

SUBMITTAL DATE	-AUGUST 15, 2022
FIRST SUBMITTAL	-SEPTEMBER 23, 2022
SECOND SUBMITTAL	-OCTOBER 20, 2022
THIRD SUBMITTAL	-NOVEMBER 14, 2022
FORTH SUBMITTAL	-SEPTEMBER 7, 2023
FIFTH SUBMITTAL	-OCTOBER 16, 2023
SIXTH SUBMITTAL	-NOVEMBER 16, 2023
REVISION #1	-APRIL 19, 2024
REVISION #2	-JUNE 06, 2024
REVISION #3	-AUGUST 26, 2024
REVISION #4	-NOVEMBER 1, 2024

# PRELIMINARY PLANS FOR PECAN CROSSING

## SOUTHWEST CORNER OF CAMERON ROAD AND PECAN STREET PFLUGERVILLE, TEXAS, 78660

<b>ENGINEER</b> MANHARD CONSULTING 1120 S CAPITAL OF TX HWY BUILDING 1, SUITE 210 AUSTIN, TEXAS 78746 737.295.3401 ZACH STEELE, P.E.	<b>DEVELOPER/SUBDIVIDER</b> LINK LOGISTICS REAL ESTATE 17327 NOEL ROAD SUITE 750 DALLAS, TEXAS 75240 BRIAN STROHL	<b>SURVEYOR</b> 4WARD LAND SURVEYING PO. BOX 90876 AUSTIN, TEXAS 78709 512-537-2384 STEVEN M. DUARTE	<b>CITY OF PFLUGERVILLE</b> PLANNING AND DEVELOPMENT SERVICES DEPARTMENT 100 W MAIN ST PFLUGERVILLE, TEXAS 78660 512.990.6300
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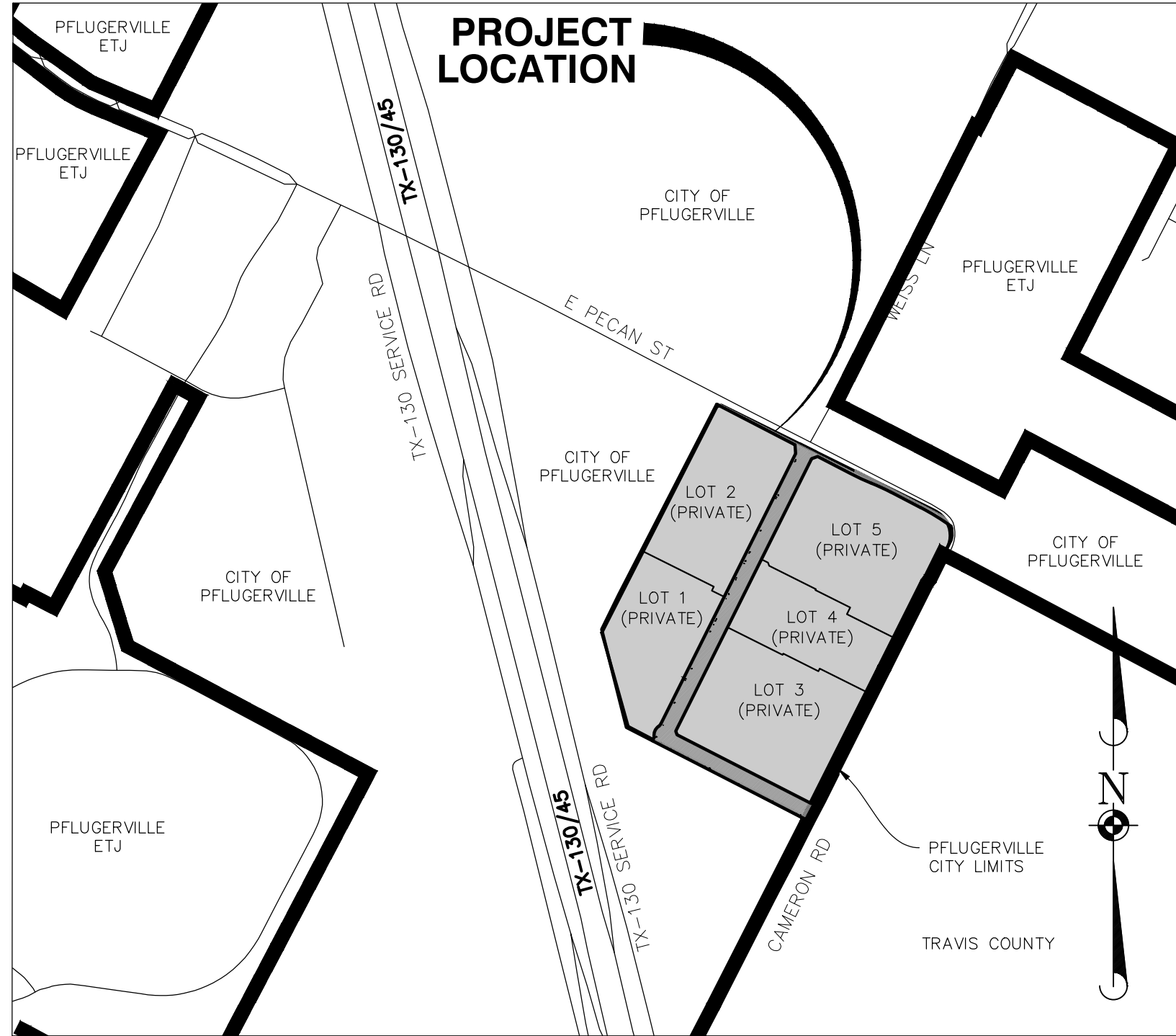
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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6	EXISTING CONDITIONS AND PROPOSED GRADING PLAN - SOUTHWEST
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### PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION
2. WATER AND WASTEWATER SHALL BE PROVIDED BY PFLUGERVILLE PUBLIC WORKS. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES
3. A 10' PUBLIC EASEMENT (P.U.E) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND 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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDED 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.
7. A TEN (10) FOOT WIDE SHARED-USE PATH SHALL BE PROVIDED ON BOTH SIDES OF THE STREET
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHT SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCE INCLUDING BUT NOT LIMITING TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCE OR TECHNICAL MANUALS RELATED TO THREE PRESERVATION PER CITY ORDINANCES # 1203-15-02-24 AD CITY RESOLUTION # 1224-09-08-25-8A.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
11. 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
12. 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.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLAN FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
14. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISIONS IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, EFFECTIVE 8/18/2014.
17. ALL PURPOSED FENCES AND WALLS ADJACENT TO INTERSECTION PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVE SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS.
18. 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 DEVELOPER THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY 4WARD LAND SURVEYING DATED APRIL 4, 2022. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.
20. MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



**LOCATION MAP**  
1"=1000'

**BENCHMARKS:**

**LOT SUMMARY TABLE**

LOT 1 - COMMERCIAL:	15.7135 ACRES	(684,477 SQ. FT.)
LOT 2 - COMMERCIAL:	18.4760 ACRES	(804,815 SQ. FT.)
LOT 3 - COMMERCIAL:	22.9247 ACRES	(989,601 SQ. FT.)
LOT 4 - COMMERCIAL:	13.8092 ACRES	(570,166 SQ. FT.)
LOT 5 - COMMERCIAL:	23.5612 ACRES	(1,026,332 SQ. FT.)
<b>TOTAL:</b>	<b>106,649 ACRES</b>	<b>(4,645,564 SQ. FT.)</b>

**WEISS LANE:** LINEAR FEET: 2,331.5' R.O.W. WIDTH: 120' ACREAGE: 7.0562

**ELDEN LANE:** LINEAR FEET: 1,188.6' R.O.W. WIDTH: 120' ACREAGE: 3.6087

**ABBREVIATIONS:**

<ul style="list-style-type: none"> <li>ADJ ADJUST</li> <li>AGG AGGREGATE GRAVEL</li> <li>BC BACK OF CURB</li> <li>BFR BARRIER FREE RAMP</li> <li>BLDG BUILDING</li> <li>BOP BOTTOM OF PIPE</li> <li>BVC BEGIN VERTICAL CURVE</li> <li>BW BOTTOM OF WALL</li> <li>CB CATCH BASIN</li> <li>CI CURB INLET</li> <li>CL CENTERLINE</li> <li>CMP CORRUGATED METAL PIPE</li> <li>CO CLEANOUT</li> <li>CONC CONCRETE</li> <li>CNN CONNECTION</li> <li>CY CURB YARD</li> <li>D DITCH</li> <li>DCO DOUBLE CLEANOUT</li> <li>DIA DIAMETER</li> <li>DIP DUCTILE IRON PIPE</li> <li>DOM DOMESTIC</li> <li>ELEV ELEVATION</li> <li>EP EDGE OF PAVEMENT</li> <li>EVC END VERTICAL CURVE</li> <li>EX EXISTING</li> <li>FPC FIRE DEPARTMENT CONNECTION</li> <li>FES FLARED END SECTION</li> <li>FF FINISHED FLOOR</li> <li>FG FINISHED GRADE</li> <li>FL FLOW LINE</li> <li>FM FORCE MAIN</li> </ul>	<ul style="list-style-type: none"> <li>GI GRATE INLET</li> <li>GV GATE VALVE</li> <li>HDPE HIGH DENSITY POLYETHYLENE</li> <li>HORZ HORIZONTAL</li> <li>HP HIGH POINT</li> <li>HWL HIGH WATER LEVEL</li> <li>HYD FIRE HYDRANT</li> <li>ICV IRRIGATION CONTROL VALVE</li> <li>INL INLET</li> <li>INV INVERT</li> <li>JB JUNCTION BOX</li> <li>LP LIGHT POLE</li> <li>LOW LOW POINT</li> <li>LT LEFT</li> <li>MAX MAXIMUM</li> <li>MIN MINIMUM</li> <li>OS OFFSET FROM CENTERLINE</li> <li>P PAVEMENT</li> <li>PC POINT OF CURVE</li> <li>PCC POINT OF COMPOUND CURVE</li> <li>PI POINT OF INTERSECTION</li> <li>PL PROPERTY LINE</li> <li>PP POWER POLE</li> <li>PROP PROPOSED</li> <li>PT POINT OF TANGENCY</li> <li>PVC POLYVINYL CHLORIDE PIPE</li> <li>PVC POINT OF VERTICAL CURVATURE</li> <li>PVI POINT OF VERTICAL INTERSECTION</li> <li>PVT POINT OF VERTICAL TANGENCY</li> <li>R RADIUS</li> <li>RCP REINFORCED CONCRETE PIPE</li> </ul>	<ul style="list-style-type: none"> <li>REM REMOVAL</li> <li>ROW RIGHT-OF-WAY</li> <li>RR RAILROAD</li> <li>RT RIGHT</li> <li>SAN SANITARY SEWER</li> <li>SF SQUARE FOOT</li> <li>SHT SHEET</li> <li>SSMH SANITARY SEWER MANHOLE</li> <li>STA STATION</li> <li>STD STANDARD</li> <li>STM STORM SEWER</li> <li>STMH STORM SEWER MANHOLE</li> <li>SW SIDEWALK</li> <li>SY SQUARE YARDS</li> <li>T TELEPHONE</li> <li>TB THRUST BLOCK</li> <li>TBR TO BE REMOVED</li> <li>TC TOP OF CURB</li> <li>TEMP TEMPORARY</li> <li>TF TOP OF FOUNDATION</li> <li>TI TOP OF INLET</li> <li>TOP TOP OF PIPE</li> <li>TP TELEPHONE PEDESTAL</li> <li>TRANS TRANSFORMER</li> <li>TW TOP OF WALL</li> <li>TYP TYPICAL</li> <li>WM WATER MAIN</li> <li>WSE WATER SURFACE ELEVATION</li> <li>WV WATER VALVE</li> </ul>
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STUDIES		
STUDY	AUTHOR	DATE
ENGINEERING REPORT	MANHARD CONSULTING	5-16-24
TRAFFIC IMPACT ANALYSIS	KH	5-30-24

**SOURCE BENCHMARK:**

**TBM #1**  
COTTON GIN SPINDLE WITH A 4WARD WASHER IN THE ISLAND AT THE INTERSECTION OF CAMERON ROAD AND EAST PECAN STREET. ±81' NORTHEAST OF CONTROL POINT NUMBER 1.  
N: 3165601.33  
E: 10126186.89  
ELEVATION = 631.56'

**TBM #2**  
COTTON GIN SPINDLE WITH A 4WARD WASHER AT THE EAST SIDE OF CAMERON ROAD. ±820' SOUTHWEST OF CONTROL POINT NUMBER 1.  
N: 3165220.44  
E: 10125563.39  
ELEVATION = 614.78'

**UTILITY CONTACTS**

<p><b>ELECTRIC</b> ONCOR ELECTRIC DELIVERY 350 TEXAS AVE ROUND ROCK, TEXAS 78664 (888) 313-6862</p> <p><b>GAS</b> ATMOS MIDTEX PIPELINE 5420 LYNDON B JOHNSON FWY, SUITE 1300 DALLAS, TEXAS 75240 (972) 934-9227</p>	<p><b>WATER</b> PFLUGERVILLE PUBLIC WORKS 15500 SUN LIGHT NEAR WAY, #B PFLUGERVILLE, TEXAS 78660 (512) 990-6400</p> <p><b>SEWER</b> PFLUGERVILLE PUBLIC WORKS 15500 SUN LIGHT NEAR WAY, #B PFLUGERVILLE, TEXAS 78660 (512) 990-6400</p>
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**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
1	NEW LOT CONFIGURATION	R	ZRS		

**SURVEYOR'S CERTIFICATION**  
STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:  
THAT I, STEVEN M. DUARTE, 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 CODE AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR



1120 S Capital of TX Hwy, Building 1, Suite 210, Austin, TX 78746 ph: 737.377.0500 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**LEGAL DESCRIPTION:**  
BEING 104.43 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2018198213, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



