

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION FOR BOHLS COMMERCIAL PARK SUBDIVISION

LEGAL DESCRIPTION:

OF AN 104.15 ACRE TRACT OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS; BEING THE REMAINDER OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO HENRY BOHLS JR., RECORDED IN VOLUME 306, PAGE 559, THE REMAINDER OF A CALLED 24.78 ACRE TRACT DESCRIBED IN THE DEED TO HENRY J. BOHLS, RECORDED IN VOLUME 348, PAGE 511, THE REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO HENRY J. BOHLS, RECORDED IN VOLUME 899, PAGE 421, A PORTION OF THE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS, RECORDED IN VOLUME 3106, PAGE 2379, AND A PORTION OF THE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS, RECORDED IN VOLUME 899, PAGE 425 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 105.64 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 685 (RIGHT-OF-WAY VARIES), BEING THE NORTHWEST CORNER OF SAID HENRY BOHLS JR. TRACT, THE SOUTHWEST CORNER OF A REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO JULIA MELLEBRUCH, LARRY L. MELLEBRUCH, AND MARY ANN MEIGS, RECORDED IN DOCUMENT NO. 1999049718, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER HEREOF;

THENCE, S 62°22'21" E, ALONG THE NORTH LINE OF SAID HENRY BOHLS JR. TRACT, ALSO BEING THE SOUTH LINE OF SAID MELLEBRUCH TRACT, A DISTANCE OF 656.30 FEET TO 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE WEST RIGHT-OF-WAY OF TEXAS STATE HIGHWAY NO. 130 (RIGHT-OF-WAY VARIES) FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 04°20'34" E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 61.63 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;

THENCE, S 02°03'51" E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1294.82 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE NORTHWEST LINE OF SAID FIRST MENTIONED KENNITH H.J. BOHLS TRACT;

THENCE, S 02°03'51" E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 439.59 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 5791.58 FEET, AND CHORD BEARS S 00°15'44" W, 447.40 FEET, AN ARC DISTANCE OF 447.51 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S 87°56'45" W, A DISTANCE OF 992.05 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;
2. S 02°03'15" E, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
3. N 87°56'45" E, A DISTANCE OF 978.20 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
4. S 02°45'24" W, A DISTANCE OF 1080.90 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;
5. S 61°24'32" W, A DISTANCE OF 41.36 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE NORTHEASTERLY RIGHT-OF-WAY OF E. PFLUGER PARKWAY (RIGHT-OF-WAY VARIES);

THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 61°44'24" W, A DISTANCE OF 377.77 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
2. S 29°31'09" W, A DISTANCE OF 3.18 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
3. N 60°37'39" W, A DISTANCE OF 1803.25 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE SOUTHEASTERLY RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 685;

THENCE, N 07°25'24" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 253.83 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR A POINT A CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 5681.05 FEET, AND CHORD BEARS N 27°28'12" E, 34.04 FEET, AN ARC DISTANCE OF 34.04 FEET TO A TXDOT TYPE 1, CONCRETE MONUMENT;

THENCE, N 27°32'27" E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2823.80 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 104.15 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, WITH A COMBINED SCALE FACTOR OF 0.999902 AND THETA ANGLE 01°26'10.4962"

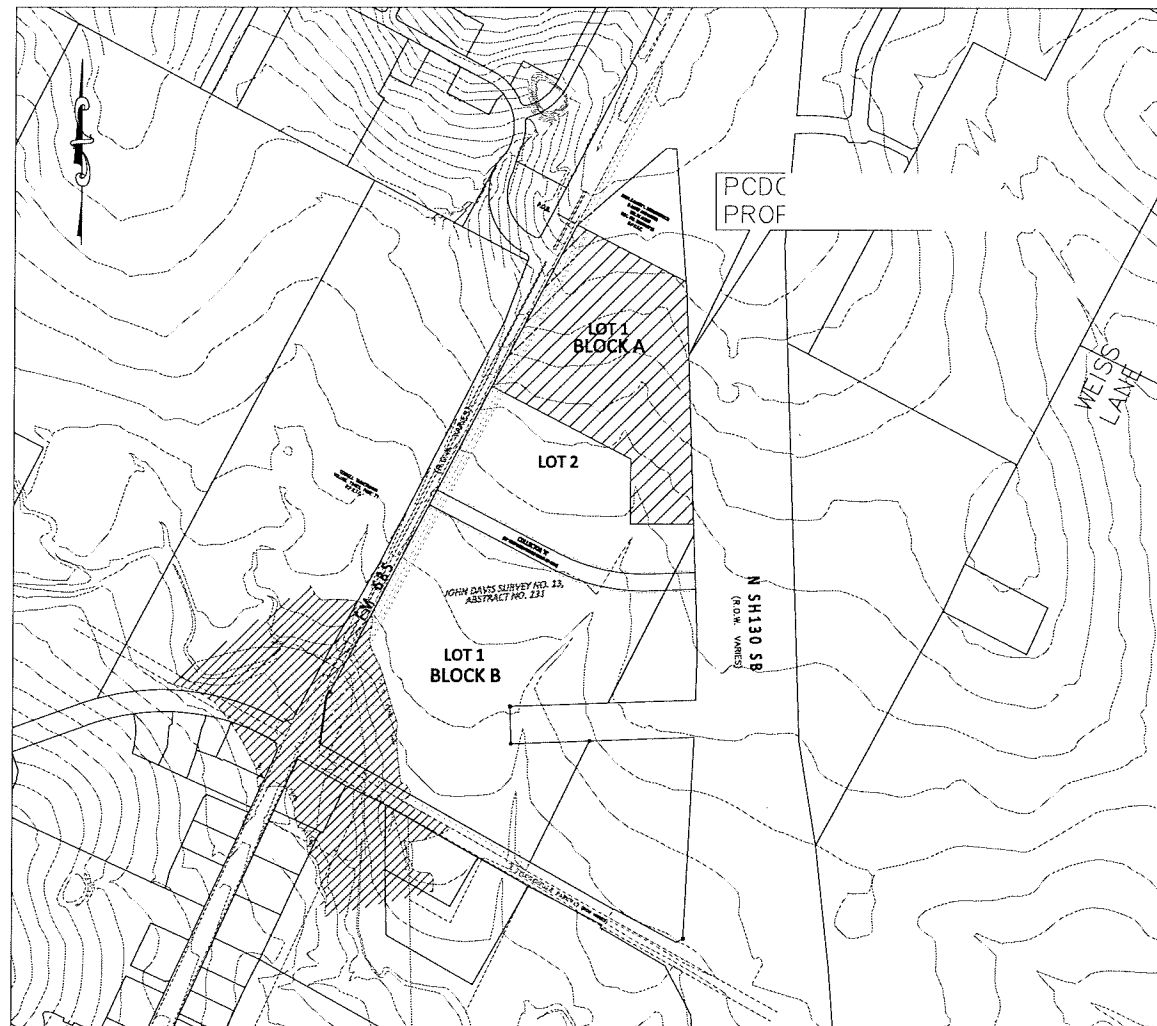
I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

