

CITY APPROVED REVISION & CORRECTIONS					
No.	DESCRIPTION	REVISE (R), CORRECT (C), ADD (A), VOID (V), SHEET No.'s	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

SUBMITTALS	
SUBMITTAL No.	DATE
1ST SUBMITTAL	05/01/2023
2ND SUBMITTAL	07/03/2023
3RD SUBMITTAL	08/28/2023
4TH SUBMITTAL	10/11/2023
5TH SUBMITTAL	03/18/2024

ASSOCIATED STUDIES & REPORTS

PRELIMINARY ENGINEER'S REPORT PAPE-DAWSON ENGINEERS	MAY 2023
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PRELIMINARY DRAINAGE REPORT PAPE-DAWSON ENGINEERS	JUNE 2023
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WATER MODEL PAPE-DAWSON ENGINEERS	MAY 2023
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WASTEWATER ANALYSIS PAPE-DAWSON ENGINEERS	MAY 2023
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WILBARGER CREEK WATERSHED STUDY HALFF ASSOCIATES, INC	AUGUST 2021
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PHASE 1 ESA ACI CONSULTING	FEBRUARY 2022
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SURVEY INFORMATION

BENCHMARK 10: N:10123632.4868' E:3170475.8854' SET I.R. REDCAP ELEV. 610.44' NAVD88 GEOID12B	BENCHMARK 12: N:10124361.5839' E:3169124.1566' SET I.R. REDCAP ELEV. 617.15' NAVD88 GEOID12B
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BENCHMARK 11:
N:10124098.7001'
E:3169640.6629'
SET I.R. REDCAP
ELEV. 609.11'
NAVD88 GEOID12B
SURVEY REFERENCE:
NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011)
4203
COORDINATE SYSTEM OF TEXAS STATE PLANE
CENTRAL ZONE
SCALE FACTOR OF 0.99990001 ABOUT ORIGIN (0,0)
SURFACE TO GRID
NORTHING AND EASTING ARE BASED ON SURFACE
COORDINATES
NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTILL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECTED TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE LOCAL STREET(S).
- A 6-FT SIDEWALK SHALL BE PROVIDED ALONG CAMERON ROAD AND FUTURE MELBER LANE.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- 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.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGN, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS FOR THE CITY OF PFLUGERVILLE.
- 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.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0295J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
- 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 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 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.
- DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- DEVELOPER WILL BE RESPONSIBLE FOR COORDINATING AND/OR ACQUIRING EASEMENTS AND ROW TO THE WEST OF THE SUBJECT TRACT ACROSS CE DEVELOPMENT INC. PROPERTY FOR THE REQUIRED CONNECTIONS TO KUEMPEL ESTATES AND IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS WITHIN THE EASEMENTS AND ROW. THESE IMPROVEMENTS INCLUDE THE KEMBA WAY STREET, SIDEWALK AND WATER IMPROVEMENTS, THE HIKE & BIKE TRAIL, AND THE WATER MAIN CONNECTION AT THE SOUTHWESTERN CORNER OF THE PROPERTY.
- PHASE 2 IMPROVEMENTS CANNOT BE ACCEPTED UNTIL THE REQUIRED ROADWAY CONNECTION TO EXISTING CAPERI DRIVE IS ACCEPTED. DEVELOPER WILL BE RESPONSIBLE FOR COORDINATING AND/OR ACQUIRING EASEMENTS AND ROW TO THE WEST OF THE SUBJECT TRACT ACROSS THE SAMUELSON AND KUEMPEL PROPERTY FOR THE REQUIRED ROADWAY CONNECTION AND IS RESPONSIBLE FOR THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS IN THE EVENT THAT THE CAMERON 96 CONSTRUCTION IS NOT APPROVED AND/OR ACCEPTED PRIOR TO PHASE 2 NEEDING ACCEPTANCE. THESE IMPROVEMENTS INCLUDE THE EXTENSION OF CAPERI DRIVE AND KEMBA WAY STREET AND SIDEWALK.
- A TIA HAS NOT BEEN PREPARED FOR THIS PRELIMINARY PLAN. THE LAND USE PROPOSED FOR TRACT 1 DOES NOT MEET THE 2,000 DAILY TRIP THRESHOLD TO REQUIRE A TRAFFIC IMPACT ANALYSIS (TIA) AS EVIDENCED BY THE TIA DETERMINATION WORKSHEET AND TRAFFIC MEMO DATED [10/11/2023] AND PREPARED BY PAPE-DAWSON ENGINEERS. THE PROPOSED LAND USE FOR TRACT 2 IS NOT IDENTIFIED AS OF THE APPROVAL DATE OF THIS PRELIMINARY PLAN. THE TIA DETERMINATION WORKSHEET SHALL BE UPDATED AT FINAL PLAT OR SITE PLAN FOR THE PROPOSED DEVELOPMENT OF TRACT 2 TO DETERMINE TIA NECESSITY. IF A TIA REQUIRED FOR THE DEVELOPMENT OF TRACT 2 INCLUDES THE DAILY TRIPS FOR TRACT 1, ALL TRAFFIC IMPACT FEES (TIF) PAID BY ANY OWNER OF, OR PORTION OF, TRACT 1, WHETHER PAID BEFORE OR FOLLOWING THE TIA FOR TRACT 2, FOR THE DEVELOPMENT OF TRACT 1 SHALL BE CREDITED TOWARDS AND FULLY SATISFY ANY POTENTIAL TRAFFIC MITIGATION REQUIREMENTS ATTRIBUTABLE TO TRACT 1 IDENTIFIED IN SUCH TIA.

STREET TABLE			
NAME	LENGTH (FT)	ROW (FT)	ROW (AC)
WINNIE BAY BEND	3021	50	3.53
GEORGEFIELD LANE	1412	50	1.67
EMMA EDGE LANE	524	50	0.58
KATHERINES CORNER VIEW	203	50	0.39
RAND ROAD	474	50	0.54
EDMOND'S FIELD AVENUE	264	50	0.30
HENRY BRANCH PASS	1211	50	1.71
KEMBA WAY	525	50	0.62
ERNEST HALL PLAZA	546	50	0.84
FUTURE MELBER LANE ROW DEDICATION	2851	40	2.75
CAMERON ROAD ROW DEDICATION	1312	30	0.89

LAND USE SUMMARY		
BLOCKS	ACREAGE	LOTS
RIGHT-OF-WAY (INTERNAL)	10.17	-
MELBER LANE ROW DEDICATION	2.75	-
CAMERON ROAD ROW DEDICATION	0.89	-
OPEN SPACE & EASEMENT	22.29	13
PUBLIC PARKLAND	30.15	1
DEVELOPMENT RESERVE	21.29	1
SINGLE FAMILY LOTS	33.02	208
TOTAL	120.56	223

MURCHISON TRACT PARKLAND DEDICATION TABLE				
LOT TYPE	ACREAGE	LOTS	*PPU	PARKLAND REQUIRED PER UDC (ACREAGE)
SF-R	13.82	72	3.00	1.43
SF-MU	19.20	136	2.70	2.42
TOTAL	33.02	208		3.85

*PPU = PERSONS PER UNIT
TOTAL PUBLIC PARKLAND DEDICATED = 30.20 AC

MURCHISON TRACT ZONING TABLE	
LAND ZONE	ACREAGE
SF-R	25.42
SF-MU	44.17
PF	30.05
NS	20.69
A	0.23
TOTAL	120.56

MURCHISON TRACT

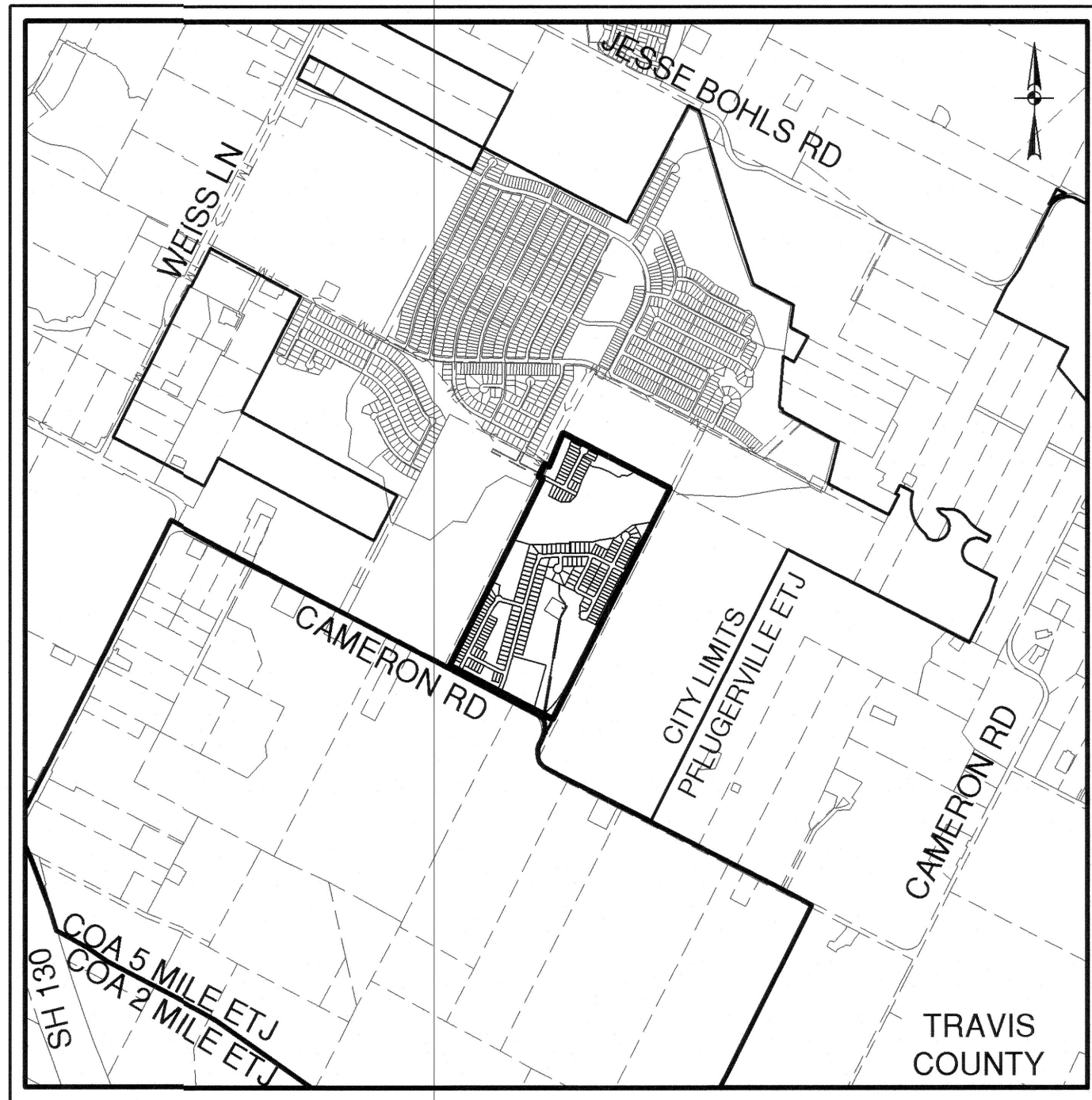
PRELIMINARY PLAN ONLY

NOT FOR RECORDATION

2023-8-PP

CITY OF PFLUGERVILLE, TEXAS

MARCH 2024



LOCATION MAP

SCALE: 1" = 2000'

16250 CAMERON RD, TX 78660

PROPERTY ID: 706577 & 263846 & 747869

BEING A 120.556 ACRE (5,251,429 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT 'A', SAVE AND EXCEPT THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 7.140 ACRE TRACT OF LAND CALLED TRACT CONVEYED TO CE DEVELOPMENT, INC., RECORDED IN COUNTY CLERK'S FILE NUMBER 2015146187 OF SAID OFFICIAL PUBLIC RECORDS (O.P.R.T.C.T.). SAID 120.556 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.

OWNERS:

JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD.
501 OAKRIDGE DR.
PFLUGERVILLE, TEXAS 78660

CE DEVELOPMENT INC (1681768)
6713 GOLDEN BOUGH LANE
PFLUGERVILLE, TX 78660-6996

DEVELOPER:

PULTE GROUP
9401 AMBERGLEN BLVD. 1, SUITE 150
AUSTIN, TEXAS 78729

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEY:

PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711



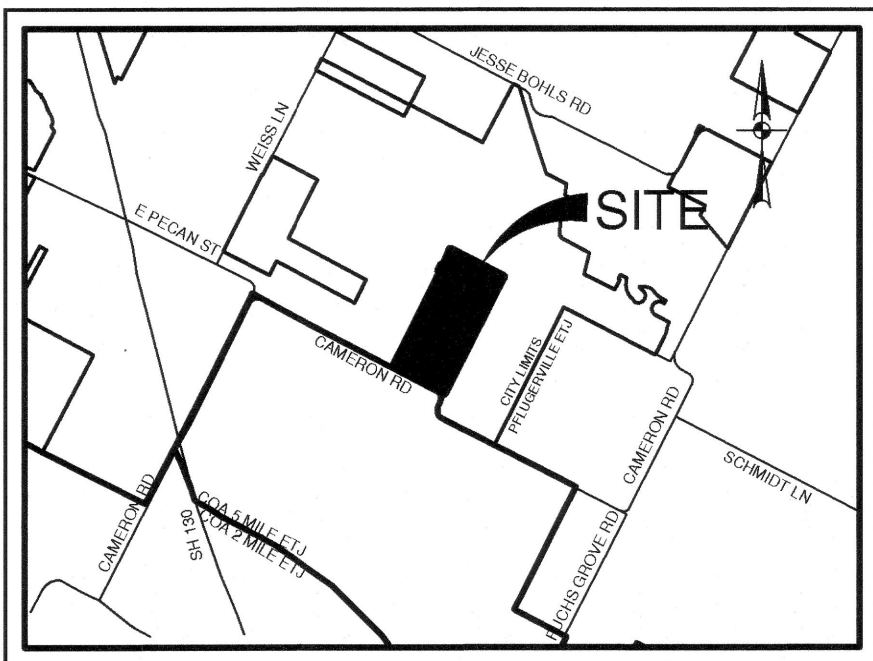
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Sheet List Table

SHEET NO.	SHEET DESCRIPTION
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1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	SUMMARY & LOT TABLES
4	DIMENSION CONTROL (1 of 2)
5	DIMENSION CONTROL (2 of 2)
6	EXISTING CONDITIONS & PROPOSED GRADING (1 of 2)
7	EXISTING CONDITIONS & PROPOSED GRADING (2 of 2)
8	UTILITY LAYOUT (1 of 2)
9	UTILITY LAYOUT (2 of 2)
10	EXISTING DRAINAGE
11	PROPOSED OVERALL DRAINAGE
12	ULTIMATE DRAINAGE STUDY (1 of 2)
13	ULTIMATE DRAINAGE STUDY (2 of 2)
14	DRAINAGE CALCULATION
15	TREE SURVEY (1 of 8)
16	TREE SURVEY (2 of 8)
17	TREE SURVEY (3 of 8)
18	TREE SURVEY (4 of 8)
19	TREE SURVEY (5 of 8)
20	TREE SURVEY (6 of 8)
21	TREE SURVEY (7 of 8)
22	TREE SURVEY (8 of 8)
23	TREE TABLES (1 of 3)
24	TREE TABLES (2 of 3)
25	TREE TABLES (3 of 3)
26	STREET LIGHT LAYOUT (1 of 2)
27	STREET LIGHT LAYOUT (2 of 2)

PFLUGERVILLE



VICINITY MAP

SCALE: 1" = 5000'

UTILITY PROVIDERS

AT&T TEXAS:
712 E. HUNTLAND DRIVE
AUSTIN, TEXAS 78752
(512)870-4766 / FAX (512)870-4711

ATMOS ENERGY CORPORATION
3110 N IH-35
ROUND ROCK, TEXAS 78681
(512)310-3856 / FAX (512)310-3880

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT
CONTACT: MATT WOODARD
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TX 78691-0589
(512)990-6400

SUDDENLINK COMMUNICATIONS:
111 NORTH COLLAGE STREET
GEORGETOWN, TEXAS 78626
(512)563-7063 / FAX (512)869-2962

ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
(512)244-5806

T.C.E.S.D. NO. 2
PFLUGERVILLE FIRE DEPARTMENT
203 E. PECAN STREET
PFLUGERVILLE, TEXAS 78660
(512)251-2801

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, P.E. #91805, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MURCHISON TRACT PRELIMINARY PLAN) IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCLOSED BY AN EFFECTIVE ZONE "AE" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND 48453C0295J EFFECTIVE DATE OF AUGUST 18, 2014, AND THAT EACH LOT CONFORMS TO THE CITY OF PFLUGERVILLE REGULATIONS. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT PFLUGERVILLE, TRAVIS COUNTY, TEXAS, THIS 18 DAY OF MARCH, 2024.

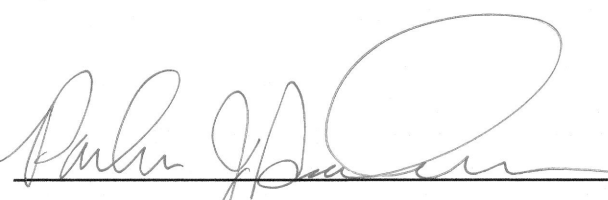

03/18/2024

PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. # 91805
VICE PRESIDENT

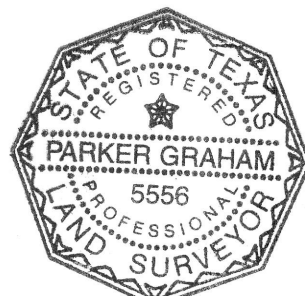


SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:
THAT I, PARKER GRAHAM, R.P.L.S. #5556, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, 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.



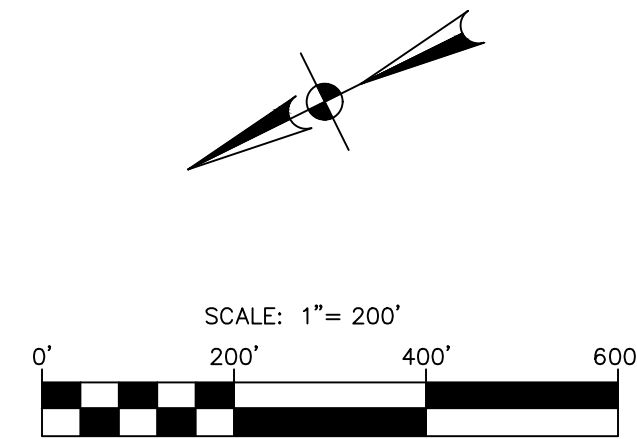
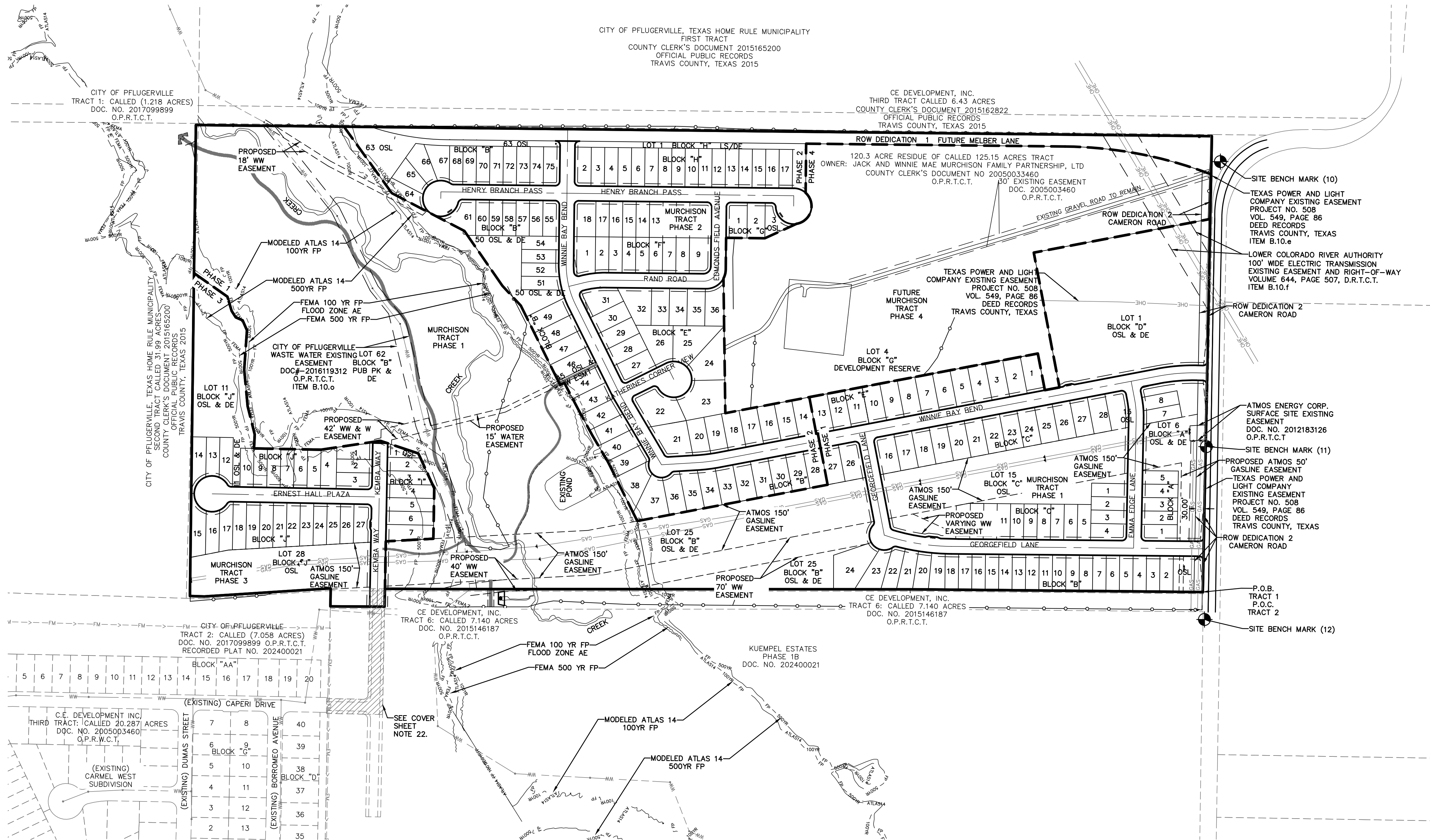
PAPE-DAWSON ENGINEERS
PARKER GRAHAM, R.P.L.S. #5556
REGISTERED PROFESSIONAL LAND SURVEYOR



3/18/2024

SHEET 1 OF 27

2023-8-PP



LEGEND

---	BOUNDARY
---	PHASING BOUNDARY
---	RIGHT-OF-WAY
---	ROAD CENTER LINE (CL)
---	LOT LINE
---	FEMA 100YR FLOODPLAIN
---	FEMA 500YR FLOODPLAIN
---	ATLAS 14 100YR FLOODPLAIN
---	ATLAS 14 500YR FLOODPLAIN
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	LANDSCAPE BUFFER/ DRAINAGE ESMT
---	PUBLIC PARKLAND
---	OPEN SPACE LOT & DRAINAGE ESMT
---	OPEN SPACE LOT
---	OPEN SPACE LOT & WATER/WASTEWATER ESMT
---	PROPOSED HIKE & BIKE TRAIL

NOTES

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- SEE SHEET 3 FOR LAND USE AND STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
- OPEN SPACE LOTS ARE PRIVATE UNLESS DESCRIBED OTHERWISE.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL #48453C0295H, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND #48453C0290J, EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
- REFER TO WILBARGER CREEK WATERSHED STUDY BY HALFF ASSOCIATES, INC. DATED AUGUST 2021.
- PUBLIC PARK LOT TO BE OWNED AND MANAGED BY CITY OF PFLUGERVILLE.
- ALL OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY HOA.

