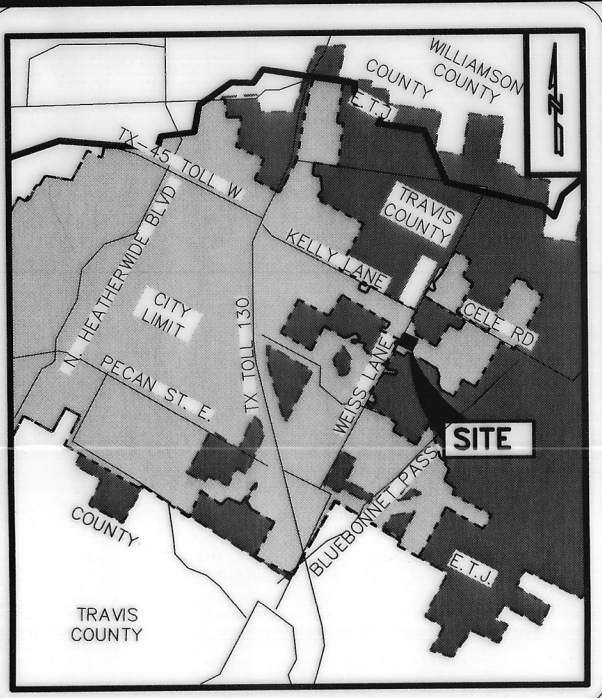
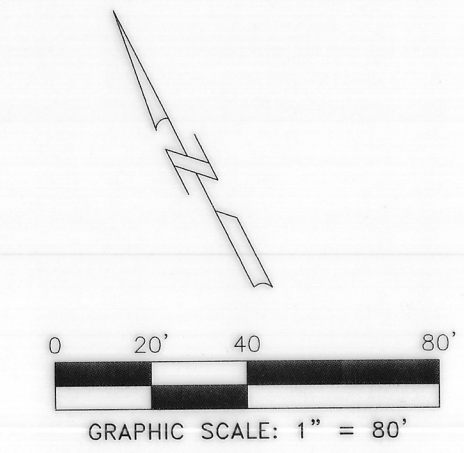




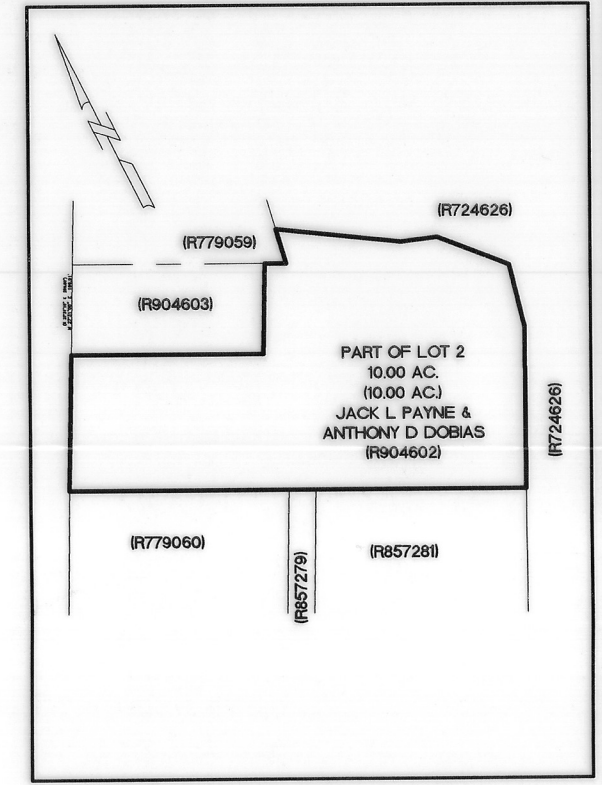
VICINITY MAP
N.T.S.

- LEGEND
- PFLUGERVILLE CITY LIMIT
 - EXTRA TERRITORIAL JURISDICTION
 - CITY & ETJ LIMIT LINE
 - COUNTY LINE

FINAL PLAT OF LOT 2C, 2D, AND 2E BEING A RE-PLAT OF THE REMAINDER OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK RE-PLAT



- LEGEND
- IRON ROD FOUND
 - IRON ROD SET
 - CAPPED "RPLS 5687"
 - "X" IN CONCRETE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (BRG.-DIST.) RECORD CALL
 - (R904602) TRAVIS COUNTY PARCEL I.D. NO.
 - 10' WIDE SIDEWALK
 - SUBDIVISION BOUNDARY
 - LOT LINE



ORIGINAL LOT CONFIGURATION
N.T.S.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 63°32'57" E	46.94'
	(S 63°35'58" E)	(46.43')
L2	N 09°52'08" E	78.54'
	(N 10°00'24" E)	(78.18')
L3	S 70°44'46" E	80.72'
	(S 71°01'22" E)	(80.91')
L4	N 70°44'46" W	32.68'
L5	S 70°44'46" E	48.04'
L6	S 18°35'25" E	28.28'
L7	N 71°23'05" E	28.28'

