

PRELIMINARY PLAT FOR

RECEIVED
SEP 29 2011

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

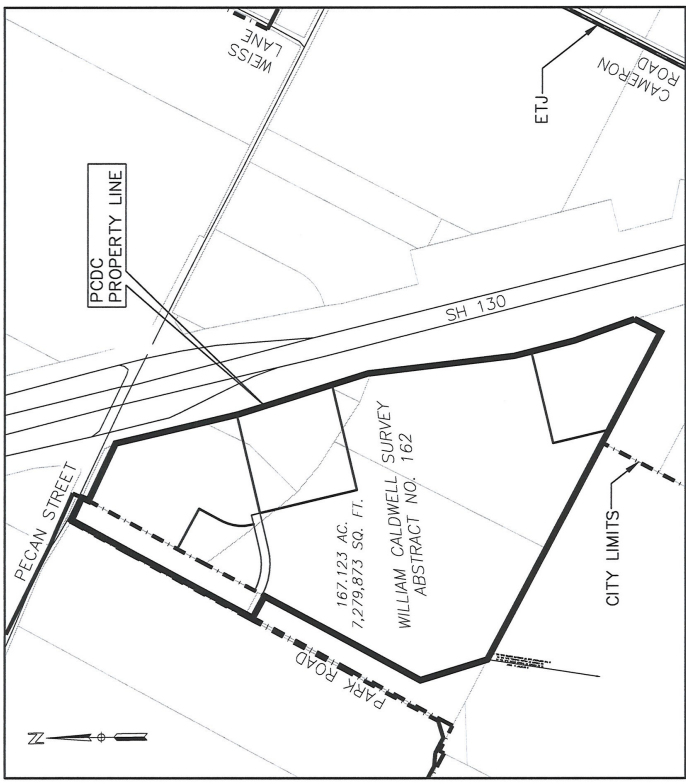
RENEWABLE ENERGY PARK
NOT FOR RECORDATION

DRAWING INDEX

- 01 COVER SHEET
02 PRELIMINARY PLAT OVERALL PLAN
03 PRELIMINARY PLAT PHASE 1 OF 3
04 PRELIMINARY PLAT PHASE 2 OF 3
05 PRELIMINARY PLAT PHASE 3 OF 3
06 DRAINAGE AREA MAP EXISTING CONDITIONS
07 DRAINAGE AREA MAP PROPOSED CONDITIONS
08 PROPOSED UTILITY LAYOUT PHASE
09 PROPOSED UTILITY LAYOUT ULTIMATE
10 TREE SURVEY

NOTES

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION
2. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT FURNISH ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. NO OVERHEAD ELECTRIC SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
6. THE PROPOSED SUBMISSION IS SUBJECT TO ALL CITY OF PFLUGERVILLE STANDARDS RELATED TO TREE CONSERVATION.
7. STREETLIGHTS SHALL BE INSTALLED BY THE SUBMITTER PER THE CITY OF PFLUGERVILLE STANDARDS AND SPECIFICATIONS FOR STREET LIGHTS AND SHALL BE APPROVED BY THE CITY OF PFLUGERVILLE.
8. A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
9. AT SUCH TIME AS THE PROPERTY IS DEVELOPED, A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO EAST PECAN STREET AND ALL PUBLIC STREETS WITHIN THE PRELIMINARY PLAT.
10. NO DRIVEWAY CUTS OR MEDIAN BREAKS ALONG THE ENTRANCE DRIVE TO NE METRO PARK UNLESS APPROVED BY TRAVIS COUNTY.
11. ALL UTILITIES SHALL BE INSTALLED AS DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF RESIDUAL ENERGY PARK.
12. CONCRETE OR ASPHALT DRIVE SHALL BE REQUIRED TO BE ADJACENT TO THE ENTRANCE DRIVE TO NE METRO PARK SHALL BE ADJACENT WITH THE COUNTY PARK ENVIRONMENT AND SHALL BE SUBJECT TO ALL CITY OF PFLUGERVILLE SIGN REQUIREMENTS.
13. NO STRUCTURES SHALL IMPED THE FLIGHT PATH OF BIRDS NEST SUPPORT.
14. ANY RESIDENTIAL LAND USE WITHIN THE PRELIMINARY PLAT SHALL REQUIRE PUBLIC PARKLAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION COMMISSION.
15. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF PFLUGERVILLE.
16. THE ESTIMATE UTILITY AND SITE LAYOUT OUTLINED IN SHEET 6 IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. APPROVAL OF THIS PRELIMINARY PLAT SHALL BE LIMITED TO PHASE 1 ONLY.
17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
18. ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL EXISTING UTILITY LINES (WATER, SEWER, GAS, AND WIRE) SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE NOTED HEREON.
19. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED.
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SCALE 1" = 500'



