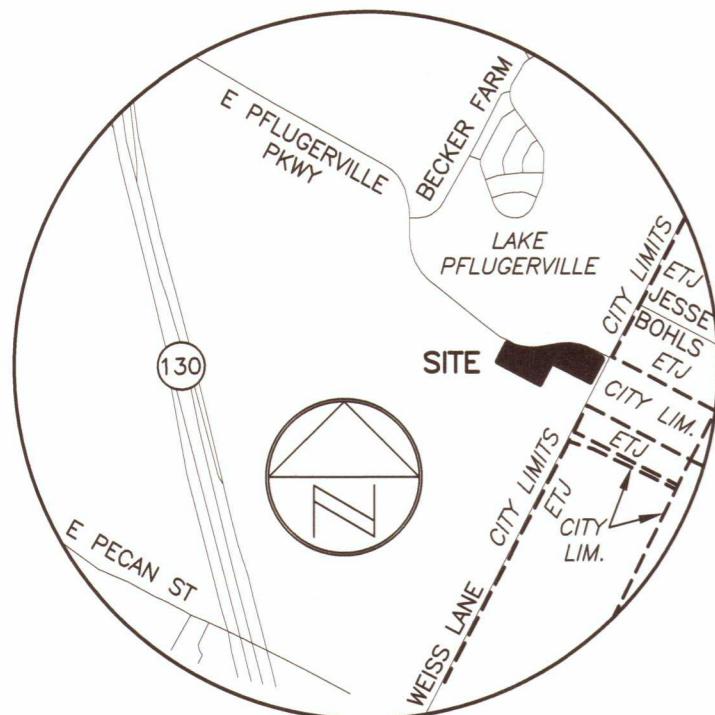


# TACARA AT WEISS RANCH

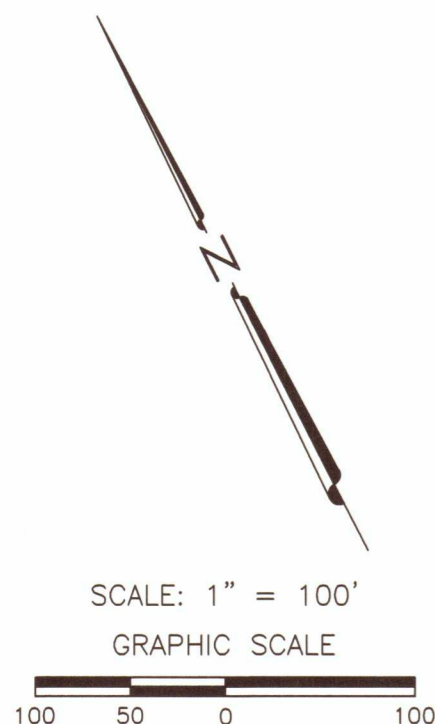
## FINAL PLAT

15.005 ACRES OUT OF THE  
E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458  
TRAVIS COUNTY, TEXAS

APPROXIMATELY N32°25'12"E 1027'  
TO THE EASTERNMOST CORNER OF  
THE E. KIRKLAND SURVEY NO. 7,  
ABSTRACT NO. 458



LOCATION MAP  
NOT TO SCALE



LEGEND

- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- 1/2" REBAR FOUND (OR AS NOTED)
- ILL 1/2" REBAR WITH ILLEGIBLE CAP FOUND
- MM 1/2" REBAR WITH "MCGRAY & MCGRAY" CAP FOUND
- P 1/2" REBAR WITH "PREMIER SURVEYING" CAP FOUND
- RDS 1/2" REBAR WITH "RDS RPLS 4094" CAP FOUND
- CFA 1/2" REBAR WITH "CFA INC" CAP FOUND
- ▲ 60D NAIL IN CONCRETE FOUND
- △ CALCULATED POINT
- ⊕ BENCHMARK/CONTROL POINT
- BM BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- SUBJECT BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- ... 6' WIDE SIDEWALK LOCATION

BENCHMARK #2: MAG NAIL WITH WASHER SET ON CONCRETE HEADWALL LOCATED ALONG THE SOUTH SIDE OF PFLUGERVILLE PARKWAY APPROX. 68' WEST OF THE EAST END OF A GUARD RAIL ALSO LOCATED ALONG THE SOUTH SIDE OF PFLUGERVILLE PARKWAY AND APPROX. 252' EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.

