

PRELIMINARY PLANS FOR HUNTINGTON PARK

PFLUGERVILLE, TEXAS

PROJECT ADDRESS: INTERSECTION OF ROWE LOOP AND ROWE LANE.

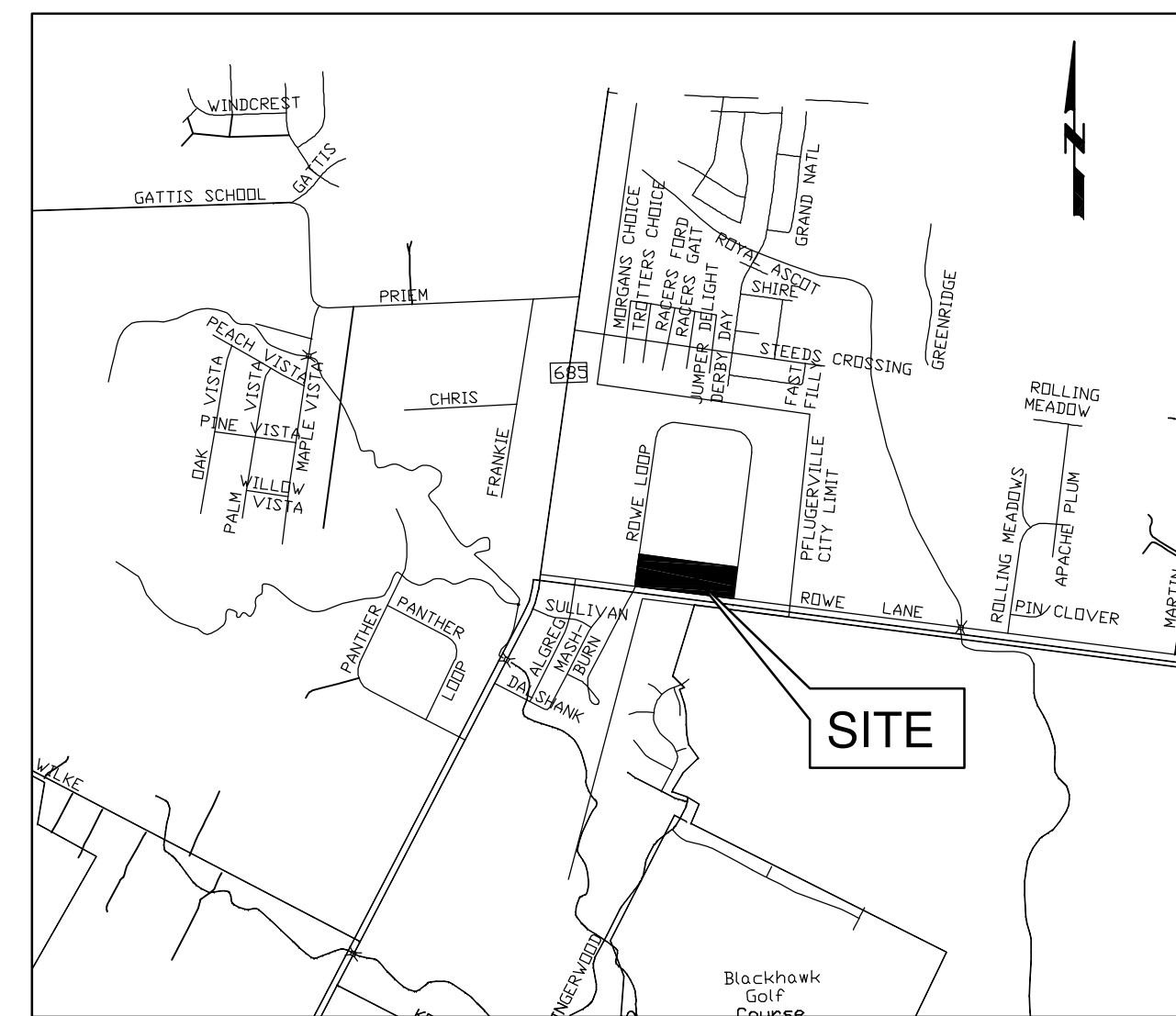
FLOODPLAIN: NO PORTION OF THIS PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE TRAVIS COUNTY FIRM MAP 48453C0280H, EFFECTIVE AS OF SEPTEMBER 26, 2008.

AQUIFER NOTE: THE PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION: 10.126 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, COMPRISED OF THE FOLLOWING TRACTS OF LAND:

5.057 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM JULIAN M. KOSH, JR. AND WIFE SHIRLEY A. KOSH TO TFS TEXAS INVESTMENTS, LLC. OF RECORD IN DOCUMENT NO. 2006239019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5.069 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM RICHARD G. ONTIVEROS TO TFS TEXAS INVESTMENTS, LLC. OF RECORD IN DOCUMENT NO. 2007013595, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
N.T.S.