ENGINEERING, LLC
6009 Shepherd Avenue, Suite 4000
Austin, Texas 78750
Phone (512) 614-8171 Fax (512) 284-8021
T.B.P.E. FIRM NO. F-13162

OWNER
PFLUGERVILLE COMMUNITY DEVELOPMENT CENTER, SUITE E
203 WEST MAIN STREET
PFLUGERVILLE, TX 78660

OWNER SIGNATURE
BARBARA STROGOSKI
9/29/11



LEGAL DESCRIPTION:

DESCRIPTION OF A 167.123 ACRE (7,279,873 SQUARE FEET), TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING THAT 121,790 ACRE TRACT OF LAND CONVEYED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010099408, BEING THAT 0.837 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010099408, AND BEING THAT 26,123 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011212097, OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, TEXAS, SAME BEING THAT 7,321 ACRE TRACT OF LAND CONVEYED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011212097 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT 167.123 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

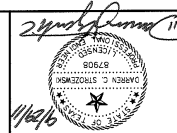
- 1) THE/HE/ she/it, depending on the gender of the owner, being the southerly right-of-way line of Pecan St. (beginning at its width corner), being the southerly boundary line of a 2.56 acre tract of land conveyed to City of Pflugerville by instrument recorded in Volume 9236, Page 954 of the Real Property Records of Travis County, Texas, same being the northeast corner of said 7,321 acre tract of land, also known as Sun Light Near Way, for the northwest corner of the herein described tract;
2) THE/HE/ she/it, depending on the gender of the owner, being the southerly right-of-way line of Pecan St. (beginning at its width corner), being the southerly boundary line of a 2.56 acre tract of land conveyed to City of Pflugerville by instrument recorded in Volume 9236, Page 954 of the Real Property Records of Travis County, Texas, same being the northeast corner of said 7,321 acre tract, some being the northeast corner of said 26,123 acre tract;
3) THE/HE/ she/it, depending on the gender of the owner, being the southerly right-of-way line of Pecan St. (beginning at its width corner), being the southerly boundary line of a 2.56 acre tract of land conveyed to City of Pflugerville by instrument recorded in Volume 9236, Page 954 of the Real Property Records of Travis County, Texas, same being the northeast corner of said 7,321 acre tract, some being the northeast corner of said 26,123 acre tract, some being the northeast corner of said 26,123 acre tract;
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M. Stephen Truesdale 29 SEP 2011
M. Stephen Truesdale
Professional Land Surveyor No. 4933
Registered Professional Land Surveyor
1504 Chatham Trail Road Suite 103
Round Rock, TX 78681
312-238-1620