DATE	REVISIONS

**Manhard CONSULTING**  
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph: 737.377.0500 manhard.com  
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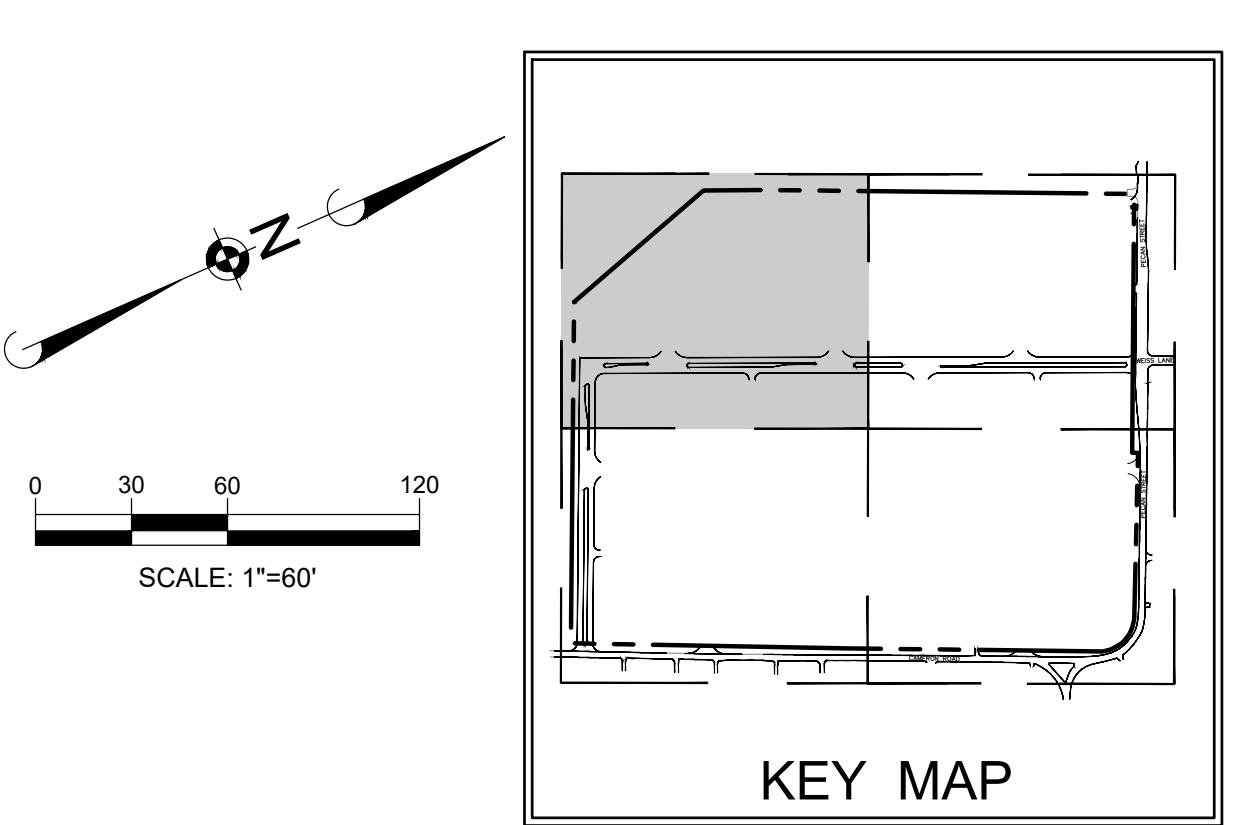
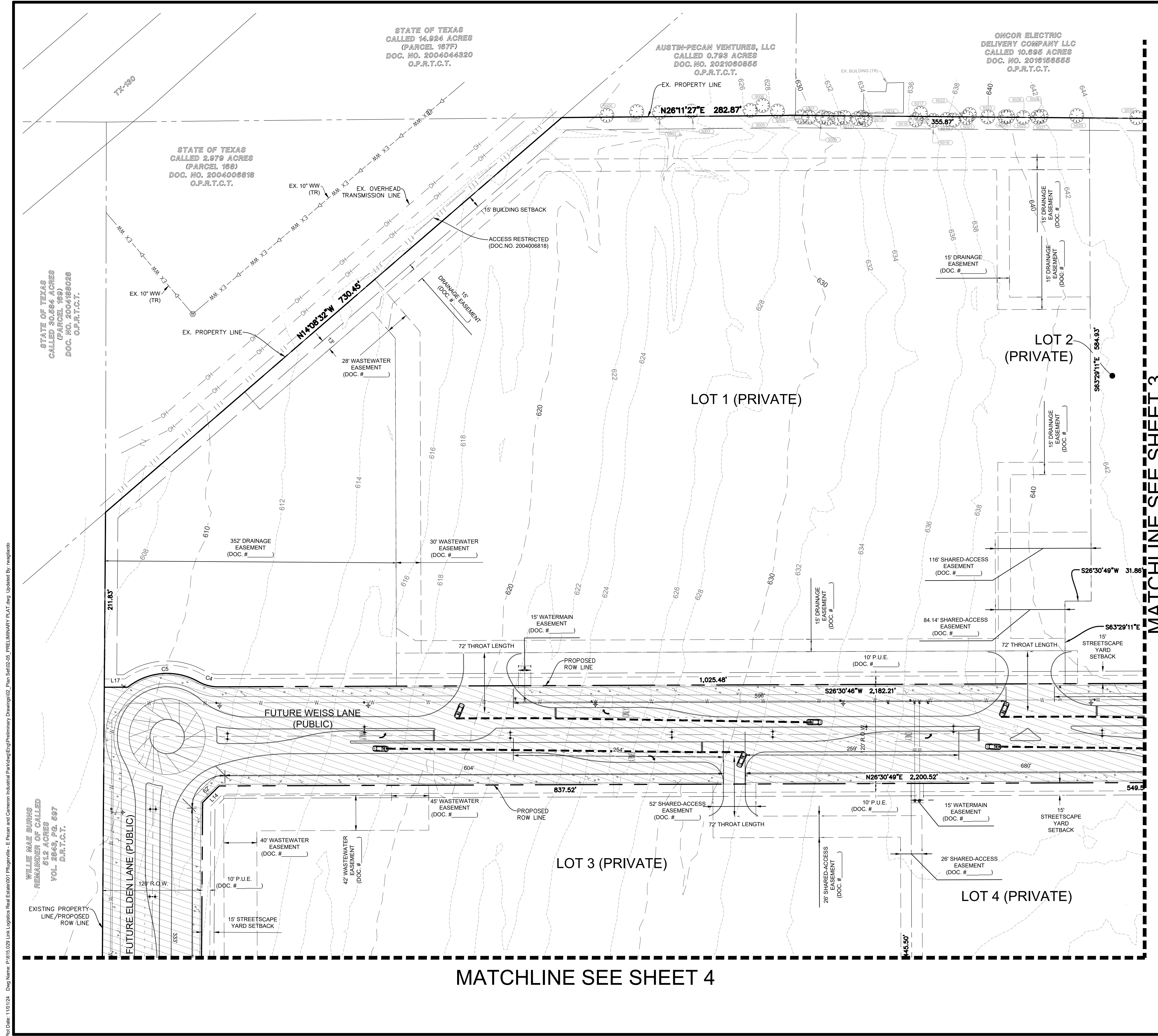
**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
COVER SHEET

MANHARD CONSULTING LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

DATE: 11/01/2024  
PROJ MGR: ZRS  
PROJ ASSOC: AMP  
DRAWN BY: WML  
DATE: 11/01/2024  
SHEET  
**1** OF **27**  
PROJECT #: PP2024-000168

Plot Date: 11/01/24 Draw Name: P:\1615-0259\_Link\_Logistics\_Regul\_Estire\001\_Pflugerville - E Pecan and Cameron Industrial Park\01\_Preliminary\_Drawings\02\_Plan\_Sect\01-TITLE\_SHEET.dwg Uploaded By: rwojlaros

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



**LOT SUMMARY TABLE**

LOT 1 - COMMERCIAL:	15.7135 ACRES	(684,477 SQ. FT.)
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LOT 5 - COMMERCIAL:	23.5612 ACRES	(1,026,332 SQ. FT.)
R.O.W. DEDICATION:	10.6649 ACRES	(464,564 SQ. FT.)
TOTAL:	104.4295 ACRES	(4,548,948 SQ. FT.)

WEISS LANE:  
 LINEAR FEET: 2,331.5'  
 R.O.W. WIDTH: 120'  
 ACREAGE: 7.0562

ELDEN LANE:  
 LINEAR FEET: 1,188.6'  
 R.O.W. WIDTH: 120'  
 ACREAGE: 3.6087

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48530290J FOR TRAVIS COUNTY, EFFECTIVE 8/14/2014.

**LEGEND**

- SHARE USE PATH (10' WIDTH)
- PROPOSED R.O.W.

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S49°08'10"E	32.48'
L2	S42°35'56"E	19.55'
L3	S37°05'37"E	15.37'
L4	S27°34'02"E	31.99'
L5	S17°51'45"E	19.12'
L6	S04°27'11"E	28.85'
L7	S00°57'14"E	25.65'
L8	S13°10'36"W	33.95'
L9	N27°37'17"E	25.04'
L10	N09°41'15"E	212.23'
L11	S27°52'29"W	60.99'
L12	S03°55'23"E	63.81'
L13	S72°07'44"W	28.56'
L14	N18°10'43"W	28.44'
L15	N70°32'17"E	46.00'
L16	S62°38'38"E	245.35'
L17	S26°30'49"W	28.40'

**RECORD LINE TABLE**

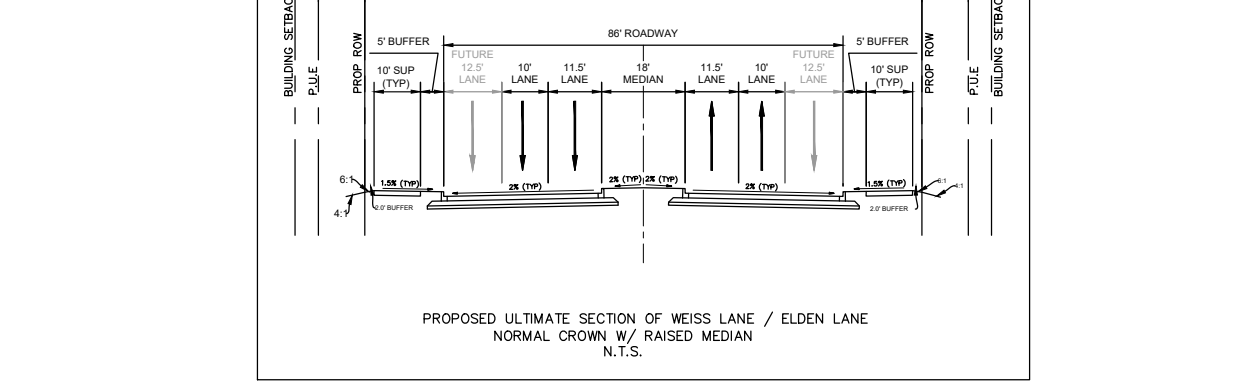
LINE #	DIRECTION	LENGTH
(L1)	S48°39'52"E	31.95'
(L2)	S44°00'35"E	19.88'
(L3)	S33°35'30"E	15.65'
(L4)	S27°42'58"E	32.11'
(L5)	S17°49'08"E	18.91'
(L6)	S05°19'08"E	29.32'
(L7)	S00°10'29"E	25.58'
(L8)	S13°13'54"W	33.91'
(L9)	N27°50'39"E	25.00'

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	1,806.00'	164.45'	51°3'02"	S65°15'09"E	164.39'
C2	1,694.00'	154.25'	51°3'02"	S65°15'09"E	154.20'
C3	1,694.00'	256.24'	8°40'00"	S58°18'38"E	256.00'
C4	48.00'	24.99'	29°50'07"	S41°25'53"W	24.71'
C5	76.50'	91.03'	68°10'46"	S22°15'33"W	85.75'

**TREE LIST**

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
5000	9" HACKBERRY	5023	16" HACKBERRY
5001	8" HACKBERRY	5024	16" HACKBERRY 11-10
5002	8" HACKBERRY	5025	10" HACKBERRY
5003	9" HACKBERRY	5026	10" HACKBERRY
5004	8" HACKBERRY	5027	14" HACKBERRY
5005	12" HACKBERRY 8-7	5028	10" HACKBERRY
5006	14" HACKBERRY	5029	20" HACKBERRY 15-9
5007	14" HACKBERRY	5030	17" HACKBERRY
5008	9" HACKBERRY	5031	14" HACKBERRY 9-9
5009	12" HACKBERRY	5032	17" HACKBERRY
5010	9" HACKBERRY	5033	13" HACKBERRY
5011	14" HACKBERRY 9-6-3	5034	13" HACKBERRY
5012	12" HACKBERRY 8-8	5035	22" HACKBERRY 13-7-7-4
5013	10" HACKBERRY	5036	10" HACKBERRY
5014	9" HACKBERRY	5037	20" HACKBERRY
5015	9" HACKBERRY	5038	15" HACKBERRY 11-7
5016	12" HACKBERRY	5039	13" HACKBERRY
5017	16" HACKBERRY	5040	28" MESQUITE 14-12-6-6-4
5018	10" HACKBERRY	5041	9" HACKBERRY
5019	13" HACKBERRY	5042	9" HACKBERRY
5020	8" HACKBERRY	5043	28" HACKBERRY
5021	13" HACKBERRY 9-7		
5022	18" HACKBERRY		



**MANHARD CONSULTING LTD. FIRM #22053**  
 EXP. DATE: 09/30/25

DATE: 11/01/2024

PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024

SHEET  
**2** OF **27**  
 PROJECT # PP2024-000168

**Manhard CONSULTING**  
 1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.737.0500, manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 PRELIMINARY PLAT - SOUTHWEST

