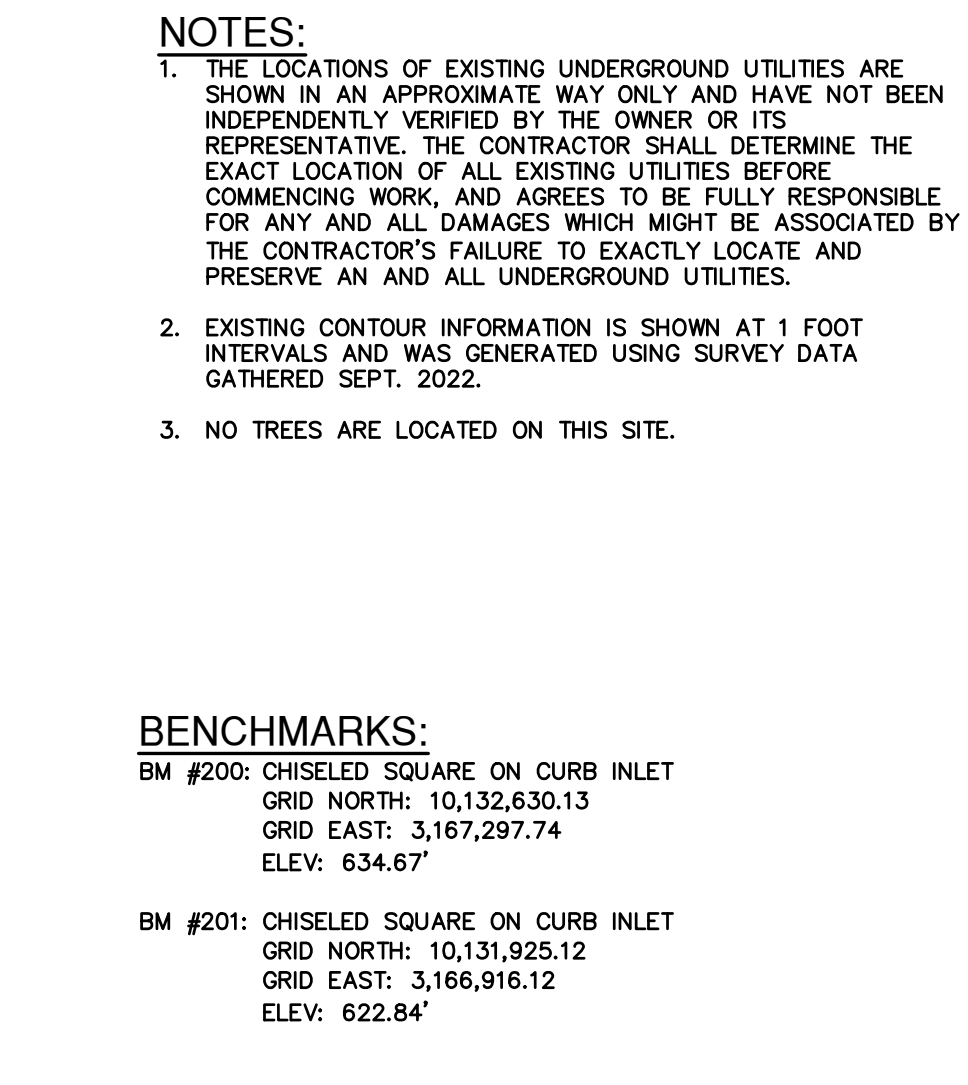
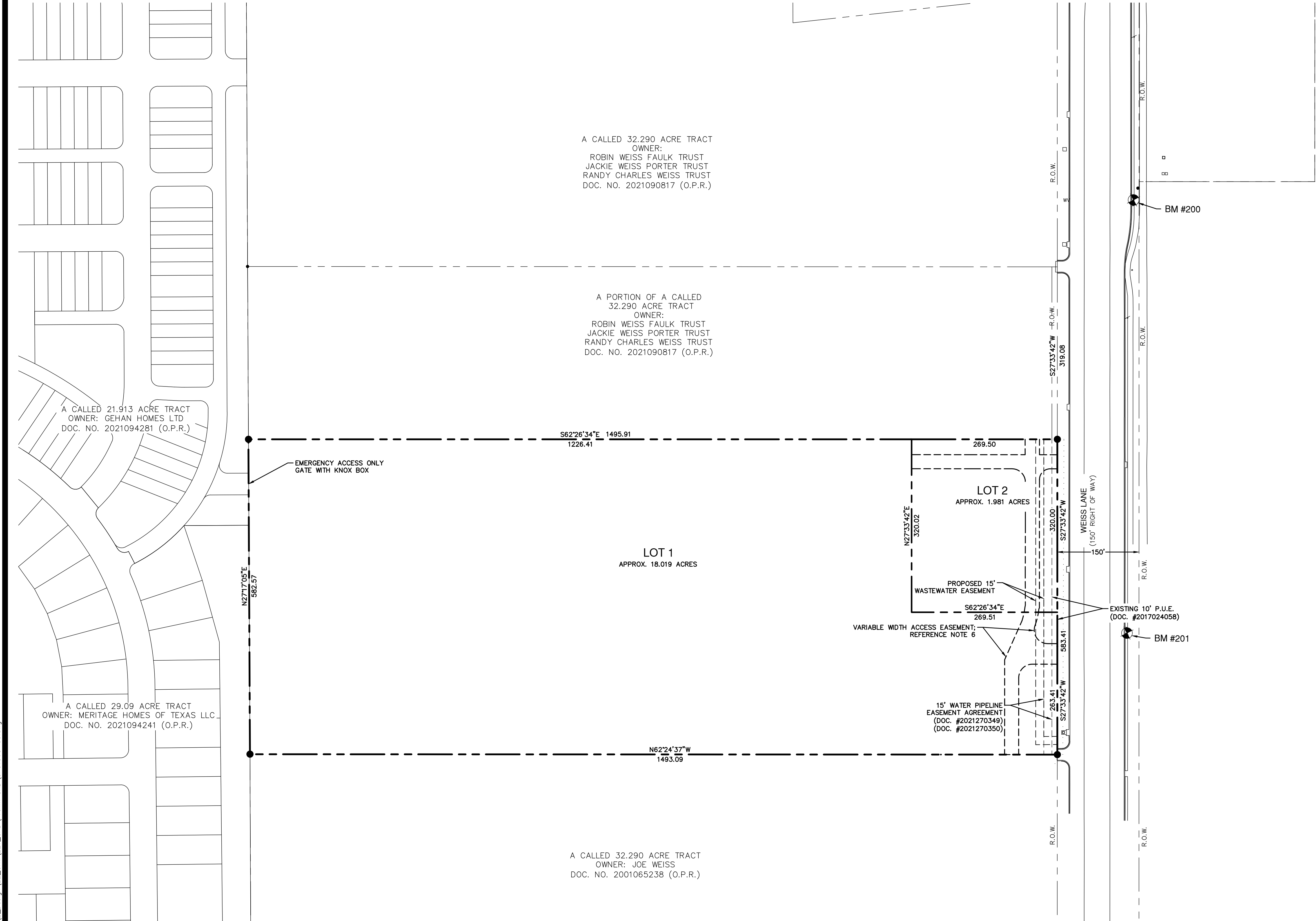