INDEX OF SHEETS

- 1- COVER
- 2- PRELIMINARY PLAT
- 3- EXISTING CONDITIONS
- 4- EXISTING DRAINAGE PLAN
- 5- PROPOSED DRAINAGE PLAN
- 6- PROPOSED WATER & WASTEWATER PLAN

SURVEYOR:

JOHN McCOWN, R.P.L.S.
SURVTX, L.L.C.
600 WEST WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
(512) 249-8875

CIVIL ENGINEER:

GARY ELI JONES, P.E.
CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE
CEDAR PARK, TEXAS 78613
(512) 658-8095

OWNER:

TFS TEXAS INVESTMENTS, L.L.C.
7703 NORTH LAMAR, SUITE 615
AUSTIN, TEXAS 78752
(559) 435-2836

UTILITY PROVIDERS:

ELECTRIC: TXU
GAS: ATMOS ENERGY
PHONE: SUDDENLINK
WASTEWATER: CITY OF PFLUGERVILLE
WATER: MANVILLE WATER SUPPLY



Gary Eli Jones
GARY E. JONES/P.E.
STATE OF TEXAS PROFESSIONAL ENGINEER #79198

Dec 20, 2013
DATE



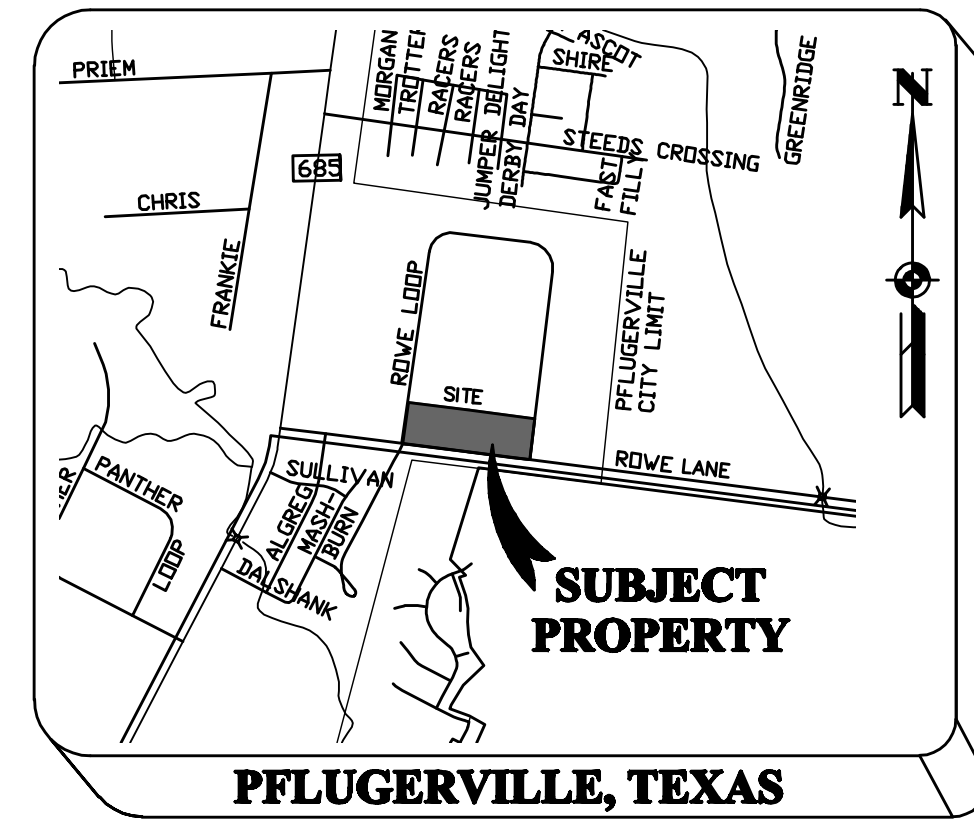
CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560