MANHARD CONSULTING LTD. FIRM #22053  
 EXP. DATE: 09/30/25

DATE: 11/01/2024

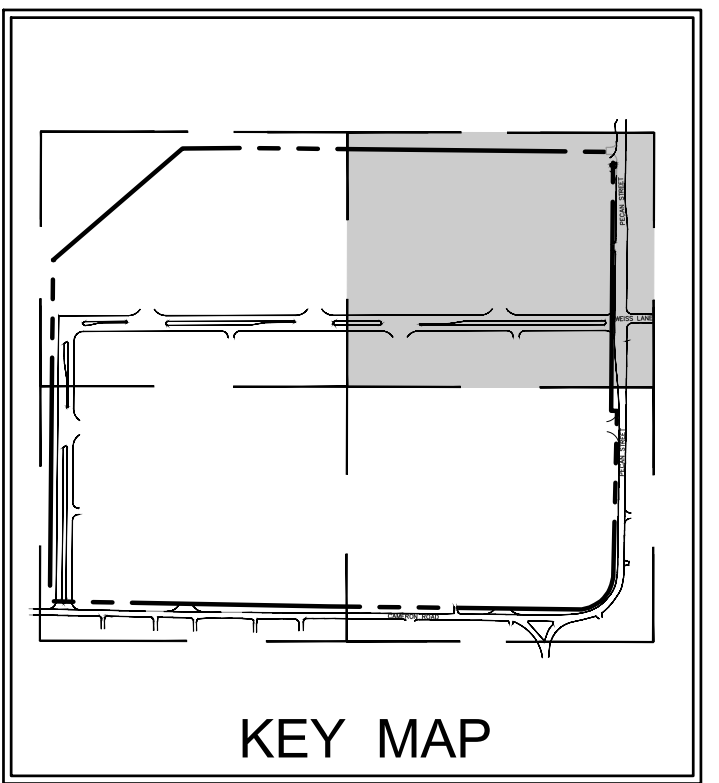
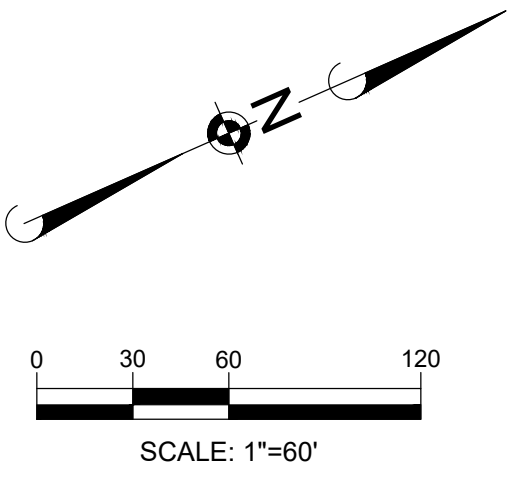
PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024

SHEET  
**2** OF **27**  
 PROJECT # PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Plot Date: 11/01/24, Dwg Name: P:016.029.LINK Logistics Road Easement01 - Plng - 016.029.LINK Logistics Road Easement02 - Plan Set: 016.029.LINK Logistics Road Easement02 - Preliminary Plat.dwg, Updated By: wmgardner

OMCOR ELECTRIC  
DELIVERY COMPANY LLC  
CALLED 10.695 ACRES  
DOC. NO. 2018156555  
O.P.R.T.C.T.



**LOT SUMMARY TABLE**

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LOT 5 - COMMERCIAL:	23.5612 ACRES	(1,026,332 SQ. FT.)
R.O.W. DEDICATION:	10.6649 ACRES	(464,564 SQ. FT.)
TOTAL:	104.4295 ACRES	(4,548,948 SQ. FT.)

**WEISS LANE:**  
LINEAR FEET: 2,331.5'  
R.O.W. WIDTH: 120'  
ACREAGE: 7.0562

**ELDEN LANE:**  
LINEAR FEET: 1,188.6'  
R.O.W. WIDTH: 120'  
ACREAGE: 3.6087

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48530290J FOR TRAVIS COUNTY, EFFECTIVE 8/14/2014.

**LEGEND**

- SHARE USE PATH (10' WIDTH)
- PROPOSED R.O.W.

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S49°08'10"E	32.48'
L2	S42°35'56"E	19.55'
L3	S37°05'37"E	15.37'
L4	S27°34'02"E	31.99'
L5	S17°51'45"E	19.12'
L6	S04°27'11"E	28.85'
L7	S00°57'14"E	25.65'
L8	S13°10'36"W	33.95'
L9	N27°37'17"E	25.04'
L10	N09°41'15"E	212.23'
L11	S27°52'29"W	60.99'
L12	S03°55'23"E	63.81'
L13	S72°07'44"W	28.56'
L14	N18°10'43"W	28.44'
L15	N70°32'17"E	46.00'
L16	S62°38'38"E	245.35'
L17	S26°30'49"W	28.40'

**RECORD LINE TABLE**

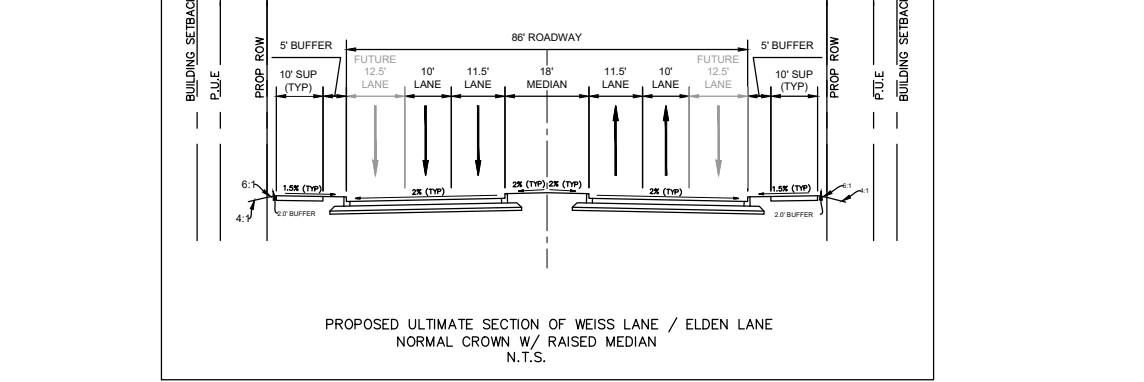
LINE #	DIRECTION	LENGTH
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(L3)	S33°35'30"E	15.65'
(L4)	S27°42'58"E	32.11'
(L5)	S17°49'08"E	18.91'
(L6)	S05°19'08"E	29.32'
(L7)	S00°10'29"E	25.58'
(L8)	S13°13'54"W	33.91'
(L9)	N27°50'39"E	25.00'

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	1,806.00'	164.45'	51°3'02"	S65°15'09"E	164.39'
C2	1,694.00'	154.25'	51°3'02"	S65°15'09"E	154.20'
C3	1,694.00'	256.24'	8°40'00"	S58°18'38"E	256.00'
C4	48.00'	24.99'	29°50'07"	S41°25'53"W	24.71'
C5	76.50'	91.03'	68°10'46"	S22°15'33"W	85.75'

**TREE LIST**

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
5000	9" HACKBERRY	5023	16" HACKBERRY
5001	8" HACKBERRY	5024	16" HACKBERRY 11-10
5002	8" HACKBERRY	5025	10" HACKBERRY
5003	9" HACKBERRY	5026	10" HACKBERRY
5004	8" HACKBERRY	5027	14" HACKBERRY
5005	12" HACKBERRY 8-7	5028	10" HACKBERRY
5006	14" HACKBERRY	5029	20" HACKBERRY 15-9
5007	14" HACKBERRY	5030	17" HACKBERRY
5008	9" HACKBERRY	5031	14" HACKBERRY 9-9
5009	12" HACKBERRY	5032	17" HACKBERRY
5010	9" HACKBERRY	5033	13" HACKBERRY
5011	14" HACKBERRY 9-6-3	5034	13" HACKBERRY
5012	12" HACKBERRY 8-8	5035	22" HACKBERRY 13-7-7-4
5013	10" HACKBERRY	5036	10" HACKBERRY
5014	9" HACKBERRY	5037	20" HACKBERRY
5015	9" HACKBERRY	5038	15" HACKBERRY 11-7
5016	12" HACKBERRY	5039	13" HACKBERRY
5017	16" HACKBERRY	5040	28" MESQUITE 14-12-6-6-4
5018	10" HACKBERRY	5041	9" HACKBERRY
5019	13" HACKBERRY	5042	9" HACKBERRY
5020	8" HACKBERRY	5043	28" HACKBERRY
5021	13" HACKBERRY 9-7		
5022	18" HACKBERRY		



MATCHLINE SEE SHEET 2

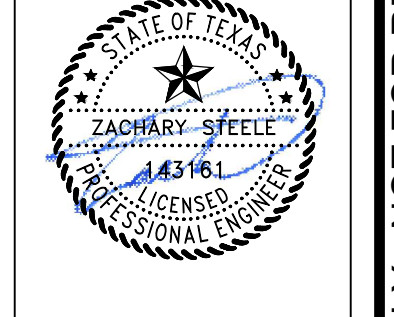
MATCHLINE SEE SHEET 5

DATE	REVISIONS	DRAWN BY

**Manhard CONSULTING**  
1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

PECAN CROSSING  
 CITY OF PFLUGERVILLE, TEXAS  
 PRELIMINARY PLAT - NORTHWEST

MANHARD CONSULTING, LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

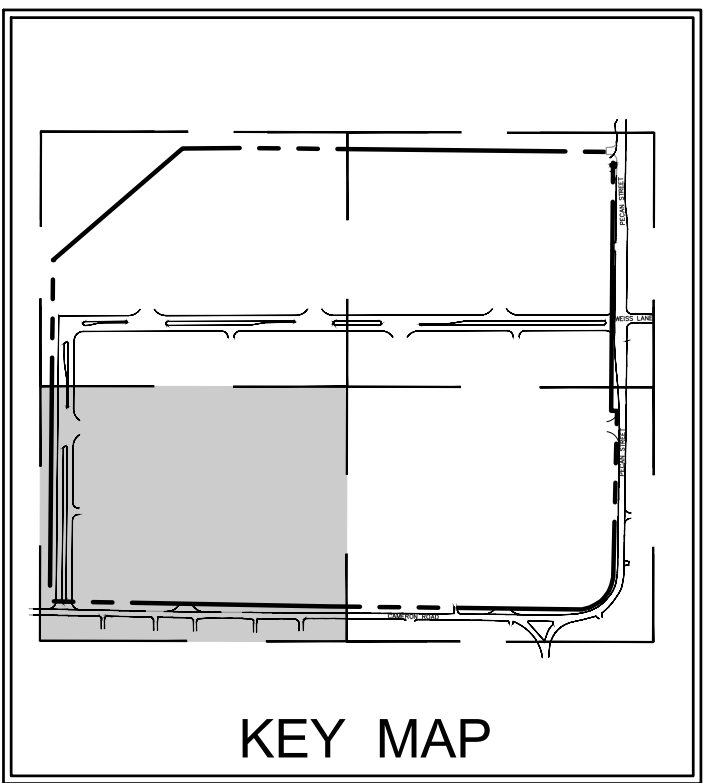
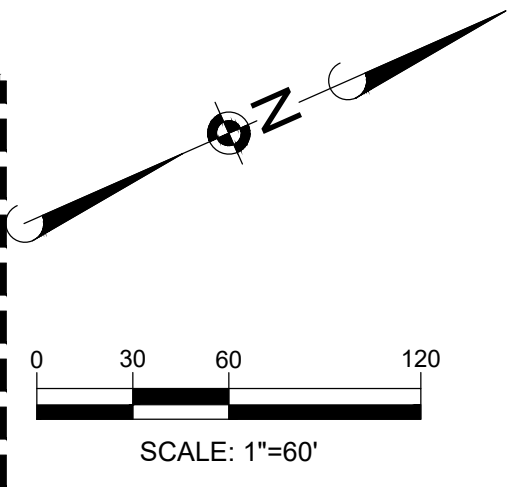


DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024

SHEET  
**3** OF **27**  
PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

MATCHLINE SEE SHEET 2



**LOT SUMMARY TABLE**

LOT 1 - COMMERCIAL:	15.7135 ACRES	(684,477 SQ. FT.)
LOT 2 - COMMERCIAL:	18.4760 ACRES	(804,815 SQ. FT.)
LOT 3 - COMMERCIAL:	22.9247 ACRES	(989,601 SQ. FT.)
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LOT 5 - COMMERCIAL:	23.5612 ACRES	(1,026,332 SQ. FT.)
R.O.W. DEDICATION:	10.6649 ACRES	(464,564 SQ. FT.)
TOTAL:	104.4295 ACRES	(4,548,948 SQ. FT.)

WEISS LANE: LINEAR FEET: 2,331.5'  
 R.O.W. WIDTH: 120'  
 ACREAGE: 7.0562

ELDEN LANE: LINEAR FEET: 1,188.6'  
 R.O.W. WIDTH: 120'  
 ACREAGE: 3.6087

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48530290J FOR TRAVIS COUNTY, EFFECTIVE 8/14/2014.

**LEGEND**

	SHARE USE PATH (10' WIDTH)
	PROPOSED R.O.W.

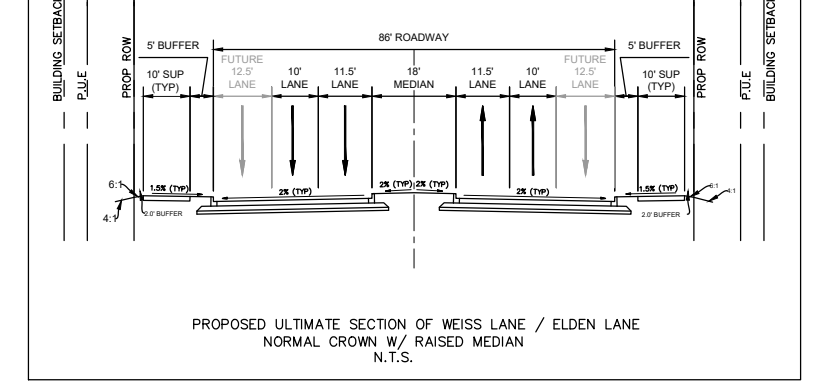
LINE TABLE			RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S49°08'10"E	32.48'	(L1)	S48°39'52"E	31.95'
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L4	S27°34'02"E	31.99'	(L4)	S27°42'58"E	32.11'
L5	S17°51'45"E	19.12'	(L5)	S17°49'08"E	18.91'
L6	S04°27'11"E	28.85'	(L6)	S05°19'08"E	29.32'
L7	S00°57'14"E	25.65'	(L7)	S00°10'29"E	25.58'
L8	S13°10'36"W	33.95'	(L8)	S13°13'54"W	33.91'
L9	N27°37'17"E	25.04'	(L9)	N27°50'39"E	25.00'
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L12	S03°55'23"E	63.81'			
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5021	13" HACKBERRY 9-7		
5022	18" HACKBERRY		