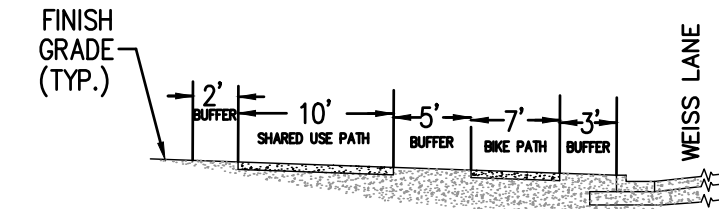
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Date: Jun 12, 2026, 10:05am User ID: jweif
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LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED LOT LINE
- ADJACENT PROPERTY/LOT LINE
- PROPOSED 10' SIDEWALK
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- MONUMENT POINT
- BENCHMARK



ZONING:
THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND IS ZONED AS CL4.

FLOODPLAIN:
NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48453C0290J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION:
A 20.00 ACRE TRACT OF LAND, SITUATED IN THE KIRKLAND SURVEY, SECTION NO. 7, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 32.29 ACRE TRACT CONVEYED TO DCI DEVELOPERS LLC., RECORDED IN DOCUMENT NO. 2022025714 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

- NOTES:**
- THE SITE IS LOCATED IN THE WILBARGER CREEK WATERSHED. THE WILBARGER TRIBUTARY IS CONTAINED IN AN EXISTING FEMA FIRM, PANEL NO. 48453C0290J (ZONE "X") DATED AUGUST 18, 2014.
 - UNDER PROPOSED CONDITIONS, THE SITE DISCHARGE WILL BE ROUTED TO THE POND ON THE SOUTH PORTION OF THE SITE.
 - THE PROPOSED POND WILL BE LOCATED INSIDE OF A VARIABLE WIDTH DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT.
 - PROPOSED POND WILL DISCHARGE TO CATCH BASIN AT SOUTHEAST CORNER OF PROPERTY IN ROW.
 - PER TIA LEFT TURN LANE WILL BE REQUIRED AT FULL ACCESS DRIVEWAY.
 - PROPOSED EASEMENTS NOT RECORDED BY FINAL PLAT SHALL BE RECORDED VIA SEPARATE INSTRUMENT AND SHOWN ON SAID PLAT WITH DOCUMENT NUMBER.