REVISIONS:				
No.	Date	Revision	ACC.	DATE

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

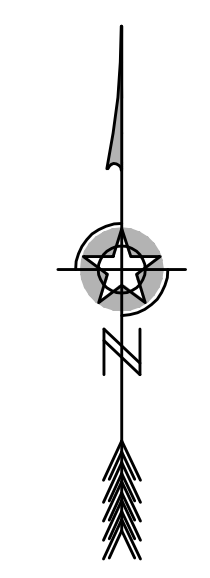
HUNTINGTON PARK SUBDIVISION

A 10.126 ACRE TRACT OF LAND SITUATED IN THE JACOB CASNER LEAGUE SURVEY NO. 9, ABSTRACT NO. 2753, IN TRAVIS COUNTY, TEXAS

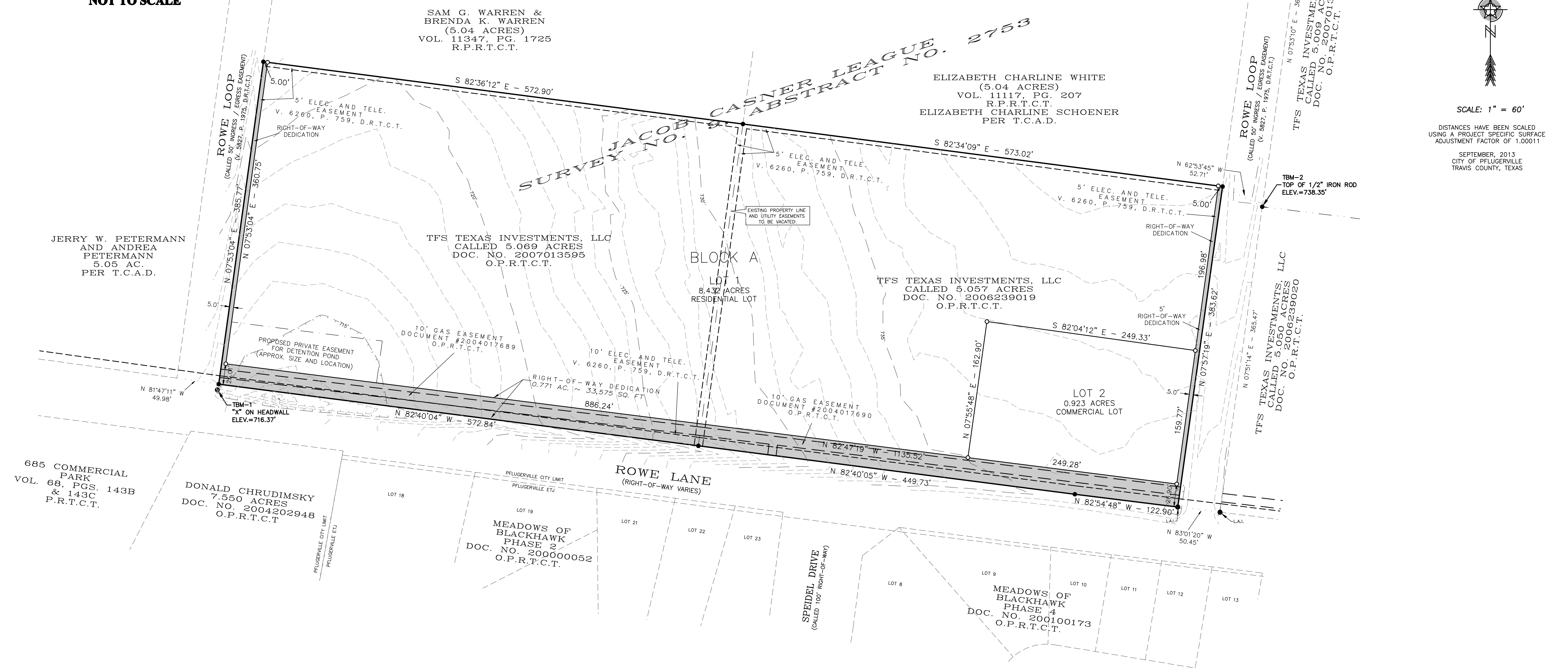


VICINITY MAP NOT TO SCALE

LEGEND table listing symbols for iron rods, cuts, easements, and other survey features.



SCALE: 1" = 60'. DISTANCES HAVE BEEN SCALED USING A PROJECT SPECIFIC SURFACE ADJUSTMENT FACTOR OF 1.00011. SEPTEMBER, 2013 CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS



SURVEYOR'S CERTIFICATION STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF WILLIAMSON: THAT I, JOHN W. McCOWN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND...



GARY E. JONES REGISTERED PROFESSIONAL ENGINEER, #79198 CARTEX ENGINEERING SERVICES, INC.

TYPE FORM No. 10087

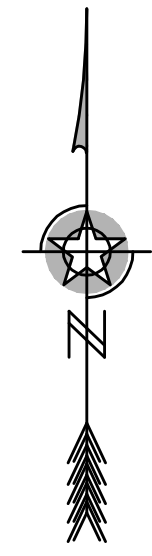
Revision table with columns for NO., DATE, and REVISION.

SURVEX logo and contact information for the surveying firm.