Bohls
104.15 Acre Tract

Travis County, Texas
FN13128

DATE: _____
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
112 W. PECAN STREET
PFLUGERVILLE, TEXAS 78660

FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS



SCALE 1"=1000'

SUBMITTAL DATE: NOVEMBER 18, 2013
PLATTED ACREAGE: 105.64 ACRES
NO. OF LOTS: 3
PROPOSED LAND USE: INDUSTRIAL AND OFFICE

OWNER - LOT 1
PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
203 WEST MAIN STREET, SUITE E
PFLUGERVILLE, TX 78660

OWNER - REMAINDER
BOHLS COUSIN'S TRUST
PFLUGERVILLE, TX 78660

SURVEYOR:
DODD SURVEYING
112 W. PECAN STREET
PFLUGERVILLE, TEXAS 78660

Number	DESCRIPTION OF REVISION	Reviewed By	DATE
1	COP COMMENTS 11/22/13 - PLANNING & ENGINEERING		12/04/13
2	COP COMMENTS 12/09/13 - PLANNING, ENGINEERING, & 911 ADDRESSING		12/11/13

Catalyst Engineering Group
112 Pecan Street West Office: (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 657-2210
TBPE FIRM NO. F-13275

DRAWING INDEX

PRELIMINARY PLAT	
01	COVER SHEET
02	PRELIMINARY PLAT OVERALL PLAN
03	PRELIMINARY PLAT LOT 2
04	DRAINAGE AREA MAP EXISTING DRAINAGE CONDITIONS
05	DRAINAGE AREA MAP ULTIMATE DRAINAGE CONDITIONS
06	PROPOSED PHASE ONE UTILITY LAYOUT
07	TREE SURVEY

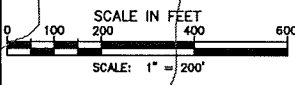
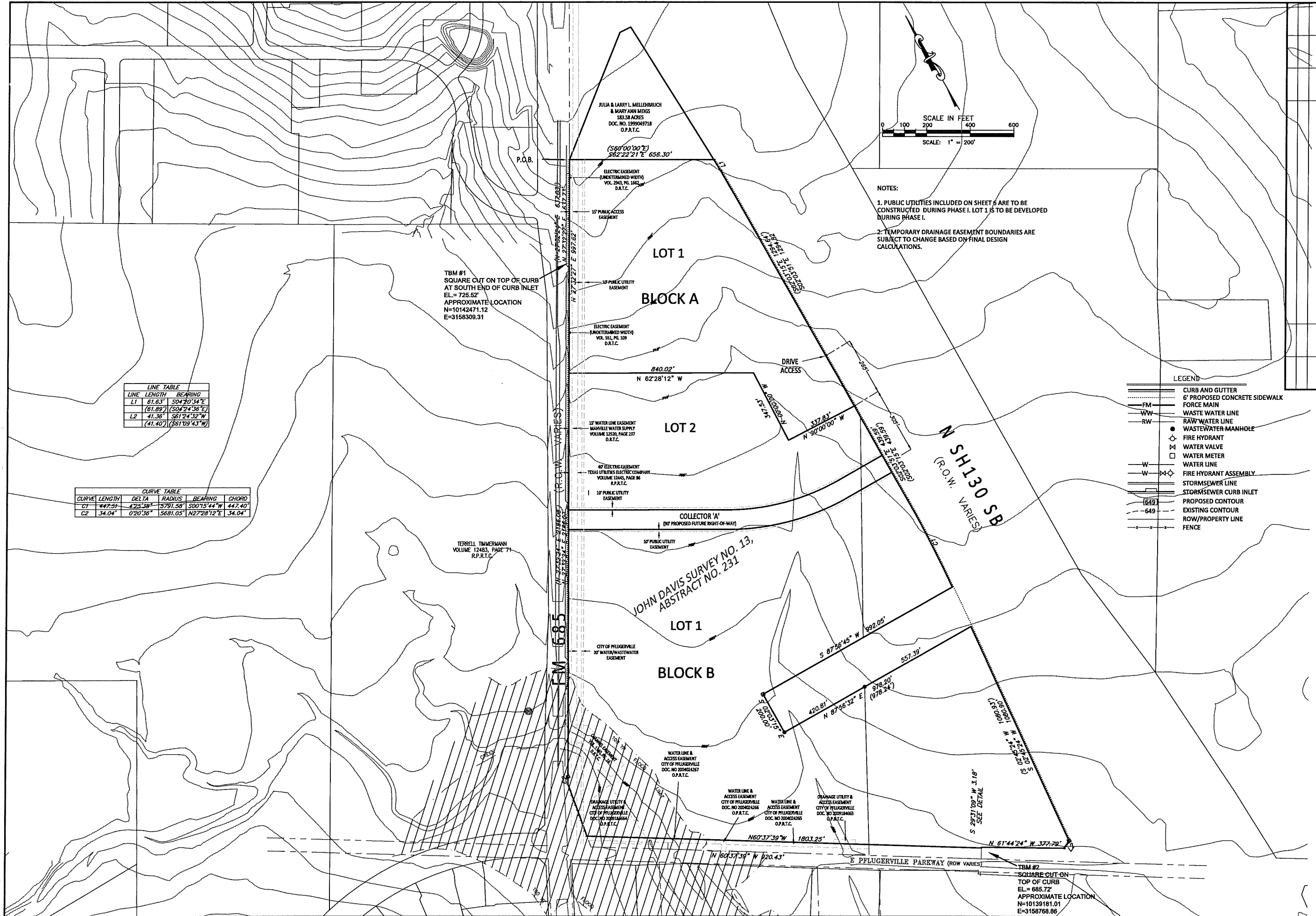
NOTES:

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 PROHIBIT 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 SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE STANDARDS RELATED TO TREE CONSERVATION.
7. STREETLIGHTS SHALL BE INSTALLED BY THE SUBDIVIDER PER THE CITY OF PFLUGERVILLE STANDARDS AND UNIFIED DEVELOPMENT CODE. A STREET LIGHTING PLAN SHALL BE PROVIDED AND APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS 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 SIX (6) FOOT PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO FM 685 AND SH130, WHERE PERMITTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, AND ALONG ALL PUBLIC STREETS WITHIN THE PRELIMINARY PLAN.
10. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF BOHLS COMMERCIAL PARK.
11. A JOINT ACCESS EASEMENT WILL BE ESTABLISHED WITH THE PROPERTY TO THE NORTH AT THE TIME OF SITE DEVELOPMENT.
12. NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF BIRDS NEST AIRPORT.
13. ANY RESIDENTIAL LAND USE WITHIN THE PRELIMINARY PLAN SHALL REQUIRE PUBLIC PARKLAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION COMMISSION.
14. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF PFLUGERVILLE.
15. THE UTILITY AND SITE LAYOUT OUTLINED IN SHEET 6 IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
17. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
18. EXCEPT WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
19. ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
20. ANY PROPOSED ACCESS TO SH130 CORRIDOR REQUIRES APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
21. A TRAFFIC IMPACT ANALYSIS WILL BE CONDUCTED FOR LOTS 1 AND 2 WITH OR PRIOR TO THE SUBMITTAL OF THE FIRST SITE DEVELOPMENT APPLICATION ON EITHER LOT.
22. ANY ROADWAY OR DRIVEWAY CONNECTING TO FM 685 OR SH130 REQUIRES TXDOT APPROVAL.
23. A TREE SURVEY WILL BE CONDUCTED FOR LOTS 2 AND 3 AT THE TIME OF FINAL PLAT.
24. FOR EACH LOT WITHIN THIS SUBDIVISION, ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2-YEAR, 10-YEAR, 25-YEAR, AND 100-YEAR STORM EVENTS. REGIONAL DETENTION IS NOT PROVIDED WITHIN THE BOHLS COMMERCIAL SUBDIVISION FOR THE ADJACENT NORTHERN MELLEBRUCH PROPERTY.

FLOODPLAIN DISCLAIMER:
A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN LIMITS STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL # 48453 C 0280 H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

TIMOTHY J. MOLTZ, P.E.
TBPE LICENSE NO. 77901





NOTES:
 1. PUBLIC UTILITIES INCLUDED ON SHEET 6 ARE TO BE CONSTRUCTED DURING PHASE I. LOT 1 IS TO BE DEVELOPED DURING PHASE I.
 2. TEMPORARY DRAINAGE EASEMENT BOUNDARIES ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN CALCULATIONS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.63'	S04°20'34"E
	(61.89')	(S04°24'36"E)
L2	41.36'	S61°24'32"W
	(41.40')	(S61°09'43"W)

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	BEARING	CHORD
C1	447.31'	4°25'38"	5791.58'	S00°15'44"W	447.40'
C2	34.04'	0°20'36"	5681.05'	N27°28'12"E	34.04'

- LEGEND
- CURB AND GUTTER
 - 6" PROPOSED CONCRETE SIDEWALK
 - FM FORCE MAIN
 - WW WASTE WATER LINE
 - RW RAW WATER LINE
 - WASTE WATER MANHOLE
 - FIRE HYDRANT
 - ⊗ WATER VALVE
 - WATER METER
 - W WATER LINE
 - W-FIRE HYDRANT ASSEMBLY
 - S STORMSEWER LINE
 - S-CURB INLET
 - 649 PROPOSED CONTOUR
 - 649 EXISTING CONTOUR
 - ROW/PROPERTY LINE
 - FENCE