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
OVERALL PRELIMINARY PLAN

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 2 of 27



PAPE-DAWSON
ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711
TYPE FIRM REGISTRATION #10028801

Date: Mar 17, 2024, 6:52pm User ID: NDante
File: H:\Projects\513137\031212 Preliminary\Civil\0051387-00.dwg

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LOT TABLE: BLOCK A				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	SF	1	6566	0.15
PHASE 1	SF	2	5400	0.12
PHASE 1	SF	3	5400	0.12
PHASE 1	SF	4	5400	0.12
PHASE 1	SF	5	5400	0.12
PHASE 1	OSL & DE	6	56989	1.31
PHASE 1	SF	7	5686	0.13
PHASE 1	SF	8	5453	0.13

LOT TABLE: BLOCK B				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	OSL	1	8465	0.19
PHASE 1	SF	2	5400	0.12
PHASE 1	SF	3	5400	0.12
PHASE 1	SF	4	5400	0.12
PHASE 1	SF	5	5400	0.12
PHASE 1	SF	6	5400	0.12
PHASE 1	SF	7	5400	0.12
PHASE 1	SF	8	5400	0.12
PHASE 1	SF	9	5400	0.12
PHASE 1	SF	10	5400	0.12
PHASE 1	SF	11	5400	0.12
PHASE 1	SF	12	5400	0.12
PHASE 1	SF	13	5400	0.12
PHASE 1	SF	14	5400	0.12
PHASE 1	SF	15	5400	0.12
PHASE 1	SF	16	5400	0.12
PHASE 1	SF	17	5400	0.12
PHASE 1	SF	18	5401	0.12
PHASE 1	SF	19	6103	0.14
PHASE 1	SF	20	6151	0.14
PHASE 1	SF	21	6578	0.15
PHASE 1	SF	22	6776	0.16
PHASE 1	SF	23	8670	0.20
PHASE 1	SF	24	15471	0.36
PHASE 1	OSL & DE	25	215251	4.94
PHASE 1	SF	26	8702	0.20
PHASE 1	SF	27	7500	0.17
PHASE 2	SF	28	7500	0.17
PHASE 2	SF	29	7500	0.17
PHASE 2	SF	30	7500	0.17
PHASE 2	SF	31	7500	0.17
PHASE 2	SF	32	7500	0.17
PHASE 2	SF	33	7502	0.17
PHASE 2	SF	34	7629	0.18
PHASE 2	SF	35	8033	0.18
PHASE 2	SF	36	8035	0.18
PHASE 2	SF	37	11760	0.27
PHASE 2	SF	38	10129	0.23
PHASE 2	SF	39	7616	0.17
PHASE 2	SF	40	7500	0.17
PHASE 2	SF	41	7479	0.17
PHASE 2	SF	42	7394	0.17
PHASE 2	SF	43	7371	0.17
PHASE 2	SF	44	7459	0.17
PHASE 2	OSL & W ESMT	45	2111	0.05
PHASE 2	SF	46	8445	0.19
PHASE 2	SF	47	8445	0.19
PHASE 2	SF	48	8446	0.19
PHASE 2	SF	49	8472	0.19
PHASE 2	OSL & DE	50	31333	0.72
PHASE 2	SF	51	5937	0.14
PHASE 2	SF	52	5666	0.13
PHASE 2	SF	53	5625	0.13
PHASE 2	SF	54	5625	0.13
PHASE 2	SF	55	6552	0.15
PHASE 2	SF	56	5400	0.12
PHASE 2	SF	57	5400	0.12
PHASE 2	SF	58	5400	0.12
PHASE 2	SF	59	5400	0.12
PHASE 2	SF	60	5400	0.12
PHASE 2	SF	61	8477	0.19
PHASE 1	PUB PK	62	1313373	30.15
PHASE 2	OSL	63	32869	0.75
PHASE 2	SF	64	5934	0.14
PHASE 2	SF	65	6805	0.16

LOT TABLE: BLOCK B				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	SF	66	7495	0.17
PHASE 2	SF	67	7466	0.17
PHASE 2	SF	68	5819	0.13
PHASE 2	SF	69	5850	0.13
PHASE 2	SF	70	5850	0.13
PHASE 2	SF	71	5850	0.13
PHASE 2	SF	72	5850	0.13
PHASE 2	SF	73	5850	0.13
PHASE 2	SF	74	5850	0.13
PHASE 2	SF	75	7102	0.16

LOT TABLE: BLOCK C				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	SF	1	5400	0.12
PHASE 1	SF	2	5400	0.12
PHASE 1	SF	3	5400	0.12
PHASE 1	SF	4	6695	0.15
PHASE 1	SF	5	5399	0.12
PHASE 1	SF	6	5399	0.12
PHASE 1	SF	7	5399	0.12
PHASE 1	SF	8	5399	0.12
PHASE 1	SF	9	5399	0.12
PHASE 1	SF	10	5399	0.12
PHASE 1	SF	11	5399	0.12
PHASE 1	SF	12	5399	0.12
PHASE 1	SF	13	5399	0.12
PHASE 1	SF	14	5494	0.13
PHASE 1	OSL	15	170192	3.91
PHASE 1	SF	16	8702	0.20
PHASE 1	SF	17	7500	0.17
PHASE 1	SF	18	7500	0.17
PHASE 1	SF	19	7500	0.17
PHASE 1	SF	20	7500	0.17
PHASE 1	SF	21	7500	0.17
PHASE 1	SF	22	7500	0.17
PHASE 1	SF	23	7500	0.17
PHASE 1	SF	24	7500	0.17
PHASE 1	SF	25	7500	0.17
PHASE 1	SF	26	7500	0.17
PHASE 1	SF	27	7500	0.17
PHASE 1	SF	28	7500	0.17

LOT TABLE: BLOCK D				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	OSL & DE	1	241255	5.54

LOT TABLE: BLOCK G				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	SF	1	8260	0.19
PHASE 2	SF	2	7121	0.16
PHASE 2	OSL	3	5591	0.13
PHASE 4	DEVELOPMENT RESERVE	4	927300	21.29

LOT TABLE: BLOCK E				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	SF	1	7500	0.17
PHASE 1	SF	2	7500	0.17
PHASE 1	SF	3	7500	0.17
PHASE 1	SF	4	7500	0.17
PHASE 1	SF	5	7500	0.17
PHASE 1	SF	6	7500	0.17
PHASE 1	SF	7	7500	0.17
PHASE 1	SF	8	7500	0.17
PHASE 1	SF	9	7500	0.17
PHASE 1	SF	10	7500	0.17
PHASE 1	SF	11	7500	0.17
PHASE 1	SF	12	7500	0.17
PHASE 1	SF	13	7500	0.17
PHASE 2	SF	14	7500	0.17
PHASE 2	SF	15	7500	0.17
PHASE 2	SF	16	7500	0.17
PHASE 2	SF	17	7500	0.17
PHASE 2	SF	18	7500	0.17
PHASE 2	SF	19	7498	0.17
PHASE 2	SF	20	7353	0.17
PHASE 2	SF	21	12447	0.29
PHASE 2	SF	22	15412	0.35
PHASE 2	SF	23	17134	0.39
PHASE 2	SF	24	13835	0.32
PHASE 2	SF	25	14446	0.33
PHASE 2	SF	26	12082	0.28
PHASE 2	SF	27	8702	0.20
PHASE 2	SF	28	7500	0.17
PHASE 2	SF	29	7501	0.17
PHASE 2	SF	30	7500	0.17
PHASE 2	SF	31	9549	0.22
PHASE 2	SF	32	10478	0.24
PHASE 2	SF	33	7500	0.17
PHASE 2	SF	34	7500	0.17
PHASE 2	SF	35	7500	0.17
PHASE 2	SF	36	8489	0.19

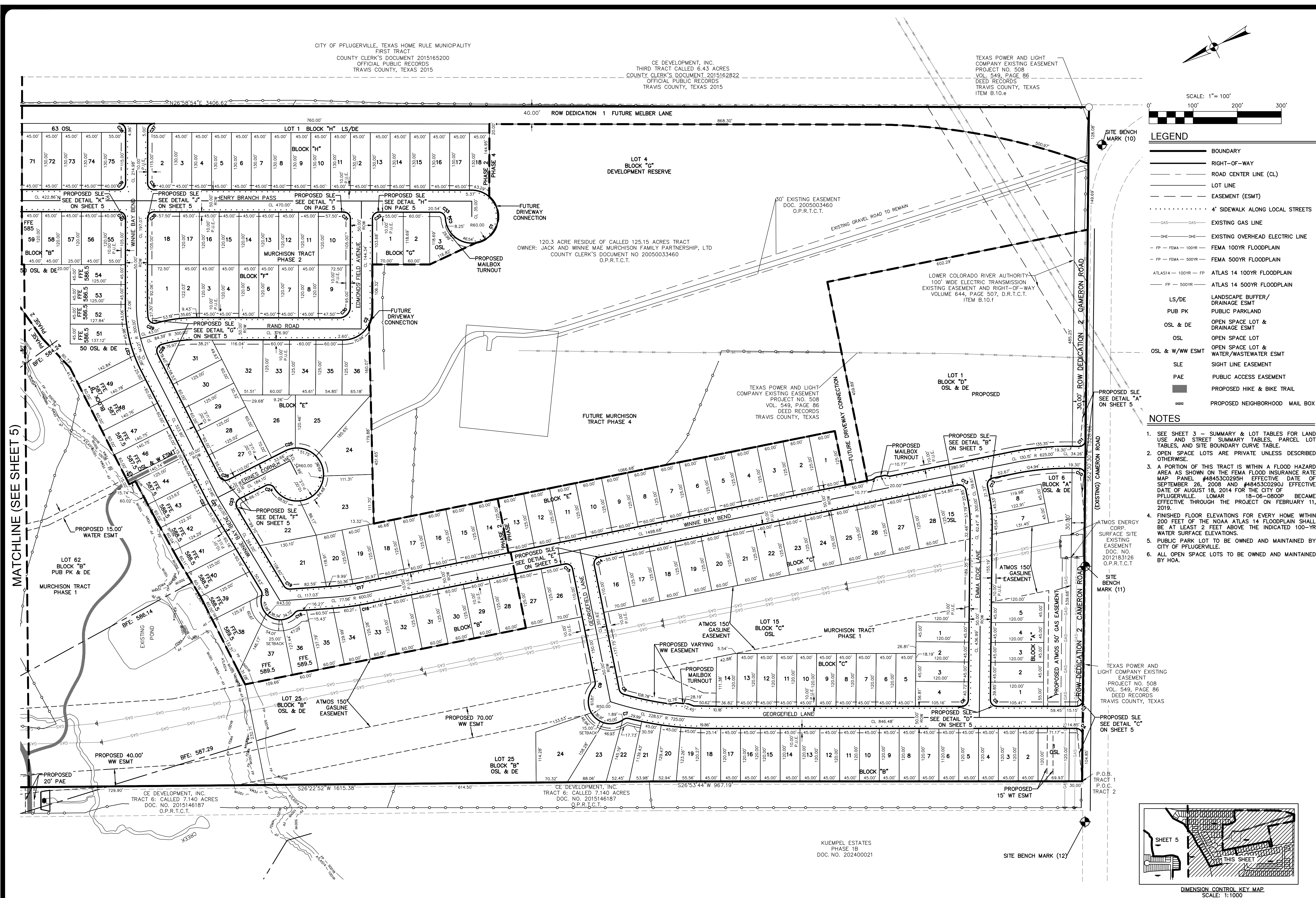
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PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	SF	1	9217	0.21
PHASE 2	SF	2	5425	0.12
PHASE 2	SF	3	5400	0.12
PHASE 2	SF	4	5400	0.12
PHASE 2	SF	5	5400	0.12
PHASE 2	SF	6	5400	0.12
PHASE 2	SF	7	5400	0.12
PHASE 2	SF	8	5400	0.12
PHASE 2	SF	9	8566	0.20
PHASE 2	SF	10	8652	0.20
PHASE 2	SF	11	5400	0.12
PHASE 2	SF	12	5400	0.12
PHASE 2	SF	13	5400	0.12
PHASE 2	SF	14	5400	0.12
PHASE 2	SF	15	5400	0.12
PHASE 2	SF	16	5400	0.12
PHASE 2	SF	17	5400	0.12
PHASE 2	SF	18	8652	0.20

LOT TABLE: BLOCK H				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	LS/DE	1	15452	0.35
PHASE 2	SF	2	7102	0.16
PHASE 2	SF	3	5850	0.13
PHASE 2	SF	4	5850	0.13
PHASE 2	SF	5	5850	0.13
PHASE 2	SF	6	5850	0.13
PHASE 2	SF	7	5850	0.13
PHASE 2	SF	8	5850	0.13
PHASE 2	SF	9	5850	0.13
PHASE 2	SF	10	5850	0.13
PHASE 2	SF	11	5850	0.13
PHASE 2	SF	12	5850	0.13
PHASE 2	SF	13	5850	0.13
PHASE 2	SF	14	5850	0.13
PHASE 2	SF	15	5850	0.13
PHASE 2	SF	16	5850	0.13
PHASE 2	SF	17	5850	0.13
PHASE 1	SF	18	6036	0.14

LOT TABLE: BLOCK I				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 3	OSL	1	3257	0.07
PHASE 3	SF	2	5460	0.13
PHASE 3	SF	3	6430	0.15
PHASE 3	SF	4	7127	0.16
PHASE 3	SF	5	7157	0.16
PHASE 3	SF	6	7157	0.16
PHASE 3	SF	7	8098	0.19

LOT TABLE: BLOCK J				
PHASING	TYPE	LOT No.	SQFT	AC
PHASE 3	SF	1	5747	0.13
PHASE 3	SF	2	5400	0.12
PHASE 3	SF	3	6552	0.15
PHASE 3	SF	4	7103	0.16
PHASE 3	SF	5	5850	0.13
PHASE 3	SF	6	5850	0.13
PHASE 3	SF	7	5850	0.13
PHASE 3	SF	8	5850	0.13
PHASE 3	SF	9	5850	0.13
PHASE 3	SF	10	5850	0.13
PHASE 3	OSL & DE	11	92143	2.12
PHASE 3	SF	12	6792	0.16
PHASE 3	SF	13	5910	0.14
PHASE 3	SF	14	7651	0.18
PHASE 3	SF	15	8901	0.20
PHASE 3	SF	16	6326	0.15
PHASE 3	SF	17	6894	0.16
PHASE 3	SF	18	7186	0.16
PHASE 3	SF	19	7035	0.16
PHASE 3	SF	20	6885	0.16
PHASE 3	SF	21	6734	0.15
PHASE 3	SF	22	6583	0.15
PHASE 3	SF	23	6433	0.15
PHASE 3	SF	24	6282	0.14
PHASE 3	SF	25	6132	0.14
PHASE 3	SF	26	5981	0.14
PHASE 3	SF	27	7444	0.17
PHASE 3	OSL	28	97382	2.24

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	128°40'54"	S47°20'27"E	108.17'	134.76'
C2	65.00'	027°27'59"	S49°17'02"E	30.86'	31.16'
C3	15.00'	089°24'27"	S17°48'30"E	21.10'	23.41'
C4	15.00'	090°35'33"	N72°11'30"E	21.32'	23.72'
C5	15.00'	090°35'33"	S72°11'30"W	21.32'	23.72'
C6	15.00'	089°24'27"	S17°48'30"E	21.10'	23.41'
C7	15.00'	050°04'31"	N15°58'43"E	12.70'	13.11'
C8	15.00'	062°32'06"	S74°17'22"W	15.57'	16.37'
C9	15.00'	052°01'12"	S48°25'58"E	13.16'	13.62'
C10	15.00'	090°00'00"	N72°29'17"E	21.21'	23.56'
C11	15.00'	090°00'00"	S17°30'43"E	21.21'	23.56'
C12	15.00'	090°00'00"	N29°26'35"W	21.21'	23.56'
C13	15.00'	090°00'00"	S60°33'25"W	21.21'	23.56'
C14	15.00'	090°00'00"	N29°26'35"W	21.21'	23.56'
C15	15.00'	090°00'00"	N60°33'25"E	21.21'	23.56'
C16	625.00'	001°43'37"	S16°25'14"W	18.84'	18.84'
C17	575.00'	002°23'41"	N15°33'14"E	24.03'	24.03'
C18	15.00'	046°23'30"	N00°14'05"W	11.82'	12.15'
C19	15.00'	062°51'32"	S54°23'36"W	15.64'	16.46'
C20	15.00'	038°61'33"	S75°02'22"E	9.84'	10.02'
C21	325.00'	001°36'17"	S86°37'31"W	9.10'	9.10'
C22	325.00'	002°35'14"	N88°43'16"E	14.67'	14.68'
C23	15.00'	094°10'38"	N47°05'19"W	21.97'	24.66'
C24	15.00'	086°10'34"	N43°05'17"E	20.49'	22.56'
C25	60.00'	023°28'43"	S11°19'24"W	24.42'	24.59'
C26	15.00'	090°00'54"	S45°00'27"W	21.22'	23.57'
C27	325.00'	004°50'01"	S81°07'55"E	27.41'	27.42'
C28	15.00'	09°12'23"	N37°48'22"W	22.51'	25.45'
C29	15.00'	09°01'12"	S56°20'44"W	21.27'	23.65'
C30	25.00'	089°59'53"	S18°01'05"E	35.35'	39.27'
C31	15.00'	090°00'07"	N71°58'55"E	21.21'	23.56'
C32	15.00'	089°59'53"	N18°01'05"W	21.21'	23.56'
C33	15.00'	086°10'39"	S70°04'11"W	20.49'	22.56'
C34	60.00'	011°31'29"	N72°33'30"W	12.05'	12.07'
C35	15.00'	089°59'53"	N18°01'05"W	21.21'	N <

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**PAPE-DAWSON
ENGINEERS**

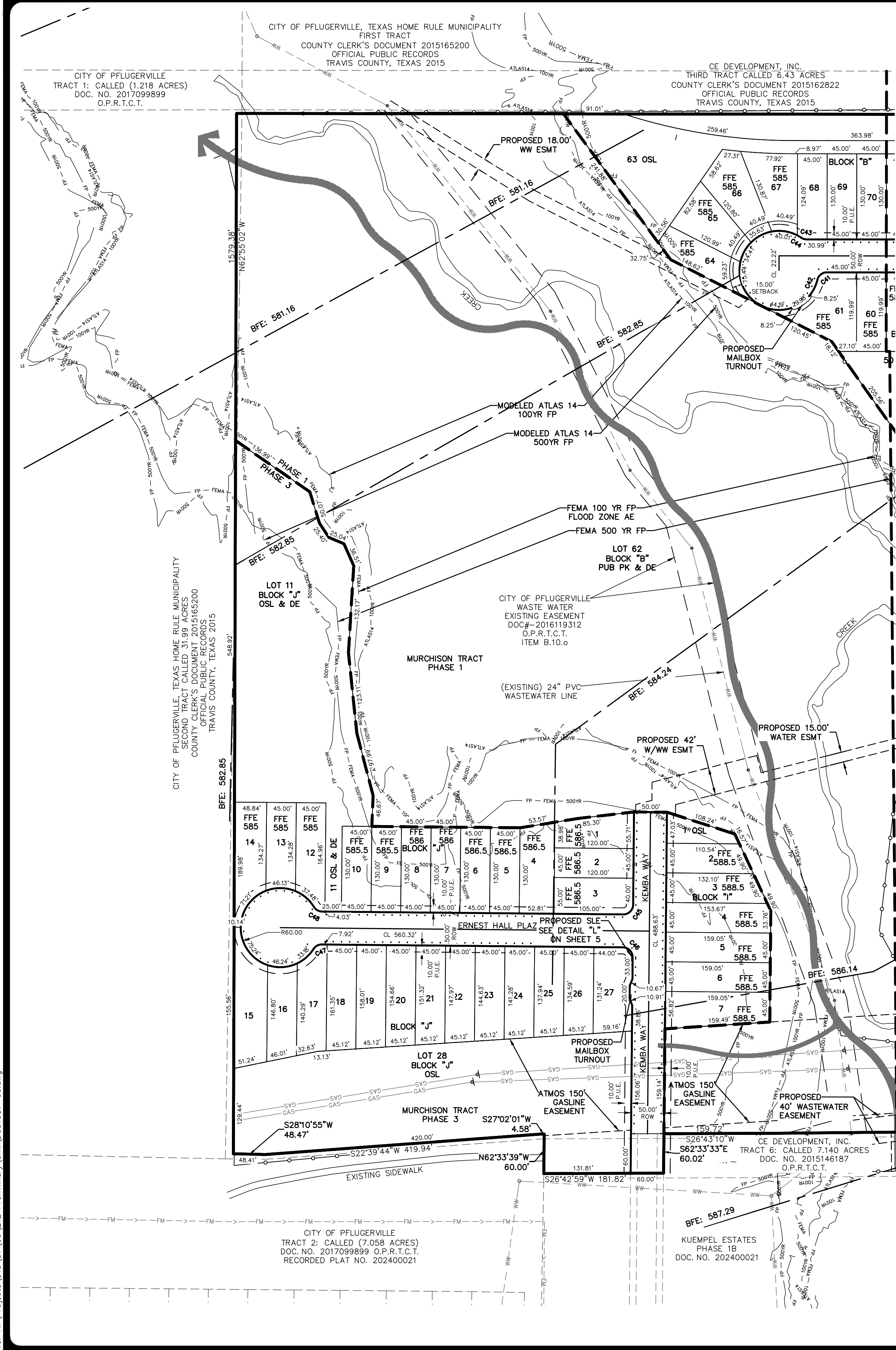
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0801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
PEFPE FIRM REGISTRATION #470 | TBPAS FIRM REGISTRATION #10228601

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
DIMENSION CONTROL (1 OF 2)