PRELIMINARY PLAT - PROPOSED TFS TEXAS INVESTMENTS, LLC. 7703 N. LAMAR, SUITE 615 AUSTIN, TEXAS 78752. PH. # 559-435-2836

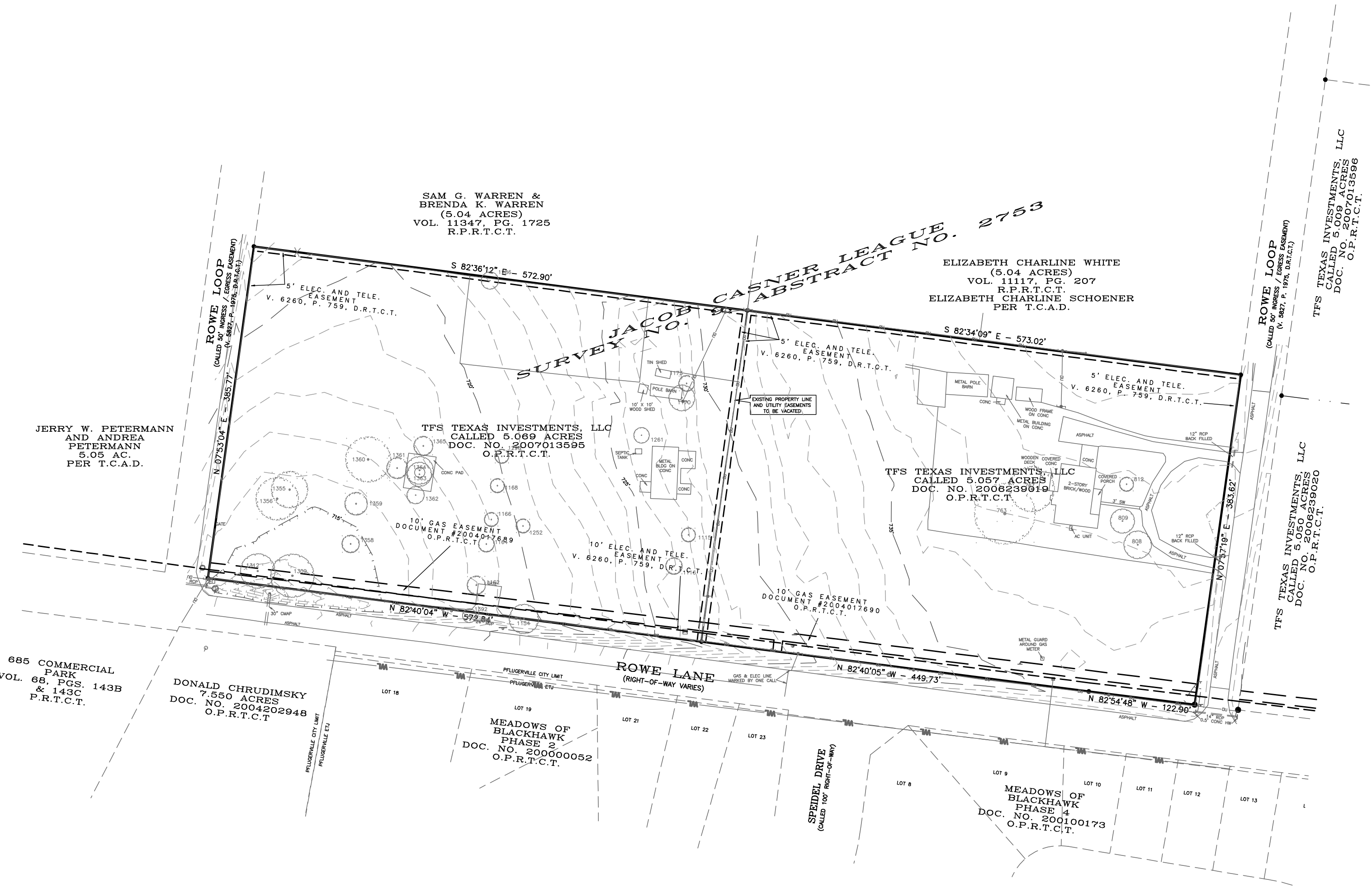
DATE: 12-20-2013 REVISION: 1 DRAWN BY: JPB CHECKED BY: JOHN McCOWN, RPLS PROJ. NO. 2013-0031 FILE NAME: 2013-0031PRELIMINARYPLAT.dwg SHEET: 2 OF 6

PRELIMINARY PLAT ONLY – NOT FOR RECORDATION
 OF
HUNTINGTON PARK SUBDIVISION
 A 10.126 ACRE TRACT OF LAND SITUATED IN THE JACOB CASNER LEAGUE SURVEY NO. 9, ABSTRACT NO. 2753, IN TRAVIS COUNTY, TEXAS



SCALE: 1" = 100'

TREE LIST		
TREE #	SPECIES	SIZE (inches)
763	ARIZONA ASH	35"
767	ARIZONA ASH	26"
808	LIVE OAK	16"
809	PECAN	14"
812	PECAN	8"
938	CHINESE TALLOW	MULTI: 6" 4"
997	PECAN	MULTI: 6" 4" 3"
1115	ASH	8"
1116	ASH	9.5"
1154	HACKBERRY	17"
1162	ASH	10.5"
1164	ASH	9"
1166	ASH	8"
1168	ASH	8"
1170	HACKBERRY	MULTI: 9" 7" 5"
1173	FRUIT	9"
1252	ASH	8"
1261	ASH	9"
1286	PINE	10"
1286	ASH	8"
1309	PECAN	25"
1312	PECAN	20"
1355	WILLOW	21"
1356	WILLOW	MULTI: 18" 13"
1358	ASH	10"
1359	ASH	13"
1360	WILLOW	MULTI: 13" 13" 13"
1361	ASH	12"
1362	ASH	10"
1363	HACKBERRY	14"
1364	HACKBERRY	16"
1365	ASH	11"
1392	HACKBERRY	8"



TOTAL NUMBER OF BLOCKS: 1
 LOT SUMMARY
 OVERALL AREA 10.126 ACRES
 RESIDENTIAL LOTS 1
 COMMERCIAL LOTS 1
 TOTAL LOTS 2

BEARING BASIS:
 NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

SURVEYOR'S NOTES:

- CONTOUR INTERVAL IS 1 FT. THE TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY OTHERS.
- THE TREES, TOPOGRAPHY, AND IMPROVEMENTS SHOWN OF THE EXISTING CONDITIONS SURVEY, SHEET 3, PRODUCED BY OTHERS.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. DISTANCES HAVE BEEN SCALED FROM GRID USING A PROJECT SPECIFIC SURFACE ADJUSTMENT FACTOR OF 1.00011.
- THE VERTICAL DATUM FOR THE PROJECT IS NAVD83, AND IS BASED ON AN OPUS SOLUTION, AS SPECIFIED BY OTHERS.
- EASEMENTS, SET-BACKS, RESTRICTIONS, AND CONDITIONS RECORDED IN VOLUME 5652, PAGE 1561 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MAY AFFECT THIS TRACT.
- WATERLINE EASEMENT TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN VOLUME 4822, PAGE 1689 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MAY AFFECT THIS TRACT.