PRELIMINARY PLAT
 OVERALL MAP

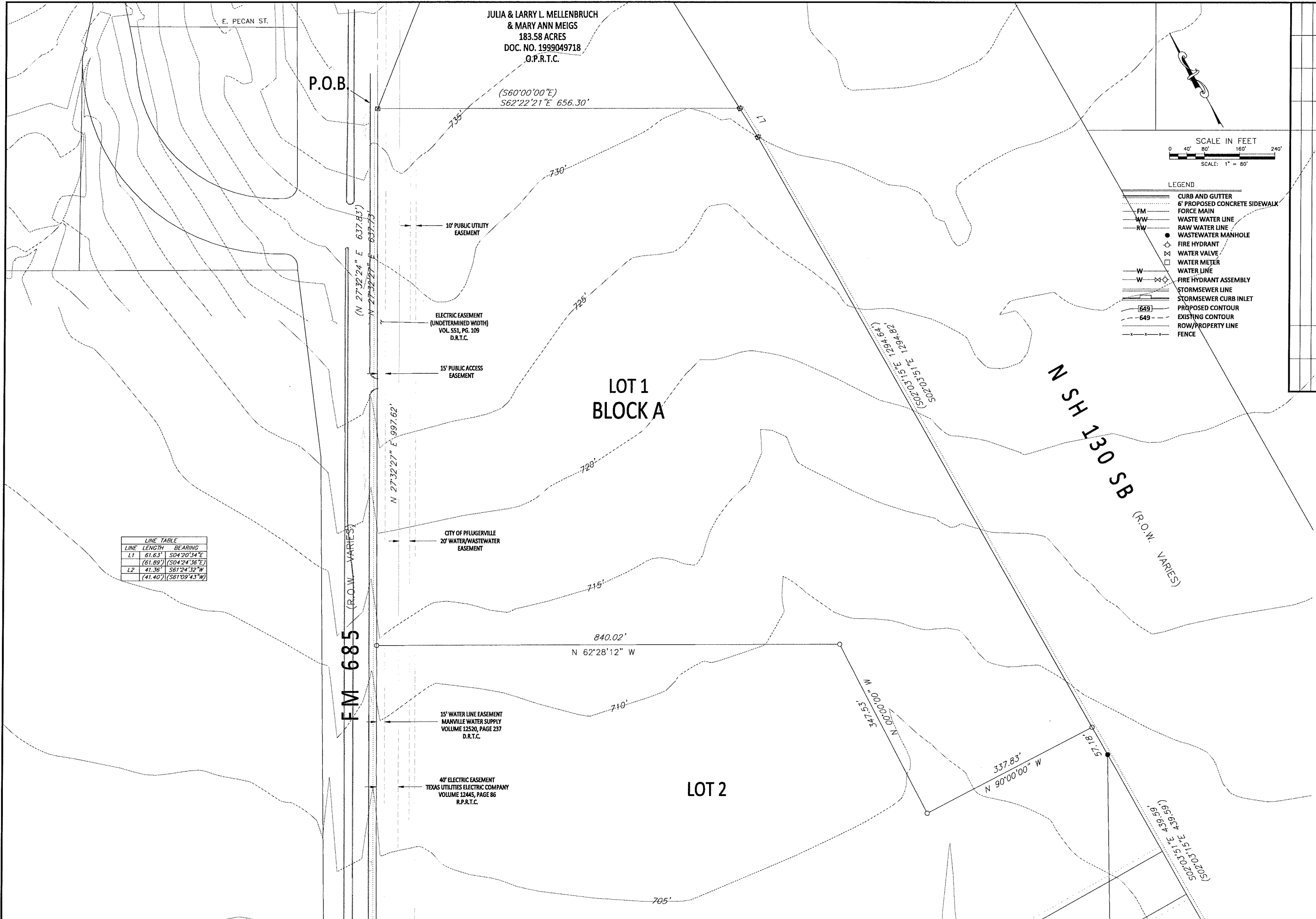
BOHLS COMMERCIAL
 PARK SUBDIVISION
 PRELIMINARY PLAT

DATE: NOVEMBER 18, 2013
 DRAWN BY: PAW
 DESIGNED BY: TJM
 CHECKED BY: TJM
 APPROVED BY: TJM
 PROJECT NO: --
 FIRM NO: F-13275

DRAWING
 02

Catalyst Engineering Group
 112 Pecan Street West
 Pflugerville, Texas 78660
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 Mobile: (512) 657-2210
 TBPE FIRM NO. F-13275

No.	DATE	REVISIONS	ENGR.	APP'D	DATE



E. PECAN ST.

P.O.B.

JULIA & LARRY L. MELLEBRUCH
& MARY ANN MEIGS
183.58 ACRES
DOC. NO. 1999049718
O.P.R.T.C.

(S60°00'00\"/>

10' PUBLIC UTILITY
EASEMENT

ELECTRIC EASEMENT
(UNDETERMINED WIDTH)
VOL. 551, PG. 109
D.R.T.C.

15' PUBLIC ACCESS
EASEMENT

LOT 1
BLOCK A

CITY OF PFLUGERVILLE
20' WATER/WASTEWATER
EASEMENT

840.02'
N 62°28'12\"/>

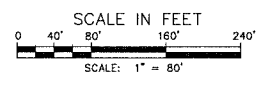
15' WATER LINE EASEMENT
MANVILLE WATER SUPPLY
VOLUME 12520, PAGE 237
D.R.T.C.

40' ELECTRIC EASEMENT
TEXAS UTILITIES ELECTRIC COMPANY
VOLUME 12445, PAGE 86
R.P.R.T.C.

LOT 2

N SH 130 SB
(R.O.W. VARIES)

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.63'	S04°20'34\"/>
L2	41.36'	S67°24'32\"/>



- LEGEND
- CURB AND GUTTER
 - 6' PROPOSED CONCRETE SIDEWALK
 - FM — FORCE MAIN
 - WW — WASTE WATER LINE
 - RW — RAW WATER LINE
 - WASTE WATER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER LINE
 - W — FIRE HYDRANT ASSEMBLY
 - STORMSEWER LINE
 - STORMSEWER CURB INLET
 - (649) — PROPOSED CONTOUR
 - 649 — EXISTING CONTOUR
 - ROW/PROPERTY LINE
 - FENCE