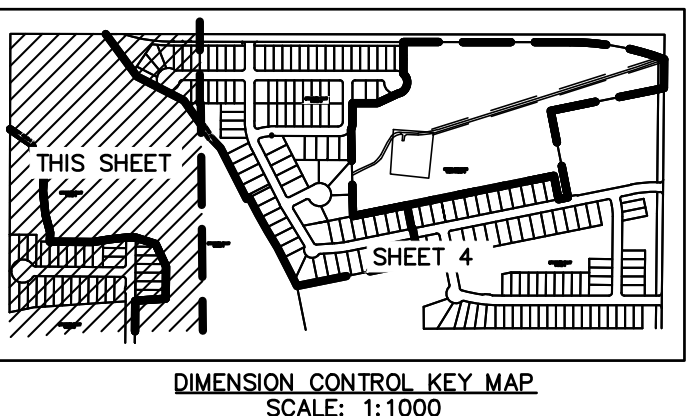
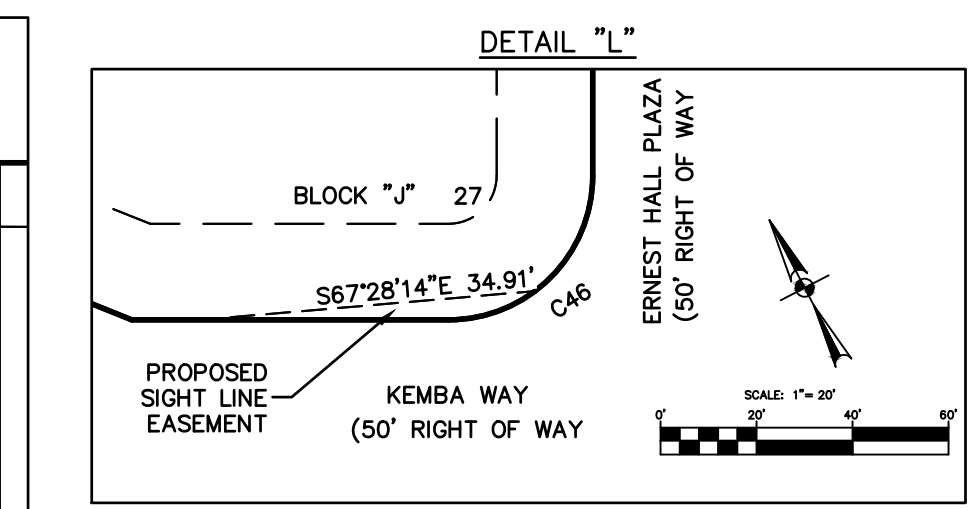
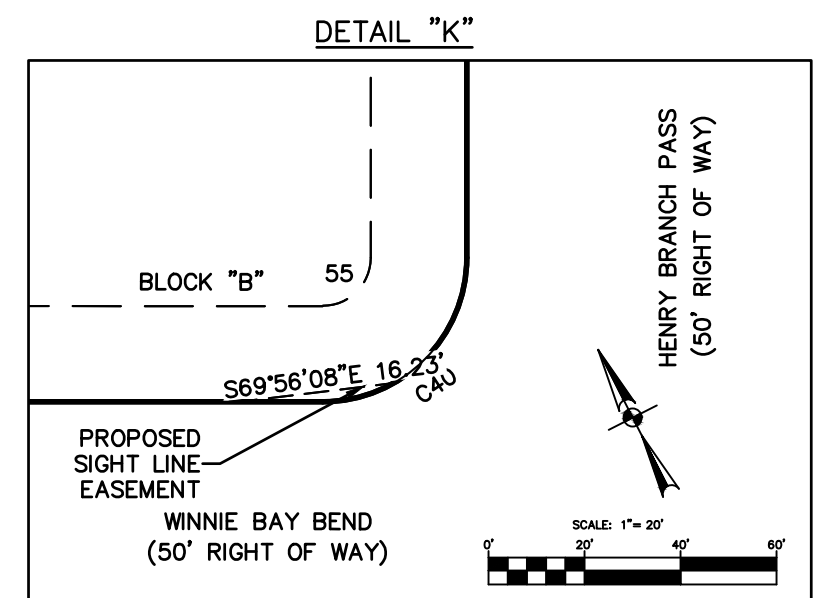
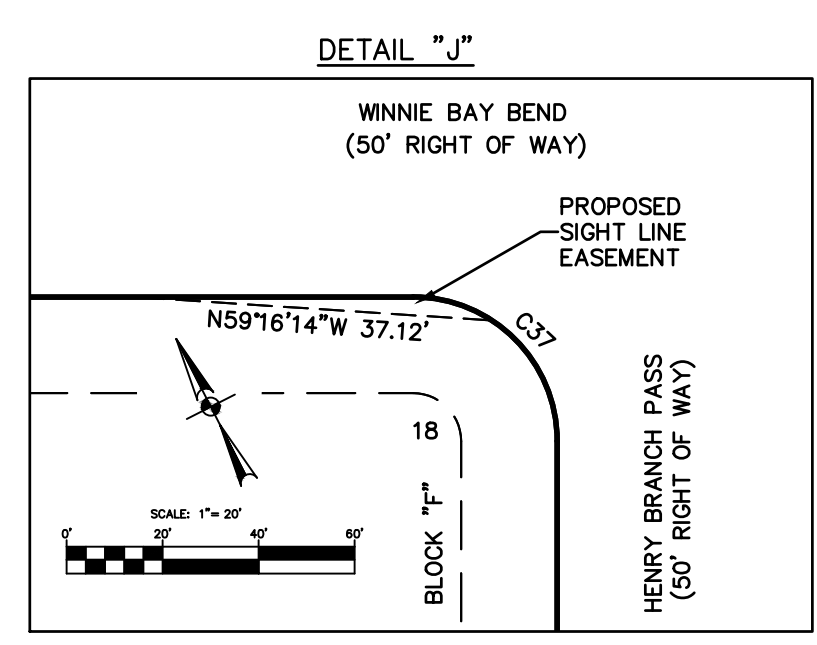
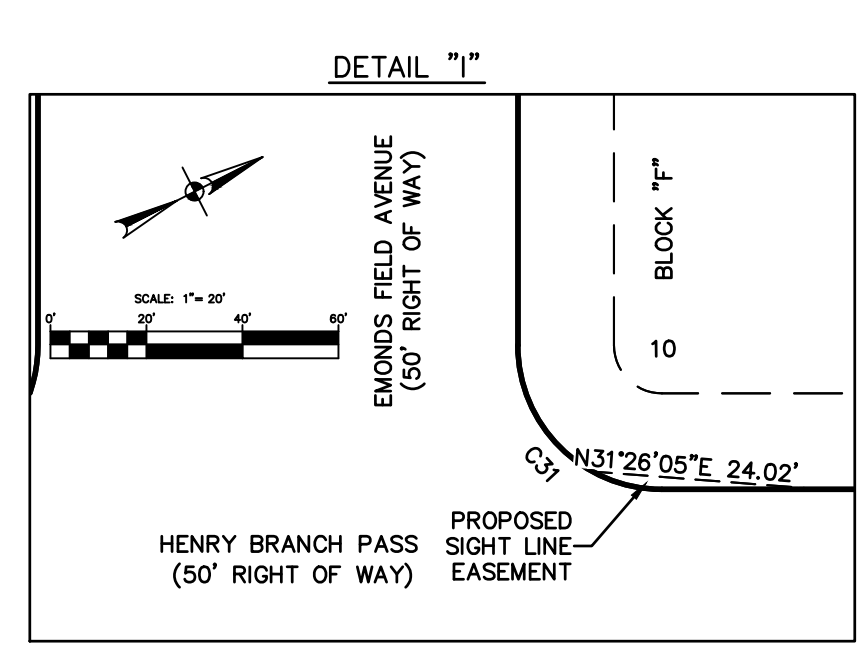
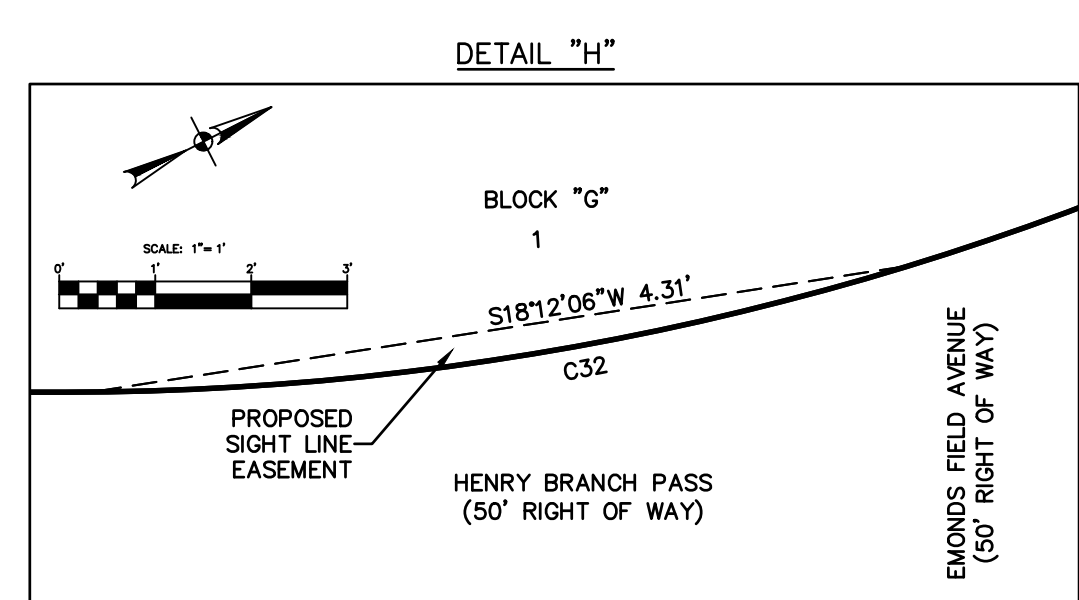
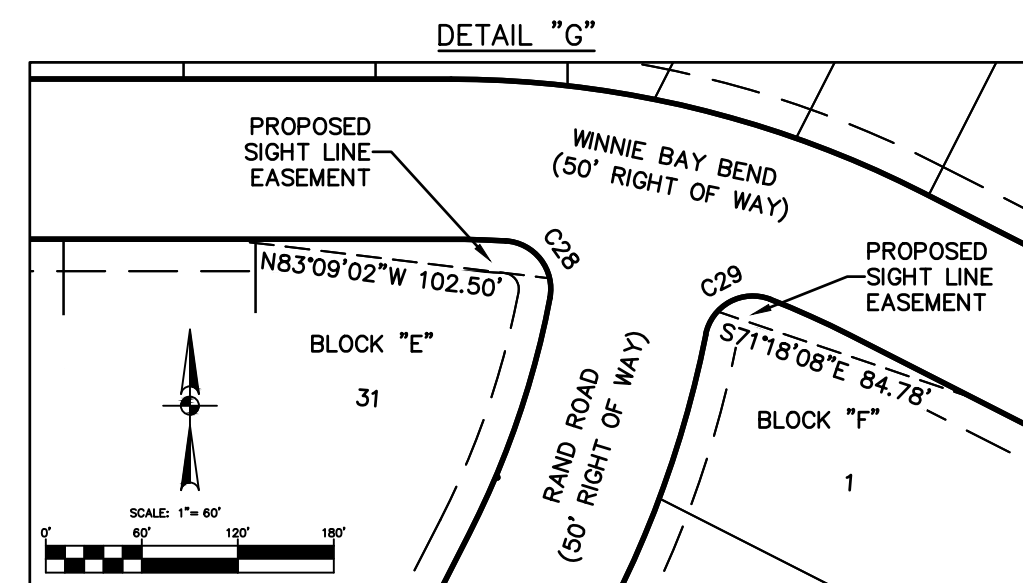
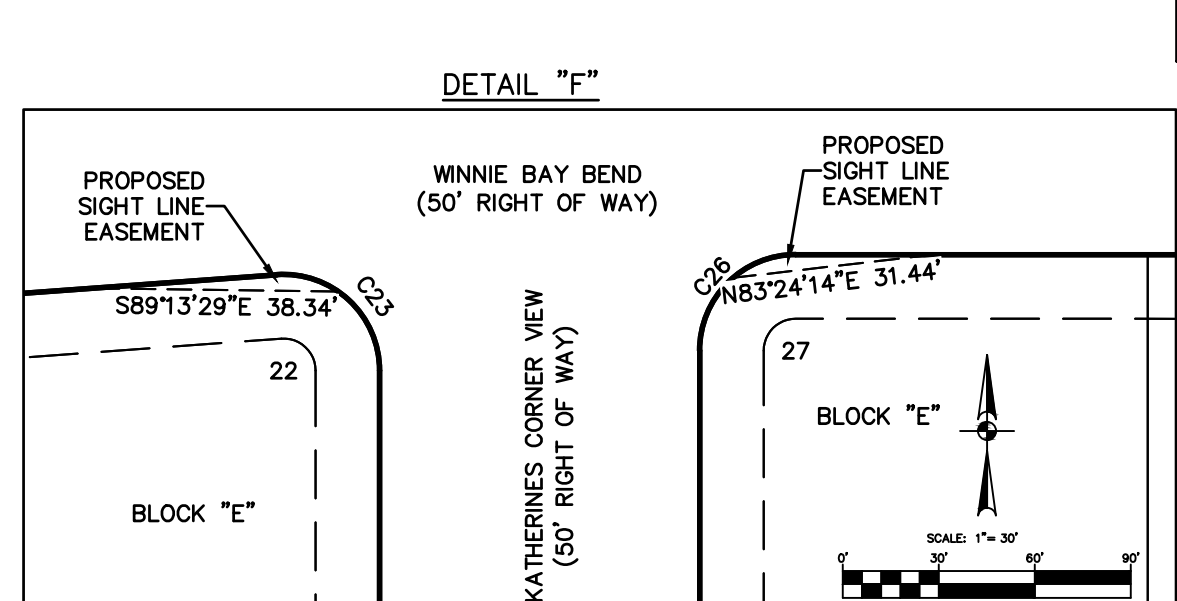
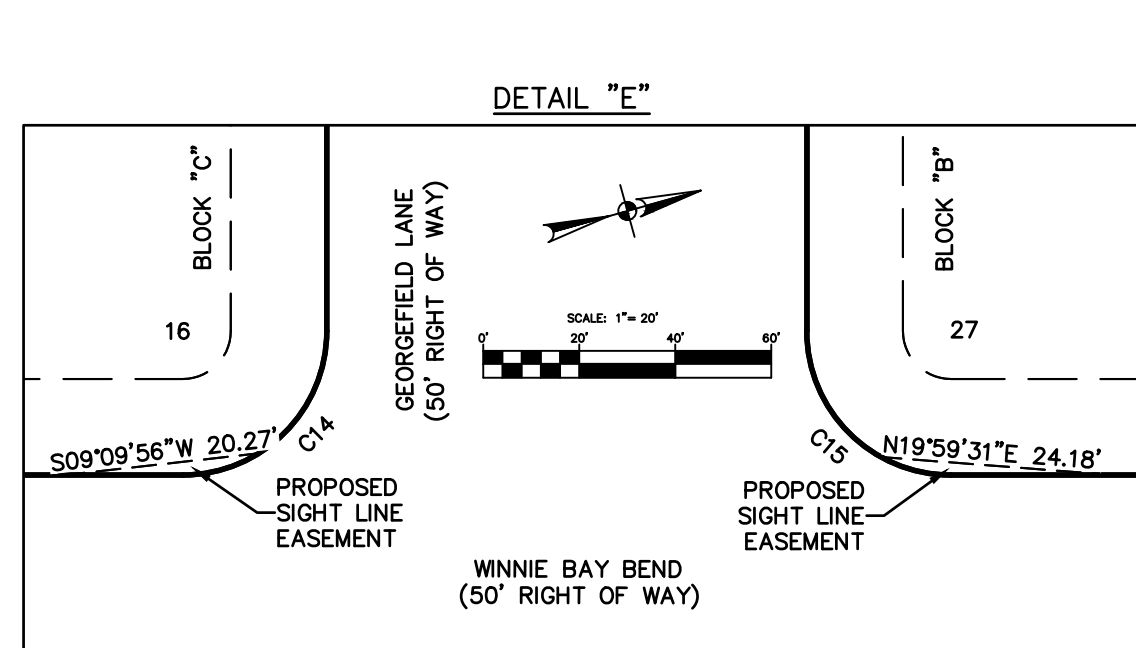
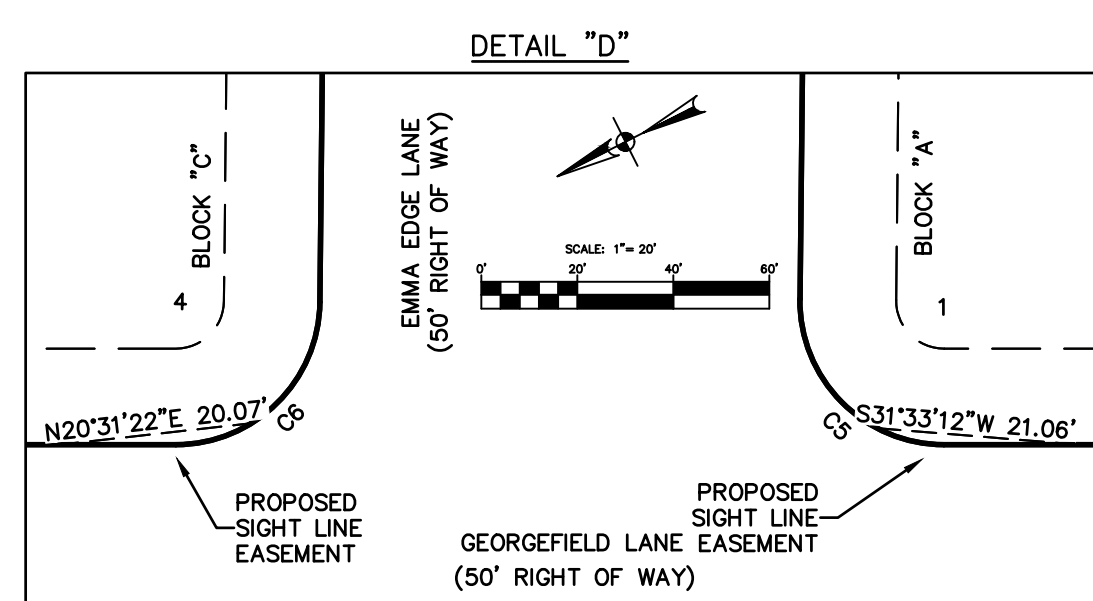
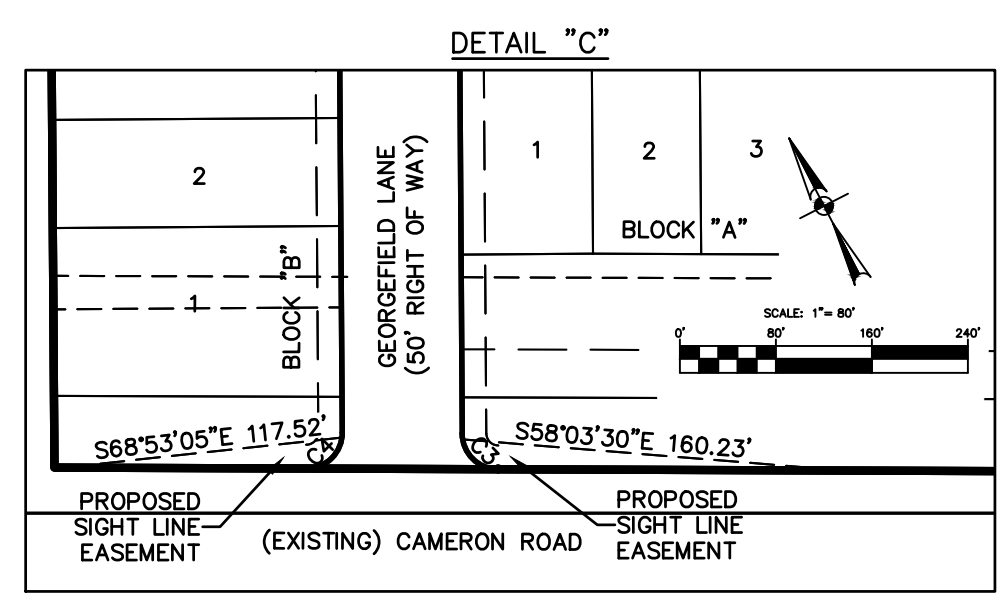
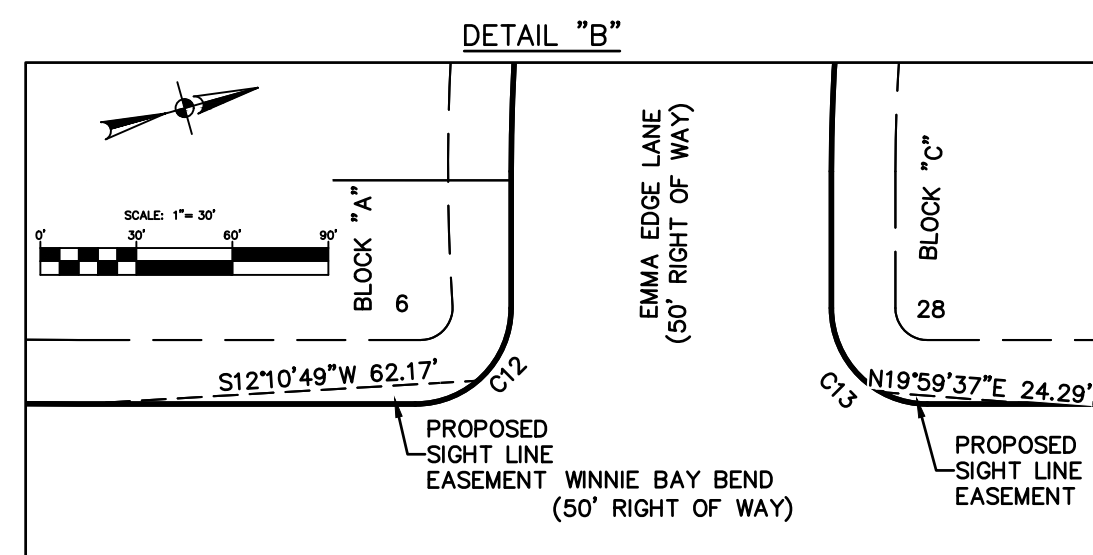
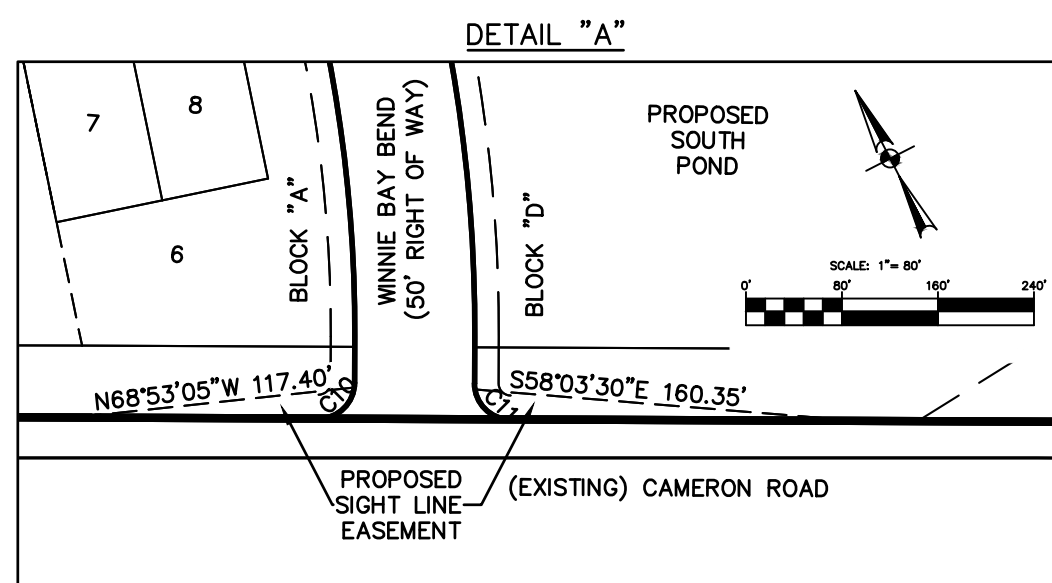
CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 4 of 27

Date: Mar 17, 2024, 6:54pm User ID: N.Dante
File: H:\Projects\GIS\GIS\212 Preliminary\GIS\212-00.dwg

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MATCHLINE (SEE SHEET 4)



- LEGEND**
- BOUNDARY
 - PHASING BOUNDARY
 - RIGHT-OF-WAY
 - ROAD CENTER LINE (CL)
 - LOT LINE
 - EASEMENT (ESMT)
 - 4' SIDEWALK ALONG LOCAL STREETS
 - GAS — GAS — EXISTING GAS LINE
 - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 - FP — FEMA — 100YR — FEMA 100YR FLOODPLAIN
 - FP — FEMA — 500YR — FEMA 500YR FLOODPLAIN
 - ATLAS14 — 100YR — FP — ATLAS 14 100YR FLOODPLAIN
 - FP — 500YR — ATLAS 14 500YR FLOODPLAIN
 - LS/DE — LANDSCAPE BUFFER/ DRAINAGE ESMT
 - PUB PK — PUBLIC PARKLAND
 - OSL & DE — OPEN SPACE LOT & DRAINAGE ESMT
 - OSL — OPEN SPACE LOT
 - OSL & W/WW ESMT — OPEN SPACE LOT & WATER/WASTEWATER ESMT
 - PROPOSED HIKE & BIKE TRAIL
 - PROPOSED NEIGHBORHOOD MAIL BOX
- NOTES**
- SEE SHEET 3 — SUMMARY & LOT TABLES FOR LAND USE AND STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
 - OPEN SPACE LOTS ARE PRIVATE UNLESS DESCRIBED OTHERWISE.
 - A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOWAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
 - FINISHED FLOOR ELEVATIONS FOR EVERY HOME WITHIN 200 FEET OF THE NOAA ATLAS 14 FLOODPLAIN SHALL BE AT LEAST 2 FEET ABOVE THE INDICATED 100-YR WATER SURFACE ELEVATIONS.
 - PUBLIC PARK LOT TO BE OWNED AND MAINTAINED BY CITY OF PFLUGERVILLE.
 - ALL OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY HOA.

PAPE-DAWSON ENGINEERS

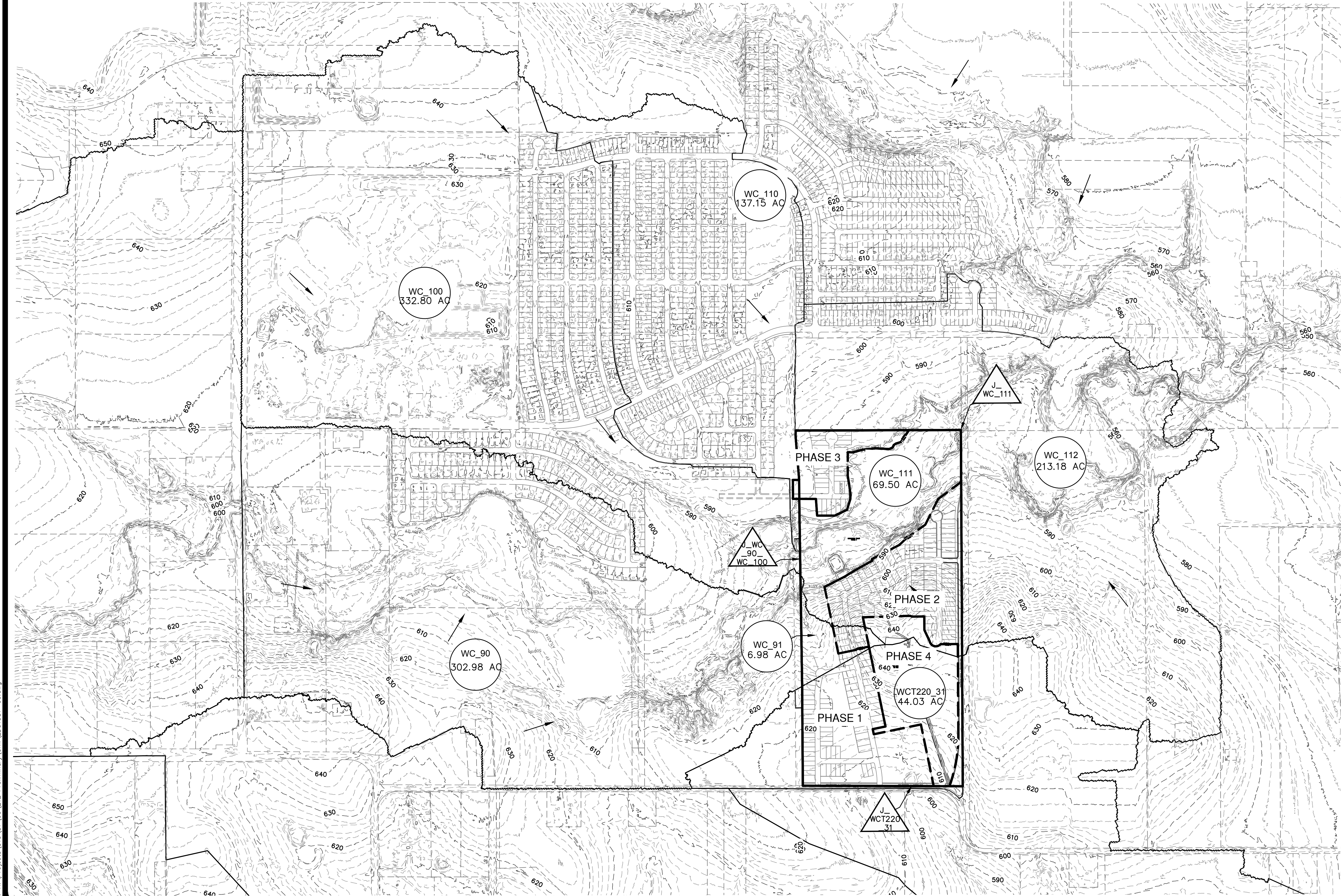
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18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711
TDP: FIRM REGISTRATION #4470 | TEP: FIRM REGISTRATION #10028801

MURCHISON TRACT PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
DIMENSION CONTROL (2 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD

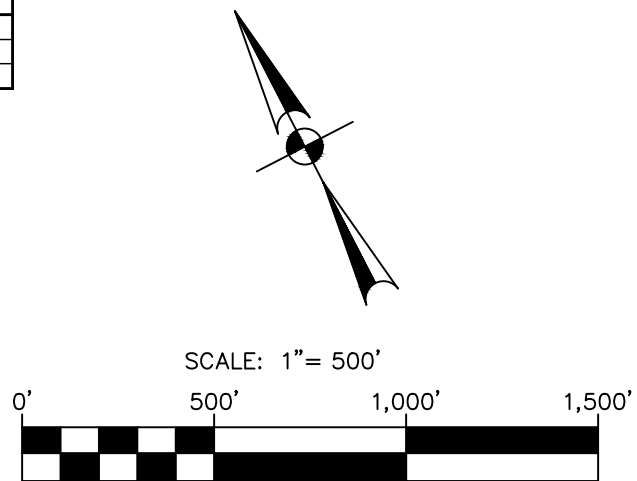
SHEET 5 of 27

Date: Mar 17, 2024, 6:58pm User ID: N Dante
File: H:\Projects\5137\03\212 Preliminary\Civil\EDS1387-00.dwg



Pre-Project Conditions (Per Murchison Preliminary Drainage Study)																																		
Drainage Area	Composite Curve Number	Total Length (ft)	Sheet Flow				Length (ft)	Surface	Shallow Concentrated				Flow Type	Channel / Pipe			Total Time (min)	Lag Time (min)	Wilbarger Study				Pre-Project				Difference							
			Length (ft)	Manning's n-value	Slope (ft/ft)	Time (min)			Velocity Coeff.	Slope (ft/ft)	V (ft/s)	Time (min)		Length (ft)	V (ft/s)	Time (min)			Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	2-year	25-year	100-year	
WC_90	88	10,661	50	0.011	0.027	0.5	360	Paved	20.33	0.022	3.0	2.0	Channel	10,250	3.21	53.2	55.8	33.5	307.20	527	1110	1503	302.98	520	1095	1482	-4.22	-7	-15	-21	-1%	-1%	-1%	
WC_91	84	1,050	100	0.24	0.022	12.19512	460	Unpaved	16.13	0.062173913	4.0	1.9	Channel	490	4	2.0	16.1	9.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WC_100	90	8,403	50	0.011	0.061	0.4	2,636	Unpaved	16.13	0.007	1.3	32.6	Channel	5,717	3.91	24.4	57.3	34.4	358.40	645	1310	1759	332.80	597	1210	1624	-25.60	-48	-101	-135	-7%	-8%	-8%	
WC_110	89	6,130	100	0.24	0.005	22.1	290	Unpaved	16.13	0.014482759	1.9	2.5	Pipe	230	8	11.2	37.2	22.3	422.40	645	1361	1847	137.15	300	624	838	-285.25	-345	-737	-1009	-53%	-54%	-55%	
WC_111	84	2,800	100	0.24	0.043	9.3	400	Unpaved	16.13	0.07875	4.5	1.5	Channel	120	4	0.5	20.4	12.2	-	-	-	-	69.50	177	399	546	-	-	-	-	-	-	-	-
WC_112	90	7,260	50	0.15	0.010	6.6	100	Unpaved	16.13	0.01	1.6	1.0	Channel	7,080	4	29.5	37.4	22.4	-	-	-	-	213.18	479	977	1308	-	-	-	-	-	-	-	-
WCT220_30	85	1,293	100	0.15	0.009	12.0	30	Paved	20.33	0.01	2.0	0.2	Channel	1,135	4	4.7	19.9	11.6	684.80	968	2075	2832	13.76	34	74	101	-671.04	-934	-2001	-2732	-97%	-96%	-96%	
WCT220_31	84	1,810	100	0.24	0.022	12.19512	575	Unpaved	16.13	0.040947826	3.2	3.0	Channel	1,135	4	4.7	19.9	11.9	-	-	-	-	44.03	114	256	350	-	-	-	-	-	-	-	-

Pre-Project v Post-Project Ultimate Conditions (Per Murchison Preliminary Drainage Study)															
Analysis Point	Pre-Project				Post-Project				Difference						
	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	2-year	25-year	100-year
J_WC_90_WC_100	5,573.50	3540	8860	13200	5,569.33	3540	8860	13200	-4.17	0	0	0	0	0	0
J_WC_111	5,643.01	3570	8860	13200	5,646.27	3670	8860	13200	3.26	0	0	0	0	0	0
J_WCT220_31	57.79	147	328	448	54.59	142	311	419	-3.2	-5	-17	-29	-	-	-



LEGEND

- 01 DRAINAGE AREA
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- BOUNDARY
- PHASING BOUNDARY
- FP - FEMA - 100YR - FEMA 100YR FLOODPLAIN
- FP - FEMA - 500YR - FEMA 500YR FLOODPLAIN
- ATLAS14 - 100YR - FP - ATLAS 14 100YR FLOODPLAIN
- FP - 500YR - ATLAS 14 500YR FLOODPLAIN
- 600 - EXISTING CONTOUR

NOTES

- EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE-DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2021 LIDAR FOR TRAVIS COUNTY.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL #48453C0295H, EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J, EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOWAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
- REFER TO MURCHISON DRAINAGE STUDY DATED JUNE 2023 BY PAPE-DAWSON ENGINEERS AND WILBARGER CREEK WATERSHED STUDY DATED AUGUST 2021 BY HALFF ASSOCIATES, INC. FOR ADDITIONAL INFORMATION.