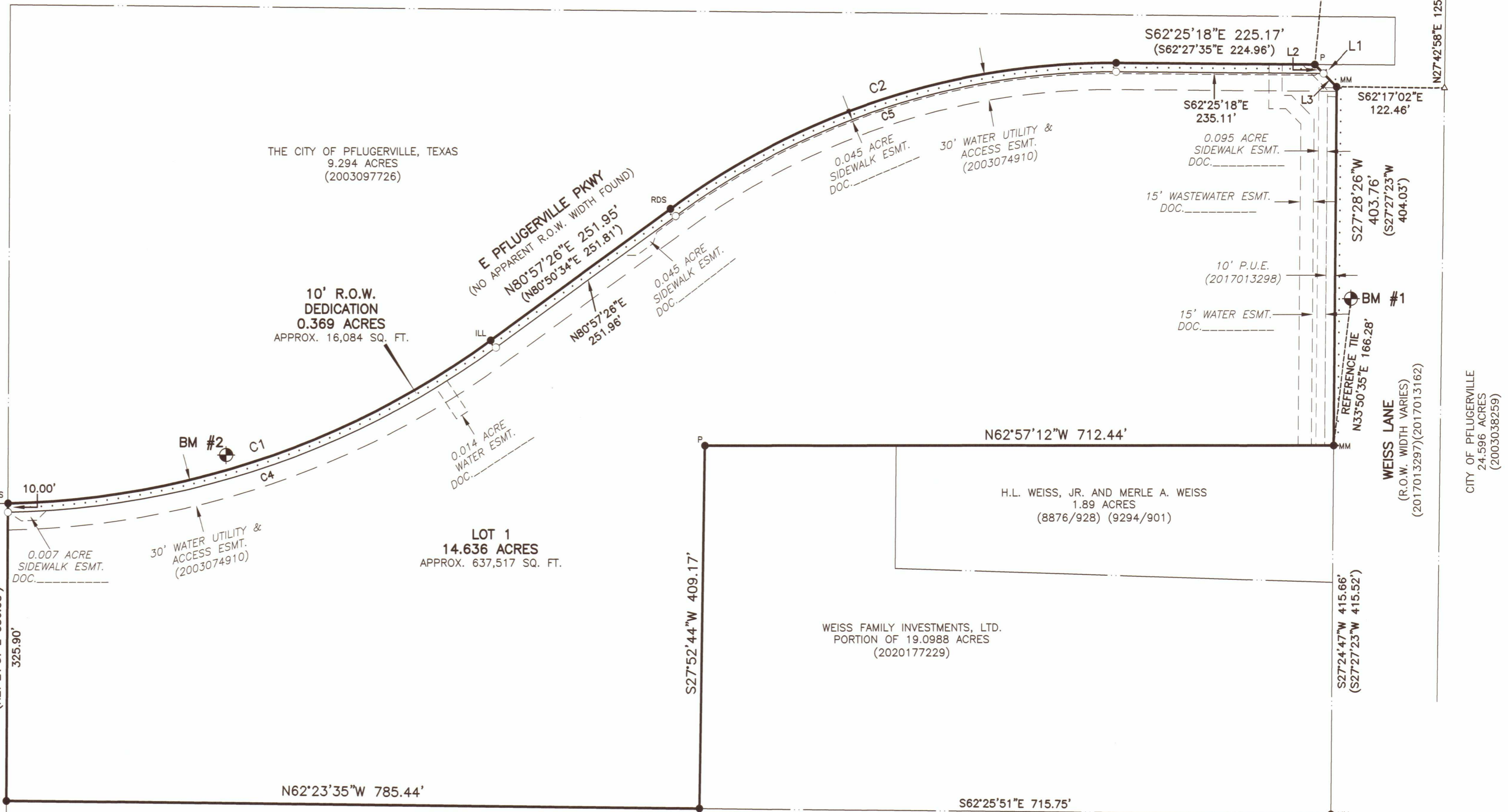
TEXAS STATE PLANE COORDINATES:  
N 10133199.86  
E 3166252.35