**MANHARD CONSULTING LTD. FIRM #22053**

EXP. DATE: 09/30/25

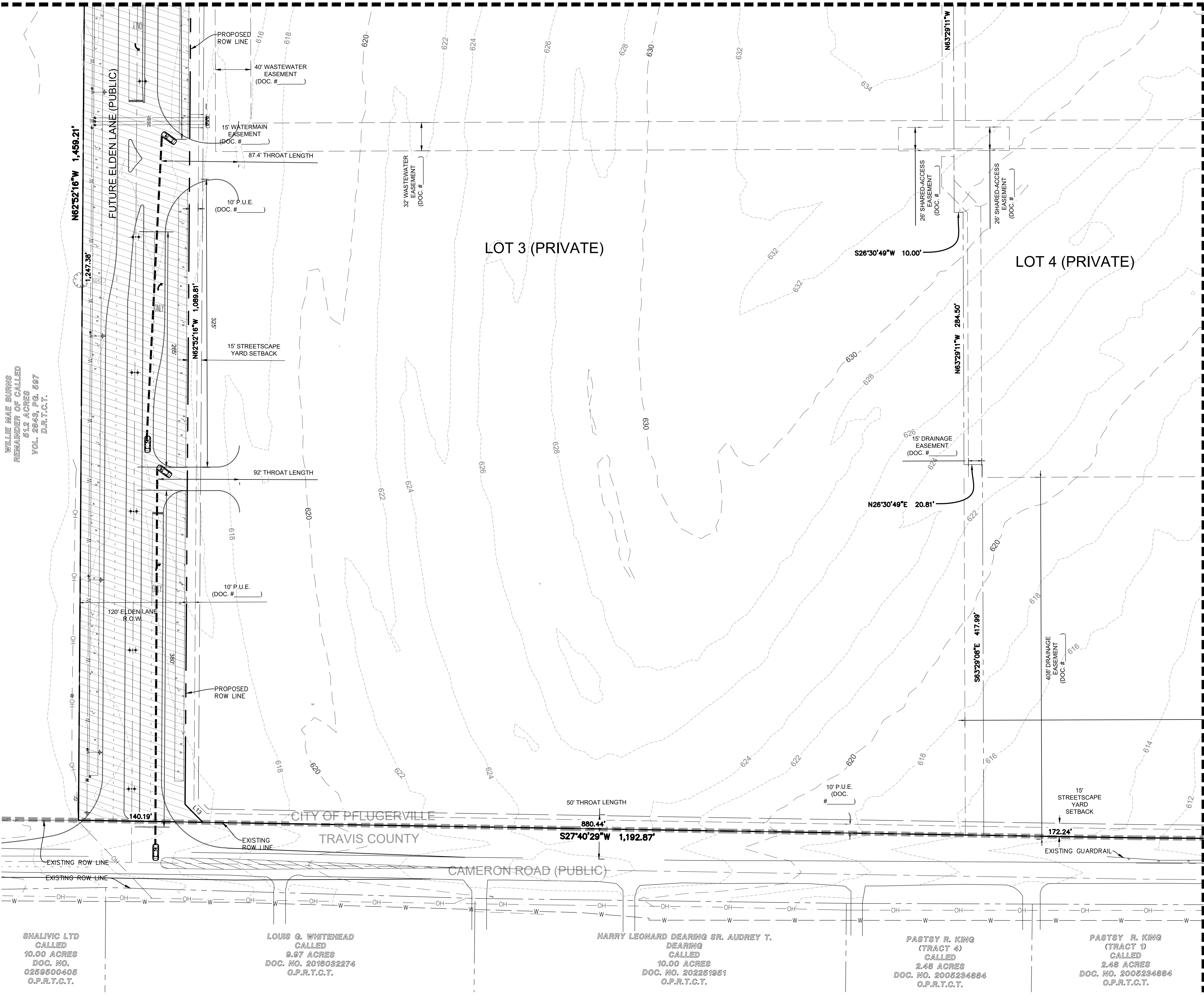
DATE: 11/01/2024

PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024

SHEET  
**4 OF 27**

PROJECT #: PP2024-000168

MATCHLINE SEE SHEET 5



WILLIE MAE BURNS  
 REMAINDER OF CALLED  
 51.2 ACRES  
 VOL. 2843, PG. 597  
 D.A.T.C.T.

SMALIVC LTD  
 CALLED  
 10.00 ACRES  
 DOC. NO.  
 0289600406  
 O.P.R.T.C.T.

LOUIS G. WHITEHEAD  
 CALLED  
 9.97 ACRES  
 DOC. NO. 2018032274  
 O.P.R.T.C.T.

HARRY LEONARD DEARING SR. AUDREY T.  
 DEARING  
 CALLED  
 10.00 ACRES  
 DOC. NO. 202261961  
 O.P.R.T.C.T.

PASTSY R. KING  
 (TRACT 4)  
 CALLED  
 2.48 ACRES  
 DOC. NO. 2006234884  
 O.P.R.T.C.T.

PASTSY R. KING  
 (TRACT 1)  
 CALLED  
 2.48 ACRES  
 DOC. NO. 2006234884  
 O.P.R.T.C.T.

Plot Date: 11/01/24 Dwg Name: P:\015\020\Link Logistics Road Easement\01 - Pflugerville - E Pecan and Cameron Industrial Parking\Eng\Primary Drawings\02\_Plan Set\02a\_Preliminary Plat.dwg Updated By: wmgardno

DATE	REVISIONS	BY

**Manhard CONSULTING**

1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:737.377.0500 manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
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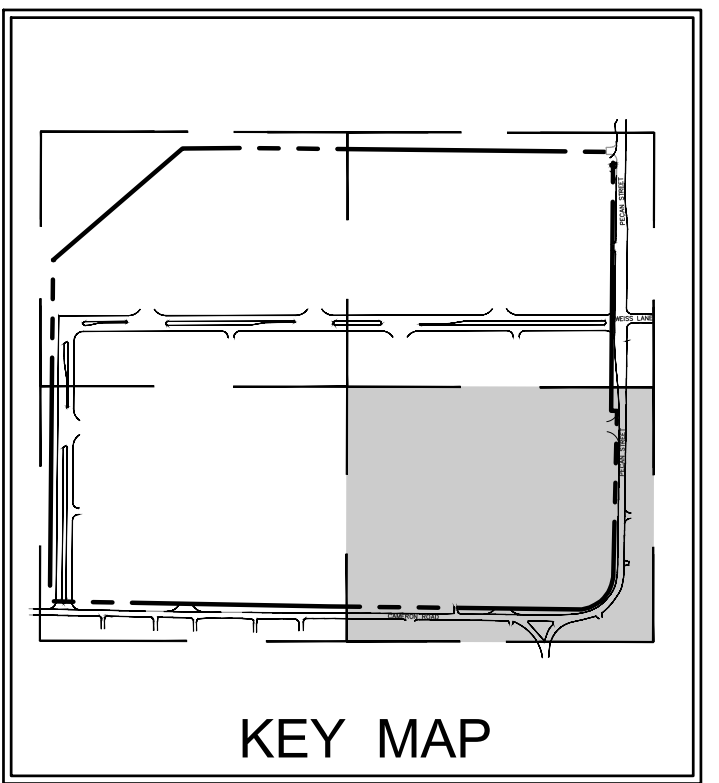
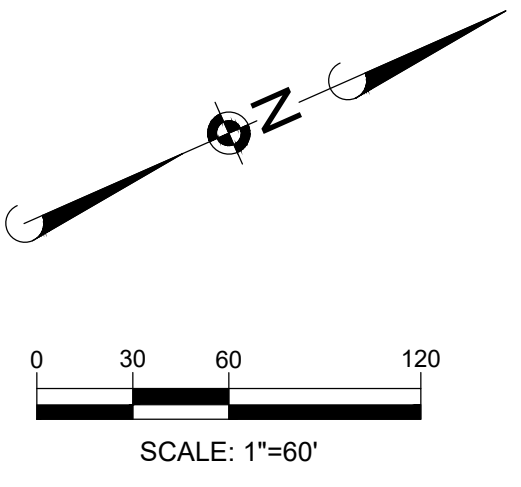
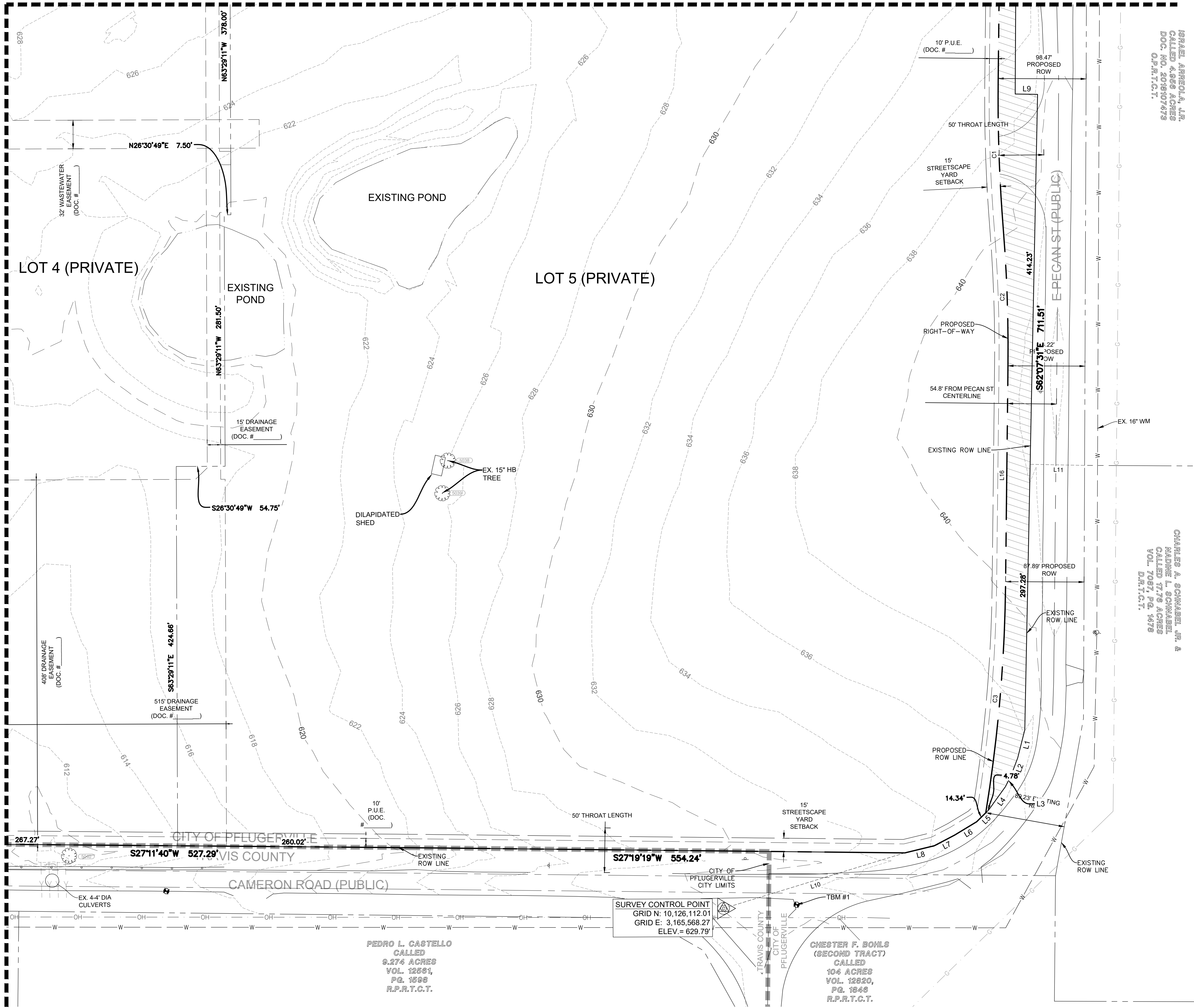
**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 PRELIMINARY PLAN - SOUTHEAST

MANHARD CONSULTING LTD. FIRM #22053  
 EXP. DATE: 09/30/25  
  
 DATE: 11/01/2024  
 PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024  
 SHEET  
**4 OF 27**  
 PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4



**LOT SUMMARY TABLE**

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**LEGEND**

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---	PROPOSED R.O.W.

**LINE TABLE**

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5021	13" HACKBERRY 9-7		

**BENCHMARK NOTE**

TBM #1  
COTTON GIN SPINDLE WITH A 4WARD WASHER IN THE ISLAND AT THE INTERSECTION OF CAMERON ROAD AND EAST PECAN STREET. ±81' NORTHEAST OF CONTROL POINT NUMBER 1. ELEVATION = 631.56'

TBM #2  
COTTON GIN SPINDLE WITH A 4WARD WASHER AT THE EAST SIDE OF CAMERON ROAD. ±620' SOUTHWEST OF CONTROL POINT NUMBER 1. ELEVATION = 614.78'

**SURVEY CONTROL POINT**  
GRID N: 10,126, 112.01  
GRID E: 3,165,568.27  
ELEV. = 629.79'

PEDRO L. CASTELLO  
CALLED  
9.274 ACRES  
VOL. 12661,  
P.G. 1698  
R.P.R.T.C.T.

CHESTER F. BOHLS  
(SECOND TRACT)  
CALLED  
104 ACRES  
VOL. 12620,  
P.G. 1846  
R.P.R.T.C.T.