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
EXISTING DRAINAGE

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 10 of 27



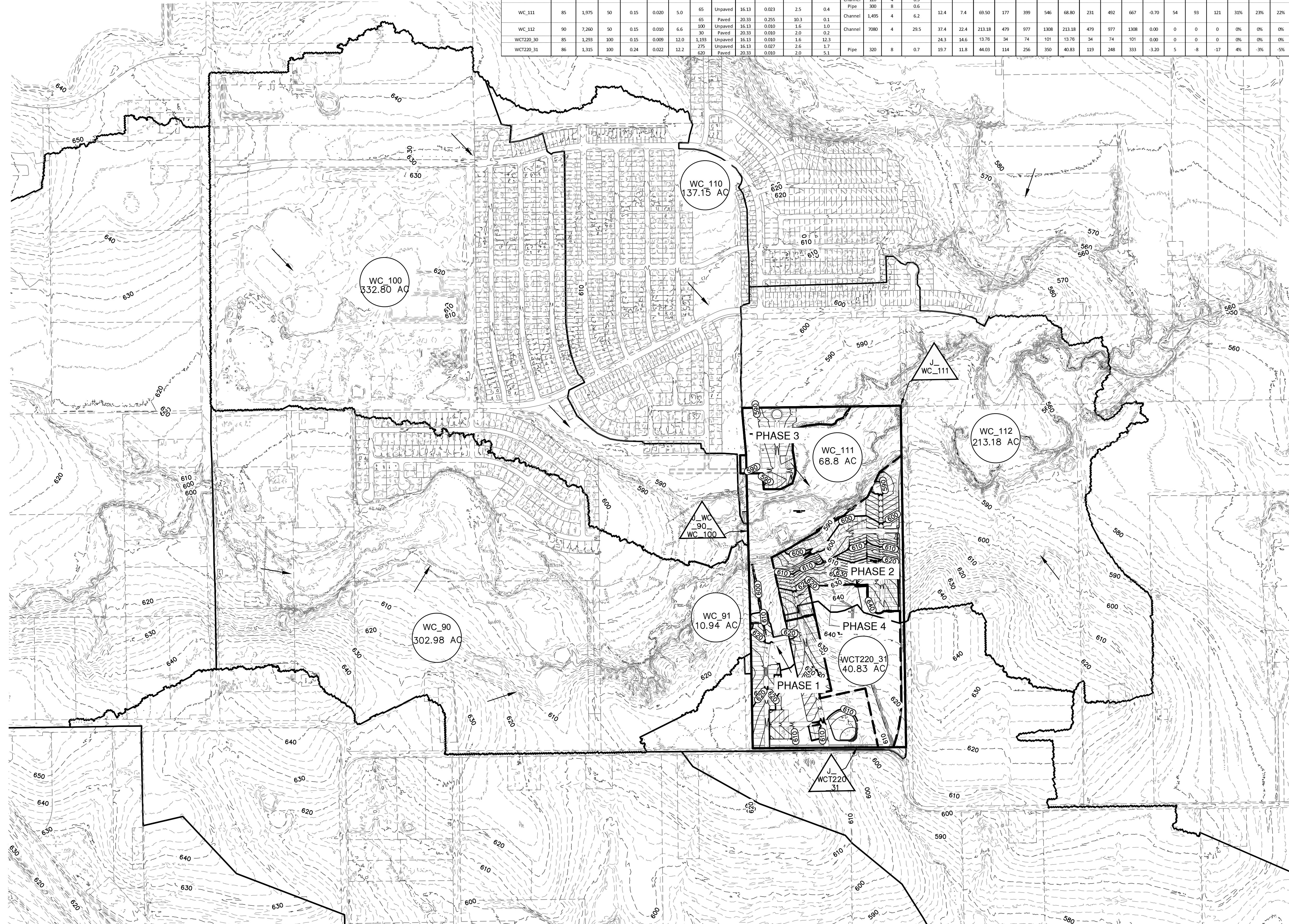
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.664.8711
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

Pre-Project v Post-Project Ultimate Conditions (Per Murchison Preliminary Drainage Study)

Analysis Point	Pre-Project				Post-Project				Difference			
	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)
J WC_90 WC_100	5,673.50	3580	8860	13200	5,666.53	3580	8860	13200	-6.97	0	0	0
J WC_111	5,643.01	3570	8860	13200	5,646.27	3570	8860	13200	3.26	0	0	0
J WC1220 31	57.79	147	328	448	54.59	142	311	419	-3.2	-5	-17	-29

Post-Project Conditions (Per Murchison Preliminary Drainage Study)

Drainage Area	Composite Curve Number	Total Length (ft)	Sheet Flow					Shallow Concentrated					Channel / Pipe				Total Time (min)	Lag Time (min)	Pre-Project				Post-Project				Difference						
			Length (ft)	Slope (ft/mile)	Time (min)	Surface	Velocity Coeff.	Concentrated			Flow Type	Length (ft)	V (ft/s)	Time (min)	Area (ac)	2-year (cfs)			25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Delta 2yr	Delta 25yr	Delta 100yr		
								Slope (ft/mile)	V (ft/s)	Time (min)																						Length (ft)	V (ft/s)
WC_90	88	10,661	50	0.011	0.027	0.5	360	Paved	20.33	0.022	3.0	2.0	Channel	10,250	3.21	53.2	55.8	3.5	30298	520	1095	1462	30298	520	1095	1462	0	0	0	0%	0%	0%	
WC_91	86	1,885	50	0.15	0.015	5.6	27	Unpaved	16.13	0.015	2.0	0.2	Pipe	1,020	8	2.1	10.9	6.5	6.98	20	40	10.94	41	84	113	3.96	21	40	53	107%	91%	88%	
WC_100	90	8,403	50	0.011	0.061	0.4	2,636	Unpaved	16.13	0.007	2.5	32.6	Channel	7,517	3.91	24.4	57.3	34.4	33280	597	1210	624	33280	597	1210	1624	0	0	0	0%	0%	0%	
WC_110	89	6,130	100	0.24	0.005	22.1	290	Unpaved	16.13	0.004	1.9	2.5	Pipe	5,390	8	11.2	37.2	22.3	137.15	300	624	838	137.15	300	624	838	0	0	0	0%	0%	0%	
WC_111	85	1,975	50	0.15	0.020	5.0	65	Unpaved	16.13	0.023	2.5	0.4	Pipe	300	8	0.6	12.4	7.4	69.50	177	399	546	68.80	231	492	667	-0.70	54	93	121	31%	23%	22%
WC_112	90	7,260	50	0.15	0.010	6.6	100	Paved	20.33	0.025	10.3	0.1	Channel	1,495	4	6.2	21.4	7.4	213.18	479	977	1308	213.18	479	977	1308	0	0	0	0%	0%	0%	
WCT20_30	85	1,293	100	0.15	0.009	12.0	1,193	Unpaved	16.13	0.020	1.6	12.3	Channel	7080	4	29.5	37.4	22.4	137.76	374	741	101	137.76	374	741	101	0	0	0	0%	0%	0%	
WCT20_31	86	1,315	100	0.24	0.002	12.2	275	Unpaved	16.13	0.027	2.6	1.7	Pipe	320	8	0.7	18.7	11.8	44.03	114	256	350	43.83	119	248	333	-3.20	5	-8	-17	4%	-3%	-5%



LEGEND

-
-  DRAINAGE AREA
 DRAINAGE FLOW ARROW
 DRAINAGE AREA BOUNDARY
 TIME OF CONCENTRATION PATH
 BOUNDARY
 PHASING BOUNDARY
 RIGHT-OF-WAY
 LOT LINE
 FEMA 100YR FLOODPLAIN
 FEMA 500YR FLOODPLAIN
 ATLAS 14 100YR FLOODPLAIN
 ATLAS 14 500YR FLOODPLAIN
 EXISTING CONTOUR
 PROPOSED CONTOUR

NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR CONSULTING ENGINEERS. THE OWNER SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY WORK DONE BY THE CONTRACTOR DUE TO FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM A DIGITAL ELEVATION MODEL CONDUCTED BY PAPE-DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING TRIMASTER TRAFFIC MAPPING PROGRAM (STRIMAP) 2021 LATEST FOR TRANS COUNTY.
3. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT, CONSTRUCTION PLANS, AND FINAL DESIGN.
4. DRAINAGE CALCULATIONS UTILIZE THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA PER THE CITY OF PLEUERVILLE ENGINEERING DESIGN MANUAL.
5. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48453020295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #4845302029J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PLEUERVILLE. THE PROJECT HAS NOT BECOME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
5. REFER TO MURCHISON DRAINAGE STUDY DATED JUNE 2019 BY PAPE-DAWSON ENGINEERS FOR ADDITIONAL INFORMATION.



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
0801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

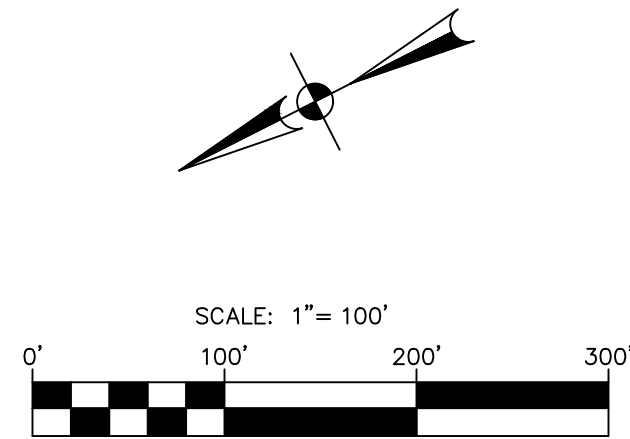
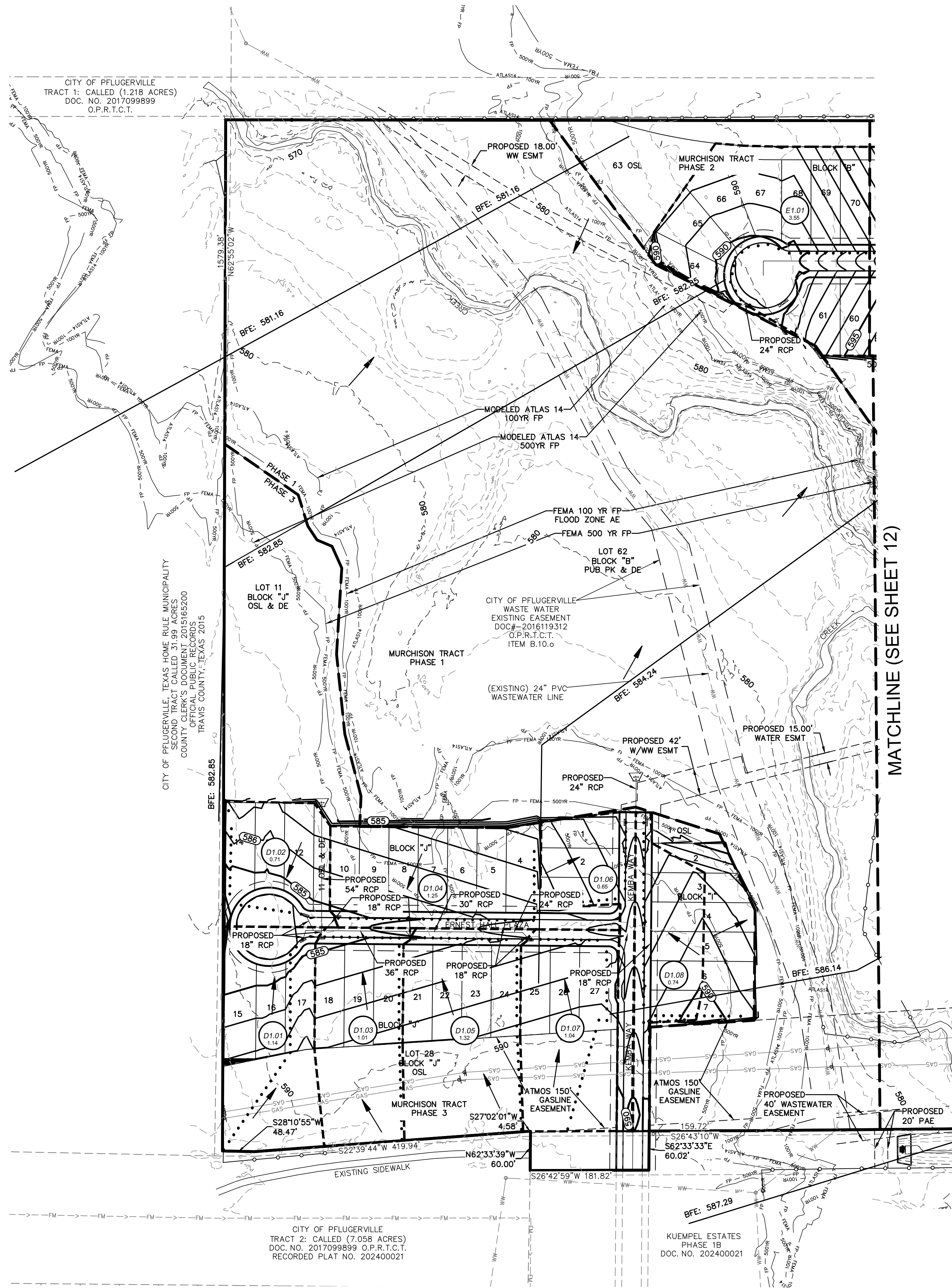
**MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
PROPOSED OVERALL DRAINAGE**

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN N

SHEET 11 of 25

Date: Mar 17, 2024, 7:01pm User ID: NDonite
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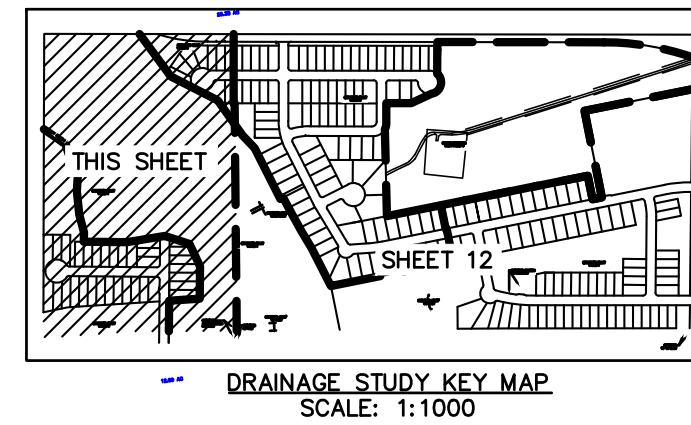


LEGEND

- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- DRAINAGE AREA
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- BOUNDARY
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- STREAM CL
- FEMA 100 YR FLOODPLAIN
- FEMA 500 YR FLOODPLAIN
- ATLAS 14 100 YR FLOODPLAIN
- ATLAS 14 500 YR FLOODPLAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR

NOTES

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- DRAINAGE CALCULATIONS UTILIZE THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA PER THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #4845300295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #4845300290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOWAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
- BASE FLOOD ELEVATIONS SHOWN HEREIN WERE OBTAINED FROM LOWAR 18-06-0800P THAT WAS COMPLETED AND BECAME EFFECTIVE THROUGH THE PROJECT AREA ON FEBRUARY 11, 2019.
- FINISHED FLOOR ELEVATIONS FOR EVERY HOME WITHIN 200 FEET OF THE NOAA ATLAS 14 FLOODPLAIN SHALL BE AT LEAST 2 FEET ABOVE THE INDICATED 100-YR WATER SURFACE ELEVATIONS. SEE SHEETS 4 - 5 FOR FINISHED FLOOR ELEVATIONS.



CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD

SHEET 13 of 27

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #420 / TYPE FIRM REGISTRATION #10028601

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
ULTIMATE DRAINAGE STUDY (2 OF 2)

NO.	REVISION	DATE



2023-8-PP

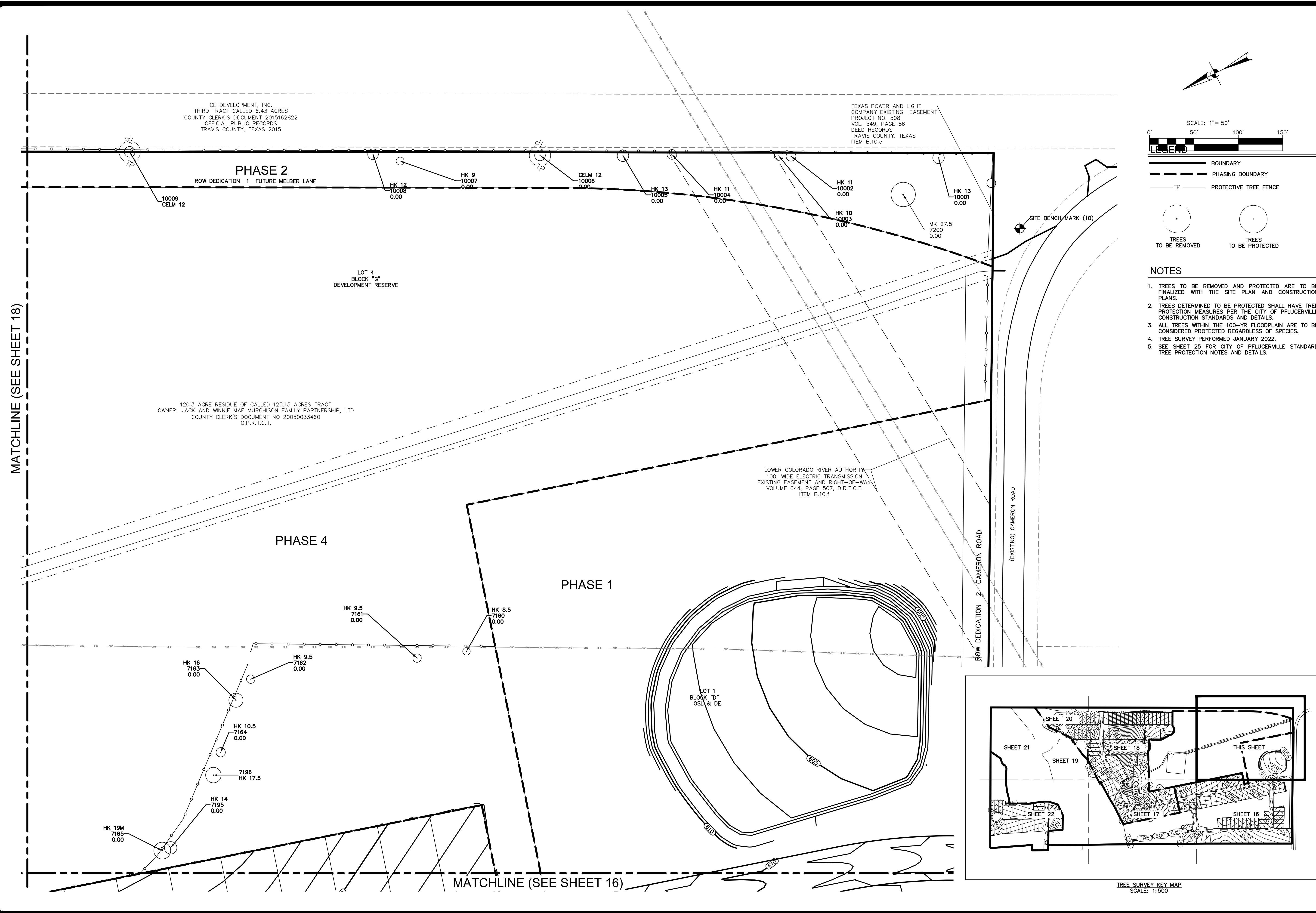
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NOTES

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2. DRAINAGE CALCULATIONS UTILIZE THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA PER THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.

DRAINAGE AREA	AREA (acres)	I.C. %	C ₂	COMPOSITE C		A·C ₂	A·C ₂₅	A·C ₁₀₀	SHEET FLOW				SHALLOW CONCENTRATED FLOW			STREET GUTTER FLOW					Cumulative Tc (min)	INTENSITY			DISCHARGE			
				C ₂₅	C ₁₀₀				Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Slope ft/ft	Tc (min)	Length (ft)	Manning's (n)	Slope ft/ft	Velocity ft/s	Tc (min)		I 2yr (in/hr)	I 25yr (in/hr)	I 100yr (in/hr)	Q 2 (cfs)	Q 25 (cfs)	Q 100 (cfs)	
ULTIMATE CONDITION DRAINAGE AREAS																												
A1.01	3.69	7%	0.32	0.42	0.49	1.18	1.56	1.82	100	0.24	0.010	18.2	444	0.013	4.0	0	0.016	0.006	2.8	0.0	22.18	3.5	6.3	8.2	4.1	9.8	15.0	
A1.02	0.20	27%	0.41	0.52	0.59	0.08	0.10	0.12	0	0.24	0.010	0.0	64	0.020	0.5	68	0.016	0.006	2.8	0.4	5.00	6.3	11.4	14.9	0.5	1.2	1.8	
A1.03	0.72	52%	0.52	0.64	0.72	0.38	0.46	0.52	35	0.24	0.035	4.8	100	0.020	0.7	195	0.016	0.010	3.6	0.9	6.38	5.9	10.6	13.8	2.2	4.9	7.2	
A1.04	1.37	61%	0.57	0.68	0.77	0.78	0.94	1.05	35	0.24	0.011	7.5	100	0.025	0.7	385	0.016	0.020	5.1	1.3	9.46	5.1	9.2	12.1	4.0	8.7	12.7	
A1.05	1.25	34%	0.44	0.55	0.63	0.55	0.69	0.79	100	0.24	0.043	10.1	535	0.030	3.2	183	0.016	0.020	5.1	0.6	13.92	4.4	7.9	10.3	2.4	5.4	8.1	
A1.06	1.00	31%	0.43	0.54	0.61	0.43	0.54	0.61	100	0.24	0.039	10.5	433	0.010	4.5	136	0.016	0.006	2.8	0.8	15.82	4.1	7.4	9.7	1.8	4.0	5.9	
A1.07	1.12	27%	0.41	0.52	0.60	0.46	0.58	0.67	100	0.24	0.039	9.5	380	0.030	2.3	120	0.016	0.006	2.8	0.7	12.52	4.6	8.2	10.8	2.1	4.8	7.2	
A1.08	0.72	57%	0.54	0.66	0.74	0.39	0.48	0.53	45	0.24	0.050	5.5	112	0.030	0.7	178	0.016	0.006	2.8	1.1	7.24	5.6	10.2	13.3	2.2	4.8	7.1	
A1.09	1.21	34%	0.44	0.55	0.63	0.53	0.67	0.76	100	0.24	0.040	19.9	209	0.030	1.2	174	0.016	0.006	2.8	1.0	22.14	3.5	6.3	8.2	1.9	4.2	6.3	
A1.10	1.11	11%	0.34	0.44	0.51	0.38	0.49	0.57	100	0.24	0.008	19.9	246	0.008	2.8	93	0.016	0.006	2.8	0.6	23.25	3.4	6.1	8.0	1.3	3.0	4.6	
A1.11	0.22	55%	0.54	0.65	0.73	0.12	0.14	0.16	0	0.24	0.008	0.0	59	0.040	0.3	81	0.016	0.006	2.8	0.5	5.00	6.3	11.4	14.9	0.7	1.6	2.4	
A1.12	0.64	66%	0.59	0.71	0.79	0.38	0.45	0.50	74	0.24	0.068	12.5	0	0.010	0.0	318	0.016	0.018	4.8	1.1	13.57	4.4	7.9	10.4	1.7	3.6	5.2	
A1.13	0.87	35%	0.45	0.56	0.64	0.39	0.49	0.55	100	0.24	0.014	6.7	209	0.017	1.7	133	0.016	0.075	9.9	0.2	8.60	5.3	9.6	12.5	2.1	4.6	6.9	
A1.14	1.37	40%	0.47	0.58	0.66	0.64	0.80	0.90	34	0.24	0.120	7.7	100	0.020	0.7	260	0.016	0.075	9.9	0.4	8.83	5.3	9.5	12.4	3.4	7.5	11.2	
A1.15	1.31	42%	0.48	0.59	0.67	0.63	0.77	0.88	48	0.24	0.010	10.1	116	0.060	0.5	260	0.016	0.075	9.9	0.4	11.02	4.8	8.7	11.4	3.0	6.7	9.9	
A2.01	0.33	75%	0.63	0.75	0.84	0.21	0.25	0.28	25	0.24	0.021	4.5	117	0.024	0.8	92	0.016	0.006	2.8	0.5	5.78	6.0	10.9	14.3	1.2	2.7	3.9	
A2.02	1.80	10%	0.34	0.44	0.51	0.60	0.79	0.92	100	0.24	0.009	18.9	483	0.011	4.8	0	0.016	0.010	3.6	0.0	23.70	3.4	6.1	8.0	2.0	4.8	7.3	
A2.03	0.94	56%	0.54	0.66	0.74	0.51	0.62	0.69	25	0.24	0.011	5.8	112	0.014	1.0	227	0.016	0.020	5.1	0.7	7.49	5.6	10.0	13.1	2.8	6.2	9.1	
B1.01	0.85	36%	0.45	0.56	0.64	0.38	0.48	0.54	33	0.24	0.020	5.7	101	0.020	0.7	328	0.016	0.015	4.4	1.2	7.64	5.5	10.0	13.0	2.1	4.8	7.1	
B1.02	0.72	60%	0.56	0.68	0.76	0.40	0.49	0.55	0	0.24	0.020	0.0	38	0.020	0.3	340	0.016	0.015	4.4	1.3	5.00	6.3	11.4	14.9	2.5	5.5	8.1	
B2.01	1.79	36%	0.45	0.56	0.64	0.81	1.01	1.15	80	0.24	0.072	6.9	117	0.020	0.9	318	0.016	0.015	4.4	1.2	8.95	5.2	9.4	12.3	4.2	9.5	14.1	
B2.02	0.71	43%	0.48	0.59	0.67	0.34	0.42	0.48	66	0.24	0.020	9.9	131	0.020	1.0	118	0.016	0.015	4.4	0.4	11.27	4.8	8.6	11.3	1.6	3.6	5.4	
B2.03	1.50	41%	0.48	0.59	0.67	0.71	0.88	1.00	107	0.24	0.010	19.2	128	0.020	0.9	219	0.016	0.015	4.4	0.8	20.93	3.6	6.5	8.5	2.6	5.7	8.5	
B2.04	1.37	28%	0.42	0.53	0.60	0.57	0.72	0.82	85	0.24	0.017	12.9	130	0.020	0.9	182	0.016	0.006	2.8	1.1	14.93	4.2	7.6	10.0	2.4	5.5	8.2	
C1.01	1.32	56%	0.54	0.66	0.74	0.71	0.87	0.97	34	0.24	0.084	3.3	0	0.020	0.0	392	0.016	0.080	10.2	0.6	5.00	6.3	11.4	14.9	4.5	9.9	14.5	
C1.02	0.59	53%	0.53	0.65	0.73	0.31	0.38	0.43	27	0.24	0.110	2.4	114	0.054	0.5	137	0.016	0.010	3.6	0.6	5.00	6.3	11.4	14.9	2.0	4.3	6.4	
C1.03	0.68	67%	0.59	0.71	0.79	0.40	0.48	0.54	25	0.24	0.098	2.4	110	0.075	0.4	95	0.016	0.006	2.8	0.6	5.00	6.3	11.4	14.9	2.5	5.5	8.0	
C2.01	0.74	24%	0.40	0.50	0.58	0.29	0.37	0.43	100	0.24	0.051	9.5	316	0.041	1.6	75	0.016	0.070	9.5	0.1	11.21	4.8	8.6	11.3	1.4	3.2	4.8	
C2.02	2.21	17%	0.36	0.47	0.54	0.81	1.04	1.20	100	0.24	0.052	9.4	304	0.088	1.1	120	0.016	0.070	9.5	0.2	10.66	4.9	8.8	11.5	3.9	9.1	13.8	
C3.01	0.38	35%	0.45	0.56	0.63	0.17	0.21	0.24	25	0.24	0.099	2.4	120	0.110	0.4	74	0.016	0.006	2.8	0.4	5.00	6.3	11.4	14.9	1.1	2.4	3.6	
C3.02	0.64	68%	0.60	0.72	0.80	0.38	0.46	0.51	27	0.24	0.110	2.4	150	0.020	1.1	216	0.016	0.006	2.8	1.3	5.00	6.3	11.4	14.9	2.4	5.2	7.6	
C3.03	0.96	49%	0.51	0.62	0.70	0.49	0.60	0.68	31	0.24	0.020	5.4	105	0.020	0.8	276	0.016	0.700	30.2	0.2	6.31	5.9	10.6	13.9	2.9	6.4	9.4	
C4.01	0.95	54%	0.53	0.65	0.73	0.51	0.62	0.69	31	0.24	0.034	4.4	105	0.055	0.5	276	0.016	0.080	10.2	0.5	5.27	6.2						