ELEVATION = 644.81'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

LAKESIDE MEADOWS, LLC.  
50.66 ACRES  
(2021093698)

N27°19'22"E 335.91'  
(N27°21'57"E 336.08')



THE CITY OF PFLUGERVILLE, TEXAS  
9.294 ACRES  
(2003097726)

10' R.O.W. DEDICATION  
0.369 ACRES  
APPROX. 16,084 SQ. FT.

LOT 1  
14.636 ACRES  
APPROX. 637,517 SQ. FT.

H.L. WEISS, JR. AND MERLE A. WEISS  
1.89 ACRES  
(8876/928) (9294/901)

WEISS FAMILY INVESTMENTS, LTD.  
PORTION OF 19.0988 ACRES  
(2020177229)

OWNER/SUBDIVIDER:  
DCI DEVELOPERS, LLC.  
200 E. BASSE, STE 300  
SAN ANTONIO, TEXAS 78209

ENGINEER:  
LJA ENGINEERING, INC.  
7500 RIALTO BOULEVARD,  
BUILDING II, SUITE 100  
AUSTIN, TEXAS 78735  
512-439-4700

SURVEYOR:  
EARLY LAND SURVEYING, LLC  
P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631

ROBIN WEISS FAULK TRUST, ET. AL.  
PORTION OF 32.290 ACRES  
(2021090817)



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN INLET ALONG THE EAST SIDE OF WEISS LANE APPROX. 330' SOUTH OF THE INTERSECTION OF WEISS LANE AND PFLUGERVILLE PARKWAY AND APPROX. 165' NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

SURFACE COORDINATES:  
N 10133790.53  
E 3167784.53

TEXAS STATE PLANE COORDINATES:  
N 10132777.25  
E 3167467.78

ELEVATION = 643.42'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999900010  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 1'25"24"

REQUIRED PARKLAND DEDICATION = 3.96-ACRES FOR 300 DWELLING UNITS  
DEDICATION REDUCTION 14.5.2(D) - 3-ACRES  
TOTAL ACREAGE: 15.005 ACRES  
TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF LOTS: 1 (14.636 ACRES)  
LAND USE OF LOT 1:  
MULTI-FAMILY RESIDENTIAL AND RETAIL  
NEW STREETS: NONE  
R.O.W. DEDICATION: 0.369 ACRES (1613 L.F.)

LINE	BEARING	DISTANCE	(RECORD)
L1	S17°16'43"E	35.15'	(S17°27'23"E 35.21')
L2	S17°16'43"E	14.11'	
L3	S17°16'43"E	21.04'	

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	955.00'	35°09'55"	586.13'	S81°34'04"E	576.97'	(S81°34'47"E 576.82')
C2	845.00'	36°37'29"	540.14'	S80°56'10"E	530.99'	(S80°51'23"E 530.67')
C3	955.00'	3°35'25"	59.84'	N62°11'25"W	59.83'	(N62°13'00"W 60.00')
C4	965.00'	35°10'42"	592.49'	S81°33'39"E	583.22'	
C5	835.00'	36°37'29"	533.75'	S80°56'15"E	524.71'	

DATE OF SURVEY 11/18/21.

## EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

PROJECT NO.:  
1009-013

DRAWING NO.:  
1009-013-PL1

PLOT DATE:  
12/1/21

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JBE/TFM

**SHEET**  
01 OF 02

# TACARA AT WEISS RANCH FINAL PLAT

15.005 ACRES OUT OF THE  
E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458  
TRAVIS COUNTY, TEXAS

### OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT DCI DEVELOPERS, LLC., BEING OWNER OF 15.000 ACRES IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 IN TRAVIS COUNTY, TEXAS AND CONVEYED IN DOCUMENT NO. 2021149628 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 15.005 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

### TACARA AT WEISS RANCH

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

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

DCI DEVELOPERS, LLC.  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DARREN B. CASEY, MANAGER

DCI DEVELOPERS, LLC.  
200 E. BASSE, STE 300  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY, 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.

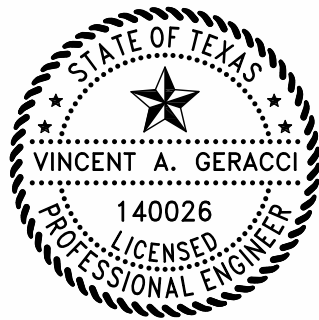
\_\_\_\_\_  
NOTARY PUBLIC'S SIGNATURE

### ENGINEER'S FLOOD PLAIN CERTIFICATION

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

\_\_\_\_\_  
VINCENT GERACCI, P.E. 140026

ENGINEERING BY:  
LJA ENGINEERING, INC.  
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100  
AUSTIN, TEXAS 78735  
512-439-4700  
FRN F-1386



### SURVEYOR'S CERTIFICATION

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:

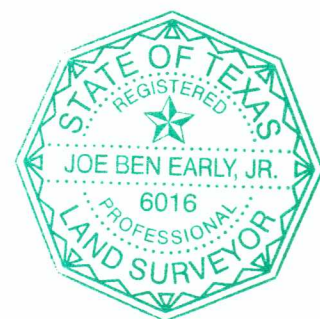
COUNTY OF TRAVIS

THAT I, JOE BEN EARLY, 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 FOUND OR 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.

 12/1/21

\_\_\_\_\_  
JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:  
EARLY LAND SURVEYING, LLC  
P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631



### 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. 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, 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.
4. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
5. 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.
6. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24.
7. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
8. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. 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.
15. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF WEISS LANE AND E PFLUGERVILLE PARKWAY. A FEE IN LIEU OF CONSTRUCTING A PUBLIC SIDEWALK, EQUIVALENT TO THE COST OF CONSTRUCTION, MAY BE CONSIDERED BY THE CITY ENGINEER IN LIEU OF CONSTRUCTING SIDEWALKS ALONG EAST PFLUGERVILLE PARKWAY IF IT IS DETERMINED THAT A CAPITAL IMPROVEMENT PROJECT (CIP) WILL BE COMPLETE ON THE ADJACENT ROADWAY THAT INCLUDES SIDEWALK CONSTRUCTION WITHIN THREE (3) YEARS FROM THE DATE OF PERMIT ISSUANCE.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
17. 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 ISSUED AFTER 12/31/21.
18. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) EXISTS ALONG WEISS LANE (DOC. NO. 2017013298). NO P.U.E. IS REQUIRED ALONG EAST PFLUGERVILLE PARKWAY SINCE THE EXISTING 30' WATER UTILITY AND ACCESS EASEMENT (DOC. NO. 2003074910) ALLOWS FOR THE INSTALLATION AND MAINTENANCE OF OTHER UTILITIES.

### CITY CERTIFICATION

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

\_\_\_\_\_  
ROBERT ROMIG, CHAIRMAN

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

\_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

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

### TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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., PLAT RECORDS OF SAID COUNTY AND STATE AS 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.

\_\_\_\_\_  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_.M., THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

\_\_\_\_\_  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

<b>EARLY</b> <b>LAND SURVEYING</b> A LIMITED LIABILITY COMPANY	PROJECT NO.: 1009-013
	DRAWING NO.: 1009-013-PL1
P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487	PLOT DATE: 12/1/21
	PLOT SCALE: 1" = 100'
	DRAWN BY: JBE/TFM
	<b>SHEET</b> <b>02 OF 02</b>