No.	DATE	REVISIONS	ENGR.	APP'D.	DATE



PRELIMINARY PLAT
PLAT DETAIL
OF LOT 1

BOHLS COMMERCIAL
PARK SUBDIVISION
PRELIMINARY PLAT

DATE: NOVEMBER 18, 2013
DRAWN BY: PAW
DESIGNED BY: TJM
CHECKED BY: TJM
APPROVED BY: TJM
PROJECT NO: ---
FIRM NO: F-13275

DRAWING
03

Catalyst Engineering Group
112 Pecan Street West
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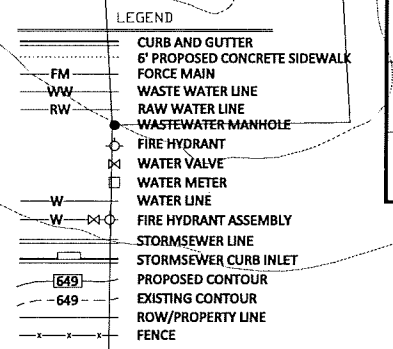
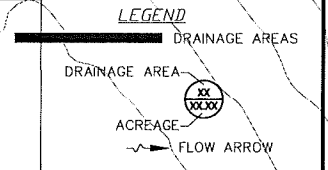
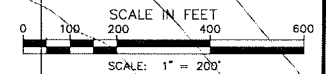
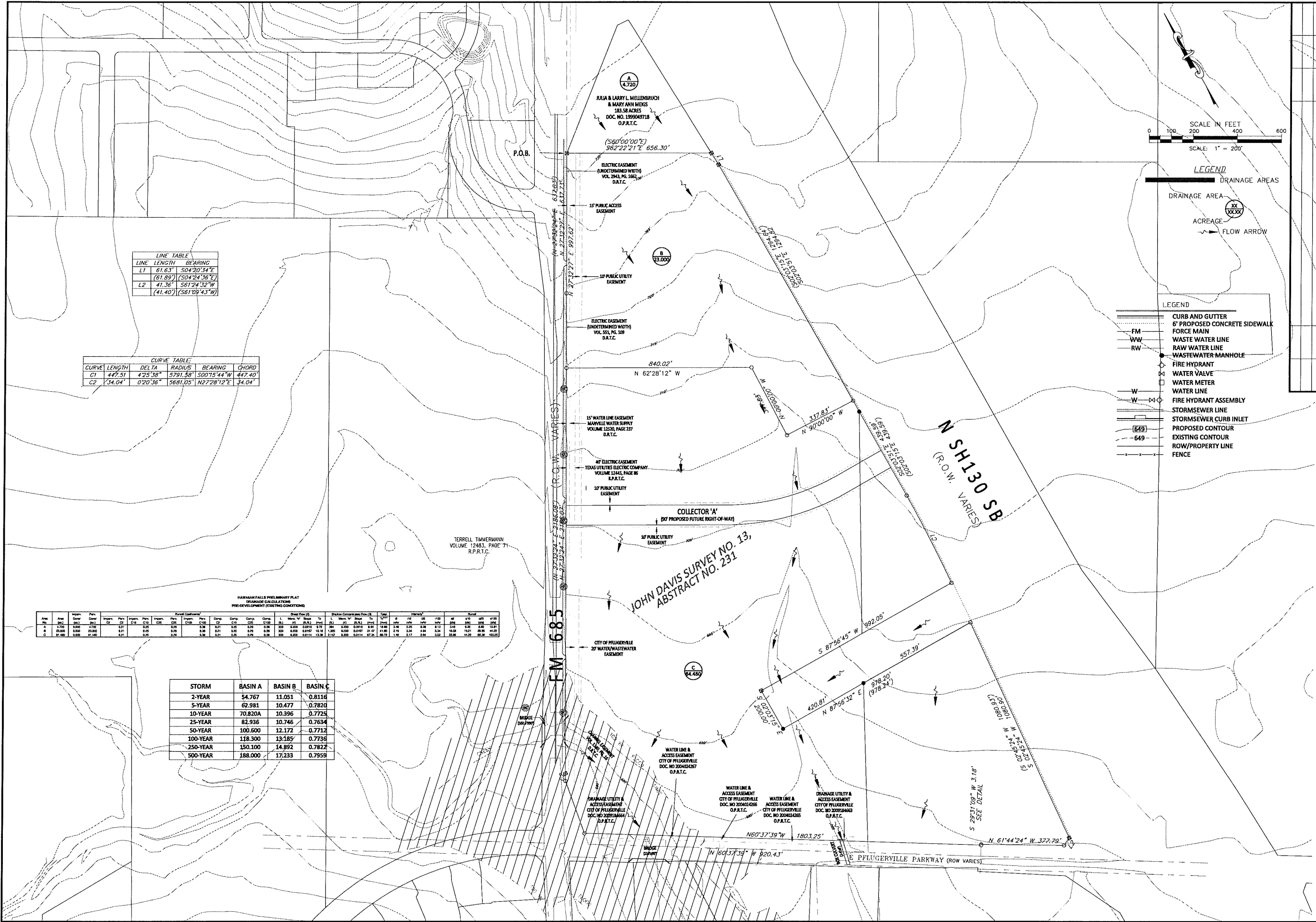
TBPE FIRM NO. F-13275

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.63	S04°20'34"E
	(61.89)	(S04°24'36"E)
L2	41.36	S81°24'32"W
	(41.40)	(S81°09'43"W)

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	BEARING	CHORD
C1	447.51	4°25'38"	5791.58	S00°15'44"W	447.40
C2	34.04	0°20'36"	5681.05	N27°28'12"E	34.04

HAWAIIAN FALLS PRELIMINARY PLAT DRAINAGE CALCULATIONS PRE-DEVELOPMENT (EXISTING CONDITIONS)																			
Area	Area	Imperv.	Perme.	Runoff Coefficients					Sheet Flow (ft)					Shallow Concentration Flow (ft)					
				C1	C2	C3	C4	C5	1	2	3	4	5	6	7	8	9	10	
A	4.720	0.800	0.720	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38
B	29.800	1.500	20.800	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38
C	17.480	0.300	17.180	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38	0.21	0.25	0.28	0.38

STORM	BASIN A	BASIN B	BASIN C
2-YEAR	54.767	11.051	0.8116
5-YEAR	62.981	10.477	0.7820
10-YEAR	70.820A	10.396	0.7725
25-YEAR	81.936	10.746	0.7634
50-YEAR	100.600	12.172	0.7712
100-YEAR	118.300	13.185	0.7736
250-YEAR	150.100	14.892	0.7822
500-YEAR	188.000	17.233	0.7959



No.	DATE	REVISIONS	ENGR.	APP'D	DATE

Catalyst Engineering Group
 112 Pecan Street West
 Pflugerville, Texas 78660
 Office: (512) 944-6077
 Mobile: (512) 657-2210

