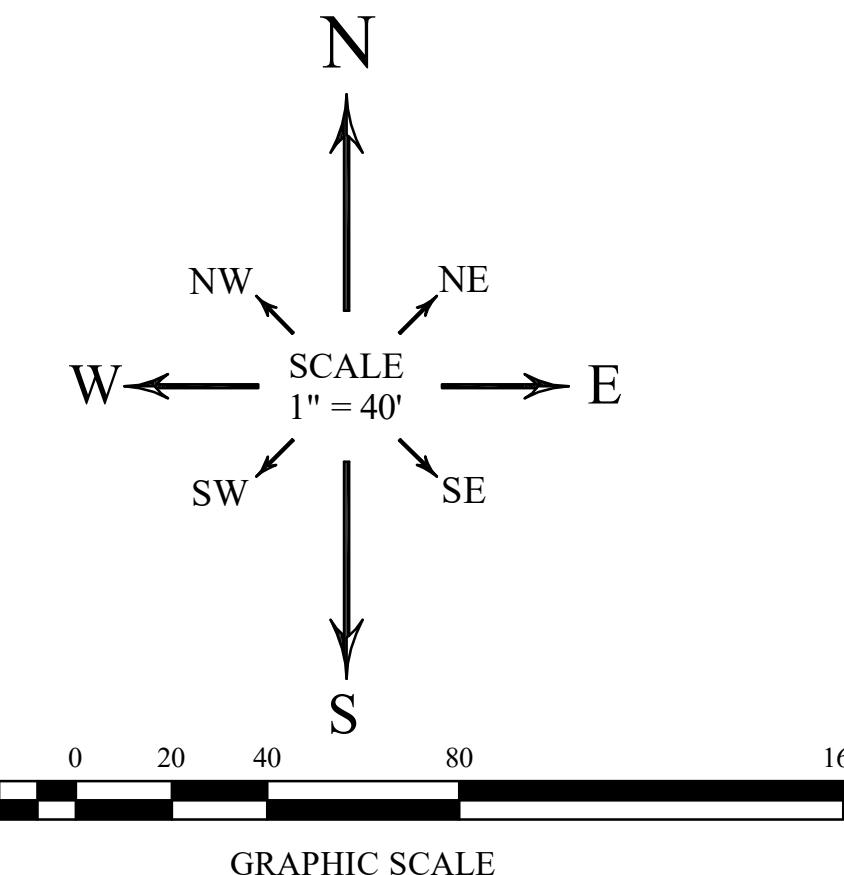


REPLAT OF LOT 1, PFLUGERVILLE INDUSTRIAL PARK

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



CITY OF PFLUGERVILLE
101.2460 ACRES
(DOC. 2006060407)

LOT 1A
BLOCK A

LOT 1B
BLOCK A

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

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

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

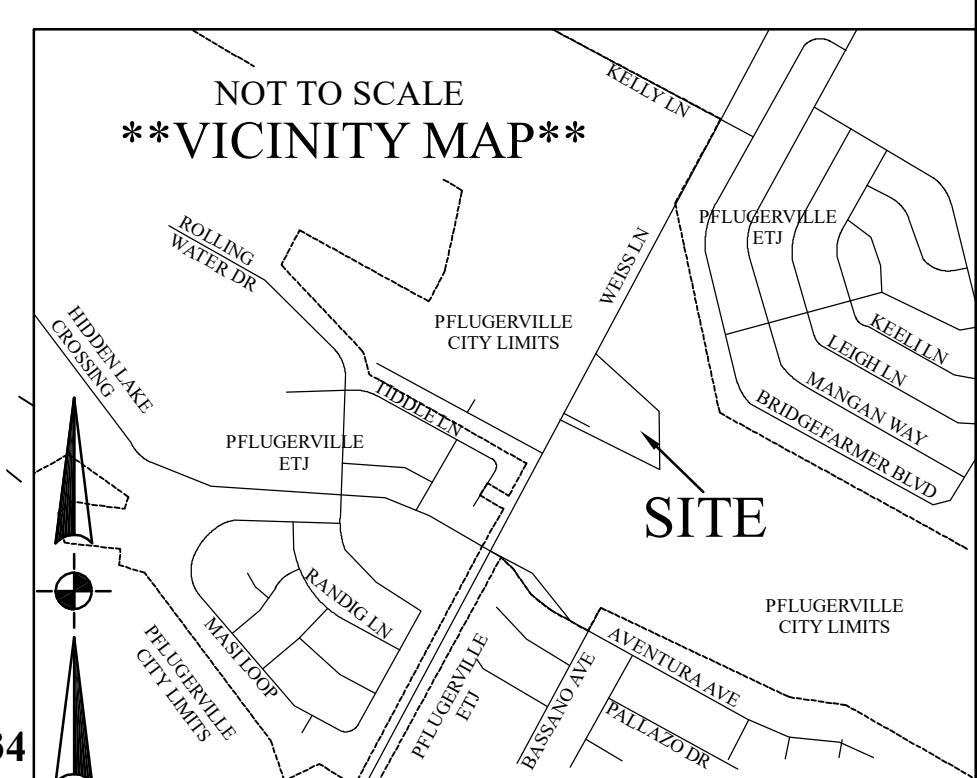
LOT TABLE					
LOT	AREA (ACRE)	AREA (SQ. FT.)	USAGE	WIDTH (FT.)	LENGTH (FT.)
1	1.74	75,854.92	COMMERCIAL	215.64'	231.22'
2	0.77	33,487.74	COMMERCIAL	140.55'	238.30'
TOTAL	2.51	109,342.66			

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

**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. 20080320,
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 NOT LIE WITHIN THE 100 YEAR FLOOD-
PLAIN AND HAS A FIRM "A" FIRM RATING AS SHOWN
ON THE FLOOD INSURANCE RATE MAPS
FIRM MAP NO.: 48453C028SH
PANEL: 028SH
DATE: 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 FLOODPLAIN
ADMINISTRATOR FOR THE CURRENT STATUS OF THIS
TRACT.



1
OF 2

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 FRONTRAGE.
- 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. 201106168, 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

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 STRUCTURAL ENGINEERS, INC.
2205 W. PARMER LN., STE. 201
AUSTIN, TX, 78727
TBPE FIRM REGISTRATION NO. F-4951



02/10/2023

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 COMMISSION CHAIR

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

JEREMY FRAZELL,
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.

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

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

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, AT 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 ONE (1) RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS.
FIRM MAP NO.: 48453C0285H
PANEL: 0285H
DATE: 06/26/2008
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.

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OF 2