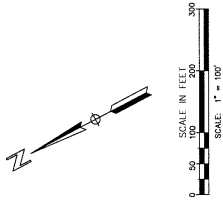
PRELIMINARY PLAT
PHASE 1
SHEET 2 OF 3

PCDC
RENEWABLE ENERGY PARK
PRELIMINARY PLAT

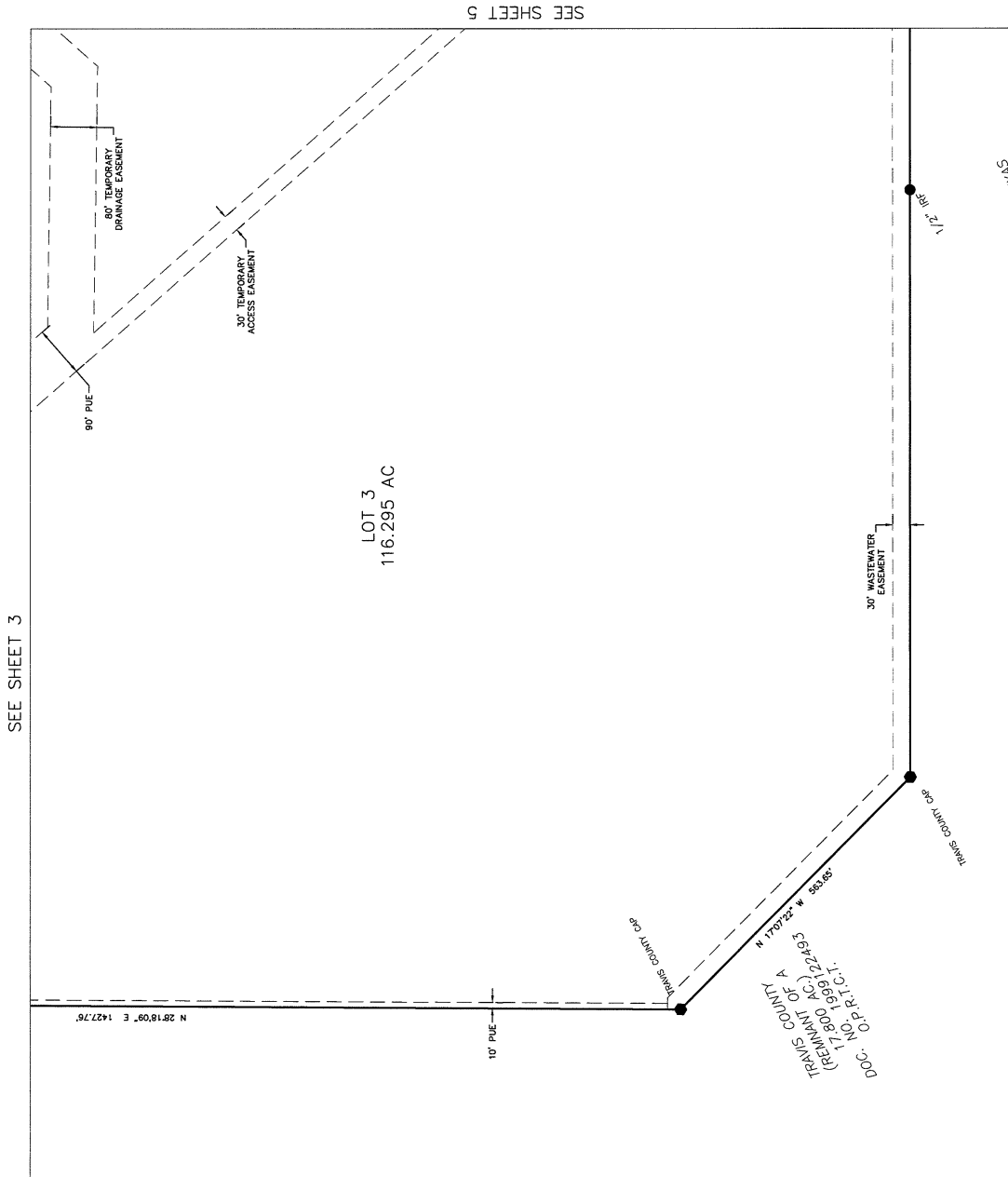


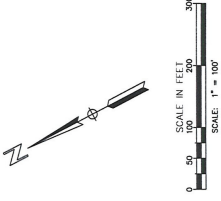
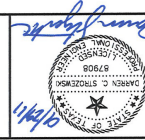
DATE: AUGUST 30, 2011
DRAWN BY: CMH
DESIGNED BY: WCD
CHECKED BY: JCS
APPROVED BY: JCS
PROJECT NO.: 20101233
FIRM NO.: 1-13182