DATE	REVISIONS	DRAWN BY

**Manhard CONSULTING**

1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
PRELIMINARY PLAN - NORTHEAST

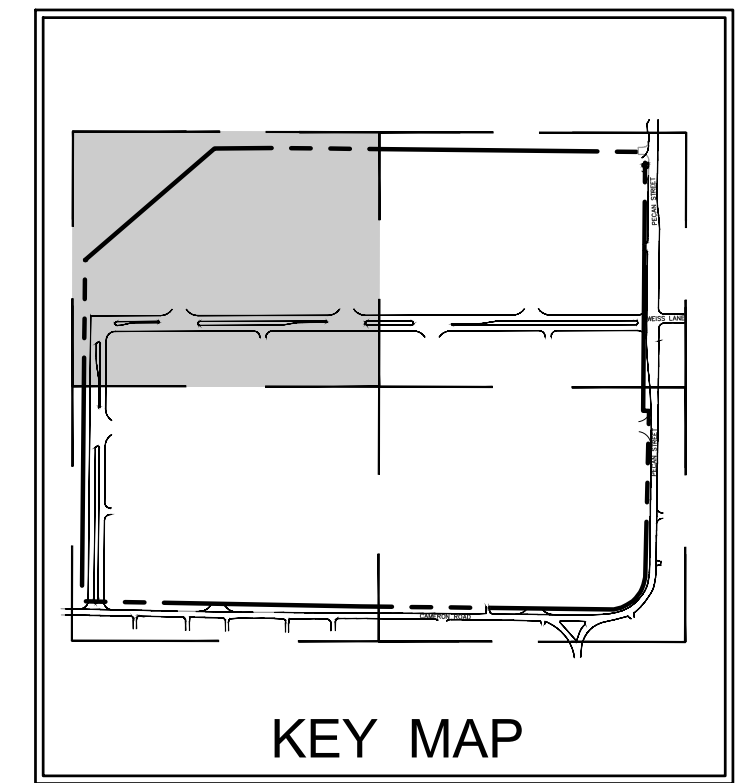
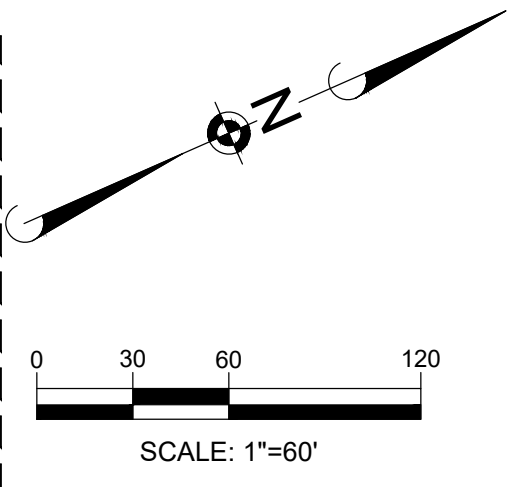
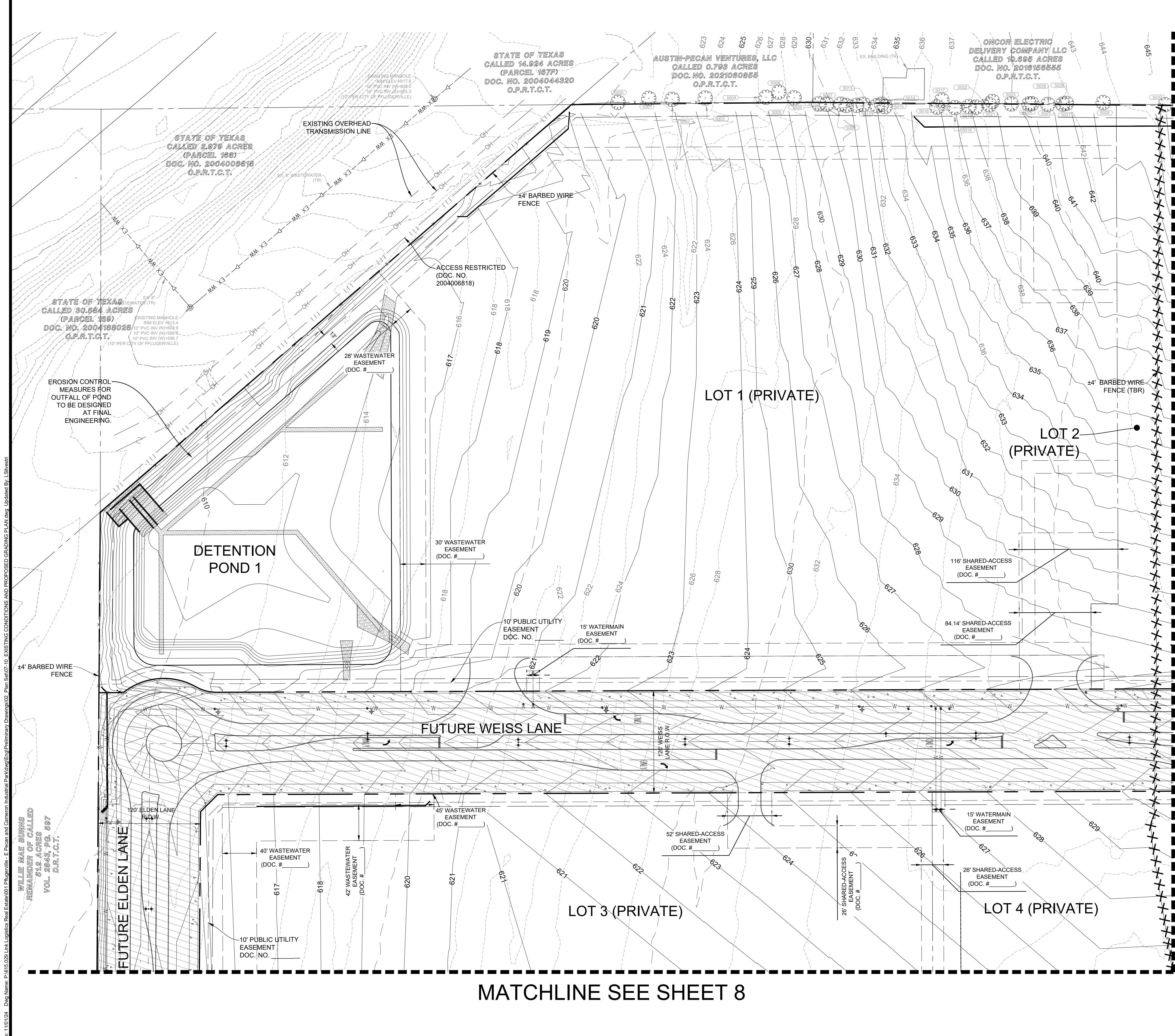
MANHARD CONSULTING, LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

ZACHARY STEELE  
143161  
LICENSED PROFESSIONAL ENGINEER

DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024

SHEET  
**5 OF 27**  
PROJECT #: PP2024-000188

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



**EXISTING CONDITIONS AND DEMOLITION LEGEND**

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- GRAVEL BASE TO BE REMOVED
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURBS AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TO BE REMOVED
- TO REMAIN
- PROPOSED R.O.W.

**EXISTING CONDITIONS AND DEMOLITION NOTES**

- THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY 4WARD LAND SURVEYING DATED APRIL 4, 2022. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS BEFORE CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS USUALLY RELIABLE, ITS ACCURACY AND COMPLETENESS CAN NOT BE GUARANTEED NOR CERTIFIED.
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**CAUTION!!**  
OVERHEAD UTILITY LINES PRESENT!!  
CONTRACTOR RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.

**TREE LIST**

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
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5021	13" HACKBERRY 9-7	5043	28" HACKBERRY

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

Plot Date: 11/01/24, Dwg Name: P:616:029:Link Logistics Road Elevation, Pflugerville - E Pecan and Cannon Industrial Parkway Primary Grading Plan.dwg, Updated By: Liberman  
 VALUE NAME ERRORS REMAINDER OF CALLED 05/23/24 8:57 VOL. D.B.T.C.T.

PECAN CROSSING

MANHARD CONSULTING LTD. FIRM #22053

EXP. DATE: 09/30/25

DATE: 11/01/2024

PROJ. MGR.: ZRS

PROJ. ASSOC.: AMP

DRAWN BY: WML

DATE: 11/01/2024

6 OF 27

PROJ. ASSOC.: AMP

DRAWN BY: WML

DATE: 11/01/2024

SHEET

PROJECT # PP2024-000168

PECAN CROSSING

CITY OF PFLUGERVILLE, TEXAS

EXISTING CONDITIONS AND PROPOSED GRADING PLAN - SOUTHWEST

MANHARD CONSULTING

1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500, manhard.com

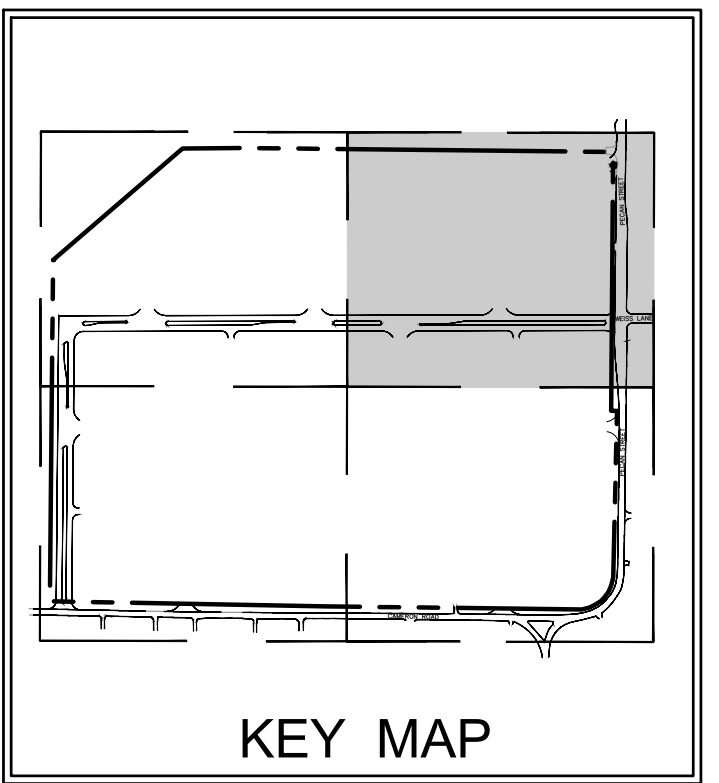
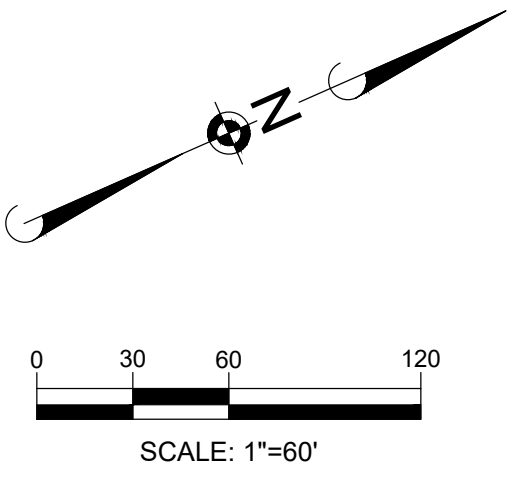
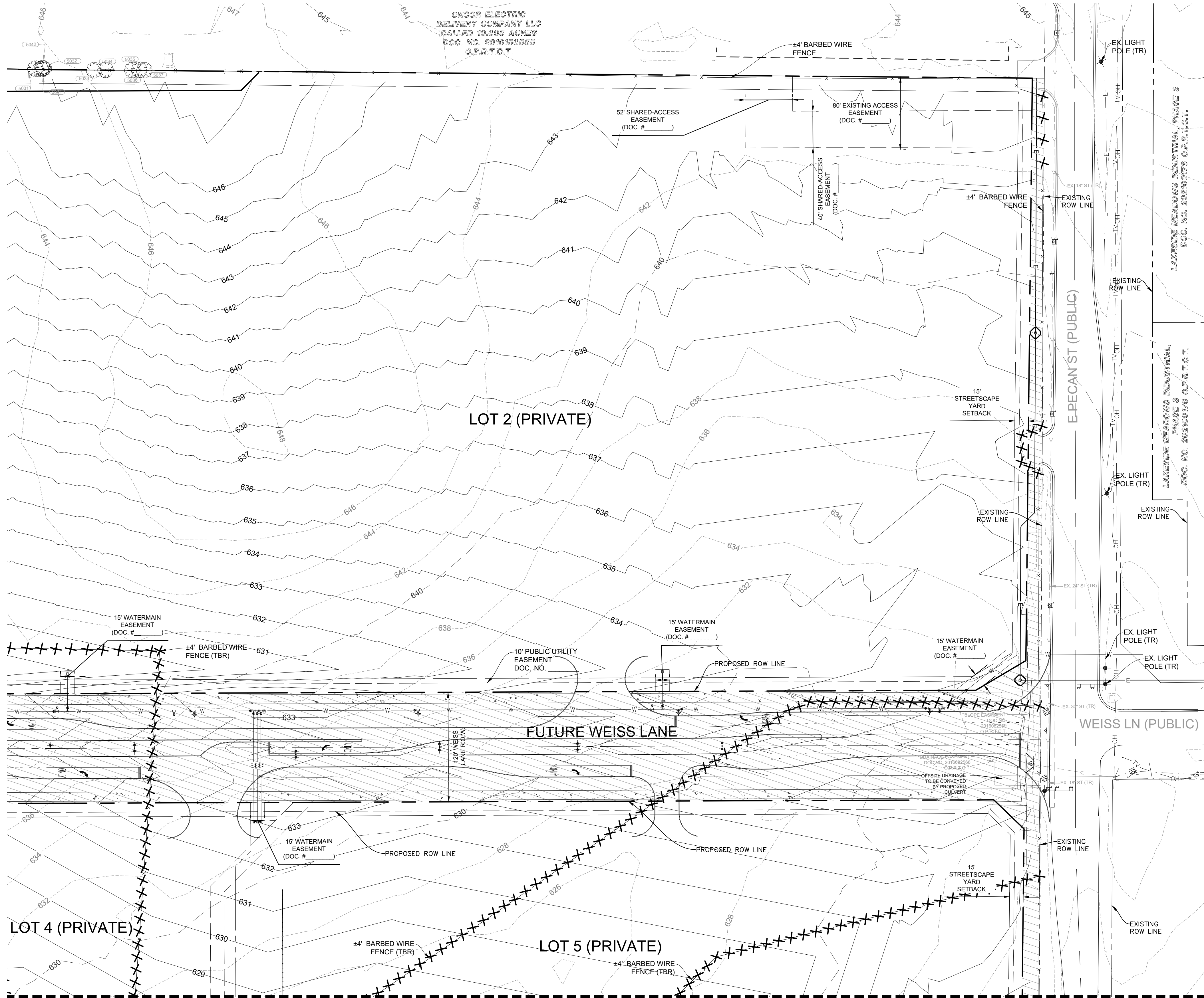
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers

Construction Managers | Environmental Scientists | Landscape Architects | Planners

Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

MATCHLINE SEE SHEET 6



**EXISTING CONDITIONS AND DEMOLITION LEGEND**

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- GRAVEL BASE TO BE REMOVED
- FENCE, RETAINING WALL, RAIL ROAD, TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS) TO BE REMOVED
- (TBR)** TO BE REMOVED
- (TR)** TO REMAIN
- PROPOSED R.O.W.