BENCHMARK LIST:

TBM 1 – X CUT FOUND ON HEADWALL IRON ROD ELEVATION: 716.37' NORTHING: 10150620 EASTING: 3163579	TBM 2 – TOP OF 1/2" ELEVATION: 738.35' NORTHING: 10150837 EASTING: 3164817
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OWNER: TFS TEXAS INVESTMENTS, LLC
 KENNY ERWIN, GENERAL MANAGER
 7703 N. LAMAR, SUITE 6615
 AUSTIN, TEXAS 78752
 559-435-2836

ENGINEER: GARY JONES, P.E.
 CARTEX ENGINEERING SERVICES, INC.
 700 THERESA COVE
 CEDAR PARK, TEXAS 78613
 512-658-8095

SURVEYOR: JOHN MCCOWN, R.P.L.S.
 SURVTEX, LLC
 600 W. WHITESTONE BLVD.
 CEDAR PARK, TEXAS 78613
 512-249-8875

PROJECT ADDRESS: 1701 ROWE LOOP, 2141 ROWE LOOP
 PFLUGERVILLE, TEXAS 78660

SUBMITTAL DATE: OCTOBER, 2013

STANDARD NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
- WATER SERVICE SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORP. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC RIGHT-OF-WAY IS HEREBY DEDICATED.
- 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.
- OWNER WILL PAY INTO SIDEWALK FUND IN LIEU OF CONSTRUCTING SIDEWALKS ALONG ROWE LANE.
- A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON ROWE LOOP.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
- NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, AND ELECTRIC SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES.
- COMMERCIAL LOT (BLOCK A, LOT 2) IS SUBJECT TO SITE DEVELOPMENT PERMITTING REQUIREMENTS.
- IT IS ASSUMED THAT THE TRIPS GENERATED FROM THE COMMERCIAL LOT (LOT 2, BLOCK A) WILL BE LESS THAN OR EQUAL TO 1,250 ADT. ADT OVER 1,250 MAY REQUIRE A TRAFFIC IMPACT ANALYSIS PER THE CITY REQUIREMENTS.

ADDITIONAL NOTES:

- TREES TO BE PROTECTED OR REMOVED WILL BE NOTED ON THE SITE PLAN SUBMITTAL. TREES TO BE PROTECTED WILL REQUIRE FISCAL SECURITY IN THE AMOUNT OF 100% OF THE MITIGATION VALUE WITH THE CONSTRUCTION PLANS. TREES TO BE REMOVED WILL REQUIRE EITHER REPLACEMENT CALIPER INCHES ON-SITE IN ADDITION TO THE REQUIRED LANDSCAPING, OR FEE TO BE PROVIDED WITH THE CONSTRUCTION PLANS. HERITAGE TREES SHOULD BE PRESERVED REGARDLESS OF SPECIES TYPE.
- PARKLAND DEDICATION REQUIRES 1 ACRE PER 50 UNITS. THIS SITE CONTAINS 128 UNITS AND THEREFORE REQUIRES 2.56 ACRES OF PARKLAND.
- THE PARKS BOARD APPROVED A FEE IN LIEU OF LAND ON NOVEMBER 21, 2013 OF \$96,000 (128 UNITS x \$750 PER UNIT).