BENCHMARKS:
BM #200: CHISELED SQUARE ON CURB INLET
GRID NORTH: 10,132,630.13
GRID EAST: 3,167,297.74
ELEV: 634.67'

BM #201: CHISELED SQUARE ON CURB INLET
GRID NORTH: 10,131,925.12
GRID EAST: 3,166,916.12
ELEV: 622.84'

BROADSTONE WEISS MIXED USE

WEISS LN.
PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

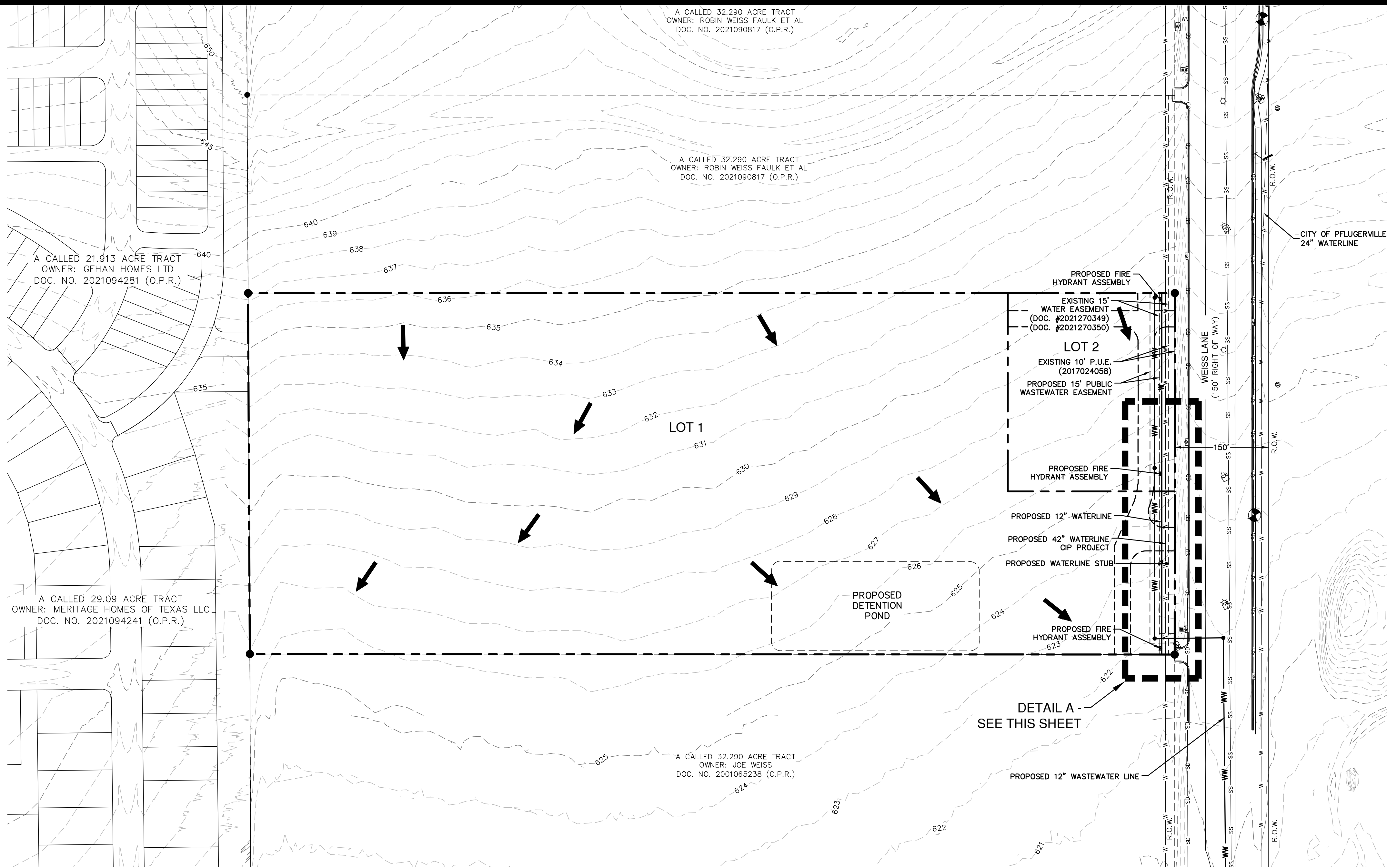
JOB NO. 51711-00
DATE JUNE 8, 2026
DESIGNER VG
CHECKED JW DRAWN LM