**EXISTING CONDITIONS AND DEMOLITION NOTES**

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MATCHLINE SEE SHEET 9

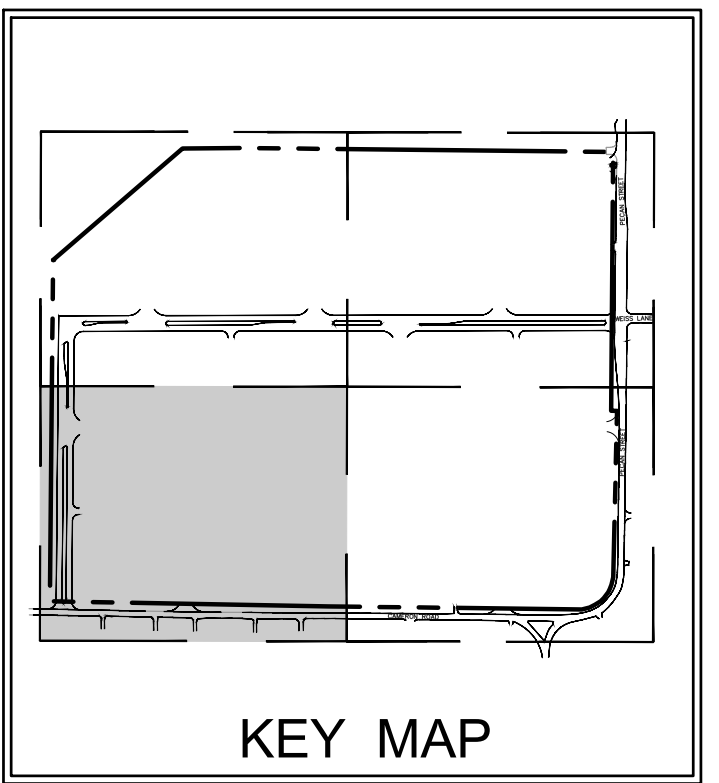
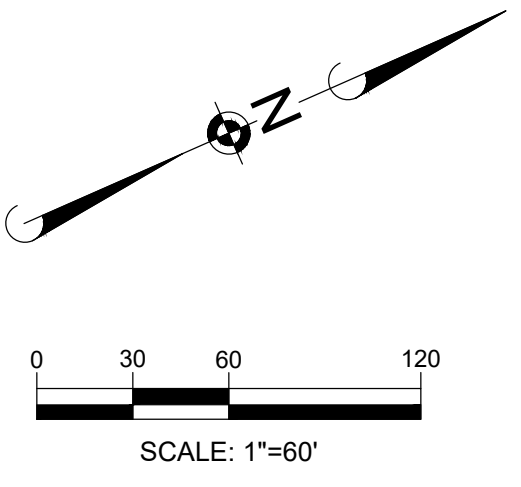
Plot Date: 11/01/24, Dwg Name: P:\616\029\Link Logistics Road Elevation\01\_Pflugherville - E Pecan and Common Industrial Parking\02\_Preliminary Drawings\02\_Plan Set\01\_01 EXISTING CONDITIONS AND PROPOSED GRADING PLAN.dwg, Updated By: Lshubert

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 1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500, manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**MANHARD CONSULTING, LTD.**  
 FIRM #22053  
 EXP. DATE: 09/30/25  
  
 DATE: 11/01/2024  
 PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024  
 SHEET  
**7** OF **27**  
 PROJECT #: PP2024-000168

**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 EXISTING CONDITIONS AND PROPOSED GRADING PLAN - NORTHWEST  
 PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

MATCHLINE SEE SHEET 6



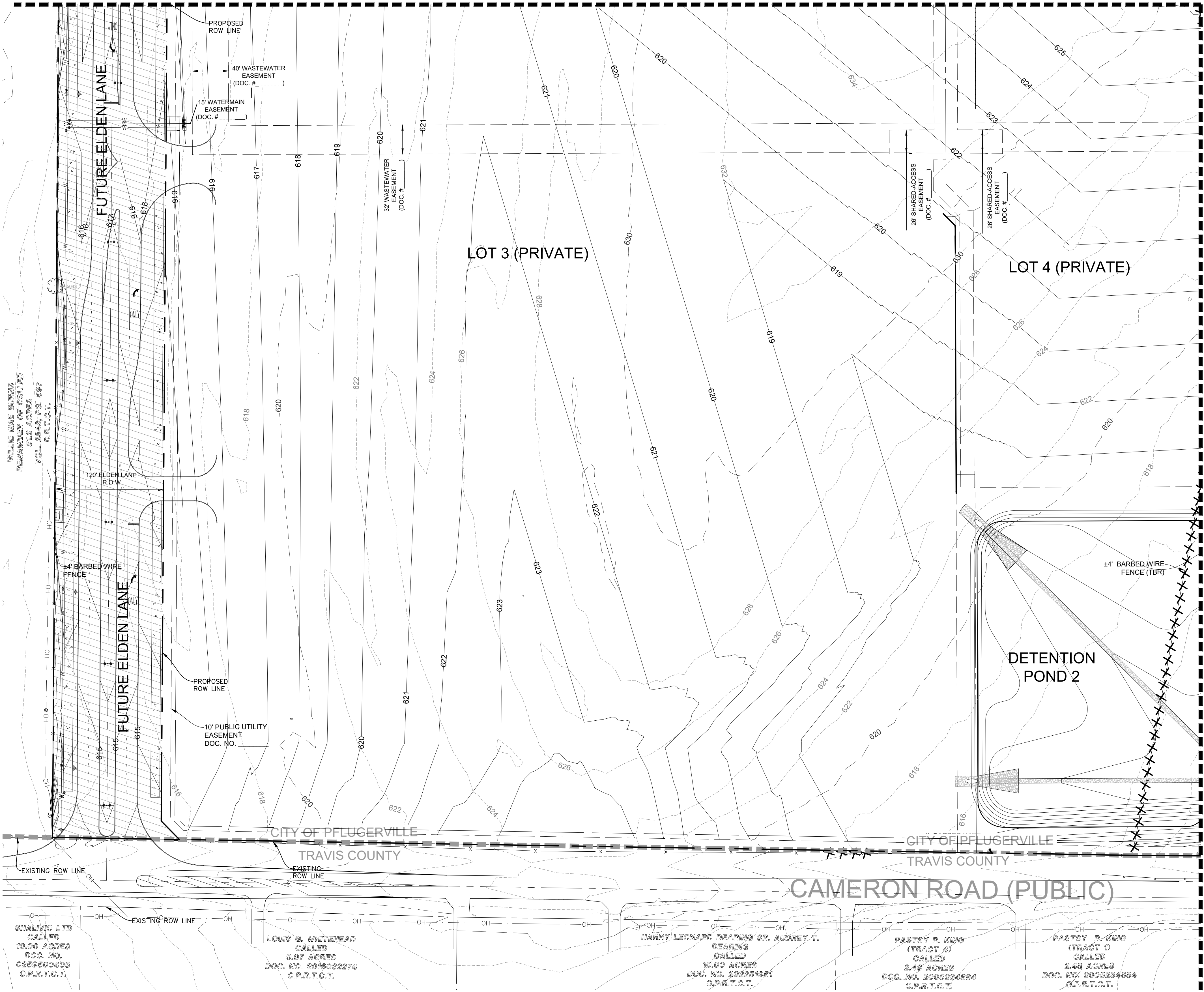
KEY MAP

- EXISTING CONDITIONS AND DEMOLITION LEGEND
- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
  - CONCRETE PAVEMENT AND BASE TO BE REMOVED
  - BUILDING TO BE REMOVED
  - GRAVEL BASE TO BE REMOVED
  - FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURBS AND GUTTER, ETC. TO BE REMOVED
  - UTILITY STRUCTURE TO BE REMOVED
  - UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
  - (TBR) TO BE REMOVED
  - (TR) TO REMAIN
  - PROPOSED R.O.W.

- EXISTING CONDITIONS AND DEMOLITION NOTES:
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MATCHLINE SEE SHEET 9

Plot Date: 11/01/24, Dwg Name: P:\616\029\Link\Logistics Road Elevation\01 - Pflugerville - E Pecan and Cameron Industrial Parking\Primary Drawings\02 - Plan Set\01.dwg, Existing Conditions and Proposed Grading Plan.dwg, Updated By: LShewart  
 WILLE MAE BURNS  
 REMAINDER OF CALLED  
 51.3 ACRES  
 VOL. 2848, PG. 597  
 D.M.T.C.T.  
 120' ELDEN LANE  
 R.O.W.  
 4' BARBED WIRE  
 FENCE  
 FUTURE ELDEN LANE  
 FUTURE ELDEN LANE  
 PROPOSED ROW LINE  
 40' WASTEWATER  
 EASEMENT  
 (DOC. #)  
 15' WATERMAIN  
 EASEMENT  
 (DOC. #)  
 PROPOSED ROW LINE  
 10' PUBLIC UTILITY  
 EASEMENT  
 DOC. NO.  
 CITY OF PFLUGERVILLE  
 TRAVIS COUNTY  
 SHALVIC LTD  
 CALLED  
 10.00 ACRES  
 DOC. NO.  
 0295800405  
 O.P.R.T.C.T.  
 LOUIS G. WHITEHEAD  
 CALLED  
 9.97 ACRES  
 DOC. NO. 2019032274  
 O.P.R.T.C.T.  
 HARRY LEONARD DEARING SR. AUDREY T.  
 CALLED  
 10.00 ACRES  
 DOC. NO. 202201981  
 O.P.R.T.C.T.  
 PASTSY R. KING  
 (TRACT A)  
 CALLED  
 2.48 ACRES  
 DOC. NO. 2005234884  
 O.P.R.T.C.T.  
 PASTSY R. KING  
 CALLED  
 2.48 ACRES  
 DOC. NO. 2005234884  
 O.P.R.T.C.T.  
 CITY OF PFLUGERVILLE  
 TRAVIS COUNTY  
 CAMERON ROAD (PUBLIC)  
 DETENTION POND 2  
 4' BARBED WIRE  
 FENCE (TBR)  
 26' SHARED ACCESS  
 EASEMENT  
 (DOC. #)  
 26' SHARED ACCESS  
 EASEMENT  
 (DOC. #)

DATE	
REVISIONS	

**Manhard CONSULTING**  
 1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph: 737.377.0500 manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-221653

**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 EXISTING CONDITIONS AND PROPOSED GRADING PLAN - SOUTHEAST

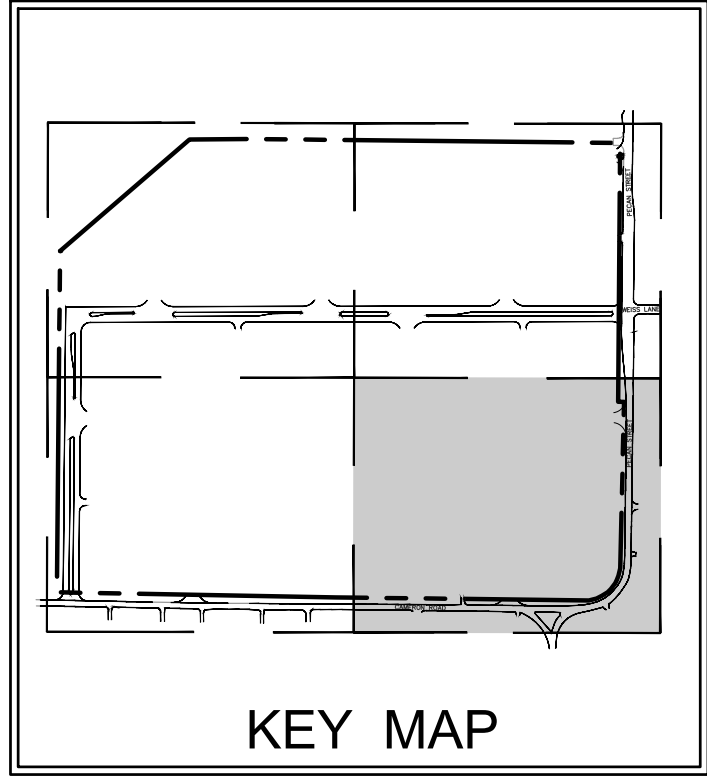
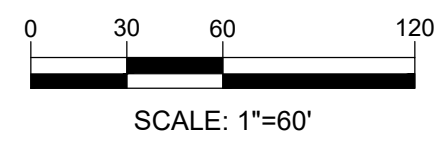
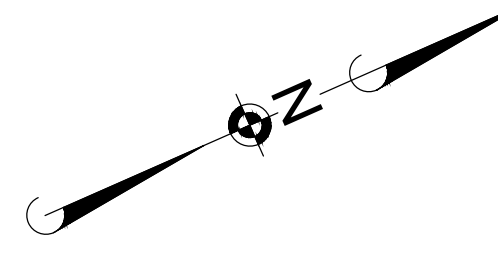
MANHARD CONSULTING LTD.  
 FIRM #22053  
 EXP. DATE: 09/30/25

DATE: 11/01/2024  
 PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024  
 SHEET  
**8 OF 27**  
 PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