NO.	REVISION	DATE

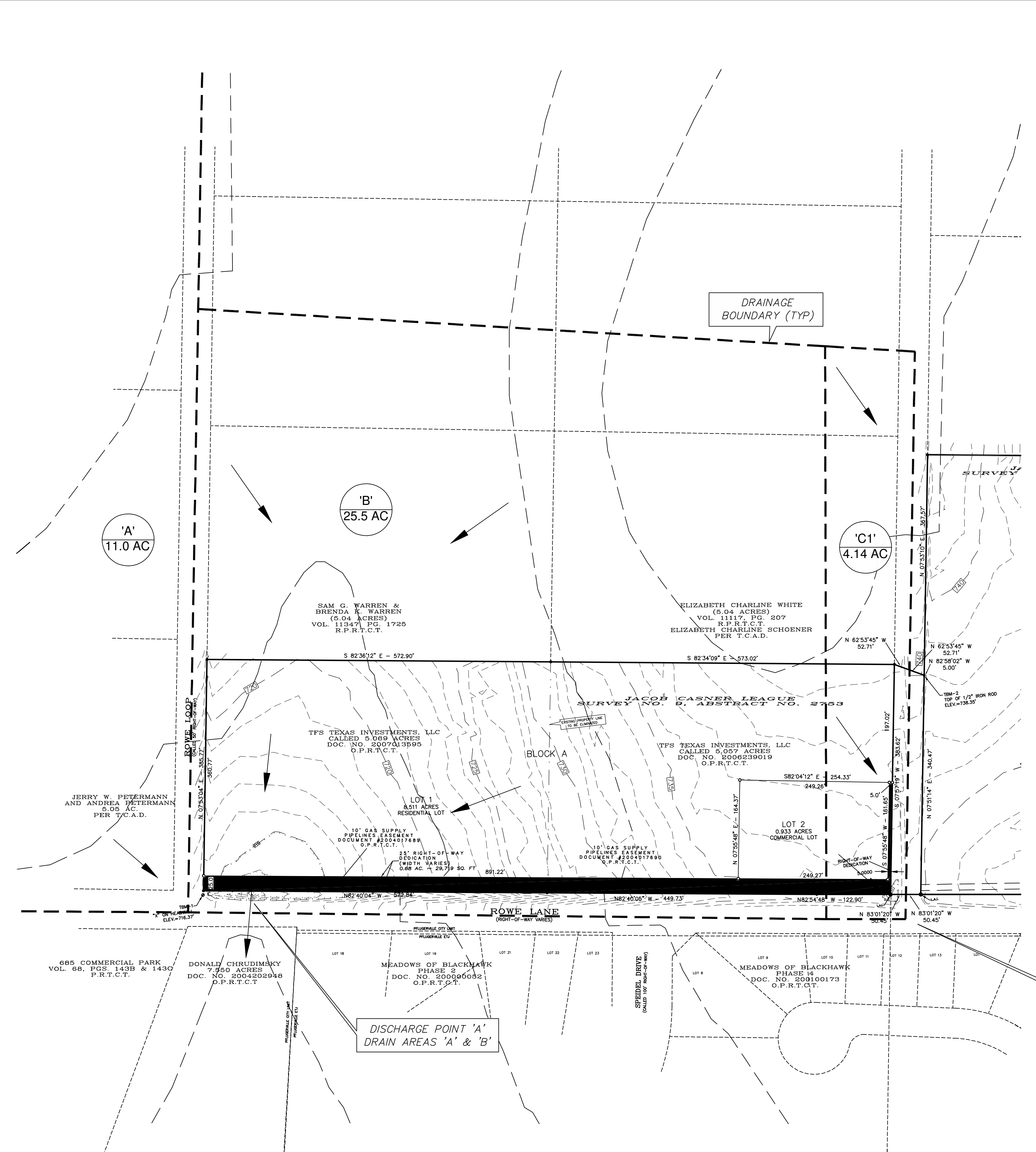
SURVTEX
 SURVEYING & ENGINEERING
 600 W. WHITESTONE BLVD.
 CEDAR PARK, TEXAS 78613
 TEL: (512) 249-8875
 FAX: (512) 249-5040

PRELIMINARY PLAT – EXISTING

TFS TEXAS INVESTMENTS, LLC.
 7703 N. LAMAR, SUITE 615
 AUSTIN, TEXAS 78752
 PH. # 559-435-2836

DATE: 12-20-2013
 DRAWN BY: JPB REVISION BY: JEP
 CHECKED BY: JOHN MCCOWN, RPLS
 PROJ. NO. 2013-0031
 FILE NAME: 2013-0031\PRELIMINARYPLAT.dwg
 SHEET: 3 OF 6

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LEGEND
 DRAINAGE ARROW

DISCHARGE POINT 'C'
 DRAIN AREA 'C1'



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	REVISION	BY



STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 GARY E. JONES
 79198
 Dec 05, 2013