SHEET 03 OF 07

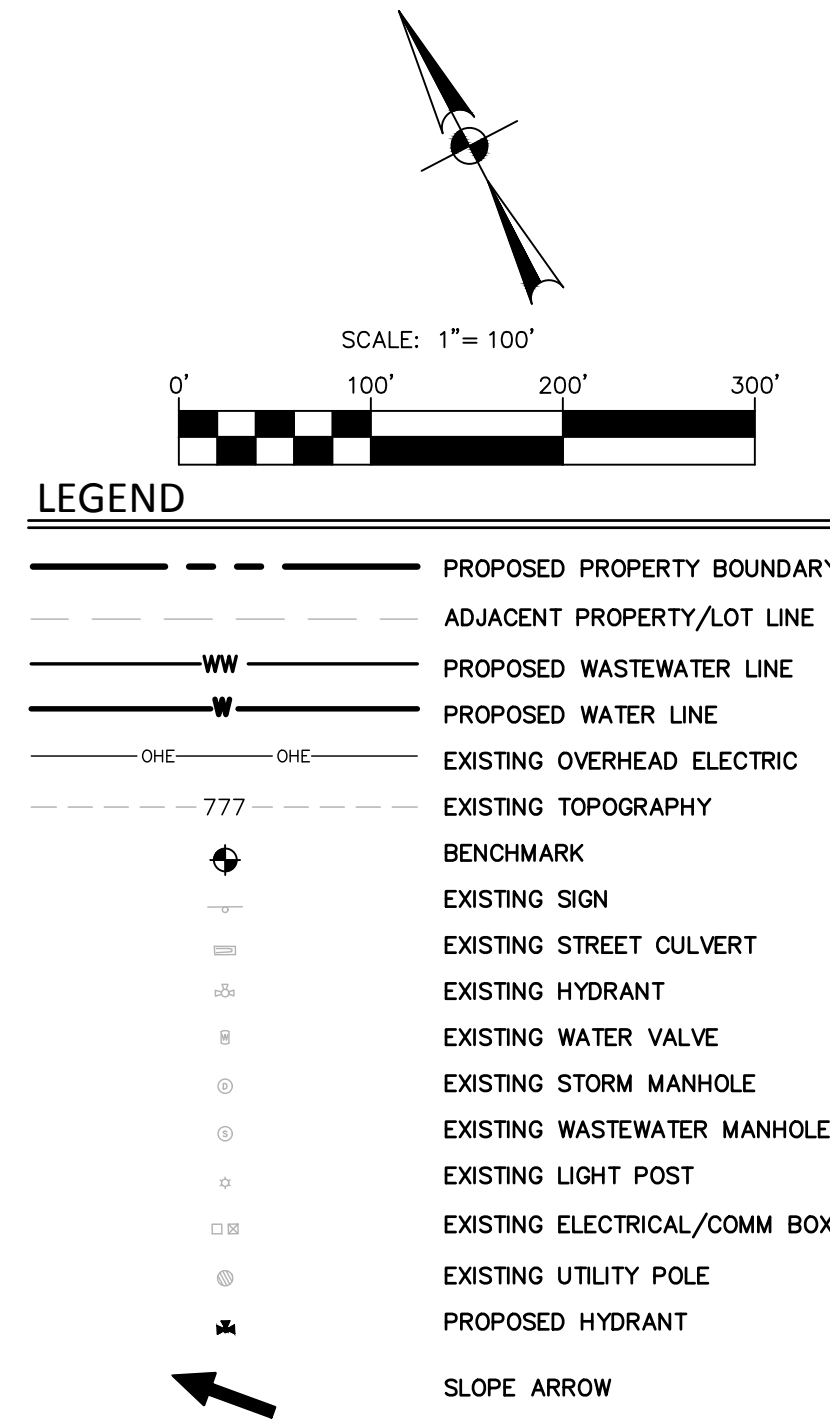
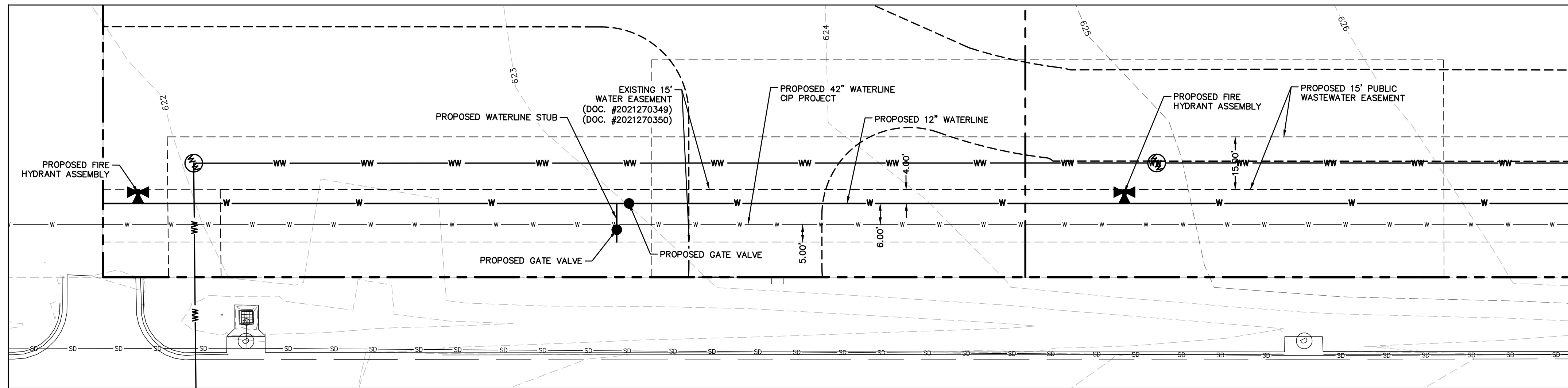
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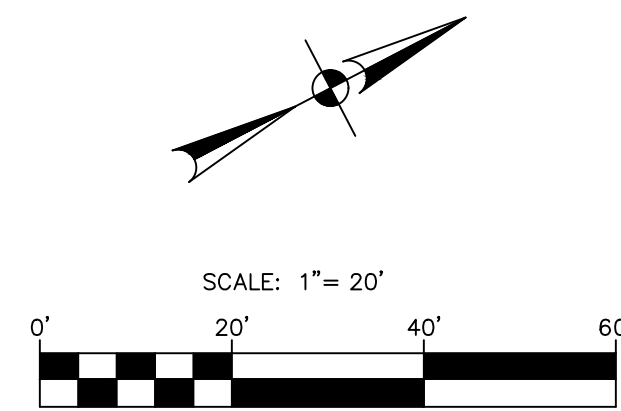