[illegible]

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPEA EXPY, BLDG. 3, STE. 200 | AUSTIN, TX. 78759 | 512.454.8711
TDE FIRM REGISTRATION #10226801 | TDE FIRM REGISTRATION #10226801

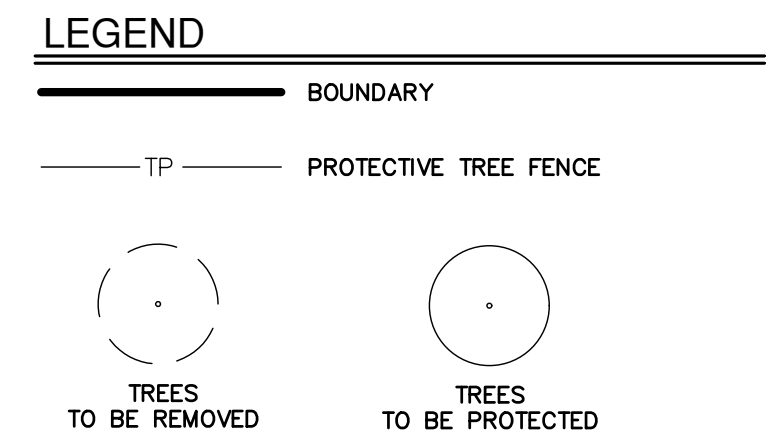
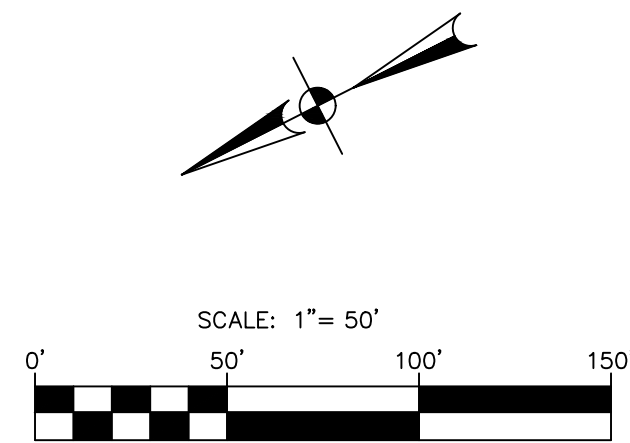
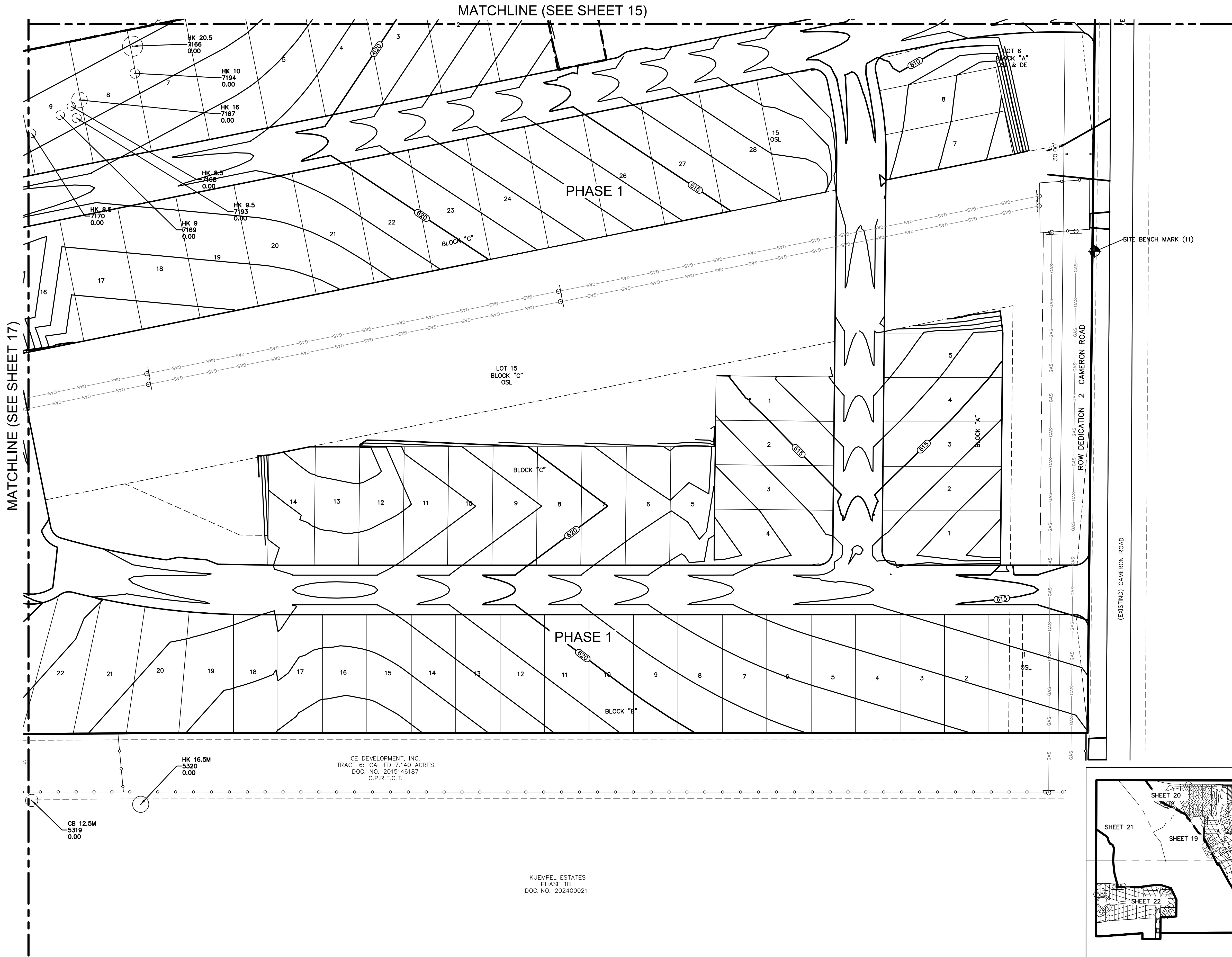
MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (1 OF 8)

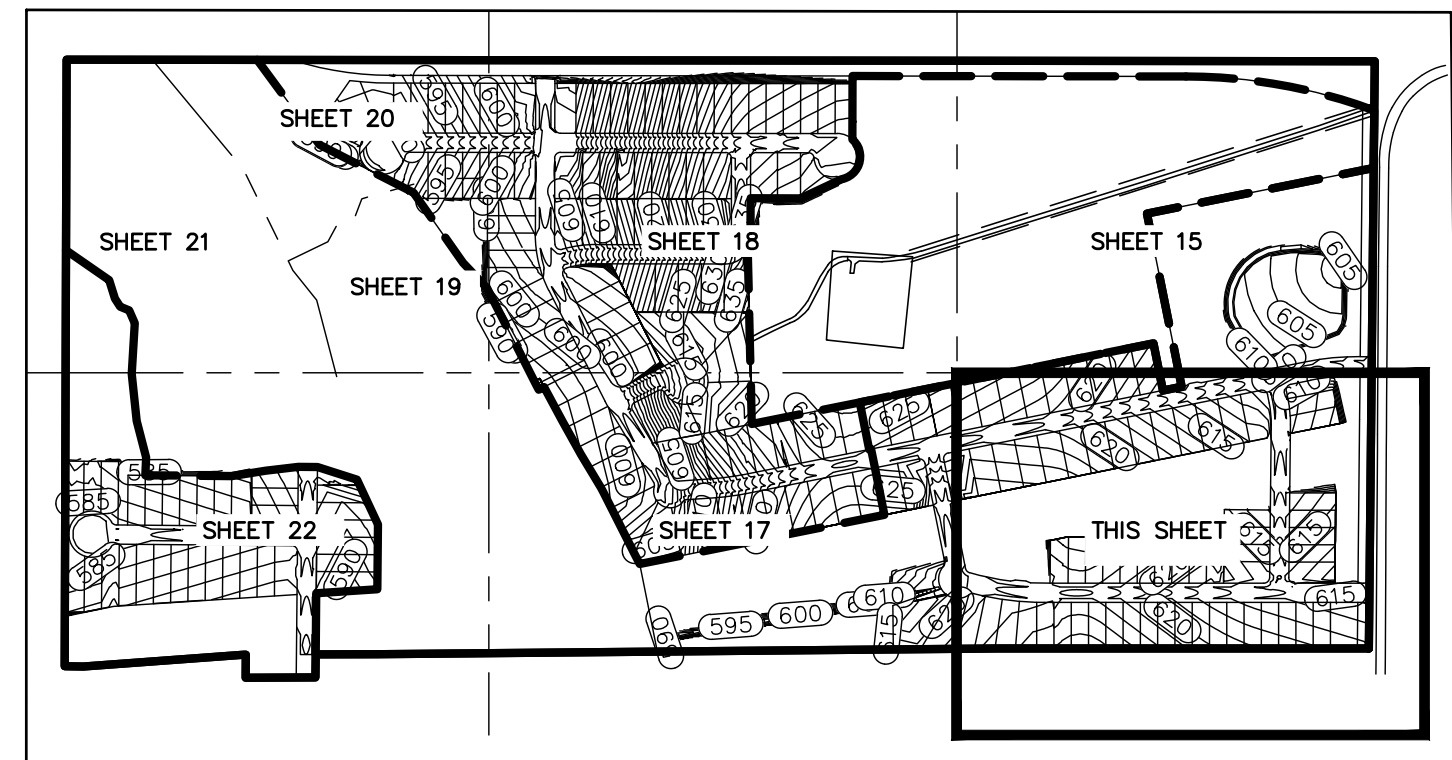
CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 15 of 27

Date: Mar 17, 2024, 7:02pm User ID: N Dante
File: H:\Projects\51387\03\212 Preliminary\Civil\TR51387-00.dwg

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- NOTES
- TREES TO BE REMOVED AND PROTECTED ARE TO BE FINALIZED WITH THE SITE PLAN AND CONSTRUCTION PLANS.
 - TREES DETERMINED TO BE PROTECTED SHALL HAVE TREE PROTECTION MEASURES PER THE CITY OF PFLUGERVILLE CONSTRUCTION STANDARDS AND DETAILS.
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 - TREE SURVEY PERFORMED JANUARY 2022.
 - SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.



NO.	REVISION	DATE

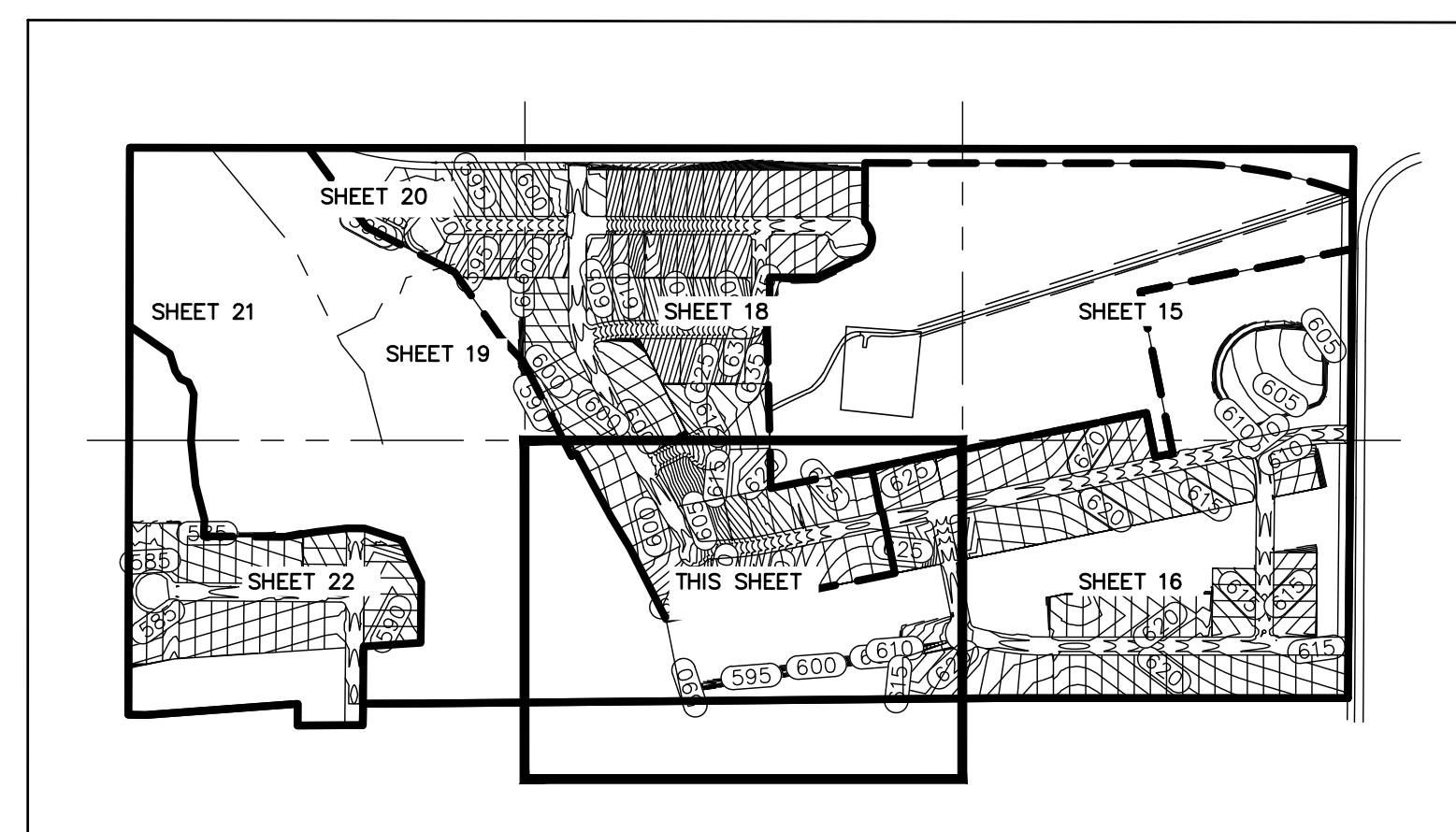


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18081 N. MOHAWK EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-664-8711
TDEP FIRM REGISTRATION #4470 | TDEP FIRM REGISTRATION #10028601

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
TREE SURVEY (2 OF 8)

CITY NO.	2023-8-PP
JOB NO.	51387-00
DATE	MARCH 2024
DESIGNER	NJD
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DRAWN	NJD
SHEET	16 of 27



MATCHLINE (SEE SHEET 18)

PHASE 4

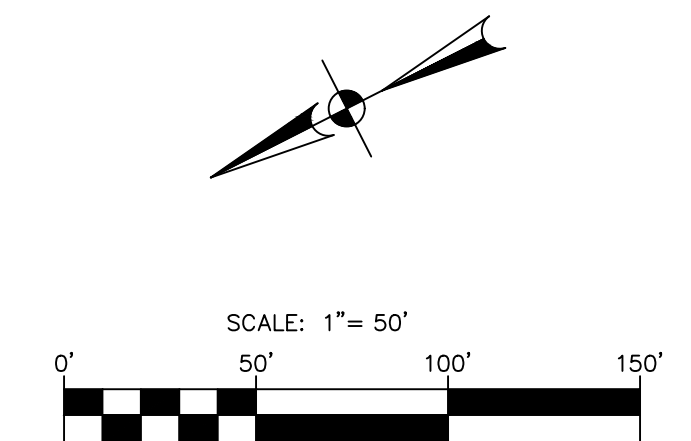
PHASE 2

~~PHASE 1~~

BLOCK "E"

PHASE 1

CE DEVELOPMENT, INC.
TRACT 6: CALLED 7.140 ACRES
DOC. NO. 2015146187
O.P.R.T.C.T.



NOTES

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**PAPE-DAWSON
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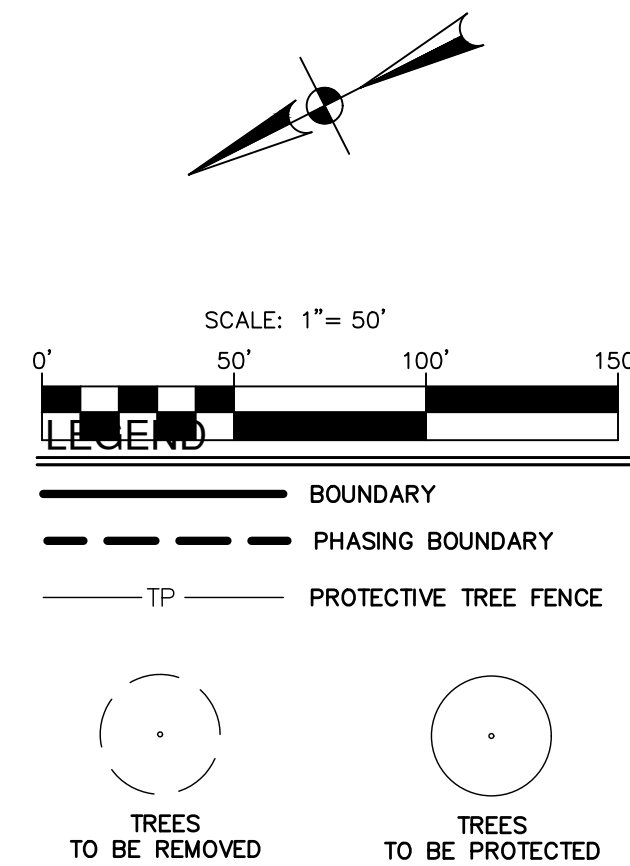
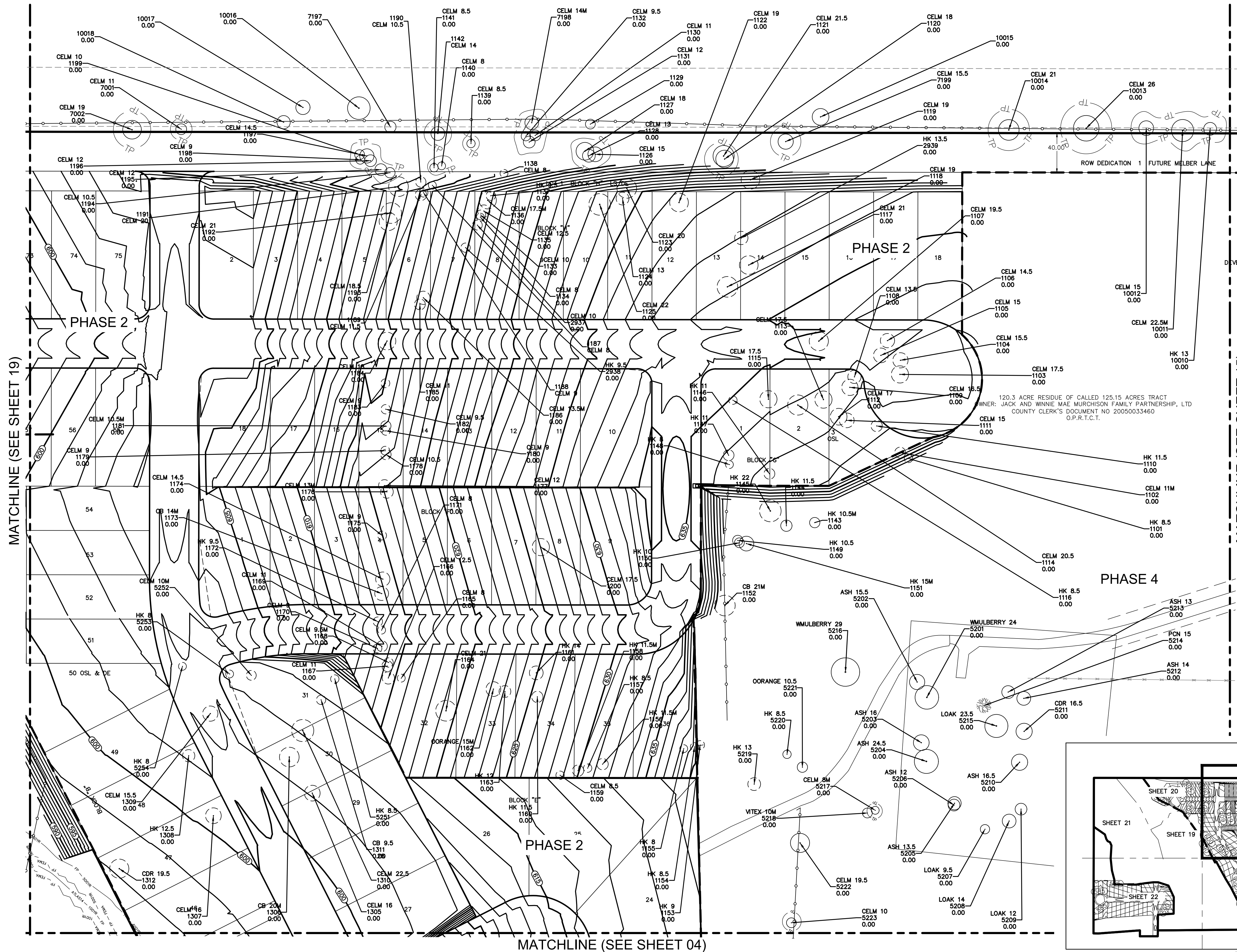
MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (3 OF 8)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 17 of 27

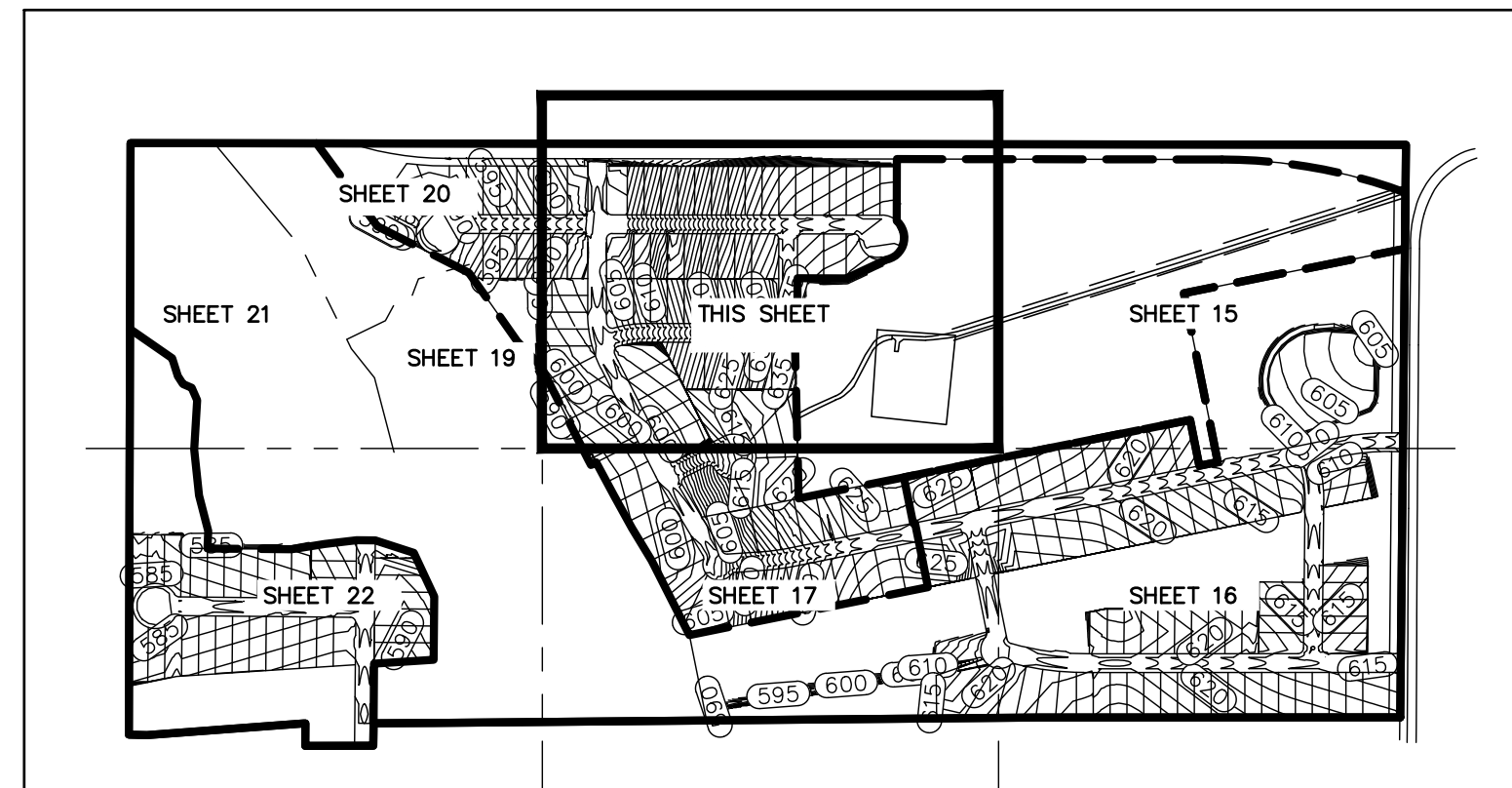
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5. SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.