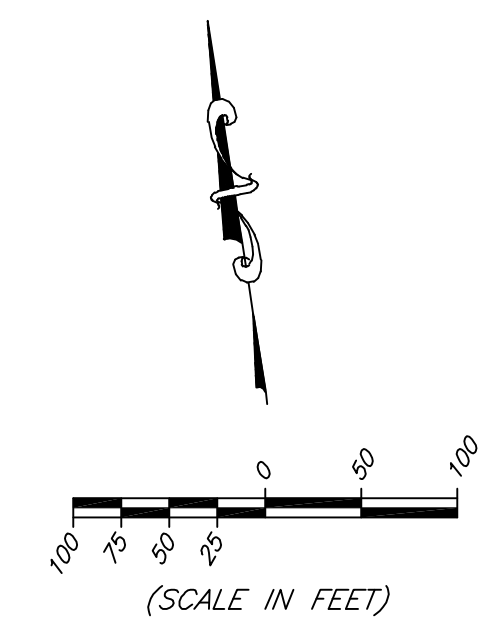
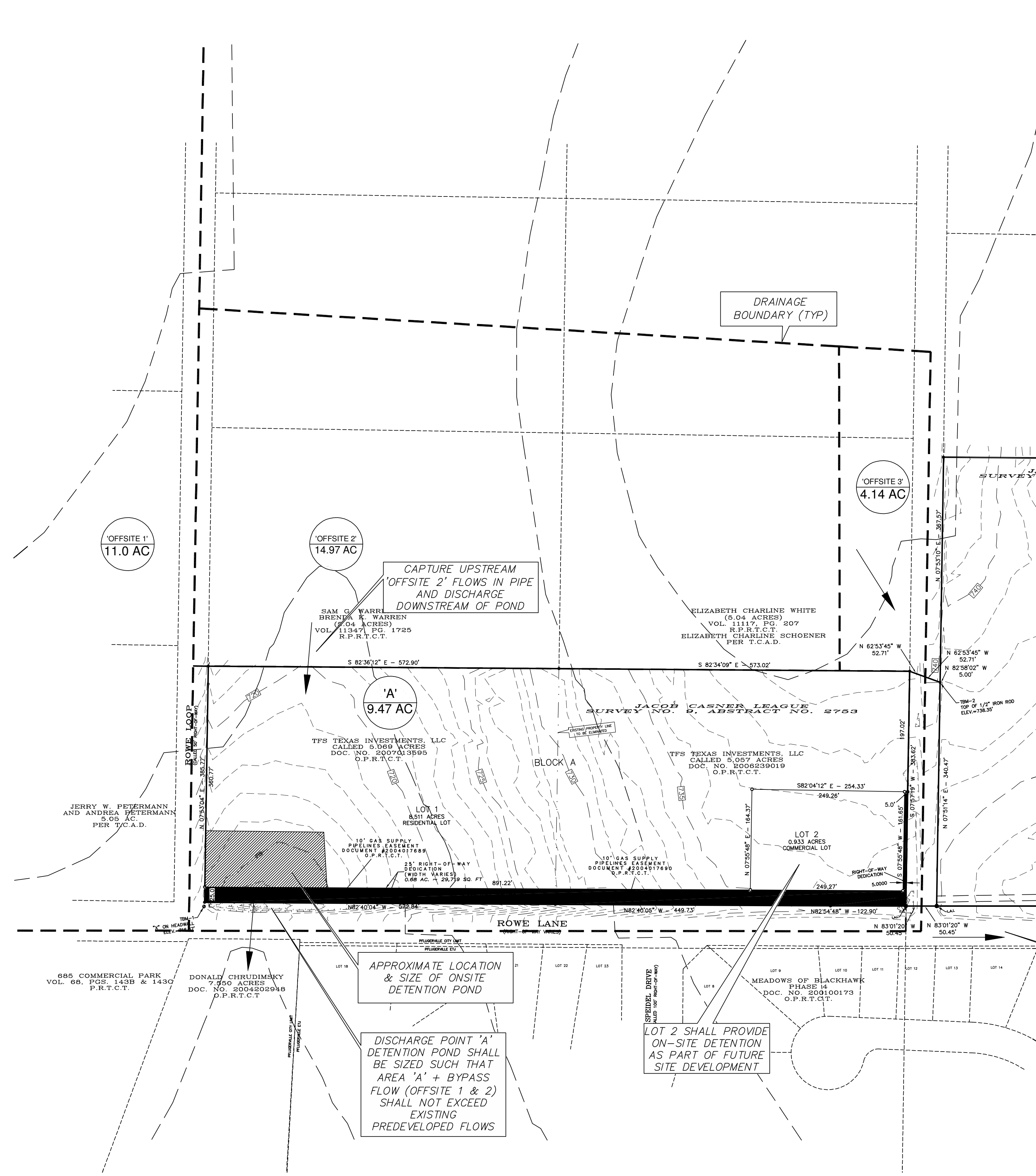
TXBPE FIRM No. 0987
CARTEX
 g.e.jones@carstx.com
 CARTEX ENGINEERING SERVICES, INC.
 700 THERESA CONC, CEDAR PARK, TX 78613
 512-918-0819 (F) 512-552-0560

CITY OF FULBRIGHTVILLE, TRAVIS COUNTY, TX 78748
HUNTINGTON PARK
 PRELIMINARY PLAN
 EXISTING DRAINAGE PLAN

DRAWING SCALE:	HORIZ. = NTS	VERT. = NTS
SURVEYED:	NRS	
FILE NAME:	---	
DATE:	PER STAMP	
DRAWN:	CTEI	
DESIGNED:	CTEI	

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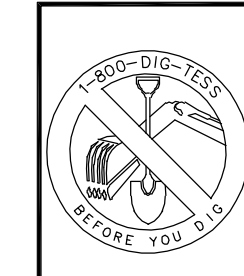


DISCHARGE POINT 'C' BYPASS 'OFFSITE 3' FLOW SHALL BE LESS THAN OR EQUAL TO EXISTING PREDEVELOPED FLOW (NO DETENTION)

APPROXIMATE LOCATION & SIZE OF ONSITE DETENTION POND

DISCHARGE POINT 'A' DETENTION POND SHALL BE SIZED SUCH THAT AREA 'A' + BYPASS FLOW (OFFSITE 1 & 2) SHALL NOT EXCEED EXISTING PREDEVELOPED FLOWS