DETAIL A



- NOTES:
1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
 2. LOT WILL CONTAIN MINIMAL STORM SEWER. FLOWS ON EAST PORTION OF SITE AFTER DISCHARGING FROM THE POND WILL BE TIED TO THE EXISTING GRATE INLET IN THE ROW. FLOWS ON THE WEST PORTION OF SITE WILL BE LEVEL SPREAD.
 3. THE PROPOSED WATER, STORM SEWER & DRAINAGE EASEMENTS TO BE DEDICATED WITH SEPARATE INSTRUMENTS.
 4. MINIMUM PUBLIC WATERLINE SIZE/CONNECTION TO BE 8".
 5. INDIVIDUAL MASTER METERS CONNECTING TO THE 12" WATERLINE WILL BE INSTALLED TO SERVE LOTS 1 AND 2. (THE PUBLIC WATER SYSTEM WILL NOT EXTEND INTO THE INTERIOR LOTS 1 AND 2.)
 6. ONSITE DETENTION BASIN WILL BE PROVIDED AS REQUIRED TO REDUCE POST-DEVELOPMENT PEAK FLOWS TO AT OR BELOW PRE-DEVELOPMENT PEAK FLOWS.
 7. THE ONSITE DETENTION BASIN WILL DRAIN TO THE STORM DRAIN SYSTEM ON WEISS LANE.