TREE SURVEY KEY MAP
SCALE: 1:500

NO.	REVISION	DATE



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1800 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.664.8711
TDEP FIRM REGISTRATION #4470 | TDEP FIRM REGISTRATION #10028601

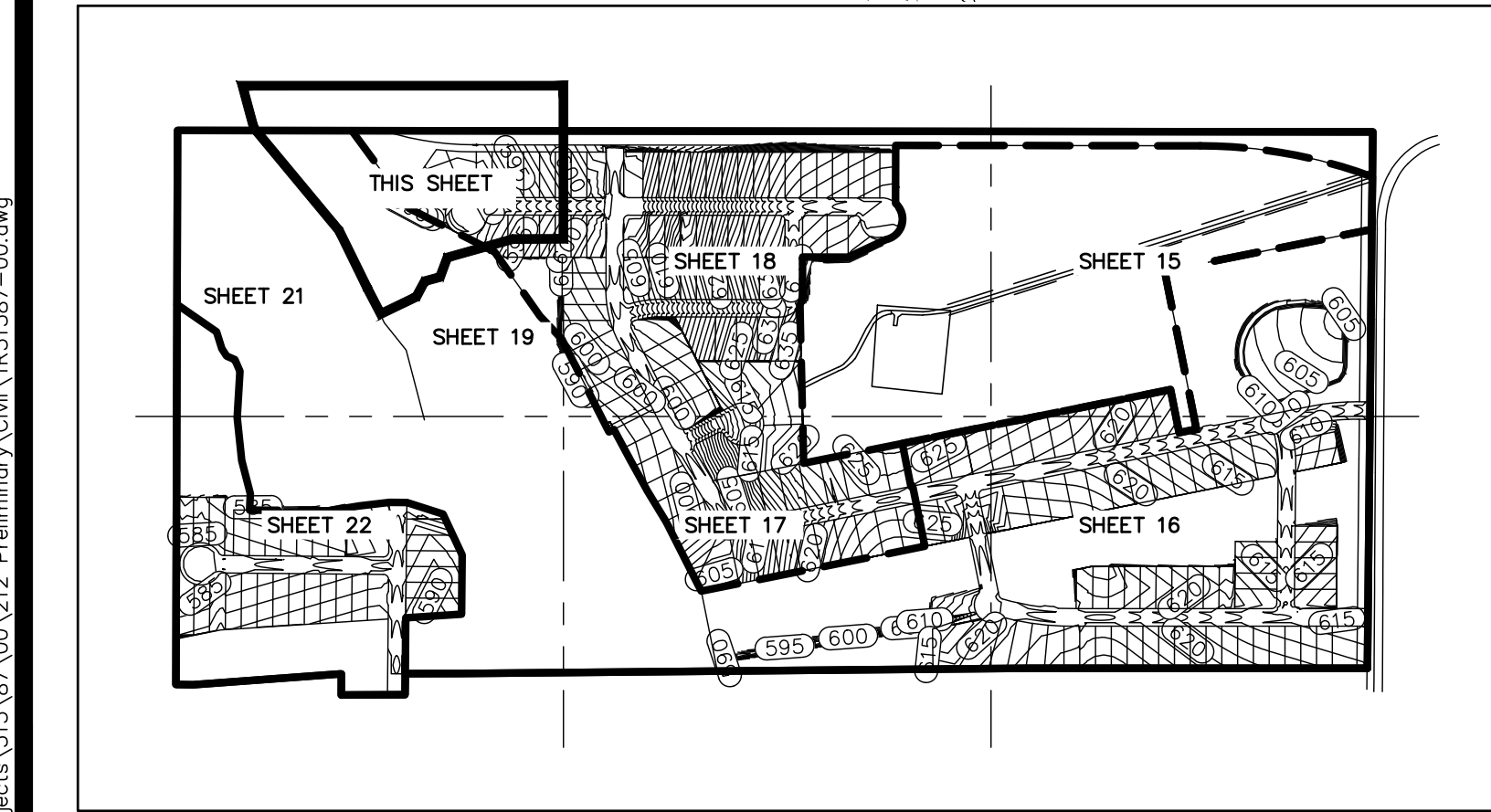
**MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS**

TREE SURVEY (4 OF 8)

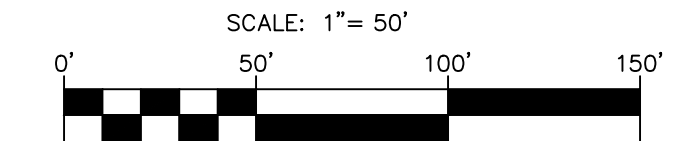
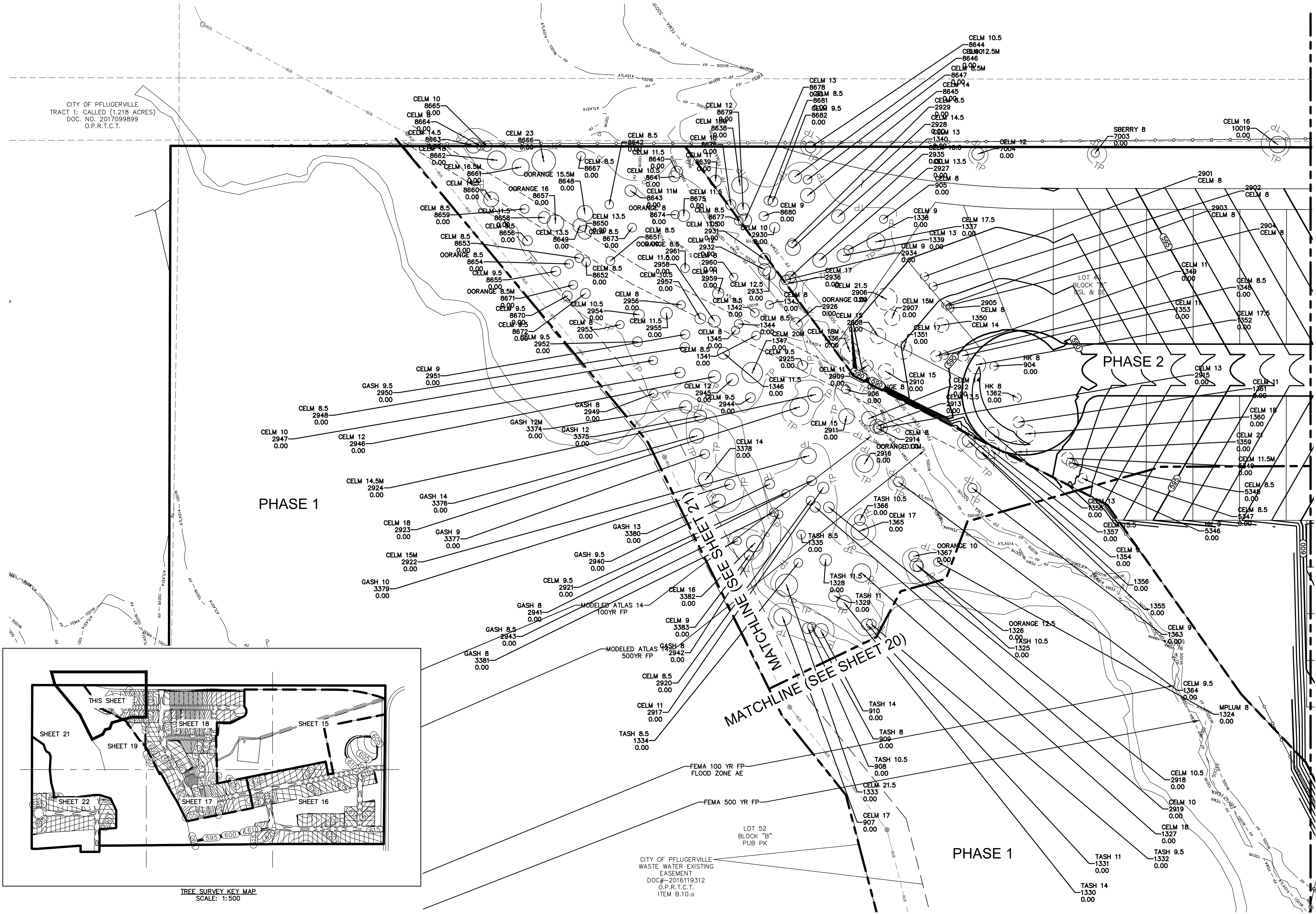
CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE MARCH 2024
DESIGNER NJD
CHECKED AC DRAWN NJD

SHEET 18 of 27

Date: Mar 17, 2024, 7:03pm User ID: N.Dante
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TREE SURVEY KEY MAP
SCALE: 1:500



LEGEND

- BOUNDARY
- TP PROTECTIVE TREE FENCE
- TREES TO BE REMOVED
- TREES TO BE PROTECTED

NOTES

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- TREE SURVEY PERFORMED JANUARY 2022.
- SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.

NO.	REVISION	DATE



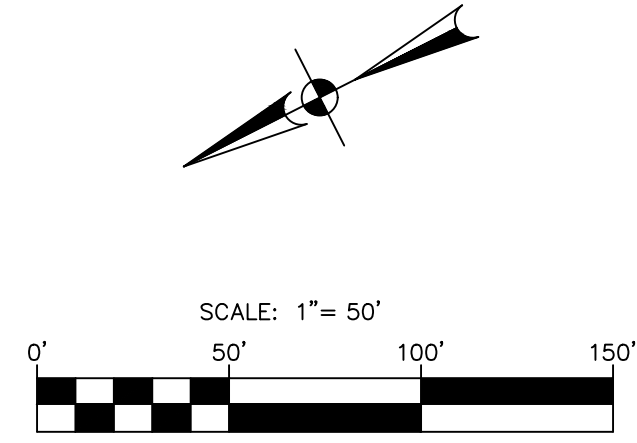
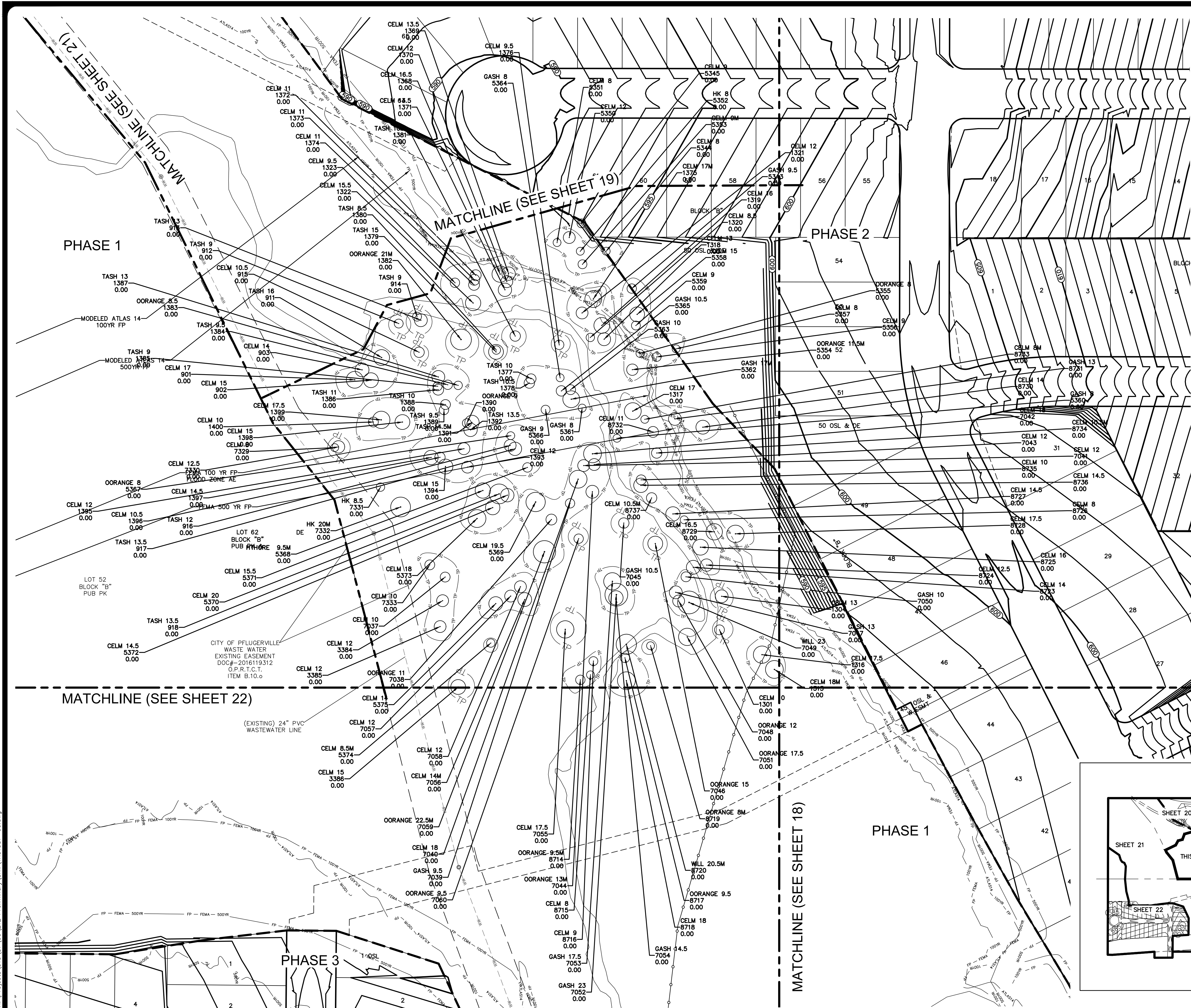
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TDEP FIRM REGISTRATION #420 / TDEP'S FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
TREE SURVEY (5 OF 8)

CITY NO.	2023-8-PP
JOB NO.	51387-00
DATE	MARCH 2024
DESIGNER	NJD
CHECKED	AC
DRAWN	NJD
SHEET	19 of 27

Date: Mar 17, 2024, 7:03pm User ID: N.Dante
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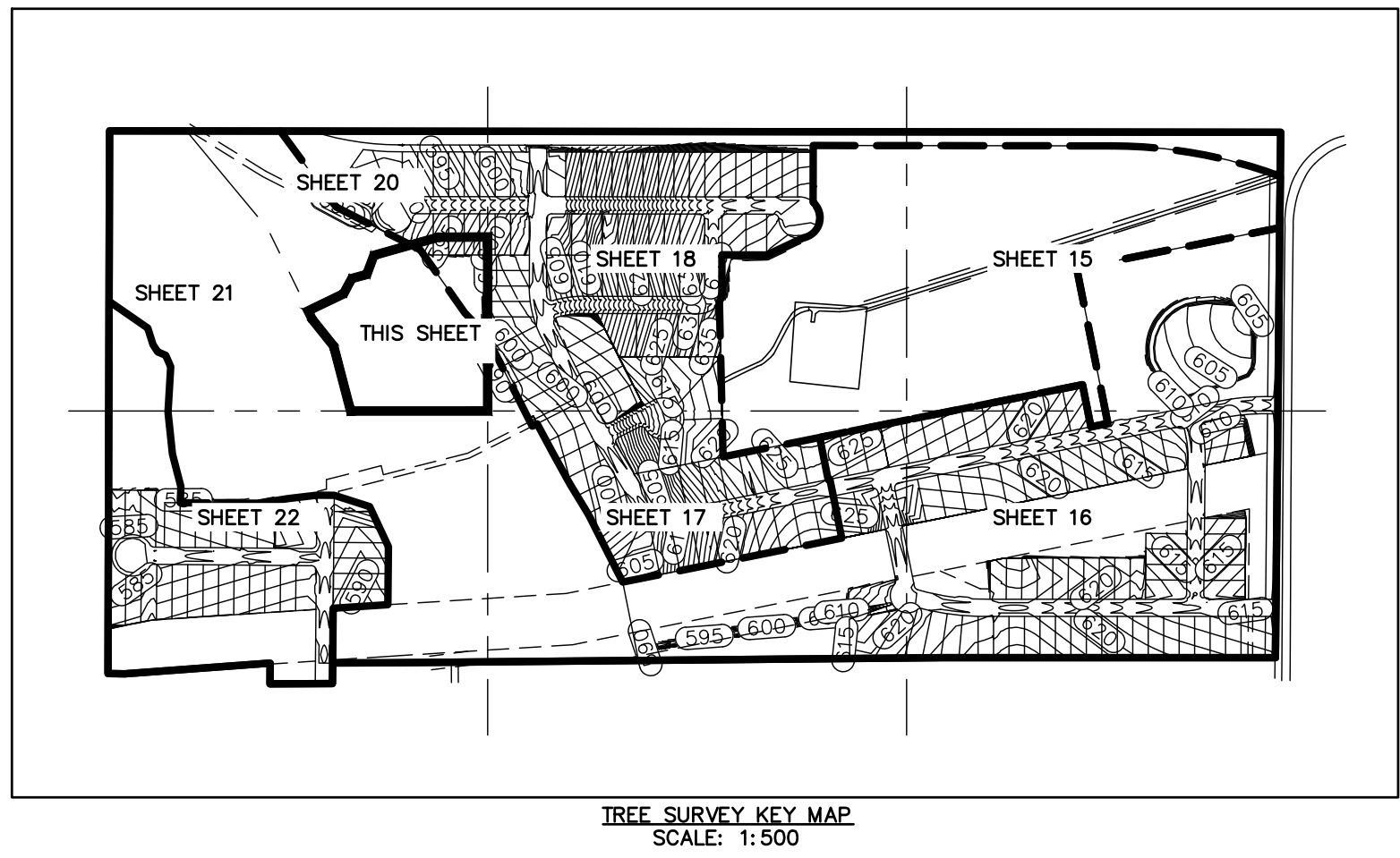


LEGEND

- BOUNDARY
- TP PROTECTIVE TREE FENCE
- TREES TO BE REMOVED
- TREES TO BE PROTECTED

NOTES

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5. SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.



NO.	REVISION	DATE



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18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.664.8711
TDEP FIRM REGISTRATION #4470 | TDEP'S FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
TREE SURVEY (6 OF 8)

CITY NO.	2023-8-PP
JOB NO.	51387-00
DATE	MARCH 2024
DESIGNER	NJD
CHECKED	AC
DRAWN	NJD
SHEET	20 of 27



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TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	1368	Cedar Elm	Fair	CELM	16.5	16.5
Y	1369	Cedar Elm	Fair	CELM	13.5	13.5
Y	1370	Cedar Elm	Fair	CELM	12	12
Y	1371	Cedar Elm	Fair	CELM	13.5	13.5
Y	1372	Cedar Elm	Fair	CELM	11	11
Y	1373	Cedar Elm	Fair	CELM	11	11
Y	1374	Cedar Elm	Fair	CELM	11	11
Y	1375	Cedar Elm	Fair	CELM	11.5,11.5	17
Y	1376	Cedar Elm	Fair	CELM	9.5	9.5
Y	1377	Texas Ash	Fair	TASH	10	10
Y	1378	Texas Ash	Fair	TASH	10.5	10.5
Y	1379	Texas Ash	Fair	TASH	15	15
Y	1380	Texas Ash	Fair	TASH	8.5	8.5
Y	1383	Osage Orange	Fair	OORANGE	8.5	8.5
Y	1384	Texas Ash	Fair	TASH	9.5	9.5
Y	1385	Texas Ash	Fair	TASH	9	9
Y	1386	Texas Ash	Fair	TASH	11	11
Y	1387	Texas Ash	Fair	TASH	13	13
Y	1388	Texas Ash	Fair	TASH	10	10
Y	1389	Texas Ash	Fair	TASH	9.5	9.5
Y	1390	Osage Orange	Fair	OORANGE	9	9
Y	1391	Texas Ash	Fair	TASH	10.5,8.5	14.5
Y	1392	Texas Ash	Fair	TASH	13.5	13.5
Y	1393	Cedar Elm	Fair	CELM	12	12
Y	1394	Cedar Elm	Fair	CELM	15	15
Y	1397	Cedar Elm	Fair	CELM	14.5	14.5
Y	1398	Cedar Elm	Fair	CELM	15	15
Y	1399	Cedar Elm	Fair	CELM	17.5	17.5
Y	1400	Cedar Elm	Fair	CELM	10	10
Y	2878	Green Ash	Fair	GASH	9	9
Y	2879	Green Ash	Fair	GASH	10.5	10.5
Y	2880	Green Ash	Fair	GASH	10.5	10.5
Y	2881	Green Ash	Fair	GASH	9.5	9.5
Y	2882	Green Ash	Fair	GASH	11.5	11.5
Y	2883	Cedar Elm	Fair	CELM	17.5	17.5
Y	2884	Green Ash	Fair	GASH	8.5	8.5
Y	2885	Green Ash	Fair	GASH	11.5	11.5
Y	2886	Green Ash	Fair	GASH	13	13
Y	2887	Cedar Elm	Fair	CELM	8	8
Y	2888	Green Ash	Fair	GASH	8	8
Y	2889	Green Ash	Fair	GASH	17	17
Y	2890	Green Ash	Fair	GASH	11	11
Y	2891	Osage Orange	Fair	OORANGE	10	10
Y	2893	Cedar Elm	Fair	CELM	14.5	14.5
Y	2894	Osage Orange	Fair	OORANGE	8.5	8.5
Y	2895	Cedar Elm	Fair	CELM	12	12
Y	2898	Cedar Elm	Fair	CELM	10.8	14
Y	2900	Cedar Elm	Fair	CELM	11.5	11.5
N	5297	Cedar Elm	Fair	CELM	14	14
N	5298	Cedar Elm	Fair	CELM	10.5	10.5
N	5344	Cedar Elm	Fair	CELM	8	8
N	5345	Cedar Elm	Fair	CELM	9	9
Y	2911	Cedar Elm	Fair	CELM	15	15
N	2912	Cedar Elm	Fair	CELM	14	14
N	2913	Cedar Elm	Fair	CELM	13.5	13.5
N	2915	Cedar Elm	Fair	CELM	13	13
Y	2916	Osage Orange	Fair	OORANGE	13.8	17
Y	2917	Cedar Elm	Fair	CELM	11	11
Y	2918	Cedar Elm	Fair	CELM	10.5	10.5
Y	2919	Cedar Elm	Fair	CELM	10	10
Y	2920	Cedar Elm	Fair	CELM	8.5	8.5
Y	2921	Cedar Elm	Fair	CELM	9.5	9.5
Y	2922	Cedar Elm	Fair	CELM	8,7.5,6.5	15
Y	2924	Cedar Elm	Fair	CELM	11,7	14.5
Y	2925	Cedar Elm	Fair	CELM	9.5	9.5
N	2926	Osage Orange	Fair	OORANGE	9.6	12
N	2928	Cedar Elm	Fair	CELM	14.5	14.5
N	2929	Cedar Elm	Fair	CELM	8.5	8.5
N	2930	Cedar Elm	Fair	CELM	10	10
N	2931	Cedar Elm	Fair	CELM	11.5	11.5
N	2932	Cedar Elm	Fair	CELM	12	12
N	2933	Cedar Elm	Fair	CELM	12.5	12.5
N	2934	Cedar Elm	Fair	CELM	9	9
N	2935	Cedar Elm	Fair	CELM	10.5	10.5
N	2936	Cedar Elm	Fair	CELM	17	17
Y	1330	Texas Ash	Fair	TASH	14	14
N	7090	Cedar Elm	Fair	CELM	9.5	9.5
N	7198	Cedar Elm	Fair	CELM	10.5,7	14
N	7199	Cedar Elm	Fair	CELM	15.5	15.5
N	7304	Osage Orange	Fair	OORANGE	12,11.5	17.5
N	7305	Osage Orange	Fair	OORANGE	8.6	11
N	7087	Cedar Elm	Fair	CELM	9.5	9.5
N	7088	Cedar Elm	Fair	CELM	16	16
N	7089	Cedar Elm	Fair	CELM	9	9