E G

REGISTERED PROFESSIONAL ENGINEER
 77901

TBPE FIRM NO. F-13275

PRELIMINARY PLAT
 EXISTING DRAINAGE
 CONDITIONS

**BOHLS COMMERCIAL
 PARK SUBDIVISION**

PRELIMINARY PLAT

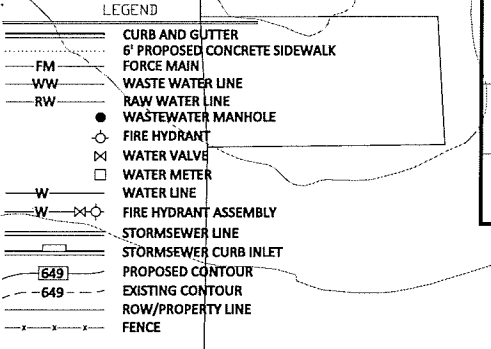
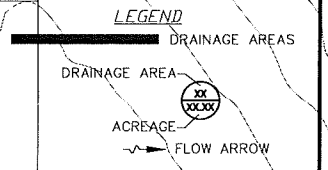
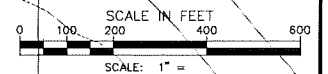
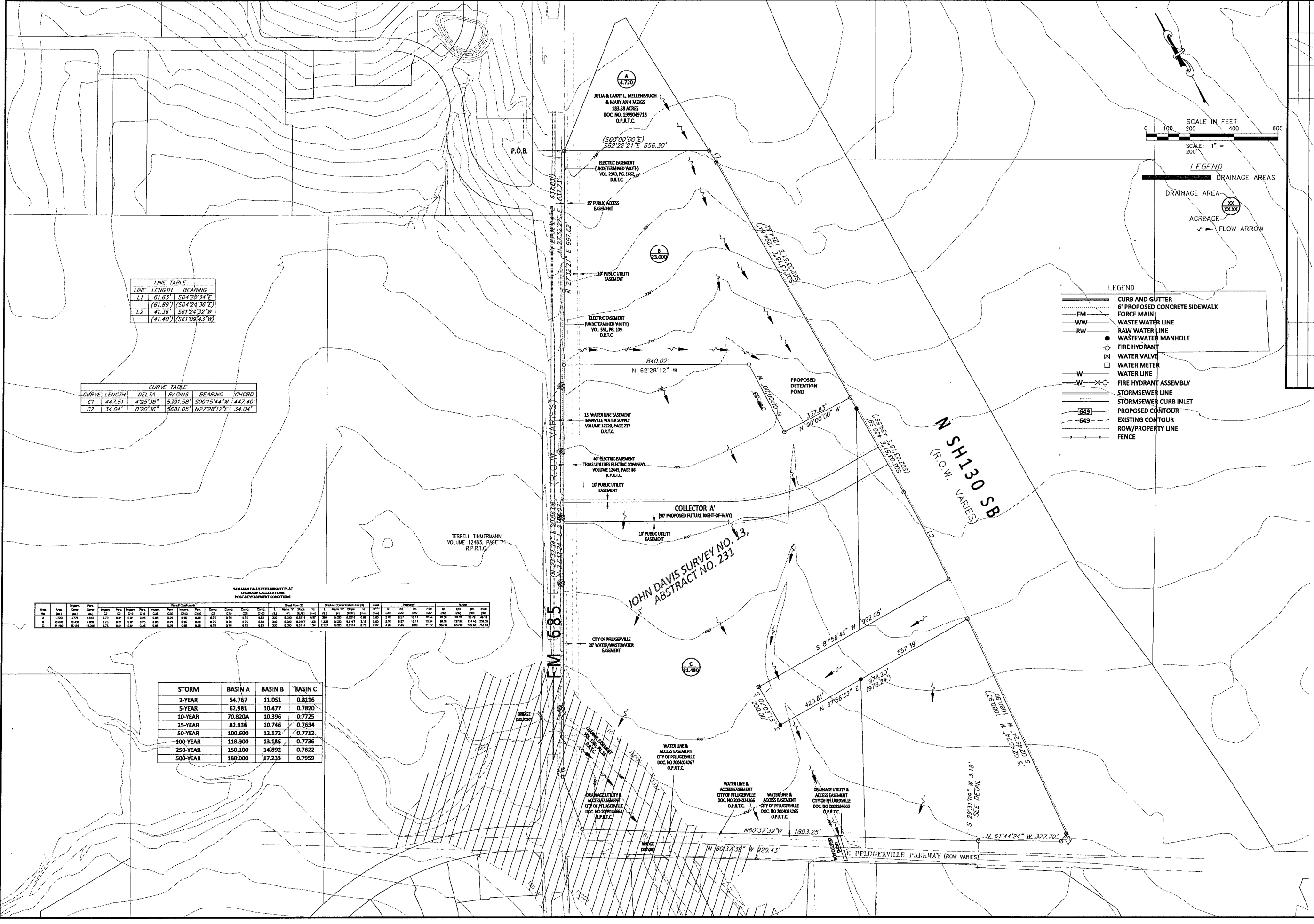
DATE: NOVEMBER 18, 2013
DRAWN BY: PAW
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C2	34.04'	0°20'36"	3681.05'	N27°28'12"E

HUTCHMAN FALLS PRELIMINARY PLAT DRAINAGE CALCULATIONS POST-DEVELOPMENT CONDITIONS																
No.	Area (Acres)	Runoff Coefficient					Peak Discharge (CFS)					Peak Discharge (MGD)				
		Imperv.	Perme.	Imperv.	Perme.	Perme.	10	20	30	40	50	10	20	30	40	50
1	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
2	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
3	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
4	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
5	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
6	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
7	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
8	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
9	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
10	1.00	0.70	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20

STORM	BASIN A	BASIN B	BASIN C
2-YEAR	54.767	11.051	0.8116
5-YEAR	62.981	10.477	0.7820
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25-YEAR	82.936	10.746	0.7634
50-YEAR	100.600	12.172	0.7712
100-YEAR	118.300	13.185	0.7736
250-YEAR	150.100	14.892	0.7822
500-YEAR	188.000	17.233	0.7959