LOT 2 SHALL PROVIDE ON-SITE DETENTION AS PART OF FUTURE SITE DEVELOPMENT



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NO.	DATE	REVISION	BY



TPPE FIRM No. 00967

CARTEX

g.jones@carctex.com

CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-552-0560

CITY OF PFLUGERVILLE, TRAVIS COUNTY, TX 78748

HUNTINGTON PARK

PRELIMINARY PLAN

PROPOSED DRAINAGE PLAN CONCEPT

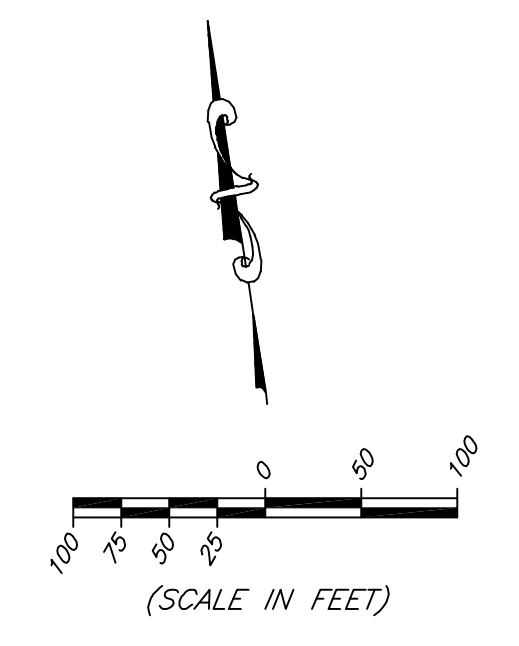
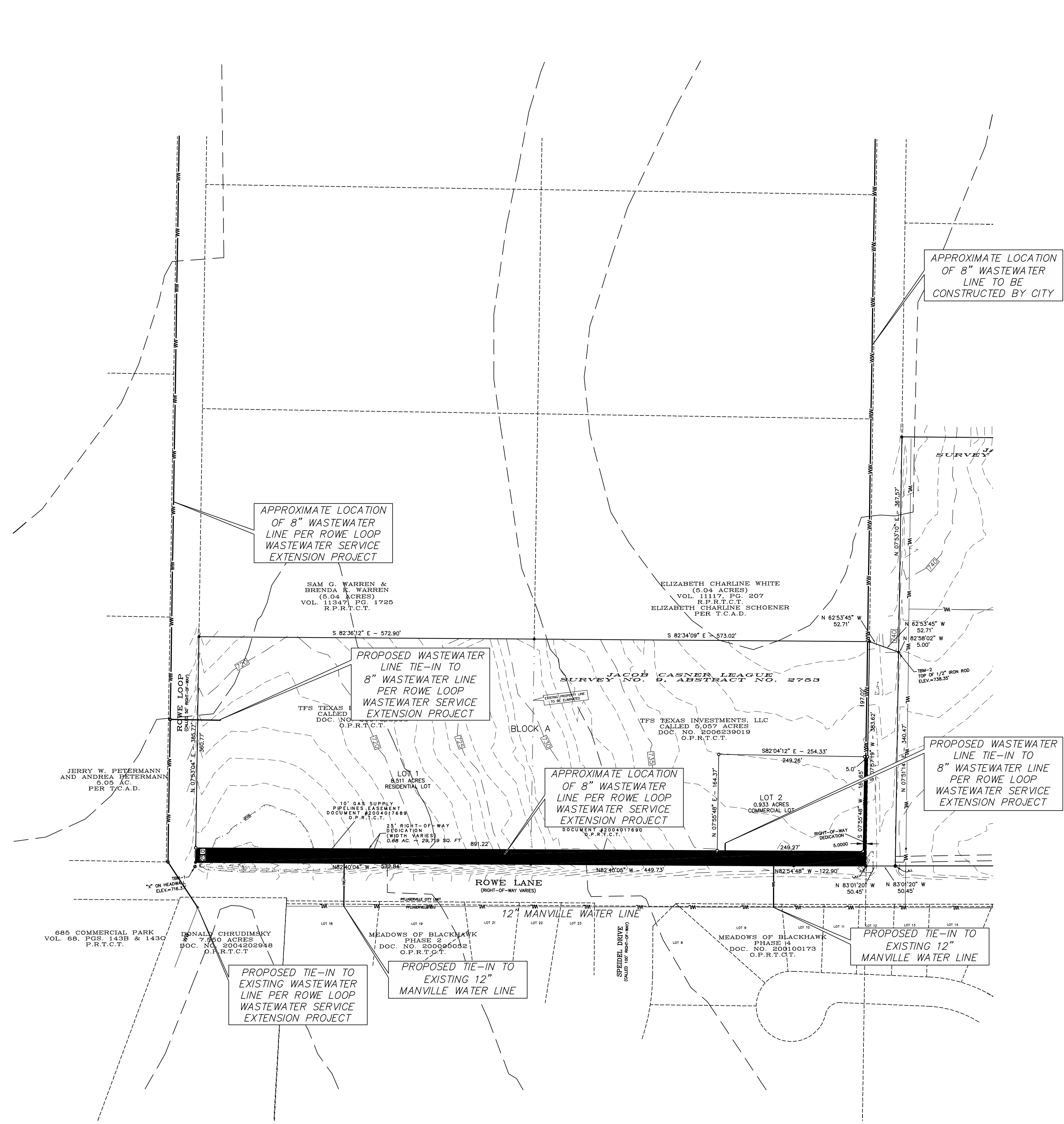
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DESIGNED:	CTE	

SHEET

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OF

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NO.	DATE	REVISION	BY



TBPE FIRM No. 0987

CARTEX

 g.e.jones@carstx.com

CARTEX ENGINEERING SERVICES, INC.

 700 THERESA CONC, CEDAR PARK, TX 78613

 512-918-0819 (F) 512-552-0560

CITY OF FFLICKERVILLE, TRAVIS COUNTY, TX 78748

HUNTINGTON PARK

 PRELIMINARY PLAN

 PROPOSED WATER & WASTEWATER LAYOUT

DRAWING SCALE:	HORIZ. = NTS	VERT. = NTS
SURVEYED:	NRS	---
FILE NAME:	---	---
DATE:	PER STAMP	---
DRAWN:	CTE1	---
DESIGNED:	CTE1	---



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SHEET

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 6