MATCHLINE SEE SHEET 7



KEY MAP

EXISTING CONDITIONS AND DEMOLITION LEGEND

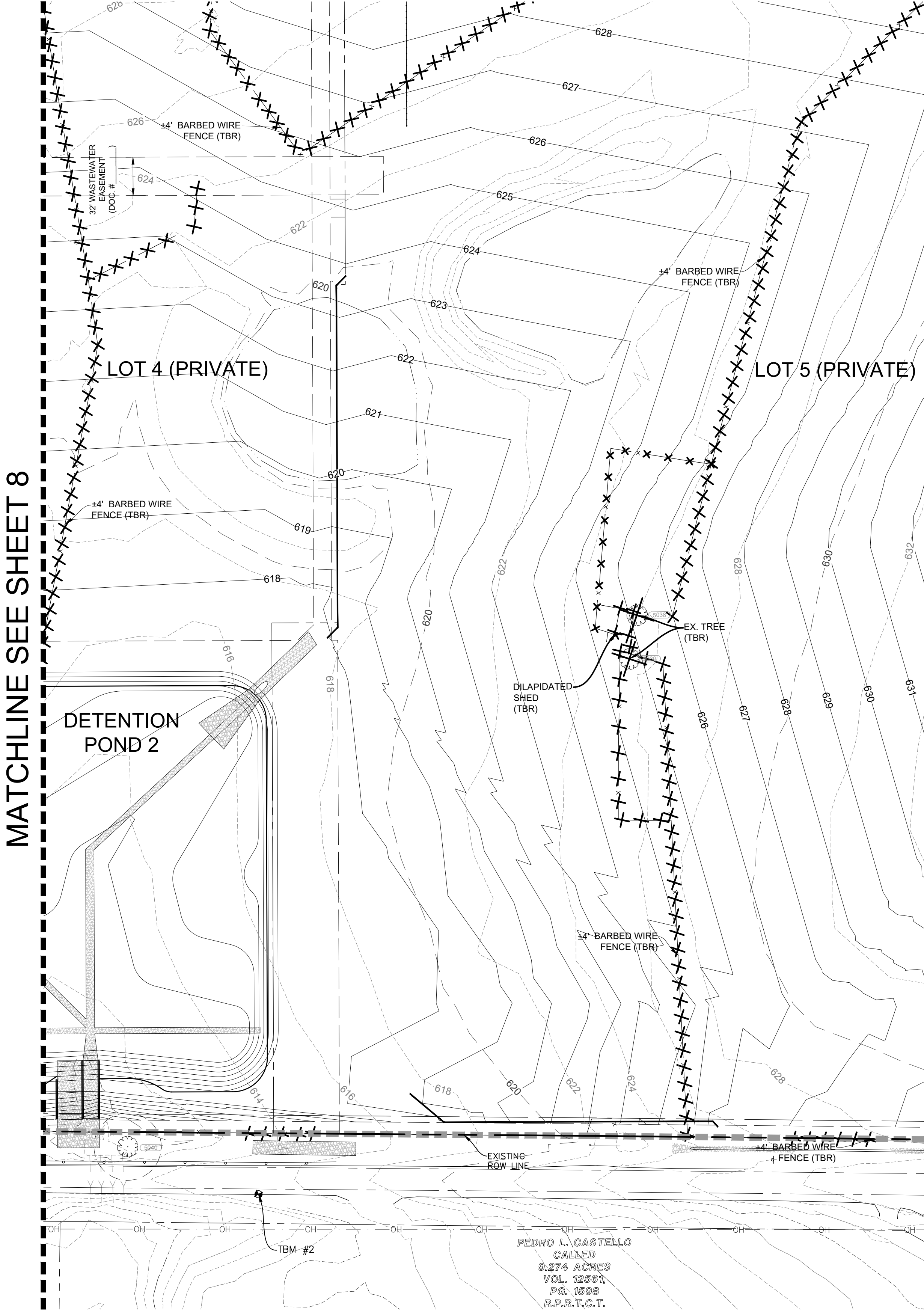
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MATCHLINE SEE SHEET 8

Plot Date: 11/01/24. Dwg Name: P:\616-029-Unit Logistics Real Estate\001 - Pflugerville - E Pecan and Common Industrial Parking\Primary Drawings\02 - Plan Set\07-0 - EXISTING CONDITIONS AND PROPOSED GRADING PLAN.dwg. Updated By: LShibani

PEDRO L. CASTELLO  
CALLED  
9.274 ACRES  
VOL. 12591,  
PG. 1858  
R.P.R.T.C.T.

CHESTER F. BOHLS  
(SECOND TRACT)  
CALLED  
104 ACRES  
VOL. 12620,  
PG. 1848  
R.P.R.T.C.T.

DATE	REVISIONS	BY

**Manhard CONSULTING**  
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph: 737.377.0500 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
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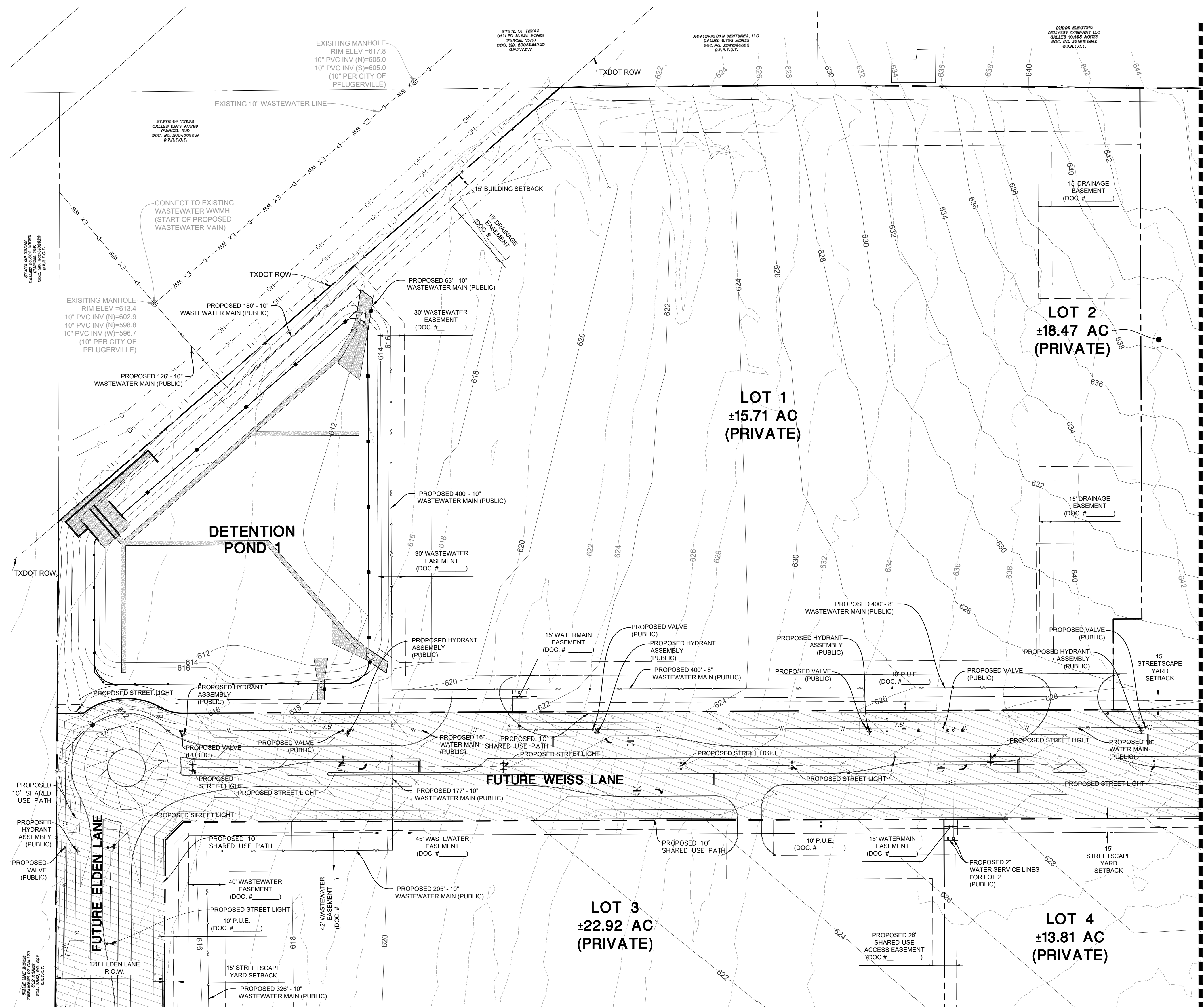
PECAN CROSSING  
CITY OF PFLUGERVILLE, TEXAS  
EXISTING CONDITIONS AND PROPOSED GRADING PLAN - NORTHEAST

MANHARD CONSULTING, LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024  
SHEET  
**9 OF 27**  
PROJECT #: PP2024-000188

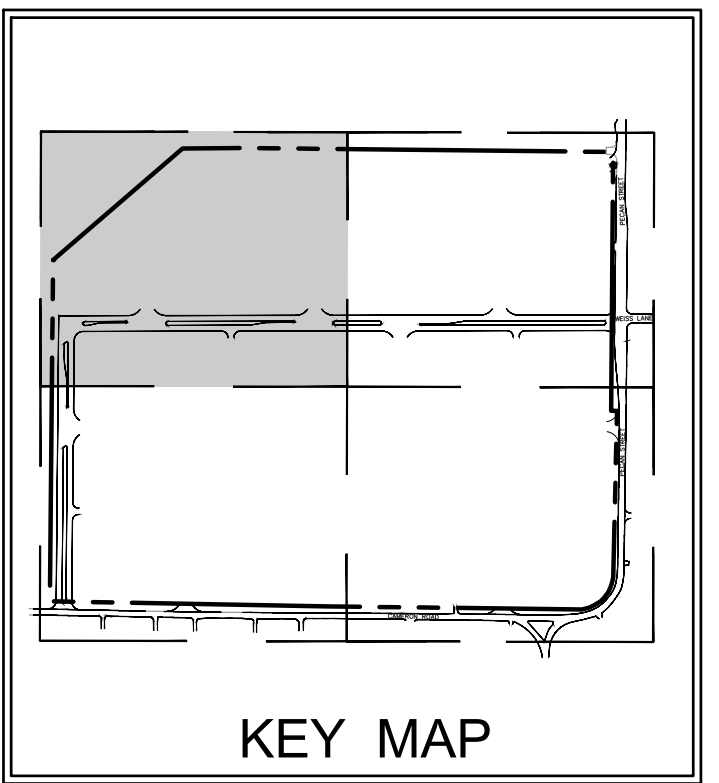
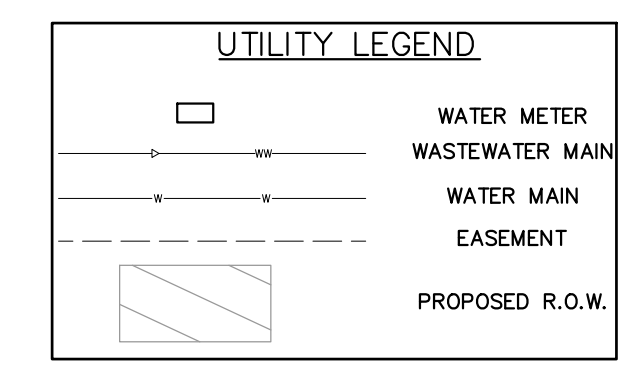
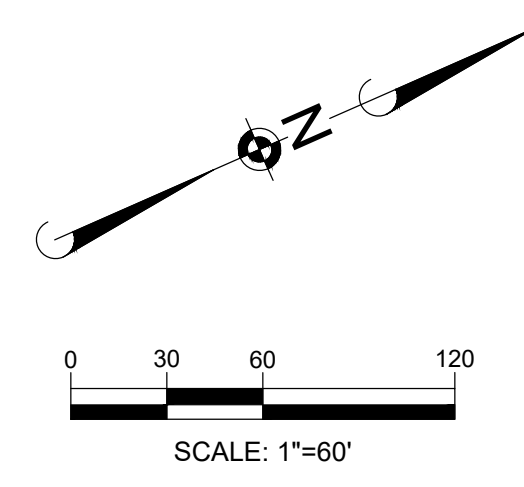
PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Plot Date: 11/01/24, Dwg Name: P:0161029.LINK Logistics Real Estate001 Pflugerville - E Pecan and Cannon Industrial Parking Primary Drawings02, Plan Set: 15. WATER AND WASTEWATER UTILITY PLAN.dwg, Updated By: mglahard



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12



- UTILITY NOTES: 1. ALL UTILITY DIMENSIONS ARE TO THE CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING...

Revision table with columns for DATE, REVISIONS, and DRAWN BY.

Manhard CONSULTING logo and contact information: 1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746. Phone: 737.377.0500. Website: manhard.com

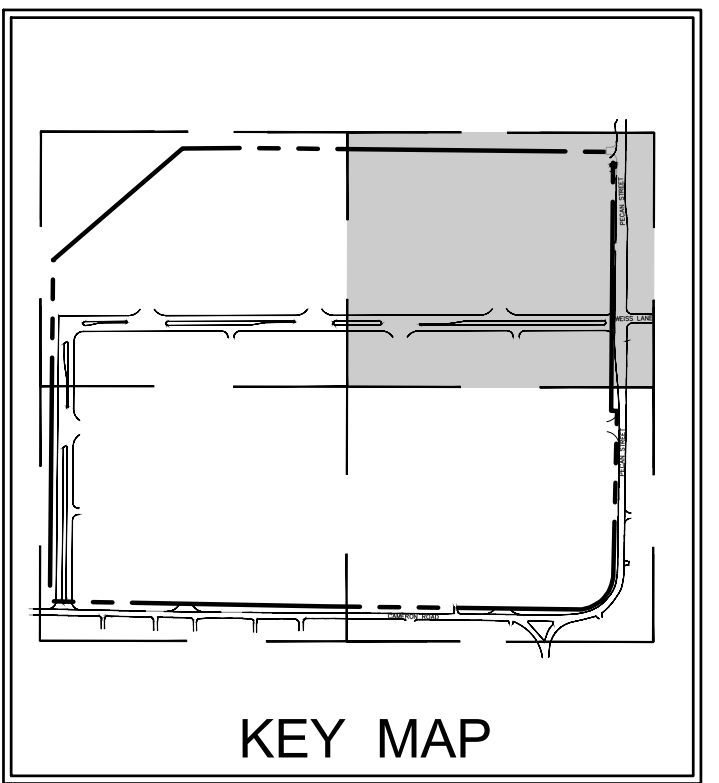
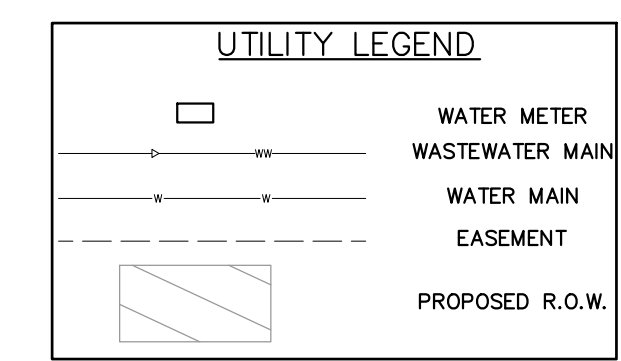
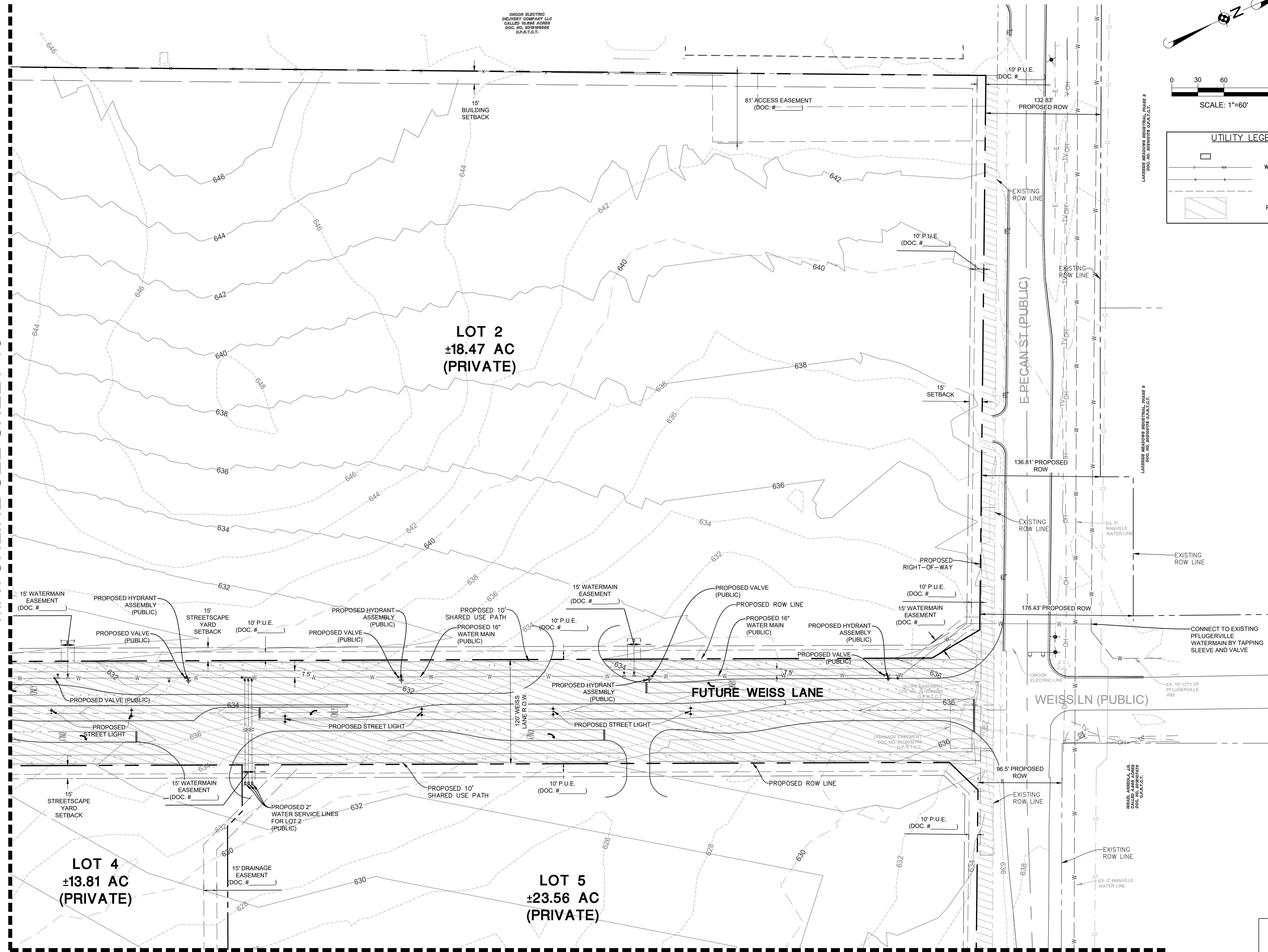
PECAN CROSSING CITY OF PFLUGERVILLE, TEXAS WATER AND WASTEWATER UTILITY PLAN - SOUTHWEST