W
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E

SITE BENCHMARK
DESC: 1/2" IRF W/ YELLOW CAP
N: 10137918.29'
E: 3170301.38'

SITE BENCHMARK
DESC: SQUARE IN SIDEWALK
ELEV: 633.55' NAVD88
N: 10137798.85'
E: 3170228.30'

10' SIDEWALK

(~450' TO HIDDEN LAKE CROSSING)

LAND USE SUMMARY: LI - LIGHT INDUSTRIAL DISTRICT
TOTAL NO. LOTS: 3
TOTAL NO. BLOCKS: 1

ACREAGE TABLE
LOT 2C - 2.01 ACRES
LOT 2D - 2.26 ACRES
LOT 2E - 5.74 ACRES
TOTAL - 10.00 ACRES

GENERAL NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48491C0675F, DATED DECEMBER 2018, LOMR NO. 08-06-3130P, DATED OCTOBER 10TH, 2008, AND LOMR NO. 16-06-3121P, DATED APRIL 10TH, 2017, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO STATE PLANE COORDINATES (TEXAS CENTRAL) & NAD83 (HORIZONTAL) & NAVD88 (VERTICAL).

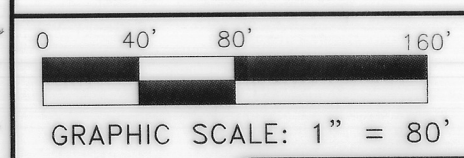
3) REFERENCE BENCHMARK: A275-001
DESCRIPTION: 5/8" IRON ROD WITH ALUMINUM CAP STAMPED A275
ELEVATION: 630.26' NAVD88 (VERTICAL).
OFF - SITE
NORTHING: 10126148.93'
EASTING: 316597.38'

REFERENCE BENCHMARK: CS38-001
DESCRIPTION: 3" ALUMINUM DISC IN CONC. "LCRA CS38-2006"
ELEVATION: 632.76' NAVD88 (VERTICAL).
OFF - SITE
NORTHING: 10140868.07'
EASTING: 3169479.16'

ENGINEER
JUSTIN KRAMER P.E.
KIMLEY-HORN AND ASSOCIATES,
TEXAS LIMITED LIABILITY CO.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200,
AUSTIN, TX 78759.

SURVEYOR
RICHARD H. TAYLOR - RPLS 3986
ASH AND ASSOCIATES
142 JACKSON LANE
SAN MARCOS, TX 78666.

FINAL PLAT OF LOT 2C, 2D, AND 2E BEING A RE-PLAT OF THE REMAINDER OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK RE-PLAT



OWNER: PFL WEISS INVESTMENTS LLC,
A TEXAS LIMITED LIABILITY COMPANY
1701 NUECES ST.
AUSTIN TX. 78701.

ASH & ASSOCIATES
SURVEYING - PLANNING - ARCHITECTURE
"SERVING THE COMMUNITY OF TEXAS"

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net

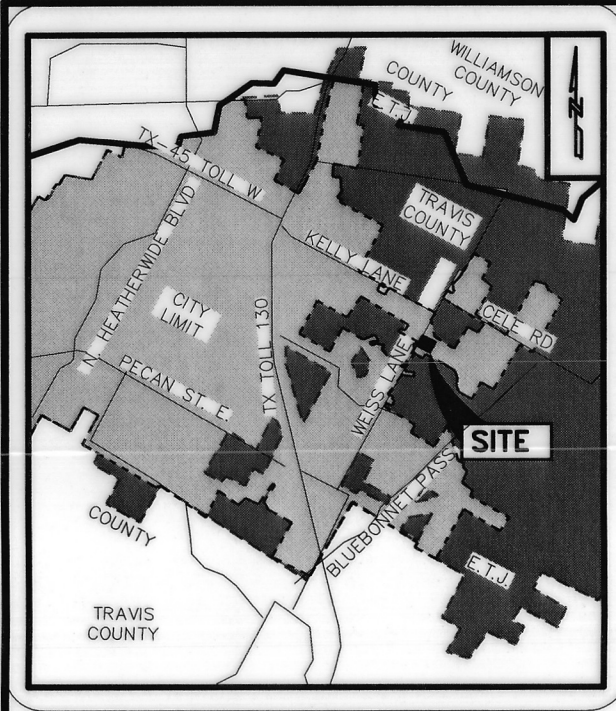
Surveying:
100847-00
Architectures:
TX20240

DRAWN: MAM SCALE: 1"=80'
REVIEWED: RHT DATE: 10/08/2021
C:ASH & ASSOCIATES, L.L.C.

REV.
02/15/2022
02/21/2022
03/24/2022

PROJECT NO.
21-7759-B

FINAL PLAT OF LOT 2C, 2D, AND 2E
BEING A RE-PLAT OF
THE REMAINDER OF LOT 2
PFLUGERVILLE INDUSTRIAL PARK RE-PLAT



VICINITY MAP
N.T.S.