DRAWING
04

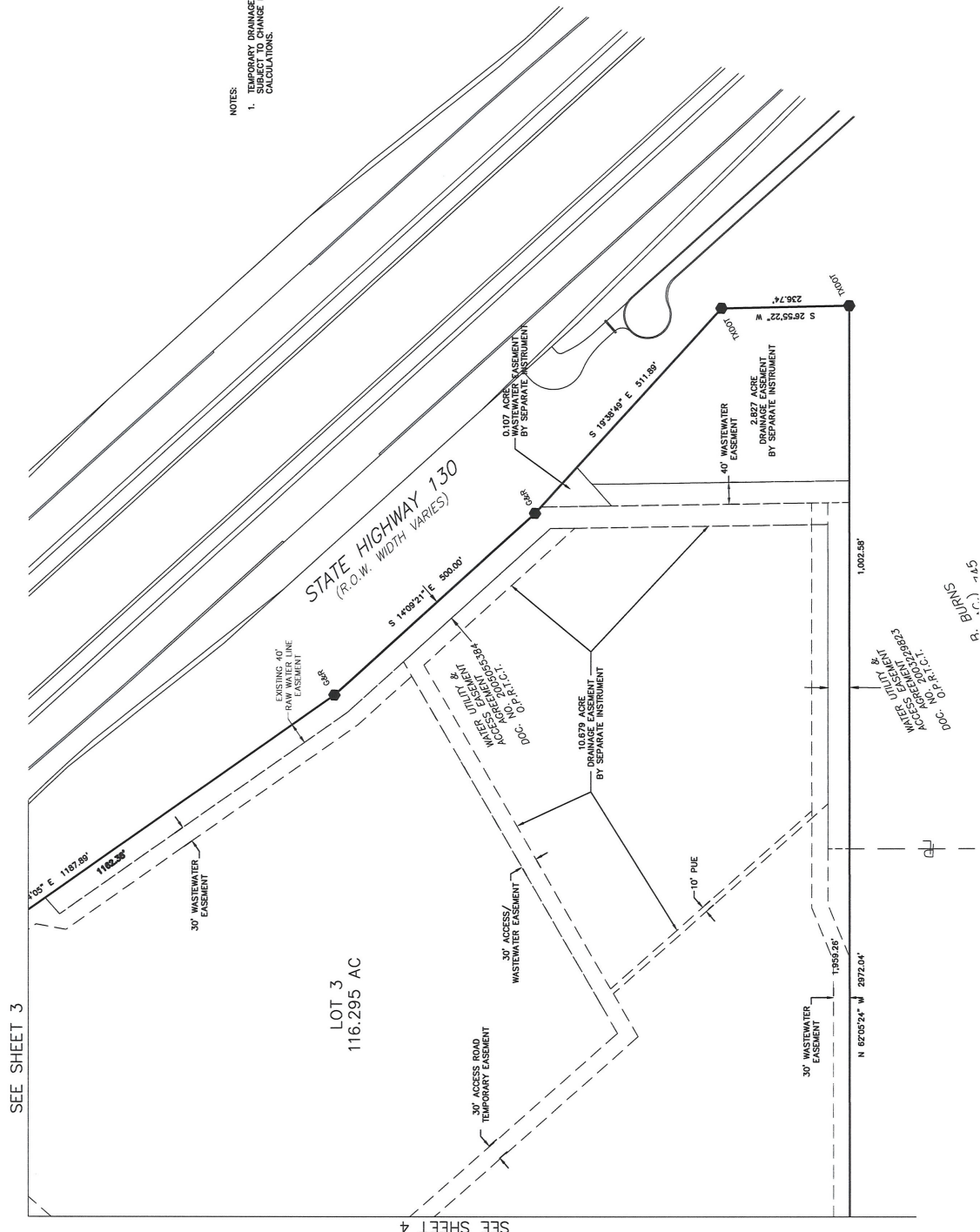


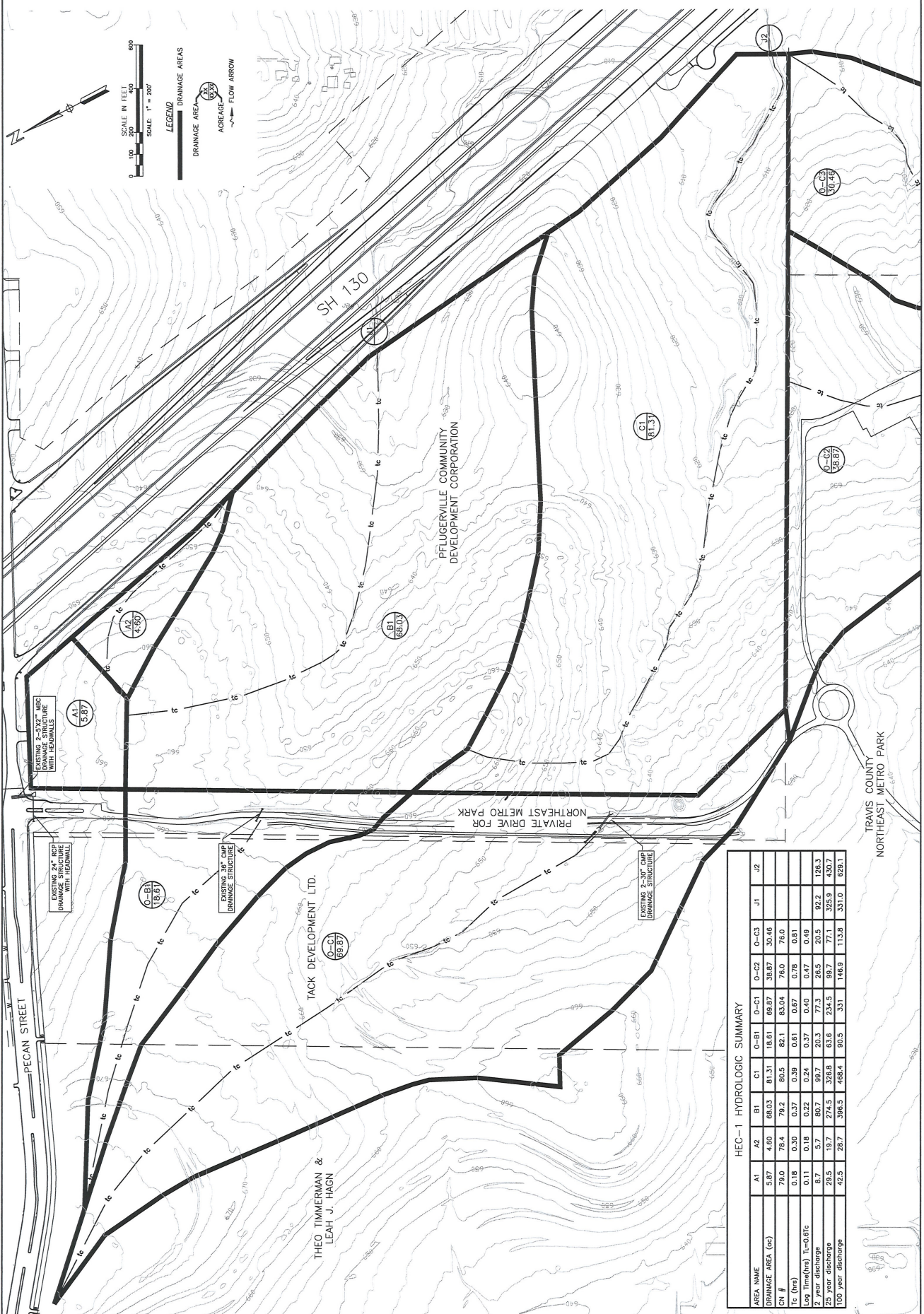
NOTES:
1. TEMPORARY DRAINAGE EASEMENT BOUNDARIES ARE SHOWN TO CHANGE BASED ON FINAL DESIGN CALCULATIONS.