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	2940	Green Ash	Fair	GASH	9.5	9.5
Y	2941	Green Ash	Fair	GASH	8	8
Y	2942	Green Ash	Fair	GASH	8	8
Y	2943	Green Ash	Fair	GASH	8.5	8.5
Y	2945	Cedar Elm	Fair	CELM	12	12
Y	2946	Cedar Elm	Fair	CELM	12	12
Y	2947	Cedar Elm	Fair	CELM	10	10
Y	2948	Cedar Elm	Fair	CELM	8.5	8.5
Y	2949	Green Ash	Fair	GASH	8	8
Y	2950	Green Ash	Fair	GASH	9.5	9.5
Y	2951	Cedar Elm	Fair	CELM	9	9
Y	2952	Cedar Elm	Fair	CELM	9.5	9.5
Y	2953	Cedar Elm	Fair	CELM	8	8
Y	2954	Cedar Elm	Fair	CELM	10.5	10.5
Y	2955	Cedar Elm	Fair	CELM	11.5	11.5
Y	2956	Cedar Elm	Fair	CELM	8	8
Y	2957	Cedar Elm	Fair	CELM	10.5	10.5
Y	2958	Cedar Elm	Fair	CELM	11.5	11.5
Y	2959	Cedar Elm	Fair	CELM	11	11
Y	2960	Cedar Elm	Fair	CELM	8	8
Y	2961	Osage Orange	Fair	OORANGE	8.5	8.5
Y	2962	Green Ash	Fair	GASH	10	10
Y	2964	Cedar Elm	Fair	CELM	14.5	14.5
Y	2965	Green Ash	Fair	GASH	10	10
Y	2966	Green Ash	Fair	GASH	8.5	8.5
Y	2968	Cedar Elm	Fair	CELM	12	12
Y	2969	Cedar Elm	Fair	CELM	9	9
Y	2970	Cedar Elm	Fair	CELM	8	8
Y	2971	Cedar Elm	Fair	CELM	12.5	12.5
Y	2972	Green Ash	Fair	GASH	10	10
Y	2973	Cedar Elm	Fair	CELM	11.5	11.5
Y	2974	Green Ash	Fair	GASH	8	8
Y	2975	Cedar Elm	Fair	CELM	9.5,6.5	12.5
Y	2976	Cedar Elm	Fair	CELM	8	8
Y	2977	Cedar Elm	Fair	CELM	10.5	10.5
Y	2978	Cedar Elm	Fair	CELM	10	10
Y	2979	Green Ash	Fair	GASH	8	8
Y	2980	Green Ash	Fair	GASH	14.5	14.5
Y	2983	Green Ash	Fair	GASH	13.5	13.5
Y	2984	Green Ash	Fair	GASH	9.5	9.5
Y	2985	Green Ash	Fair	GASH	10	10
Y	2986	Cedar Elm	Fair	CELM	13	13
Y	2987	Green Ash	Fair	GASH	9	9
Y	2988	Green Ash	Fair	GASH	10	10
Y	2990	Green Ash	Fair	GASH	11	11
Y	2991	Green Ash	Fair	GASH	13	13
Y	2994	Cedar Elm	Fair	CELM	11.5	11.5
Y	2995	Cedar Elm	Fair	CELM	12	12
Y	2996	Cedar Elm	Fair	CELM	8	8
Y	2997	Cedar Elm	Fair	CELM	10	10
Y	2998	Cedar Elm	Fair	CELM	11.5,7.5	15
Y	3340	Cedar Elm	Fair	CELM	10	10
Y	3341	Green Ash	Fair	GASH	14.5	14.5
Y	3342	Osage Orange	Fair	OORANGE	9.5	9.5
Y	3347	Cedar Elm	Fair	CELM	9.5	9.5
Y	3348	Cedar Elm	Fair	CELM	8.5	8.5
Y	3349	Cedar Elm	Fair	CELM	10	10
Y	3351	Cedar Elm	Fair	CELM	10	10
Y	3354	Cedar Elm	Fair	CELM	8	8
Y	901	Cedar Elm	Fair	CELM	17	17
Y	902	Cedar Elm	Fair	CELM	15	15
Y	903	Cedar Elm	Fair	CELM	14	14
Y	906	Osage Orange	Fair	OORANGE	8	8
Y	908	Texas Ash	Fair	TASH	10.5	10.5
Y	909	Texas Ash	Fair	TASH	8	8
Y	910	Texas Ash	Fair	TASH	14	14
Y	911	Texas Ash	Fair	TASH	16	16
Y	913	Texas Ash	Fair	TASH	13	13
Y	914	Texas Ash	Fair	TASH	9	9
Y	916	Texas Ash	Fair	TASH	12	12
Y	917	Texas Ash	Fair	TASH	13.5	13.5
Y	918	Texas Ash	Fair	TASH	13.5	13.5
N	1126	Cedar Elm	Fair	CELM	15	15
N	1128	Cedar Elm	Fair	CELM	13	13
N	1130	Cedar Elm	Fair	CELM	11	11
N	1131	Cedar Elm	Fair	CELM	12	12
Y	7330	Cedar Elm	Fair	CELM	12.5	12.5
Y	7333	Cedar Elm	Fair	CELM	10	10
Y	7334	Cedar Elm	Fair	CELM	9	9
Y	7336	Cedar Elm	Fair	CELM	10,9.5	14.5
Y	7337	Cedar Elm	Fair	CELM	16.5	16.5
Y	8602	Cedar Elm	Fair	CELM	12	12
Y	8605	Osage Orange	Fair	OORANGE	6,5.5	8.5
Y	8608	Cedar Elm	Fair	CELM	15.5	15.5

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	3372	Cedar Elm	Fair	CELM	15	15
Y	3378	Cedar Elm	Fair	CELM	14	14
Y	3383	Cedar Elm	Fair	CELM	9	9
Y	3384	Cedar Elm	Fair	CELM	12	12
Y	3385	Cedar Elm	Fair	CELM	12	12
Y	3386	Cedar Elm	Fair	CELM	15	15
Y	3387	Cedar Elm	Fair	CELM	8	8
Y	3388	Cedar Elm	Fair	CELM	6,6	9
Y	3389	Cedar Elm	Fair	CELM	10.5	10.5
Y	3390	Cedar Elm	Fair	CELM	9	9
Y	3391	Cedar Elm	Fair	CELM	15.5	15.5
N	5263	Cedar Elm	Fair	CELM	10.5,9.5	15
N	5264	Cedar Elm	Fair	CELM	13	13
N	5265	Cedar Elm	Fair	CELM	10.5	10.5
N	5266	Cedar Elm	Fair	CELM	8	8
N	5267	Cedar Elm	Fair	CELM	7.5,5	10
N	5268	Cedar Elm	Fair	CELM	11.5	11.5
N	5269	Cedar Elm	Fair	CELM	16	16
N	5270	Cedar Elm	Fair	CELM	9	9
N	5271	Cedar Elm	Fair	CELM	14.5	14.5
N	5272	Cedar Elm	Fair	CELM	8.5,7.5	12
N	5273	Cedar Elm	Fair	CELM	9.5,7.5	13
N	5276	Cedar Elm	Fair	CELM	10	10
N	5300	Cedar Elm	Fair	CELM	10	10
N	5302	Cedar Elm	Fair	CELM	12.5	12.5
N	5303	Cedar Elm	Fair	CELM	14.5	14.5
N	5304	Cedar Elm	Fair	CELM	13	13
N	5313	Cedar Elm	Fair	CELM	7.5,7	11
N	5321	Cedar Elm	Fair	CELM	9.5	9.5
Y	3374	Green Ash	Fair	GASH	9,6	12
Y	3375	Green Ash	Fair	GASH	12	12
Y	3376	Green Ash	Fair	GASH	14	14
Y	3377	Green Ash	Fair	GASH	9	9
Y	3381	Green Ash	Fair	GASH	8	8
N	5261	Pecan	Fair	PCN	8	8
N	5262	Pecan	Fair	PCN	9.5	9.5
Y	1329	Texas Ash	Fair	TASH	11	11
N	1132	Cedar Elm	Fair	CELM	9.5	9.5
N	1139	Cedar Elm	Fair	CELM	8.5	8.5
N	1140	Cedar Elm	Fair	CELM	8	8
N	1141	Cedar Elm	Fair	CELM	8.5	8.5
N	1142	Cedar Elm	Fair	CELM	14	14
N	1194	Cedar Elm	Fair	CELM	10.5	10.5
N	1195	Cedar Elm	Fair	CELM	12	12
N	1196	Cedar Elm	Fair	CELM	12	12
N	1197	Cedar Elm	Fair	CELM	14.5	14.5
N	1198	Cedar Elm	Fair	CELM	9	9
N	1199	Cedar Elm	Fair	CELM	10	10
Y	1301	Cedar Elm	Fair	CELM	10	10
Y	1302	Cedar Elm	Fair	CELM	17.5	17.5
Y	1303	Cedar Elm	Fair	CELM	15.5	15.5
Y	1304	Cedar Elm	Fair	CELM	13	13
Y	1315	Cedar Elm	Fair	CELM	12.5	12.5
Y	1316	Cedar Elm	Fair	CELM	17.5	17.5
Y	1317	Cedar Elm	Fair	CELM	17	17
Y	1318	Cedar Elm	Fair	CELM	13	13
Y	1319	Cedar Elm	Fair	CELM	16	16
Y	1320	Cedar Elm	Fair	CELM	8.5	8.5
Y	1322	Cedar Elm	Fair	CELM	15.5	15.5
Y	1323	Cedar Elm	Fair	CELM	9.5	9.5
Y	1328	Texas Ash	Fair	TASH	11.5	11.5
Y	1341	Cedar Elm	Fair	CELM	8.5	8.5
Y	1342	Cedar Elm	Fair	CELM	8.5	8.5
N	1343	Cedar Elm	Fair	CELM	8	8
Y	1344	Cedar Elm	Fair	CELM	8.5	8.5
N	1345	Cedar Elm	Fair	CELM	8	8
Y	8716	Cedar Elm	Fair	CELM	9	9
Y	8717	Osage Orange	Fair	ORANGE	9.5	9.5
Y	8719	Osage Orange	Fair	ORANGE	6,4	8
Y	8690	Green Ash	Fair	GASH	12.5	12.5
Y	8723	Cedar Elm	Fair	CELM	14	14
Y	8725	Cedar Elm	Fair	CELM	16	16
Y	8726	Cedar Elm	Fair	CELM	8	8
N	8728	Cedar Elm	Fair	CELM	17.5	17.5
Y	8729	Cedar Elm	Fair	CELM	16.5	16.5
Y	8731	Green Ash	Fair	GASH	13	13
Y	8733	Cedar Elm	Fair	CELM	6,4	8
Y	8734	Cedar Elm	Fair	CELM	8,5,5	10.5
Y	8735	Cedar Elm	Fair	CELM	10	10
N	5274	Cedar Elm	Fair	CELM	14.5	14.5
N	5275	Cedar Elm	Fair	CELM	12	12
N	5280	Cedar Elm	Fair	CELM	11.5	11.5
N	5295	Cedar Elm	Fair	CELM	8.5	8.5
N	5296	Cedar Elm	Fair	CELM	12	12

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TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	7039	Green Ash	Fair	GASH	9.5	9.5
Y	7041	Cedar Elm	Fair	CELM	12	12
Y	7043	Cedar Elm	Fair	CELM	12	12
Y	7044	Osage Orange	Fair	OORANGE	9,8	13
Y	7045	Green Ash	Fair	GASH	10.5	10.5
Y	7046	Osage Orange	Fair	OORANGE	15	15
Y	7047	Green Ash	Fair	GASH	13	13
Y	7050	Green Ash	Fair	GASH	10	10
Y	7051	Osage Orange	Fair	OORANGE	17.5	17.5
Y	7053	Green Ash	Fair	GASH	17.5	17.5
Y	7054	Green Ash	Fair	GASH	14.5	14.5
Y	7055	Cedar Elm	Fair	CELM	17.5	17.5
Y	7056	Cedar Elm	Fair	CELM	9.5,9	14
Y	7057	Cedar Elm	Fair	CELM	12	12
Y	7060	Osage Orange	Fair	OORANGE	9.5	9.5
Y	7061	Green Ash	Fair	GASH	11	11
Y	7062	Green Ash	Fair	GASH	8	8
Y	7063	Green Ash	Fair	GASH	9	9
Y	7064	Green Ash	Fair	GASH	9	9
Y	7065	Green Ash	Fair	GASH	11	11
Y	7066	Green Ash	Fair	GASH	8.5	8.5
Y	7067	Cedar Elm	Fair	CELM	9	9
Y	7068	Cedar Elm	Fair	CELM	9.5	9.5
Y	7071	Osage Orange	Fair	OORANGE	8.5	8.5
Y	7074	Cedar Elm	Fair	CELM	8.5	8.5
Y	7075	Cedar Elm	Fair	CELM	12	12
Y	7076	Gum Bumelia	Fair	GUM	8.5	8.5
Y	7077	Cedar Elm	Fair	CELM	8.5	8.5
Y	7078	Osage Orange	Fair	OORANGE	9,7	12.5
Y	7083	Cedar Elm	Fair	CELM	8	8
Y	7084	Cedar Elm	Fair	CELM	8.5	8.5
Y	7086	Cedar Elm	Fair	CELM	9.5	9.5
Y	8613	Cedar Elm	Fair	CELM	13	13
Y	8616	Cedar Elm	Fair	CELM	15.5	15.5
Y	8617	Cedar Elm	Fair	CELM	5,4,3	8.5
Y	8618	Cedar Elm	Fair	CELM	12.5	12.5
Y	8621	Cedar Elm	Fair	CELM	16	16
Y	8622	Green Ash	Fair	GASH	12.5	12.5
Y	8623	Green Ash	Fair	GASH	11.5	11.5
Y	8624	Green Ash	Fair	GASH	10.5	10.5
Y	8625	Osage Orange	Fair	OORANGE	9.5	9.5
Y	8627	Green Ash	Fair	GASH	10.5	10.5
Y	8628	Cedar Elm	Fair	CELM	10	10
Y	8629	Cedar Elm	Fair	CELM	9.5	9.5
Y	8630	Cedar Elm	Fair	CELM	15	15
Y	8631	Green Ash	Fair	GASH	11.5	11.5
Y	8632	Osage Orange	Fair	OORANGE	12.5	12.5
Y	8633	Green Ash	Fair	GASH	9	9
Y	8634	Green Ash	Fair	GASH	9.5,6	12.5
Y	8636	Cedar Elm	Fair	CELM	16.5	16.5
Y	8637	Cedar Elm	Fair	CELM	11.5	11.5
N	8640	Cedar Elm	Fair	CELM	11.5	11.5
Y	8642	Cedar Elm	Fair	CELM	8.5	8.5
Y	8643	Cedar Elm	Fair	CELM	7.5,7	11
N	8644	Cedar Elm	Fair	CELM	10.5	10.5
N	8645	Cedar Elm	Fair	CELM	14	14
N	8646	Cedar Elm	Fair	CELM	9.5,6.5	12.5
N	8647	Cedar Elm	Fair	CELM	6.5,5	8.5
Y	8648	Osage Orange	Fair	OORANGE	10.5,10.5	15.5
Y	8649	Cedar Elm	Fair	CELM	13.5	13.5
Y	8651	Cedar Elm	Fair	CELM	8.5	8.5
Y	8654	Osage Orange	Fair	OORANGE	8.5	8.5
Y	8656	Cedar Elm	Fair	CELM	9.5	9.5
Y	8658	Cedar Elm	Fair	CELM	11.5	11.5
Y	8660	Cedar Elm	Fair	CELM	14.5	14.5
Y	8661	Cedar Elm	Fair	CELM	14.5	16.5
Y	8663	Cedar Elm	Fair	CELM	14.5	14.5
Y	8664	Cedar Elm	Fair	CELM	8	8
Y	8665	Cedar Elm	Fair	CELM	10	10
Y	8667	Cedar Elm	Fair	CELM	8.5	8.5
Y	8669	Cedar Elm	Fair	CELM	11.5	11.5
Y	8670	Cedar Elm	Fair	CELM	9.5	9.5
Y	8671	Osage Orange	Fair	OORANGE	6.5,4	8.5
N	8674	Osage Orange	Fair	OORANGE	8	8
N	8676	Cedar Elm	Fair	CELM	10	10
N	8677	Cedar Elm	Fair	CELM	8.5	8.5
N	8678	Cedar Elm	Fair	CELM	13	13
N	8679	Cedar Elm	Fair	CELM	12	12
N	8681	Cedar Elm	Fair	CELM	8.5	8.5
Y	8684	Green Ash	Fair	GASH	11	11
Y	8687	Green Ash	Fair	GASH	8.5	8.5
Y	8688	Green Ash	Fair	GASH	9.5	9.5
Y	8698	Green Ash	Fair	GASH	10	10
Y	8693	Green Ash	Fair	GASH	15	15

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	8704	Cedar Elm	Fair	CELM	14.5	14.5
N	5350	Cedar Elm	Fair	CELM	12	12
N	5357	Cedar Elm	Fair	CELM	8	8
N	5358	Cedar Elm	Fair	CELM	15	15
Y	8695	Green Ash	Fair	GASH	8.5	8.5
Y	8703	Osage Orange	Fair	OORANGE	6,5	8.5
N	7197	Cedar Elm	Fair	CELM	11.5	11.5
N	1129	Cedar Elm	Fair	CELM	10	10
Y	8601	Cedar Elm	Fair	CELM	13	13
N	1339	Cedar Elm	Fair	CELM	13	13
N	905	Cedar Elm	Fair	CELM	8	8
N	1338	Cedar Elm	Fair	CELM	9	9
N	1337	Cedar Elm	Fair	CELM	17.5	17.5
Y	7009	Cedar Elm	Good	CELM	13.5	13.5
Y	7015	Green Ash	Good	GASH	13.5	13.5
Y	1395	Cedar Elm	Good	CELM	12	12
N	7091	Cedar Elm	Good	CELM	13	13
Y	915	Cedar Elm	Good	CELM	10.5	10.5
N	5319	Chinaberry	Invasive	CB	9.5,6	12.5
N	10001	Hackberry	Off Property	HK	13	13
N	10002	Hackberry	Off Property	HK	11	11
N	10003	Hackberry	Off Property	HK	10	10
N	10004	Hackberry	Off Property	HK	11	11
N	10005	Hackberry	Off Property	HK	13	13
N	10006	Cedar Elm	Off Property	CELM	12	12
N	10007	Hackberry	Off Property	HK	9	9
N	10008	Hackberry	Off Property	HK	12	12
N	10009	Cedar Elm	Off Property	CELM	12	12
N	10010	Hackberry	Off Property	HK	13	13
N	10012	Cedar Elm	Off Property	CELM	15	15
N	10019	Cedar Elm	Off Property	CELM	16	16
Y	10020	Cedar Elm	Off Property	CELM	17	17
Y	10021	Cedar Elm	Off Property	CELM	16.5	16.5
N	10022	Cedar Elm	Off Property	CELM	9	9
N	10023	Hackberry	Off Property	HK	15	15
N	10024	Hackberry	Off Property	HK	13	13
Y	10025	Hackberry	Off Property	HK	9.5	9.5
N	10026	Hackberry	Off Property	HK	9	9
N	10027	Hackberry	Off Property	HK	10	10
N	10028	Hackberry	Off Property	HK	10.5	10.5
N	10029	Hackberry	Off Property	HK	10	10
N	10030	Hackberry	Off Property	HK	11	11
N	10015	Cedar Elm	Off Property	CELM	17	17
Y	2982	Cedar Elm	Dead	CELM	10	10
Y	2999	Green Ash	Dead	GASH	12	12
Y	3382	Cedar Elm	Very Poor	CELM	16	16
N	5299	Cedar Elm	Very Poor	CELM	11	11
N	5322	Cedar Elm	Very Poor	CELM	8.5	8.5
Y	3379	Green Ash	Very Poor	GASH	10	10
Y	912	Texas Ash	Very Poor	TASH	9	9
Y	1367	Osage Orange	Very Poor	OORANGE	10	10
Y	2875	Cedar Elm	Very Poor	CELM	13.5	13.5
Y	2892	Green Ash	Very Poor	GASH	10	10
Y	2944	Cedar Elm	Very Poor	CELM	9.5	9.5
Y	2992	Green Ash	Very Poor	GASH	11.5	11.5
Y	2993	Green Ash	Very Poor	GASH	9.5	9.5
Y	3346	Hackberry	Very Poor	HK	14	14
Y	3360	Hackberry	Very Poor	HK	8	8
Y	5332	Cedar Elm	Very Poor	CELM	15.5	15.5
Y	5364	Green Ash	Very Poor	GASH	8	8
Y	5372	Cedar Elm	Very Poor	CELM	14.5	14.5
Y	5375	Cedar Elm	Very Poor	CELM	14	14
Y	5381	Green Ash	Very Poor	GASH	10.5	10.5
Y	5385	Cedar Elm	Very Poor	CELM	15	15
Y	7082	Hackberry	Very Poor	HK	8.5	8.5
Y	7085	Hackberry	Very Poor	HK	13	13
Y	7335	Cedar Elm	Very Poor	CELM	13	13
Y	8635	Osage Orange	Very Poor	OORANGE	10	10
N	8639	Cedar Elm	Very Poor	CELM	11	11
N	8641	Cedar Elm	Very Poor	CELM	10.5	10.5
Y	8650	Cedar Elm	Very Poor	CELM	13.5	13.5
Y	8655	Cedar Elm	Very Poor	CELM	9.5	9.5
Y	8672	Cedar Elm	Very Poor	CELM	9.5	9.5
N	8675	Cedar Elm	Very Poor	CELM	11.5	11.5
N	8680	Cedar Elm	Very Poor	CELM	9	9
Y	8686	Cedar Elm	Very Poor	CELM	14.5	14.5
Y	8694	Green Ash	Very Poor	GASH	12	12
Y	8385	Cedar Elm	Very Poor	CELM	16	16
Y	8705	Osage Orange	Very Poor	OORANGE	9.5,6,5	15
Y	8712	Osage Orange	Very Poor	OORANGE	14.5	14.5
Y	8713	Cedar Elm	Very Poor	CELM	13	13
Y	8715	Cedar Elm	Very Poor	CELM	8	8
Y	8727	Cedar Elm	Very Poor	CELM	14.5	14.5
N	2927	Cedar Elm	Very Poor	CELM	13.5	13.5

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	8732	Cedar Elm	Very Poor	CELM	11	11
Y	8736	Cedar Elm	Very Poor	CELM	14.5	14.5
Y	8737	Cedar Elm	Very Poor	CELM	8,5.5	10.5
Y	8696	Green Ash	Very Poor	GASH	15	15
N	7095	Hackberry	Very Poor	HK	13	13
N	5343	Green Ash	Very Poor	GASH	9.5	9.5
N	5301	Cedar Elm	Poor	CELM	8	8
Y	3373	Green Ash	Poor	GASH	11	11
Y	3380	Green Ash	Poor	GASH	13	13
Y	907	Cedar Elm	Poor	CELM	17	17
Y	1321	Cedar Elm	Poor	CELM	12	12
Y	1324	Mexican Plum	Poor	MPLUM	8	8
Y	1325	Texas Ash	Poor	TASH	10.5	10.5
Y	1326	Osage Orange	Poor	OORANGE	12.5	12.5
Y	1334	Texas Ash	Poor	TASH	8.5	8.5
Y	1346	Cedar Elm	Poor	CELM	11.5	11.5
N	1355	Cedar Elm	Poor	CELM	12.5	12.5
Y	1366	Texas Ash	Poor	TASH	10.5	10.5
Y	1381	Texas Ash	Poor	TASH	10.5	10.5
Y	1396	Cedar Elm	Poor	CELM	10.5	10.5
Y	2914	Cedar Elm	Poor	CELM	8	8
Y	2967	Green Ash	Poor	GASH	8.5	8.5
Y	2981	Green Ash	Poor	GASH	9.5	9.5
Y	5367	Osage Orange	Poor	OORANGE	8	8
N	7001	Cedar Elm	Poor	CELM	11	11
Y	7034	Cedar Elm	Poor	CELM	15.5	15.5
Y	7048	Osage Orange	Poor	OORANGE	12	12
Y	7058	Cedar Elm	Poor	CELM	12	12
Y	7079	Cedar Elm	Poor	CELM	12.5	12.5
Y	7331	Hackberry	Poor	HK	8.5	8.5
Y	8615	Green Ash	Poor	GASH	10	10
Y	8619	Osage Orange	Poor	OORANGE	9.5,4	11.5
N	8638	Cedar Elm	Poor	CELM	14,4.5	16
Y	8652	Cedar Elm	Poor	CELM	8.5	8.5
Y	8653	Cedar Elm	Poor	CELM	8.5	8.5
Y	8657	Osage Orange	Poor	OORANGE	16	16
Y	8659	Cedar Elm	Poor	CELM	8.5	8.5
Y	8673	Cedar Elm	Poor	CELM	8.5	8.5
N	8682	Cedar Elm	Poor	CELM	9.5	9.5
N	8683	Cedar Elm	Poor	CELM	10,7.5	13.5
Y	8689	Green Ash	Poor	GASH	8	8
Y	8692	Cedar Elm	Poor	CELM	9.5	9.5
Y	8697	Green Ash	Poor	GASH	13	13
Y	8702	Green Ash	Poor	GASH	11.5	11.5
Y	8714	Osage Orange	Poor	OORANGE	6.5,6	9.5
Y	8724	Cedar Elm	Poor	CELM	12.5	12.5
N	8730	Cedar Elm	Poor	CELM	14	14
N	7094	Hackberry	Poor	HK	12.5	12.5
Y	8691	Cedar Elm	Poor	CELM	9.5	9.5
N	5308	Hackberry	Fair	HK	8.5	8.5
N	5309	Hackberry	Fair	HK	5,4,5,4	9
N	5310	Hackberry	Fair	HK	9.5	9.5
N	7097	Hackberry	Fair	HK	9.5	9.5
N	5311	Hackberry	Fair	HK	9.5	9.5
N	5312	Hackberry	Fair	HK	9	9
N	5314	Hackberry	Fair	HK	11,5,5,5	14
N	5315	Hackberry	Fair	HK	7,5,6,6	13.5
N	5316	Hackberry	Fair	HK	8	8
N	5317	Hackberry	Fair	HK	6,5,5	8.5
N	5318	Hackberry	Fair	HK	6,6,5.5	11.5
N	5320	Hackberry	Fair	HK	8,6,5,6,5,4,5	16.5
Y	3345	Hackberry	Fair	HK	13	13
Y	3353	Hackberry	Fair	HK	12	12
Y	3355	Hackberry	Fair	HK	9.5	9.5
Y	3356	Hackberry	Fair	HK	9	9
Y	3357	Hackberry	Fair	HK	12	12
Y	3358	Hackberry	Fair	HK	9	9
Y	3359	Hackberry	Fair	HK	9	9
Y	3362	Hackberry	Fair	HK	8	8
Y	3363	Hackberry	Fair	HK	10	10
Y	3364	Hackberry	Fair	HK	11,10	16
Y	3365	Hackberry	Fair	HK	10	10
N	3366	Hackberry	Fair	HK	8.5,8.5	12.5
Y	3367	Hackberry	Fair	HK	8	8
Y	3368	Hackberry	Fair	HK	8.6	11
N	3369	Hackberry	Fair	HK	10,6	13
Y	3370	Hackberry	Fair	HK	10,7.5	13.5
N	5325	Hackberry	Fair	HK	8.5	8.5
N	5329	Hackberry	Fair	HK	8	8
N	5330	Hackberry	Fair	HK	8	8
Y	7069	Black Willow	Fair	BW	10	10
Y	7070	Black Willow	Fair	BW	10.5,10	15.5
Y	7072	Hackberry	Fair	HK	10	10
N	7306	Hackberry	Fair	HK	8,6,5,6	14