No.	DATE	REVISIONS	ENGR.	APPD.	DATE



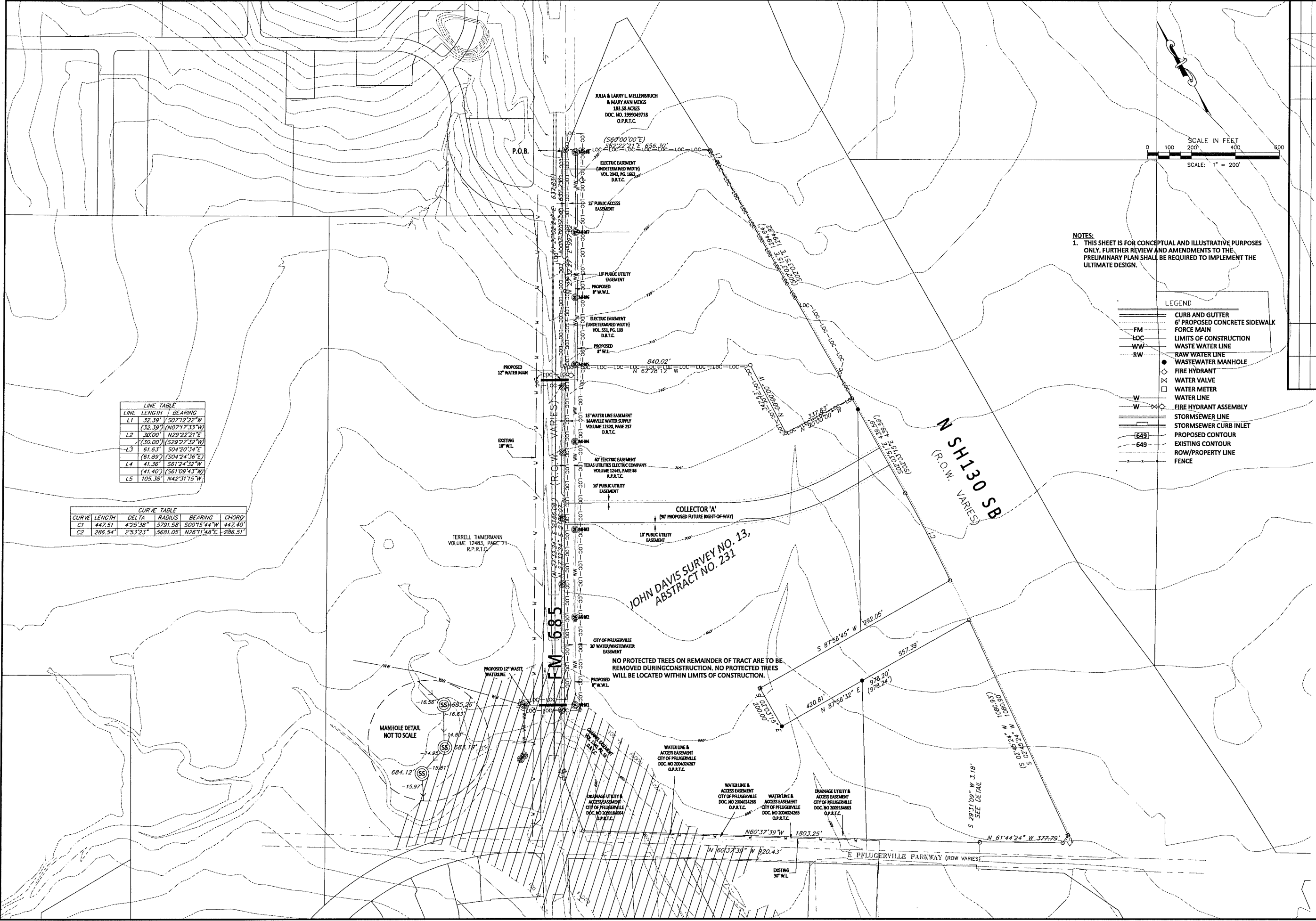
PRELIMINARY PLAT
ULTIMATE DRAINAGE
CONDITIONS

**BOHLS COMMERCIAL
PARK SUBDIVISION**
PRELIMINARY PLAT

DATE: NOVEMBER 18, 2013
DRAWN BY: PAW
DESIGNED BY: TJM
CHECKED BY: TJM
APPROVED BY: TJM
PROJECT NO: ---
FIRM NO: F-13275

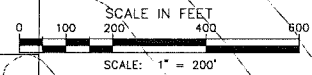
DRAWING
05

Catalyst Engineering Group
112 Pecan Street West
Pflugerville, Texas 78660
Office: (512) 944-6077
Mobile: (512) 657-2210
TBPE FIRM NO. F-13275



LINE	LENGTH	BEARING
L1	32.39'	S07°12'22\" W
	(32.39')	(N07°12'33\" W)
L2	30.00'	N29°22'21\" E
	(30.00')	(S29°22'32\" W)
L3	61.63'	S04°20'34\" E
	(61.63')	(S04°24'36\" E)
L4	41.36'	S61°24'32\" W
	(41.40')	(S61°09'43\" W)
L5	105.36'	N42°31'15\" W

CURVE	LENGTH	DELTA	RADIUS	BEARING	CHORD
C1	447.51'	4°25'38\"	5791.58'	S00°15'44\" W	447.40'
C2	286.54'	2°53'23\"	5681.05'	N26°11'48\" E	286.51'



NOTES:
 1. THIS SHEET IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY. FURTHER REVIEW AND AMENDMENTS TO THE PRELIMINARY PLAN SHALL BE REQUIRED TO IMPLEMENT THE ULTIMATE DESIGN.

- LEGEND**
- CURB AND GUTTER
 - 6\" PROPOSED CONCRETE SIDEWALK
 - FM FORCE MAIN
 - LOC LIMITS OF CONSTRUCTION
 - WW WASTE WATER LINE
 - RW RAW WATER LINE
 - WASTEWATER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - W WATER LINE
 - W FIRE HYDRANT ASSEMBLY
 - S STORMSEWER LINE
 - S STORMSEWER CURB INLET
 - 649 PROPOSED CONTOUR
 - 649 EXISTING CONTOUR
 - R.O.W. ROW/PROPERTY LINE
 - FENCE

NO.	DATE	REVISIONS	ENGR.	APPD.	DATE

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 112 Pecan Street West
 Pflugerville, Texas 78660
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 TBPE FIRM NO. F-13275