NOTES:
1. TEMPORARY DRAINAGE EASEMENT BOUNDARIES ARE TO BE REMOVED UPON PERMITS AND PERMANENT CALCULATIONS.





HEC-1 HYDROLOGIC SUMMARY

AREA NAME	A1	A2	B1	C1	0-B1	0-C1	0-C2	0-C3	J1	J2
DRAINAGE AREA (ac)	3.87	4.80	88.03	81.31	18.61	89.87	38.87	30.48		
CH #	79.0	78.4	79.2	80.5	82.1	83.04	76.0	76.0		
Tc (hrs)	0.18	0.30	0.37	0.39	0.61	0.67	0.78	0.81		
Log Time(t _{pc})	0.11	0.18	0.22	0.24	0.37	0.40	0.47	0.49		
2 year discharge	8.7	5.7	80.7	99.7	20.3	77.3	26.5	20.5	92.2	126.3
25 year discharge	29.5	19.7	274.5	326.8	63.6	234.5	99.7	77.1	325.9	430.7
100 year discharge	42.5	28.7	396.5	468.4	90.5	331	146.9	113.8	331.0	629.1

FILENAME: Z:\proj\13\20101233 - PCDC Renewable Energy Park - Phase 1\500 - Final\Drawings\131 - Drainage\Pre\131 - Drainage\Pre\131.dwg; PLOTTED BY: CHM/KES; ON: 8/29/2011 8:46am; CTD.

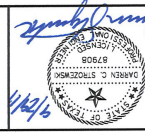


ULTIMATE DRAINAGE CONDITIONS

PRELIMINARY PLAT

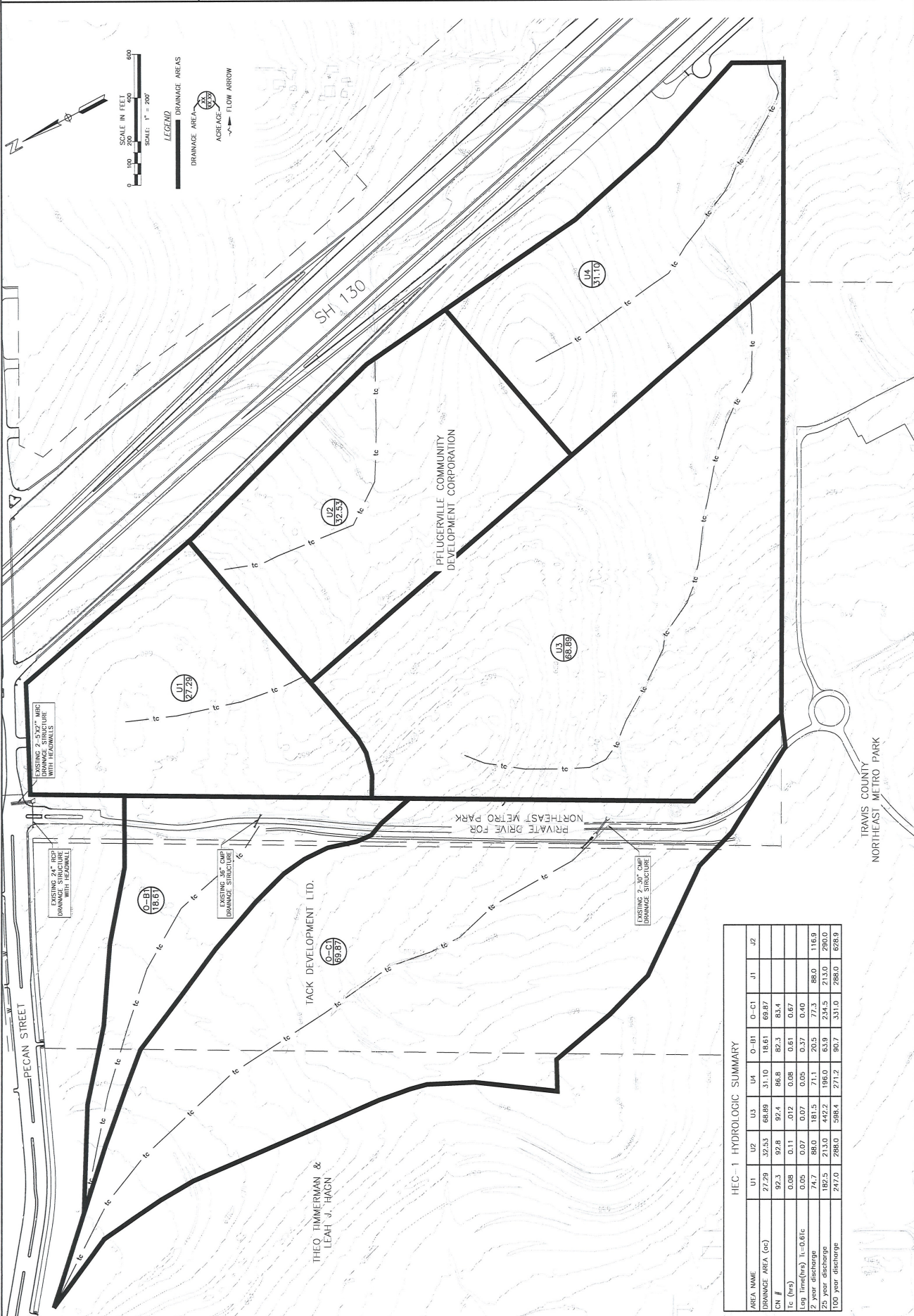
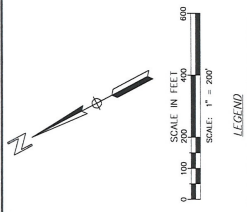
RENEWABLE ENERGY PARK
PRELIMINARY PLAT