BENCHMARKS:
BM #200: CHISELED SQUARE ON CURB INLET
GRID NORTH: 10,132,630.13
GRID EAST: 3,167,297.74
ELEV: 634.67'
BM #201: CHISELED SQUARE ON CURB INLET
GRID NORTH: 10,131,925.12
GRID EAST: 3,166,916.12
ELEV: 622.84'



NO.	REVISION	DATE

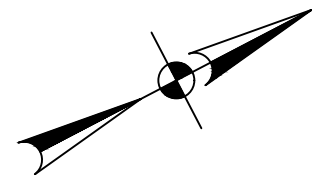
06/12/2026

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512-664-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

BROADSTONE WEISS MIXED USE
WEISS LN.
PFLUGERVILLE, TEXAS
UTILITY & GRADING PLAN

JOB NO. 51711-00
DATE JUNE 8, 2026
DESIGNER VG
CHECKED JW DRAWN LM
SHEET 04 OF 07



SCALE: 1"= 100'

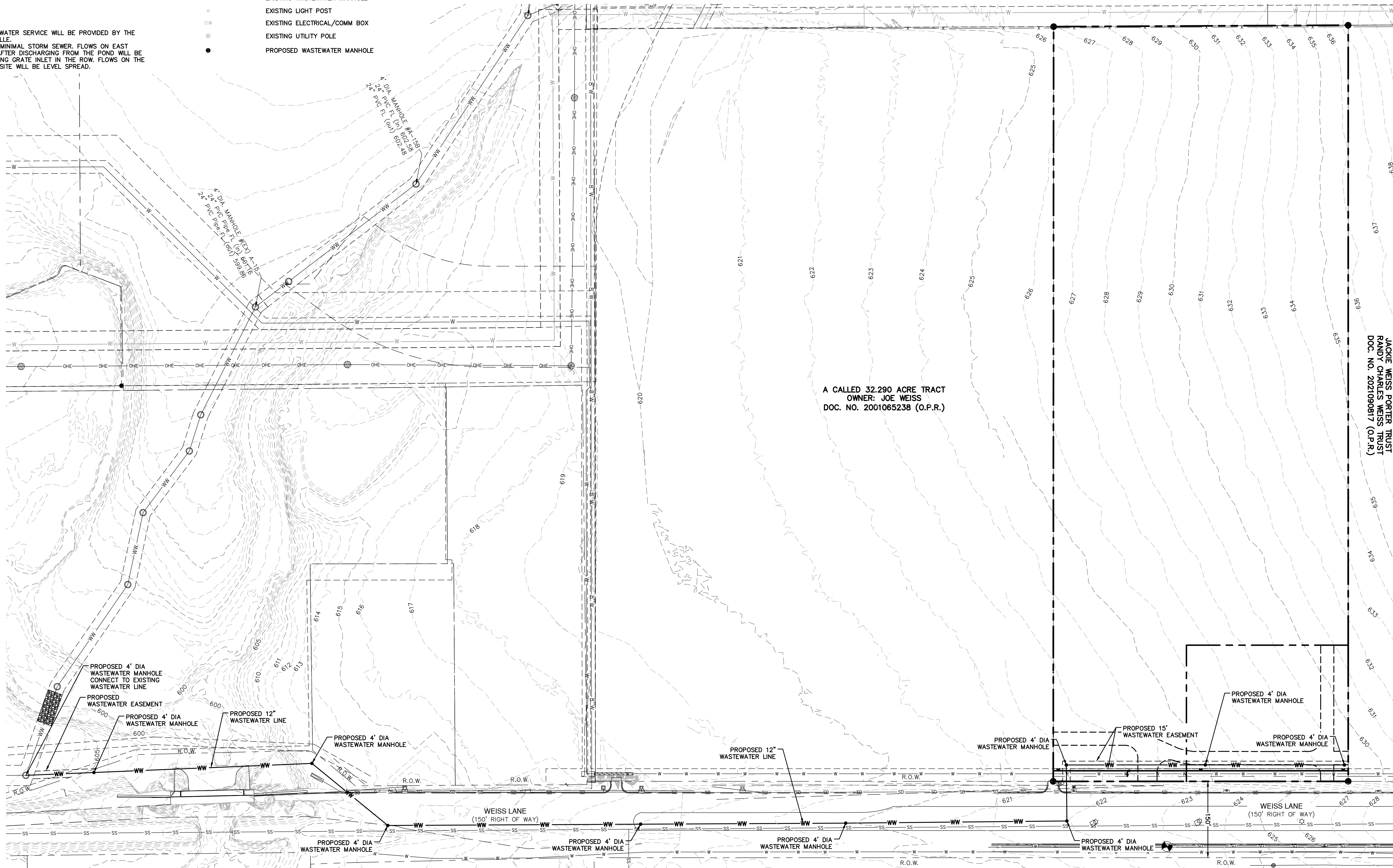


NOTES:

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
2. LOT WILL CONTAIN MINIMAL STORM SEWER FLOWS ON EAST PORTION OF SITE AFTER DISCHARGING FROM THE POND WILL BE TIED TO THE EXISTING GRATE INLET IN THE ROW. FLOWS ON THE WEST PORTION OF SITE WILL BE LEVEL SPREAD.