PRELIMINARY PLAT
 PROPOSED PHASE I
 UTILITY LAYOUT

**BOHLS COMMERCIAL
 PARK SUBDIVISION**
 PRELIMINARY PLAT

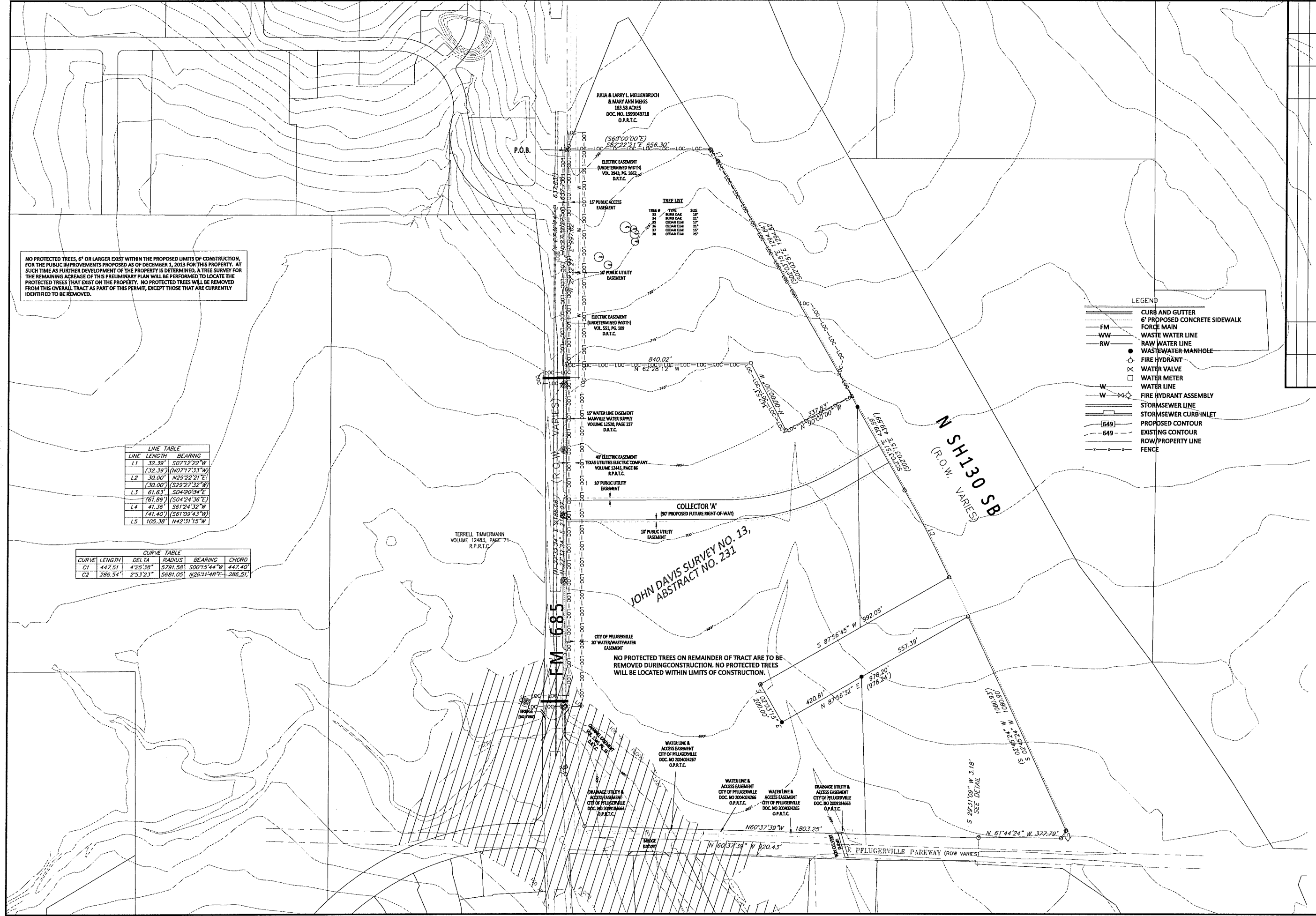
DATE: NOVEMBER 18, 2013
 DRAWN BY: PAW
 DESIGNED BY: TJM
 CHECKED BY: TJM
 APPROVED BY: TJM
 PROJECT NO: --
 FIRM NO: F-13275

DRAWING
 06

NO PROTECTED TREES, 6" OR LARGER EXIST WITHIN THE PROPOSED LIMITS OF CONSTRUCTION, FOR THE PUBLIC IMPROVEMENTS PROPOSED AS OF DECEMBER 1, 2013 FOR THIS PROPERTY. AT SUCH TIME AS FURTHER DEVELOPMENT OF THE PROPERTY IS DETERMINED, A TREE SURVEY FOR THE REMAINING ACREAGE OF THIS PRELIMINARY PLAN WILL BE PERFORMED TO LOCATE THE PROTECTED TREES THAT EXIST ON THE PROPERTY. NO PROTECTED TREES WILL BE REMOVED FROM THIS OVERALL TRACT AS PART OF THIS PERMIT, EXCEPT THOSE THAT ARE CURRENTLY IDENTIFIED TO BE REMOVED.

LINE	LENGTH	BEARING
L1	32.39'	S07°12'22"W
	(32.39')	(N07°17'33"W)
L2	30.00'	N29°22'21"E
	(30.00')	(S29°27'32"W)
L3	61.83'	S04°20'34"E
	(61.89')	(S04°24'36"E)
L4	41.36'	S81°24'32"W
	(41.40')	(S81°09'43"W)
L5	103.38'	N42°31'15"W

CURVE	LENGTH	DELTA	RADIUS	BEARING	CHORD
C1	447.51'	4°25'38"	5791.58'	S00°15'44"W	447.40'
C2	286.54'	2°53'23"	5681.05'	N26°11'48"E	286.51'



JOHN DAVIS SURVEY NO. 13,
ABSTRACT NO. 231

NO PROTECTED TREES ON REMAINDER OF TRACT ARE TO BE REMOVED DURING CONSTRUCTION. NO PROTECTED TREES WILL BE LOCATED WITHIN LIMITS OF CONSTRUCTION.

LEGEND

- CURB AND GUTTER
- 6" PROPOSED CONCRETE SIDEWALK
- FM — FORCE MAIN
- WW — WASTE WATER LINE
- RW — RAW WATER LINE
- WASTEWATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- W — WATER LINE
- W — FIRE HYDRANT ASSEMBLY
- STORMSEWER LINE
- STORMSEWER CURB INLET
- (649) — PROPOSED CONTOUR
- - - 649 — EXISTING CONTOUR
- ROW/PROPERTY LINE
- FENCE

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Mobile: (512) 657-2210

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY JOHN MOLTZ
77901

STATE OF TEXAS

PRELIMINARY PLAT
TREE SURVEY

**BOHLS COMMERCIAL
PARK SUBDIVISION**
PRELIMINARY PLAT

DATE: NOVEMBER 18, 2013
DRAWN BY: PAW
DESIGNED BY: TJM
CHECKED BY: TJM
APPROVED BY: TJM
PROJECT NO: --
FIRM NO: F-13275

DRAWING
07

No.	DATE	REVISIONS	ENGR.	APP'D	DATE

TEPE FIRM NO. F-13275