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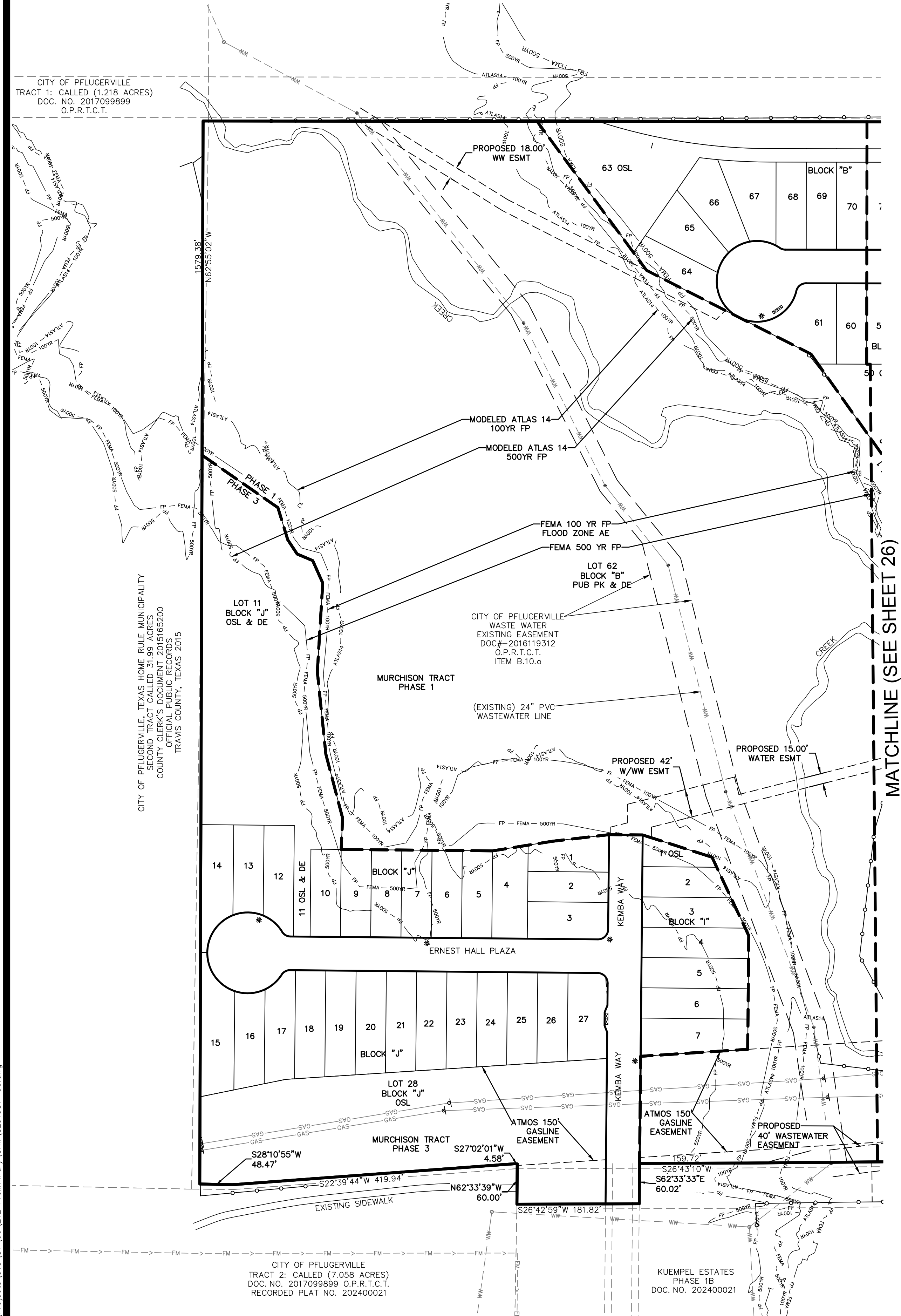
TREES TO REMOVE - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	1148	Hackberry	Fair	HK	8	8
N	1154	Hackberry	Fair	HK	8.5	8.5
N	1155	Hackberry	Fair	HK	8	8
N	1156	Hackberry	Fair	HK	8.7,5	11.5
N	1157	Hackberry	Fair	HK	8.5	8.5
N	1158	Hackberry	Fair	HK	8.5,6,5	11.5
N	1160	Hackberry	Fair	HK	11.5	11.5
N	1161	Hackberry	Fair	HK	14	14
N	1163	Hackberry	Fair	HK	12	12
N	1172	Hackberry	Fair	HK	9.5	9.5
N	1308	Hackberry	Fair	HK	12.5	12.5
N	2938	Hackberry	Fair	HK	9.5	9.5
N	2939	Hackberry	Fair	HK	13.5	13.5
N	5226	Hackberry	Fair	HK	9.5	9.5
N	5228	Hackberry	Fair	HK	9	9
N	7313	Hackberry	Fair	HK	14.6	17
N	7314	Hackberry	Fair	HK	11,10	16
N	7315	Hackberry	Fair	HK	7.5,7	11
N	7316	Hackberry	Fair	HK	8.7	11.5
N	7317	Hackberry	Fair	HK	14.5	14.5
N	7318	Hackberry	Fair	HK	12,11	17.5
N	7319	Hackberry	Fair	HK	10,7.5	13.5
N	7321	Hackberry	Fair	HK	9	9
N	7325	Hackberry	Fair	HK	8.5	8.5
N	5236	Hackberry	Fair	HK	13	13
N	5251	Hackberry	Fair	HK	8.5	8.5
N	5253	Hackberry	Fair	HK	8	8
N	5254	Hackberry	Fair	HK	8	8
N	5256	Hackberry	Fair	HK	8.5	8.5
N	5257	Hackberry	Fair	HK	8.5	8.5
N	5258	Hackberry	Fair	HK	8.5	8.5
N	5259	Hackberry	Fair	HK	10.5	10.5
N	7098	Hackberry	Fair	HK	10	10
N	7167	Hackberry	Fair	HK	16	16
N	7168	Hackberry	Fair	HK	8.5	8.5
N	7171	Hackberry	Fair	HK	10.5,6.5	13.5
N	7172	Hackberry	Fair	HK	12	12
N	7174	Hackberry	Fair	HK	10.5	10.5
N	7175	Hackberry	Fair	HK	11	11
N	7178	Hackberry	Fair	HK	11	11
N	7181	Hackberry	Fair	HK	8	8
N	7182	Hackberry	Fair	HK	8.5	8.5
N	7185	Hackberry	Fair	HK	9.5	9.5
N	7186	Hackberry	Fair	HK	13.5	13.5
N	7187	Hackberry	Fair	HK	8	8
N	7188	Hackberry	Fair	HK	8	8
N	7189	Hackberry	Fair	HK	15.5	15.5
N	7190	Hackberry	Fair	HK	8.5	8.5
N	7191	Hackberry	Fair	HK	8	8
N	7192	Hackberry	Fair	HK	11.5	11.5
N	7193	Hackberry	Fair	HK	9.5	9.5
N	7194	Hackberry	Fair	HK	10	10
N	7310	Hackberry	Fair	HK	8.5	8.5
N	7311	Hackberry	Fair	HK	14	14
Y	7339	Hackberry	Fair	HK	10	10
N	904	Hackberry	Fair	HK	8	8
N	5346	Hackberry	Fair	HK	9	9
N	1351	Cedar Elm	Fair	CELM	17	17
N	5347	Cedar Elm	Fair	CELM	8.5	8.5
N	5348	Cedar Elm	Fair	CELM	8.5	8.5
N	5349	Cedar Elm	Fair	CELM	10,3.5	11.5
N	2907	Cedar Elm	Fair	CELM	12.6	15
N	1350	Cedar Elm	Fair	CELM	14	14
N	1352	Cedar Elm	Fair	CELM	17.5	17.5
N	1353	Cedar Elm	Fair	CELM	11	11
N	1361	Cedar Elm	Fair	CELM	11	11
N	2901	Cedar Elm	Fair	CELM	8	8
N	2902	Cedar Elm	Fair	CELM	8	8
N	2903	Cedar Elm	Fair	CELM	8	8
N	2904	Cedar Elm	Fair	CELM	8	8
N	2905	Cedar Elm	Fair	CELM	8	8
N	2908	Cedar Elm	Fair	CELM	15	15
N	2910	Cedar Elm	Fair	CELM	15	15
N	1357	Cedar Elm	Fair	CELM	15.5	15.5
N	1354	Cedar Elm	Fair	CELM	9	9
N	5237	Cedar Elm	Fair	CELM	17	17
N	5239	Cedar Elm	Fair	CELM	13.5	13.5
N	2909	Cedar Elm	Fair	CELM	11	11
Y	8701	Green Ash	Fair	GASH	10,10	15
Y	5377	Cedar Elm	Fair	CELM	8	8
Y	8721	Osage Orange	Fair	OORANGE	6,5,3,3	11.5
N	5241	Osage Orange	Fair	OORANGE	6,5	8.5
N	5238	Cedar Elm	Fair	CELM	11	11
N	5240	Cedar Elm	Fair	CELM	9.5	9.5

TREES TO REMOVE - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	1358	Cedar Elm	Fair	CELM	13	13
N	5242	Cedar Elm	Fair	CELM	15	15
N	5243	Cedar Elm	Fair	CELM	12	12
N	5244	Cedar Elm	Fair	CELM	9.5	9.5
N	5245	Cedar Elm	Fair	CELM	8.5	8.5
N	5247	Cedar Elm	Fair	CELM	13	13
N	5252	Cedar Elm	Fair	CELM	5.5,5,4	10
N	5260	Cedar Elm	Fair	CELM	11.5	11.5
N	5281	Cedar Elm	Fair	CELM	10	10
N	7180	Cedar Elm	Fair	CELM	10	10
N	1102	Cedar Elm	Fair	CELM	8,6	11
N	1103	Cedar Elm	Fair	CELM	17.5	17.5
N	1104	Cedar Elm	Fair	CELM	15.5	15.5
N	1105	Cedar Elm	Fair	CELM	15	15
N	1108	Cedar Elm	Fair	CELM	13.5	13.5
N	1109	Cedar Elm	Fair	CELM	16.5	16.5
N	1112	Cedar Elm	Fair	CELM	17	17
N	1115	Cedar Elm	Fair	CELM	17.5	17.5
N	1124	Cedar Elm	Fair	CELM	13	13
N	1133	Cedar Elm	Fair	CELM	10	10
N	1134	Cedar Elm	Fair	CELM	8	8
N	1135	Cedar Elm	Fair	CELM	12.5	12.5
N	1136	Cedar Elm	Fair	CELM	10.5,8,6	17.5
N	1159	Cedar Elm	Fair	CELM	8.5	8.5
N	1162	Osage Orange	Fair	OORANGE	9.5,6,5,4,5	15
N	1178	Cedar Elm	Fair	CELM	10.5	10.5
N	1179	Cedar Elm	Fair	CELM	9	9
N	1180	Cedar Elm	Fair	CELM	9	9
N	1181	Cedar Elm	Fair	CELM	8.5	10.5
N	1182	Cedar Elm	Fair	CELM	9.5	9.5
N	1183	Cedar Elm	Fair	CELM	9	9
N	1185	Cedar Elm	Fair	CELM	11	11
N	1186	Cedar Elm	Fair	CELM	10,7.5	13.5
N	1200	Cedar Elm	Fair	CELM	17.5	17.5
N	1305	Cedar Elm	Fair	CELM	16	16
N	1309	Cedar Elm	Fair	CELM	15.5	15.5
N	2937	Cedar Elm	Fair	CELM	10	10
N	5225	Mesquite	Fair	MQ	11.5	11.5
N	5227	Gum Bumelia	Fair	GUM	9.5	9.5
N	1169	Cedar Elm	Fair	CELM	11	11
N	1170	Cedar Elm	Fair	CELM	9	9
N	1171	Cedar Elm	Fair	CELM	8	8
N	1174	Cedar Elm	Fair	CELM	14.5	14.5
N	1175	Cedar Elm	Fair	CELM	9	9
N	1176	Cedar Elm	Fair	CELM	9.6	13
N	1177	Cedar Elm	Fair	CELM	12	12
N	1165	Cedar Elm	Fair	CELM	8	8
N	1166	Cedar Elm	Fair	CELM	12.5	12.5
N	1167	Cedar Elm	Fair	CELM	11	11
N	1168	Cedar Elm	Fair	CELM	6,5,6,5	9.5
N	5277	Cedar Elm	Fair	CELM	11.5	11.5
N	5278	Cedar Elm	Fair	CELM	13.5	13.5
N	5279	Cedar Elm	Fair	CELM	15	15
N	5287	Cedar Elm	Fair	CELM	9.5	9.5
N	5288	Cedar Elm	Fair	CELM	11.5	11.5
N	5289	Cedar Elm	Fair	CELM	9	9
N	5290	Cedar Elm	Fair	CELM	8	8
N	5291	Cedar Elm	Fair	CELM	9	9
N	5292	Cedar Elm	Fair	CELM	8	8
N	5293	Cedar Elm	Fair	CELM	8.5	8.5
N	5294	Cedar Elm	Fair	CELM	7,5,3	9
N	1187	Cedar Elm	Fair	CELM	8	8
N	1188	Cedar Elm	Fair	CELM	9	9
N	1189	Cedar Elm	Fair	CELM	11.5	11.5
N	1190	Cedar Elm	Fair	CELM	10.5	10.5
N	1138	Cedar Elm	Fair	CELM	8	8
N	5283	Osage Orange	Fair	OORANGE	7,6	10
N	5284	Osage Orange	Fair	OORANGE	8	8
Y	8700	Green Ash	Fair	GASH	12	12
N	5230	Cedar Elm	Fair	CELM	15	15
N	5231	Cedar Elm	Fair	CELM	13.5	13.5
N	1348	Cedar Elm	Fair	CELM	8.5	8.5
N	1349	Cedar Elm	Fair	CELM	11	11
N	5286	Cedar Elm	Good	CELM	9.5	9.5
N	5282	Cedar Elm	Good	CELM	16	16
N	7309	Cedar Elm	Good	CELM	9.5	9.5
TOTAL CLASS 2 MITIGATION						1186

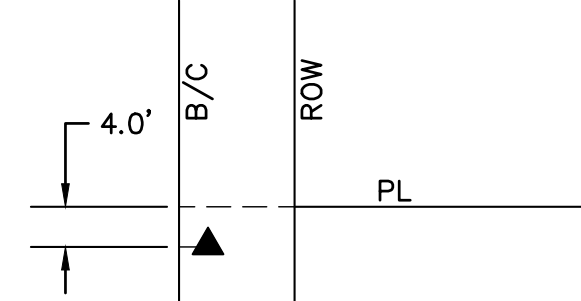
TREES TO PROTECT - CLASS 3						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	10011	Cedar Elm	Off Property	CELM	16,13	22.5
N	10014	Cedar Elm	Off Property	CELM	21	21
N	10031	White Mulberry	Off Property	WMULBERRY	18	18
N	10016	Cedar Elm	Off Property	CELM	15.5,15	23
Y	2876	Osage Orange	Very Poor	OORANGE	22	22
Y	3350	Hackberry	Very Poor	HK	18.5	18.5
N	5305	Mesquite	Very Poor	MQ	20	20
N	5306	Cedar Elm	Very Poor	CELM	18	18
N	7049	Black Willow	Very Poor	BW	23	23
N	7059	Osage Orange	Very Poor	OORANGE	17,11	22.5
Y	7081	Green Ash	Very Poor	GASH	15,8	19
N	7332	Hackberry	Very Poor	HK	16.5,7.5	20
Y	8610	Cedar Elm	Very Poor	CELM	21.5	21.5
Y	1313	Cedar Elm	Poor	CELM	13,11.5	18
Y	7023	Cedar Elm	Poor	CELM	23	23
Y	7033	Cedar Elm	Poor	CELM	14.5,13	21
N	7073	Cedar Elm	Poor	CELM	19.5	19.5
Y	8603	Cedar Elm	Poor	CELM	14,8	18
Y	8607	Cedar Elm	Poor	CELM	21	21
N	8626	Osage Orange	Poor	OORANGE	11,12,6	20
Y	3371	Hackberry	Fair	HK	9.5,9,8	18
N	5307	Hackberry	Fair	HK	12.5,11,8	22
N	8707	Black Willow	Fair	BW	13.5,13.5	21
Y	8720	Black Willow	Fair	WILL	13,13	20.5
N	2896	Cedar Elm	Good	CELM	20	20
Y	7032	Cedar Elm	Good	CELM	20	20
N	1120	Cedar Elm	Fair	CELM	18	18
N	1121	Cedar Elm	Fair	CELM	21.5	21.5
N	1127	Cedar Elm	Fair	CELM	18	18
N	1191	Cedar Elm	Fair	CELM	20	20
Y	1314	Cedar Elm	Fair	CELM	20.5	20.5
Y	1327	Cedar Elm	Fair	CELM	18	18
Y	1333	Cedar Elm	Fair	CELM	21.5	21.5
Y	1347	Cedar Elm	Fair	CELM	16,8	20
N	1382	Osage Orange	Fair	OORANGE	16,10	21
Y	2877	Cedar Elm	Fair	CELM	19	19
N	2897	Cedar Elm	Fair	CELM	16,15	23.5
N	2899	Cedar Elm	Fair	CELM	15,13.5	21.5
Y	2923	Cedar Elm	Fair	CELM	18	18
Y	2963	Cedar Elm	Fair	CELM	15,15	22.5
Y	3000	Cedar Elm	Fair	CELM	18.5	18.5
Y	3343	Cedar Elm	Fair	CELM	15,13.5	21.5
Y	3344	Cedar Elm	Fair	CELM	16,14.5	23
N	3352	Cedar Elm	Fair	CELM	18	18
N	5285	Cedar Elm	Fair	CELM	20	20
N	5323	Cedar Elm	Fair	CELM	18	18
N	5369	Cedar Elm	Fair	CELM	19.5	19.5
N	5370	Cedar Elm	Fair	CELM	20	20
N	5373	Cedar Elm	Fair	CELM	18	18
Y	5389	Cedar Elm	Fair	CELM	19	19
N	7002	Cedar Elm	Fair	CELM	19	19
Y	7008	Cedar Elm	Fair	CELM	21.5	21.5
N	7040	Cedar Elm	Fair	CELM	18	18
N	7042	Cedar Elm	Fair	CELM	18	18
N	7052	Green Ash	Fair	GASH	23	23
N	7080	Cedar Elm	Fair	CELM	19.5	19.5
N	7338	Cedar Elm	Fair	CELM	21.5	21.5
Y	8604	Cedar Elm	Fair	CELM	19	19
Y	8606	Cedar Elm	Fair	CELM	19	19
Y	8609	Cedar Elm	Fair	CELM	20.5	20.5
Y	8614	Cedar Elm	Fair	CELM	19.5	19.5
Y	8620	Texas Ash	Fair	TASH	18,11	23
N	8662	Cedar Elm	Fair	CELM	18	18
N	8666	Cedar Elm	Fair	CELM	23	23
Y	8668	Cedar Elm	Fair	CELM	18.5	18.5
Y	8718	Cedar Elm	Fair	CELM	18	18
N	7165	Hackberry	Poor	HK	12,8,6	19
N	5222	Elm	Poor	CELM	19.5	19.5
N	1152	Chinaberry	Invasive	CB	16,10,5	21
N	1145	Hackberry	Poor	HK	22	22
N	5215	Oak	Fair	LOAK	23.5	23.5
N	5201	Hackberry	Invasive	WMULBERRY	24	24
N	5204	Ash	Fair	ASH	24.5	24.5
TOTAL CLASS 3 INCHES TO PROTECT						2853.5

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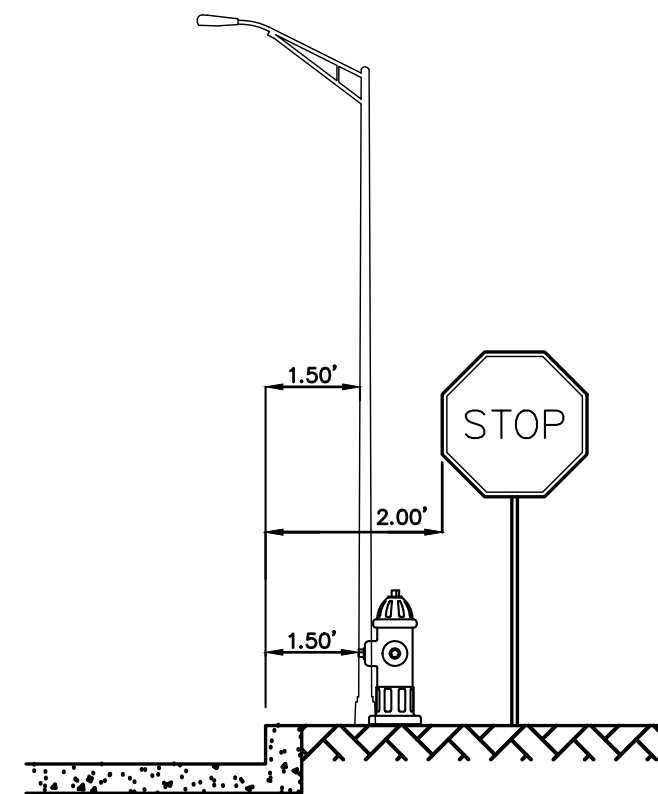
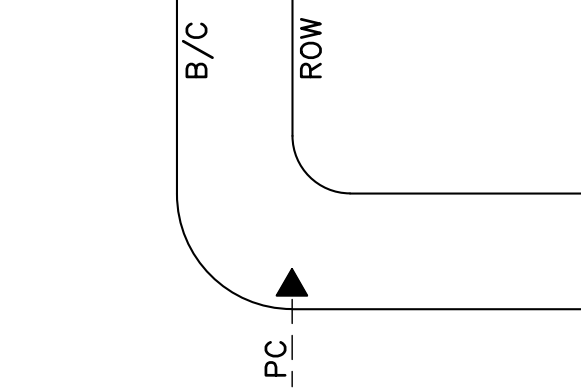
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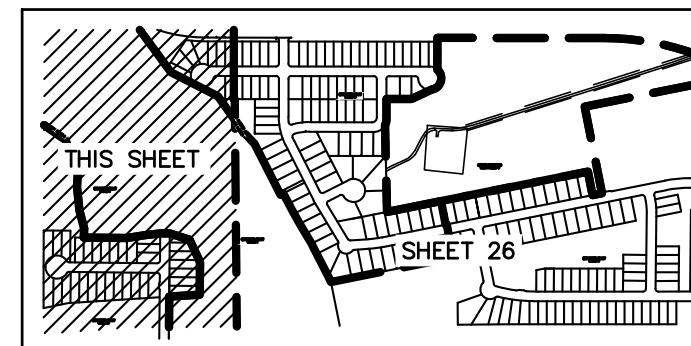
STREET LIGHTS AT PROPERTY LINES SHALL
BE LOCATED 4.0' FROM EXTENSIONS OF
PROPERTY LINE ALONG CURB LINE. SEE
DETAIL BELOW AND STREET LIGHT NOTE 5.



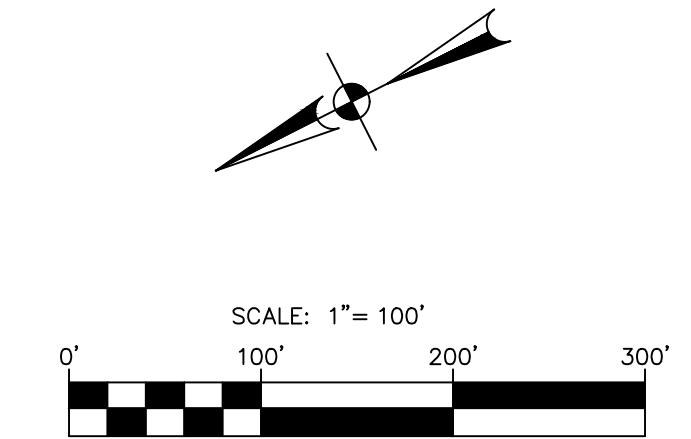
STREET LIGHTS AT INTERSECTIONS SHALL
BE LOCATED AT THE P.C. OF THE CURB
RETURN. STREET LIGHT LOCATION SHALL
NOT CONFLICT OR BLOCK STREET SIGNAGE
OR SIDEWALK RAMPS. SEE DETAIL BELOW.



SIGN PLACEMENT



STREET LIGHT KEY MAP
SCALE: 1:1000



LEGEND	
---	BOUNDARY
---	PHASING BOUNDARY
☉	PROPOSED NEIGHBORHOOD MAIL BOX
☼	PROPOSED STREET LIGHT
---	FEMA 100YR FLOODPLAIN
---	FEMA 500YR FLOODPLAIN
---	ATLAS14 100YR FLOODPLAIN
---	ATLAS14 500YR FLOODPLAIN

- NOTES
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - PROPOSED STREET LIGHT LOCATIONS ARE SUBJECT TO CHANGE WITH THE SUBDIVISION CONSTRUCTION PLANS.
 - PROPOSED STREET LIGHTS SHALL BE LED AND DOWNCAST/FULL CUT OFF TYPE.

- STREET LIGHT NOTES:
- STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE ENGINEERING DESIGN MANUAL.
 - STREET LIGHTS SHALL USE A LED LAMP WITH A FULL CUTOFF TYPE LUMINAIRE. A DROP DOWN COBRA HEAD LENSE IS PROHIBITED.
 - STREET LIGHT LOCATIONS ON THIS SHEET ARE FOR INFORMATION PURPOSE ONLY.
 - STREET LIGHTS SHALL NOT BE CONSTRUCTED IN THE SIDEWALK.
 - STREET LIGHTS SHALL BE OFFSET 4 FEET MINIMUM FROM PROPOSED UTILITIES AS TO NOT BE AN OBSTRUCTION.

NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512-664-8711
TYPE FIRM REGISTRATION #420 | TYPE FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
STREET LIGHT LAYOUT (2 OF 2)

CITY NO.	2023-8-PP
JOB NO.	51387-00
DATE	MARCH 2024
DESIGNER	NJD
CHECKED	AC
DRAWN	NJD
SHEET	27 of 27