LEGEND

- PROPOSED PROPERTY BOUNDARY
- ADJACENT PROPERTY/LOT LINE
- PROPOSED WASTEWATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TOPOGRAPHY
- BENCHMARK
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING WASTEWATER MANHOLE
- EXISTING LIGHT POST
- EXISTING ELECTRICAL/COMM BOX
- EXISTING UTILITY POLE
- PROPOSED WASTEWATER MANHOLE



NO.	REVISION	DATE

STATE OF TEXAS
BRENT TULEY
130827
REGISTERED PROFESSIONAL ENGINEER
06/12/2026

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

BROADSTONE WEISS MIXED USE
WEISS LN.
PFLUGERVILLE, TEXAS
OFFSITE WASTEWATER PLAN

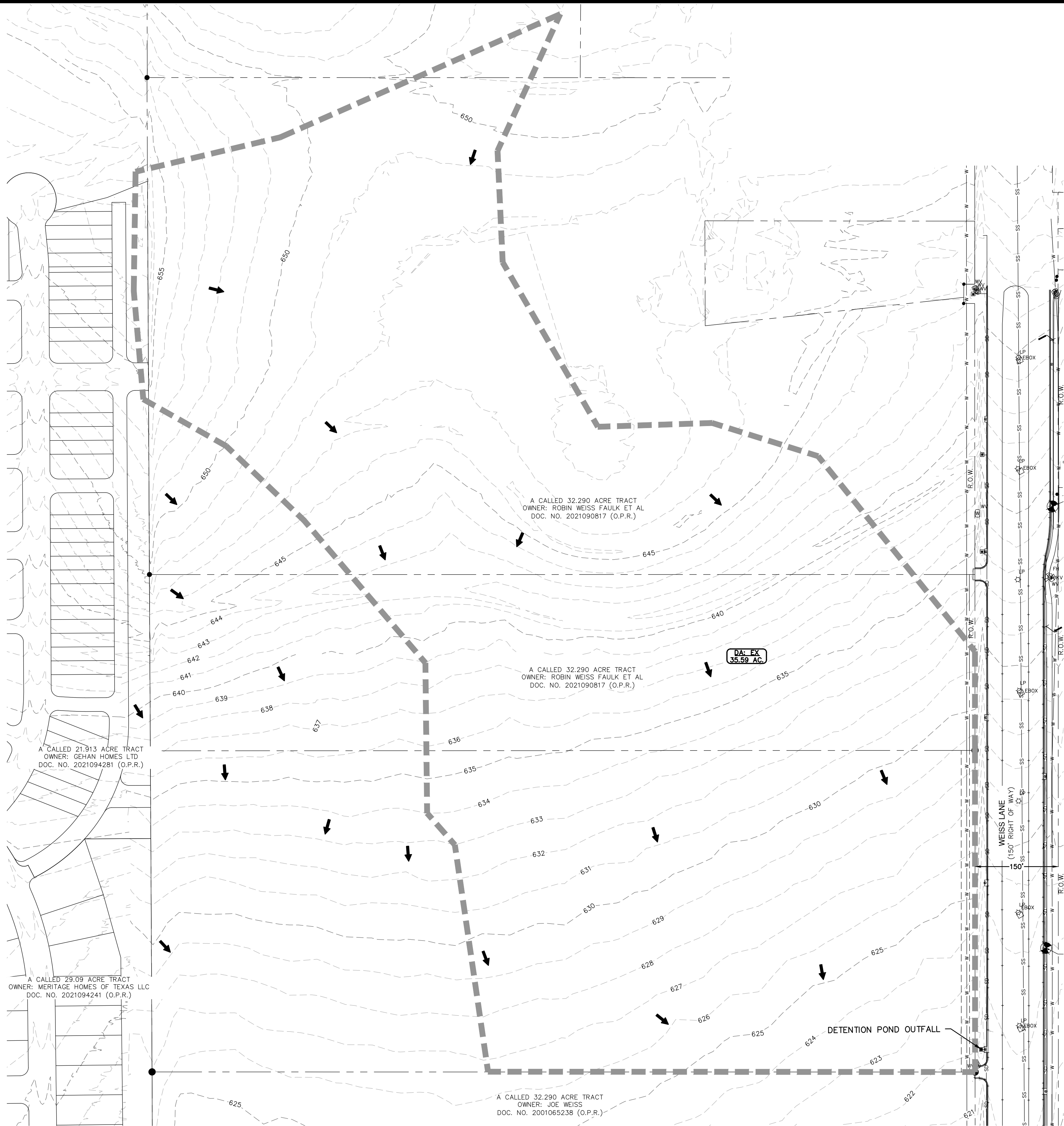
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DATE JUNE 8, 2026
DESIGNER VG
CHECKED JW DRAWN LM
SHEET 05 OF 07