PCDC



DATE: AUGUST 30, 2011
 DRAWN BY: CMH
 DESIGNED BY: WCD
 CHECKED BY: WCD
 APPROVED BY: WCD
 PROJECT NO.: 20101233
 PLAN NO.: P-13162

DRAWING
07



HEC-1 HYDROLOGIC SUMMARY

AREA NAME	U1	U2	U3	U4	O-C1	O-B1	O-C1	J1	J2
DRAINAGE AREA (ac)	27.29	32.53	68.69	311.0	18.61	69.87			
CN #	92.3	92.8	92.4	96.8	82.3	83.4			
Tc (hrs)	0.08	0.11	0.12	0.08	0.61	0.67			
Long Time(lhr) 1/-0.61c	0.05	0.07	0.07	0.05	0.37	0.40			
2 year discharge	74.7	88.0	181.5	71.1	20.5	77.3	88.0	116.9	
75 year discharge	182.5	213.0	442.2	196.0	63.9	234.5	213.0	290.0	
100 year discharge	247.0	288.0	588.4	271.2	80.7	331.0	288.0	628.9	

PLANET: 2:\projects\20101233 - PCDC Renewable Energy Park - Phase 1\500 - Final\Design\1 - Drainage\Primary\107-Draage Sheet 2.dwg, LAST SAVED ON: 5/6/2011 8:49:09 AM, PLOTTED BY: CHOKES, ON: 5/6/2011 9:02:00 AM, CPO