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

THAT, PFL WEISS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH NEIGHBORS STORAGE LLC, ITS SOLE MANAGER, BEING THE OWNER OF 10.00 ACRES OF LAND BEING OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING ALL OF LOT 2, OF FIRST REPLAT OF LOT 2 PFLUGERVILLE INDUSTRIAL PARK, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201800017, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO SAID PFL WEISS INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN DOCUMENT NO. 2021236416, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.) DO HEREBY SUBDIVIDE 10.00 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

FINAL PLAT OF LOT 2C, 2D, AND 2E
BEING A RE-PLAT OF
THE REMAINDER OF LOT 2
PFLUGERVILLE INDUSTRIAL PARK RE-PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON. WITNESS OUR HANDS, THIS THE 25TH DAY OF July, 2022 A.D.

PFL WEISS INVESTMENTS, LLC,
BY: NEIGHBORS STORAGE LLC, ITS SOLE MANAGER

BY: Christian Alvarado
CHRISTIAN ALVARADO, MANAGER

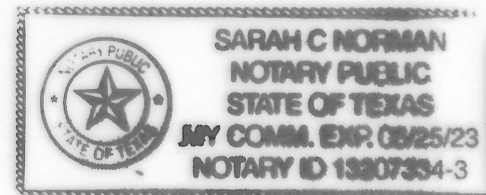
7/25/22
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTIAN ALVARADO, MANAGER, OF PFL WEISS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 25TH DAY OF July, 2022, A.D.

NOTARY PUBLIC'S SIGNATURE



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

A 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 (WILBARGER CREEK REGIONAL STUDY) FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0675F, DATED DECEMBER 20TH, 2019, AND LOMR NO. 08-06-3130P, DATED OCTOBER 10TH, 2008, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA (LOT 2D - BFE:612.2' & LOT 2E - BFE:611.8') OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN, FOR TRAVIS COUNTY, TEXAS.

Justin Kramer
JUSTIN KRAMER P.E.
KIMLEY-HORN AND ASSOCIATES,
TEXAS LIMITED LIABILITY CO.

7-21-22
DATE



1. THIS PLAN LIES WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUE HAS BEEN DEDICATED ALONG THE STREET FRONTAGE BY DOCUMENT NO. 200800320 PLAT RECORDS OF TRAVIS COUNTY TEXAS. (P.R.T.C.T.).
4. EASEMENTS DEDICATED TO THE PUBLIC SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR/PROPERTY OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN 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. TEN-FOOT SIDEWALKS SHALL BE CONSTRUCTED TO THE CITY OF PFLUGERVILLE STANDARDS ALONG ALL STREETS ABUTTING THIS SUBDIVISION. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE# 1203-15--02-24.
9. THE ASSESSED 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 TEES FOR THE INDIVIDUAL LOTS SHALL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
10. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEARS STORM EVENTS.
11. 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.
12. 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.
13. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) 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.
17. ALL LOTS SHALL HAVE ACCESS TO WEISS LANE.
18. 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.
19. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO.1203-15-02-24 AND CITY RESOLUTION NO.1224-09-08-25-8A.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, RICHARD TAYLOR 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.

Richard H. Taylor
RICHARD H. TAYLOR RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

07/26/22
DATE



ORIGINAL LOT CONFIGURATION
N.T.S.

STATE OF TEXAS
COUNTY OF TRAVIS

APPROVED THIS 18 DAY OF July, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

Robert Romig
ROBERT ROMIG, CHAIRMAN

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

Emily Barron
EMILY BARRON, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

Trista Evans
TRISTA EVANS, CITY SECRETARY



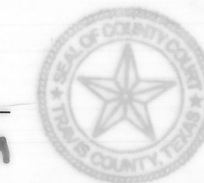
STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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 20 DAY OF September, 2022 A.D. AT 3:02 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT 10 2200 252 NUMBER OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 20 DAY OF September, 2022 A.D.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

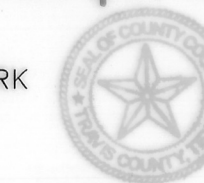
Yasenia Espinoza
DEPUTY



FILED FOR RECORD AT 3:02 O'CLOCK P.M., THIS THE 20 DAY OF September, 2022 A.D.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

Yasenia Espinoza
DEPUTY



FINAL PLAT OF LOT 2C, 2D, AND 2E
BEING A RE-PLAT OF
THE REMAINDER OF LOT 2
PFLUGERVILLE INDUSTRIAL PARK RE-PLAT

0 40' 80' 160'
GRAPHIC SCALE: 1" = 80'

OWNER: PFL WEISS INVESTMENTS LLC,
A TEXAS LIMITED LIABILITY COMPANY
1701 NUECES ST.
AUSTIN TX. 78701.

ASH & ASSOCIATES

SURVEYING - PLANNING - ARCHITECTURE
"SERVING THE COMMUNITY OF TEXAS"

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net

Surveying:
100847-00
Architecture:
TX20240

DRAWN: MAM SCALE: 1"=80'
REVIEWED: RHT DATE: 10/08/2021

REV.
02/15/2022
02/21/2022
03/24/2022

PROJECT No.
21-7759-B

SHEET 2 OF 2