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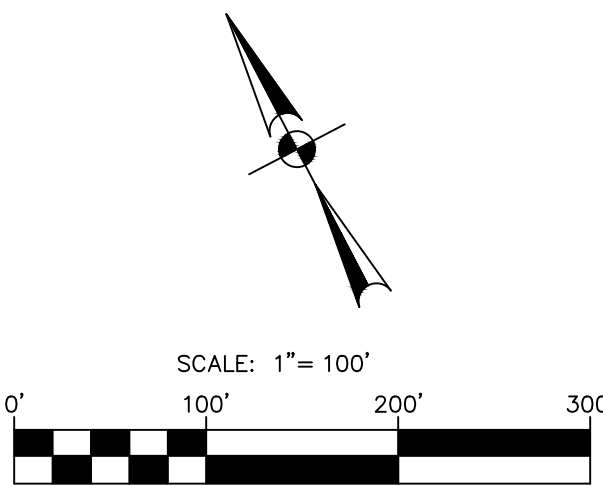


LEGEND

---	UNIT BOUNDARY
- - - - -	EXISTING CONTOUR
-----	DRAINAGE AREA BOUNDARY
-----	OVERLAND FLOW
-----	SHALLOW CONCENTRATED FLOW
-----	CHANNELIZED FLOW
→	DIRECTION OF FLOW

NOTES:

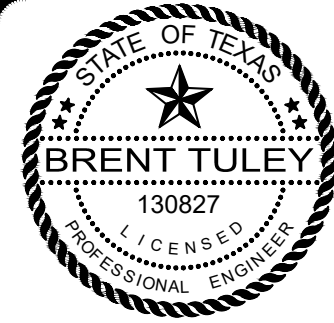
- EXISTING CONDITIONS FOR THIS PRELIMINARY PLAN ARE SHOWN IN A DRAINAGE REPORT PREPARED BY PAPE-DAWSON ON MARCH 2023. EXISTING CONDITIONS ASSUMES THAT THE EXISTING SITE IS IN A GREENFIELD CONDITION.
- DETAILED DETENTION ROUTING CALCULATIONS TO BE PROVIDED DURING SITE PLAN AND PLATTING STAGE.



BROADSTONE WEISS MIXED USE

WEISS LN.
PFLUGERVILLE, TEXAS
EXISTING DRAINAGE MAP PLAN

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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601



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JOB NO. 51711-00
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CHECKED JW DRAWN LM
SHEET 06 OF 07

PP2026-000122

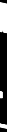


	UNIT BOUNDARY
	EXISTING CONTOUR
	DRAINAGE AREA BOUNDARY
	OVERLAND FLOW
	SHALLOW CONCENTRATED FLOW
	CHANNELIZED FLOW
	DIRECTION OF FLOW
	DRAINAGE CALCULATION POINT
	DRAINAGE AREA LABEL

1. MAXIMUM IMPERVIOUS COVER FOR THE TRACT IS DETERMINED BY THE SUP.
2. DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF PFLUGERVILLE ATLAS 14 HYDROLOGY DATA.
3. PROPOSED CONDITIONS FOR THIS PRELIMINARY PLAN ARE SHOWN IN A DRAINAGE REPORT PREPARED BY PAPE-DAWSON ENGINEERS ON MARCH 2023.
4. ONSITE DETENTION BASIN WILL BE PROVIDED AS REQUIRED TO REDUCE POST DEVELOPMENT PEAK FLOWS TO AT OR BELOW PRE-DEVELOPMENT PEAK FLOWS.
5. THE ONSITE DETENTION BASIN WILL DRAIN TO THE STORM DRAIN SYSTEM ON WEISS LAKE.



06/12/2026



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
0601 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
*BPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

BROADSTONE WEISS MIXED USE

WEISS LN.
PFLUGERVILLE, TEXAS

PROPOSED DRAINAGE MAP PLAN

JOB NO. 51711-00
DATE JUNE 8, 2026
DESIGNER VG
CHECKED JW DRAWN LM
SHEET 07 OF 07

SHEET 07 OF 07