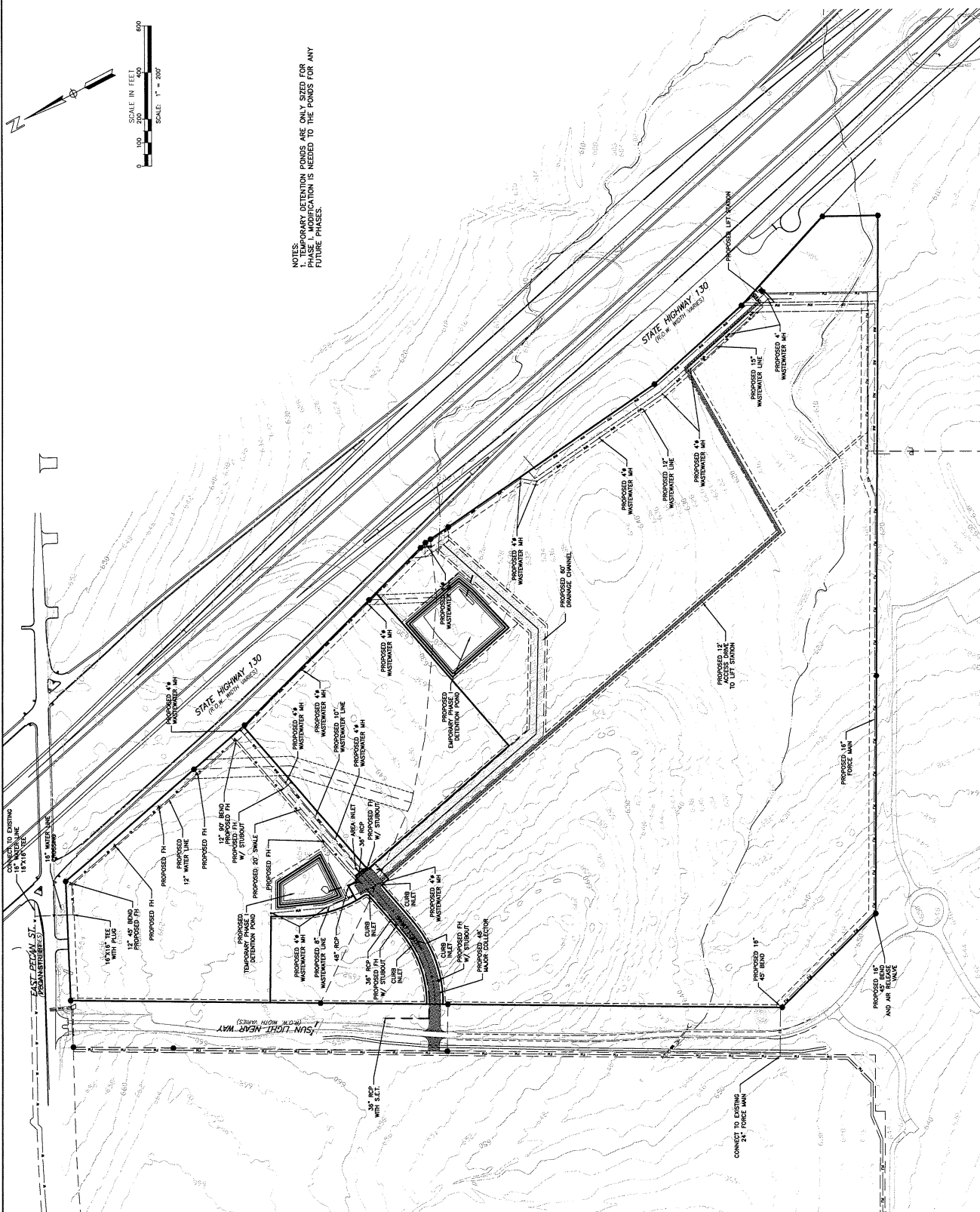
PRELIMINARY PLAT
PHASE 1 UTILITIES

PCDC
RENEWABLE ENERGY PARK
PRELIMINARY PLAT

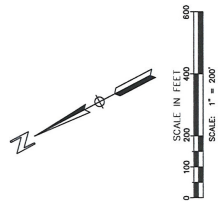


DATE: AUGUST 30, 2011
DRAWN BY: CWH
DESIGNED BY: WCD
CHECKED BY: JCS
APPROVED BY: JCS
PROJECT NO.: 20101233
REV NO.: P-13182

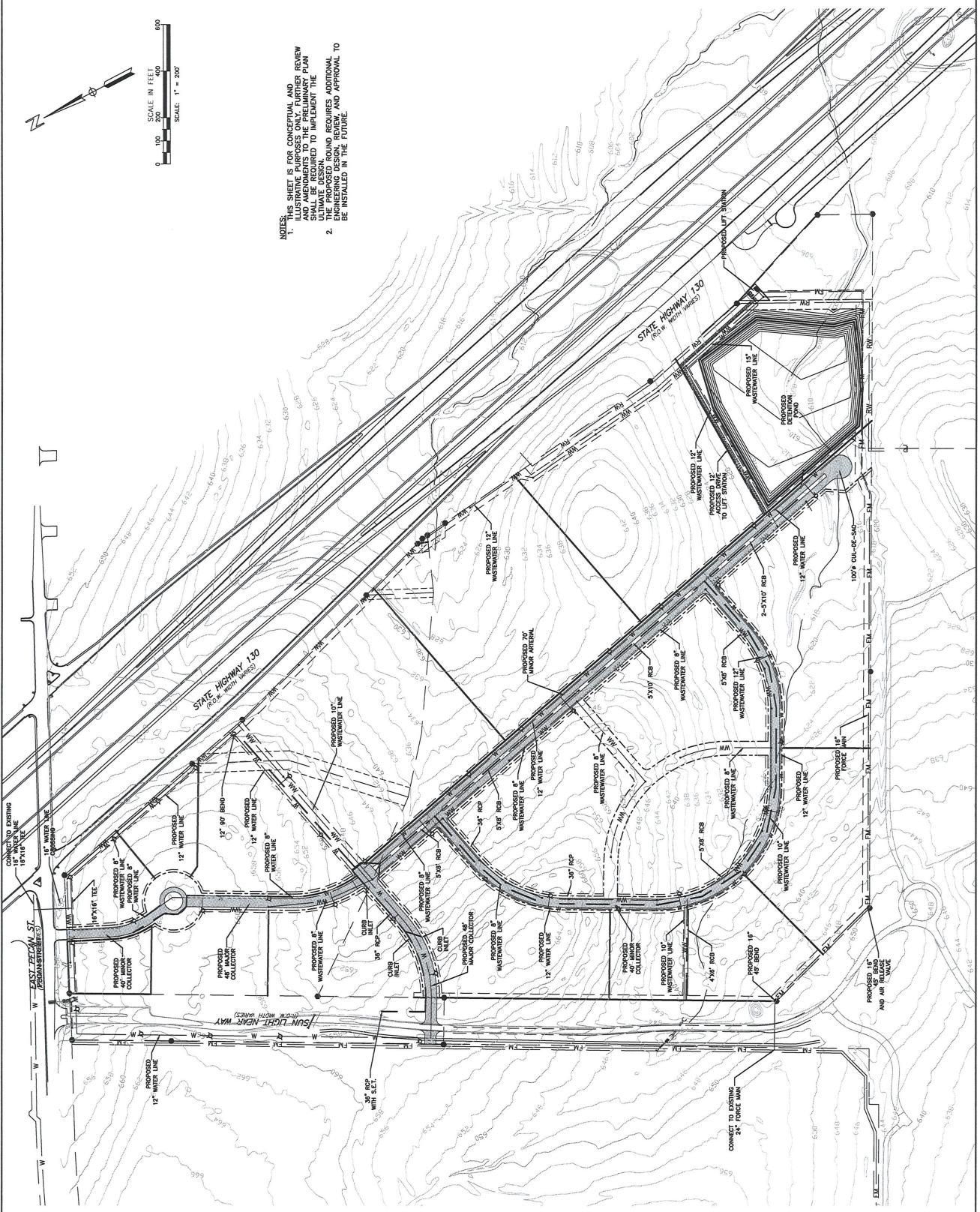
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08



NOTES:
1. ONLY ATTENTION POINTS ARE ONLY SHOWN FOR PHASE 1. MODIFICATION IS NEEDED TO THE POINTS FOR ANY FUTURE PHASES.

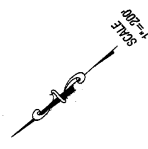


NOTES:
1. THIS SHEET IS FOR CONCEPTUAL AND PRELIMINARY DESIGN ONLY. ALL UTILITIES AND AMENDMENTS TO THE PRELIMINARY PLAN SHALL BE REQUIRED TO IMPLEMENT THE PLAN.
2. THE PROPOSED ROUND REQUIRES ADDITIONAL ENGINEERING DESIGN, PERMITTING, AND APPROVAL TO BE INSTALLED IN THE FUTURE.





Legend
● 1/2" Iron Rod Found
● 1/2" Iron Rod Found With TAD001 Aluminum Cap



LINE	LENGTH	BEARING	AREA
L1	1068.19	N88°17'11"E	1068.19
L2	1068.35	S06°54'22"E	1068.35
L3	753.89	S17°26'43"E	753.89
L4	1002.62	N62°04'10"W	1002.62
L5	539.95	N20°00'41"W	539.95
L6	1971.52	N28°17'28"E	1971.52
L7	1068.19	N88°17'11"E	1068.19
L8	1068.19	N88°17'11"E	1068.19
L9	1068.19	N88°17'11"E	1068.19
L10	753.89	S17°26'43"E	753.89
L11	753.89	S17°26'43"E	753.89
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L88	753.89	S17°26'43"E	753.89
L89	753.89	S17°26'43"E	753.89
L90	753.89	S17°26'43"E	753.89
L91	753.89	S17°26'43"E	753.89
L92	753.89	S17°26'43"E	753.89
L93	753.89	S17°26'43"E	753.89
L94	753.89	S17°26'43"E	753.89
L95	753.89	S17°26'43"E	753.89
L96	753.89	S17°26'43"E	753.89
L97	753.89	S17°26'43"E	753.89
L98	753.89	S17°26'43"E	753.89
L99	753.89	S17°26'43"E	753.89
L100	753.89	S17°26'43"E	753.89

TREE SURVEY

NOTE:
 TBM # 1, EAST CORNER OF 159 ACRES IN THE SOUTH RIGHT-OF-WAY OF PECAN AND WEST RIGHT-OF-WAY STATE HIGHWAY 130, 5/8" IRON ROD W/ TAD001 ALUMINUM CAP, ELEVATION 6506.69
 TBM # 2, SOUTHWEST CORNER OF 159 ACRES TRACT IN THE NORTH LINE OF THE EDWARDS BURNS 34 ACRE TRACT AND WEST RIGHT-OF-WAY OF STATE HIGHWAY 130, 5/8" IRON ROD W/ ALUMINUM CAP, ELEVATION 607.74
 BENCHMARK INFORMATION IS BASED ON LCRA GPS MONUMENT A681, VERTICAL DATUM NAVD 88.

TREE	SP. SPECIES	DBH	HT	TRUNK	BRNCHES	FRUIT	REMARKS
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CERTIFICATION:
 I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, OCTOBER 06, 2009, UNDER MY DIRECTION AND SUPERVISION.



ROBERT E. HYSMITH, RPLS NO. 5131
 STATE OF TEXAS

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