MANHARD CONSULTING LTD. FIRM #22053 EXP. DATE: 09/30/25 ZACHARY STEELE LICENSED PROFESSIONAL ENGINEER DATE: 11/01/2024 PROJ. MGR.: ZRS PROJ. ASSOC.: AMP DRAWN BY: WML DATE: 11/01/2024 SHEET 10 OF 27 PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Plot Date: 11/01/24, Dwg Name: P:\616\029\Link\Utilities Real Estate\01 - Pflugerville - E Pecan and Weiss Lane\Utilities\Primary Drawings\02 - Plan Set\2-15 WATER AND WASTEWATER UTILITY PLAN.dwg, Updated By: mgladd

MATCHLINE SEE SHEET 10



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  - THE CONTRACTOR SHALL CONTACT TEXAS 811 (800) 344-3377 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES, IF SHOWN, ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. THE CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO THE START OF CONSTRUCTION.
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  - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE THE DEMOLITION PLAN FOR ITEMS DELETED.
  - ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
  - THE MAXIMUM WATER METER SIZE THE CITY CAN PROVIDE IS 2-INCHES. LARGER METERS MUST BE SUPPLIED BY THE DEVELOPER/CONTRACTOR AND MUST INCLUDE THE NEPTUNE E-COOLER ROOM READER SYSTEM. TURBINE METERS SHALL NOT BE USED EXCEPT FOR NEPTUNE PROTECTUS III OR NEPTUNE TRIFLOW. THE LOW FLOW SIDE OF THE PROTECTUS III MUST BE A 1-10 POSITIVE DISPLACEMENT METER.
  - THE LINE UNDER PECAN STREET WILL NEED TO BE INSTALLED IN A CASING PIPE BY JACK AND BORE OPERATION, THAT PIPE BEING THE ONE CONNECTING TO THE 16-INCH CITY OF PFLUGERVILLE WATERLINE ON THE NORTH SIDE OF PECAN STREET.

MATCHLINE SEE SHEET 13

DATE	REVISIONS	DRAWN BY

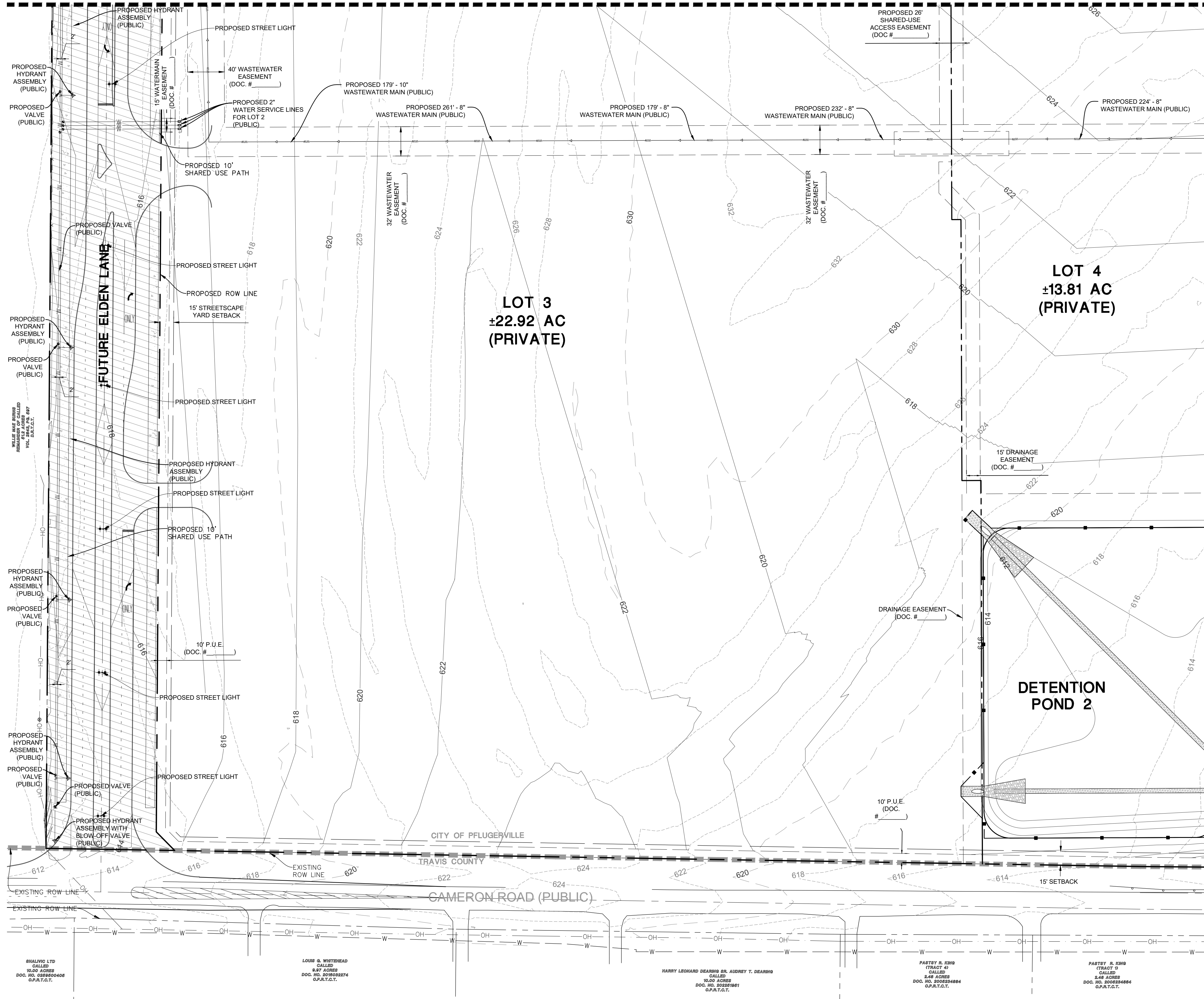
**Manhard CONSULTING**  
 1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph 737.377.0500 manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 WATER AND WASTEWATER UTILITY PLAN - NORTHWEST

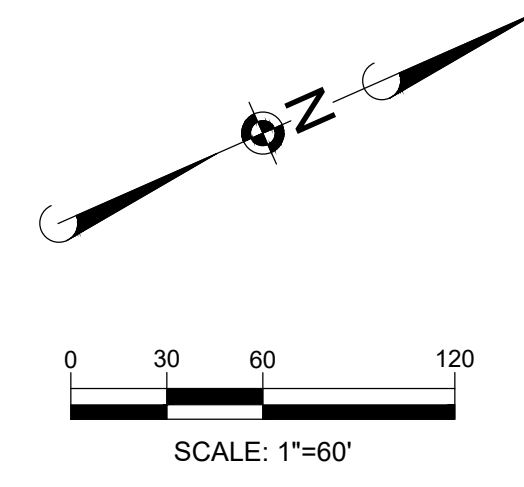
MANHARD CONSULTING, LTD.  
 FIRM #22053  
 EXP. DATE: 09/30/25  
  
 DATE: 11/01/2024  
 PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024  
 SHEET  
**11** OF **27**  
 PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

MATCHLINE SEE SHEET 10

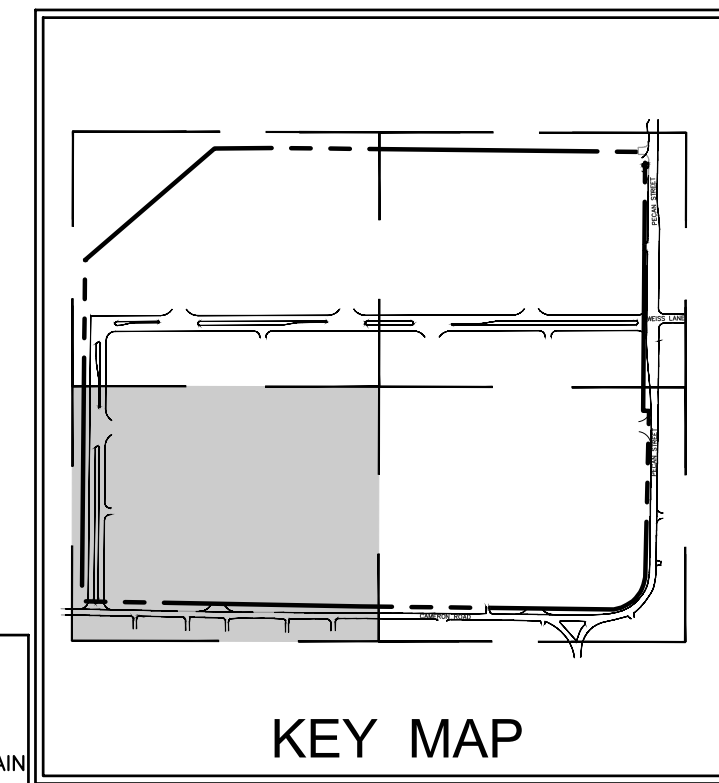


MATCHLINE SEE SHEET 13



**UTILITY LEGEND**

	WATER METER
	WASTEWATER MAIN
	WATER MAIN
	EASEMENT
	PROPOSED R.O.W.



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Pfl Date: 11/01/24. Dwg Name: P:\616\029\Link Logistics Real Estate\001 - Pflugerville - E Pecan and Cameron Industrial Parking\Primary Drawings\02 - Plan Set\12 - W AND W WASTEWATER UTILITY PLAN.dwg. Updated By: mglardi

SHALVINO LTD CALLED 50.00 ACRES DOC. NO. 200804006 O.P.A.T.C.T.  
 LOUIS G. WYTHEHEAD CALLED 8.87 ACRES DOC. NO. 200828274 O.P.A.T.C.T.  
 HARRY LEONARD DEARBOS DR. AUDREY T. DEARBOS CALLED 10.00 ACRES DOC. NO. 202251981 O.P.A.T.C.T.  
 PARTSY R. K299 TRACT D CALLED 5.46 ACRES DOC. NO. 200824884 O.P.A.T.C.T.  
 PARTSY R. K299 TRACT D CALLED 5.46 ACRES DOC. NO. 200824884 O.P.A.T.C.T.

MANHARD CONSULTING LTD. FIRM #22053

EXP. DATE: 09/30/25

DATE: 11/01/2024

PROJ. MGR.: ZRS

PROJ. ASSOC.: AMP

DRAWN BY: WML

DATE: 11/01/2024

DATE: 11/01/2024

PROJ. ASSOC.: AMP

DRAWN BY: WML

DATE: 11/01/2024

PROJECT # PP2024-000168  
**12** OF **27**  
 SHEET

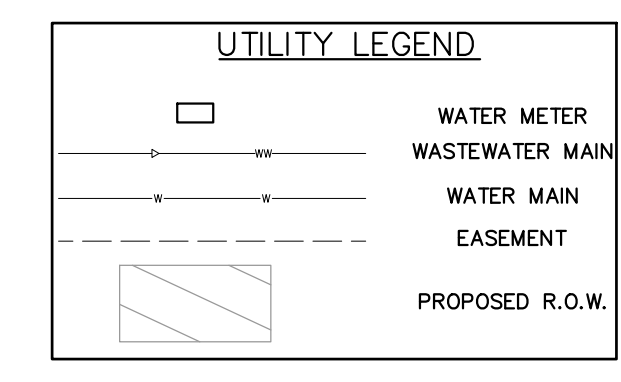
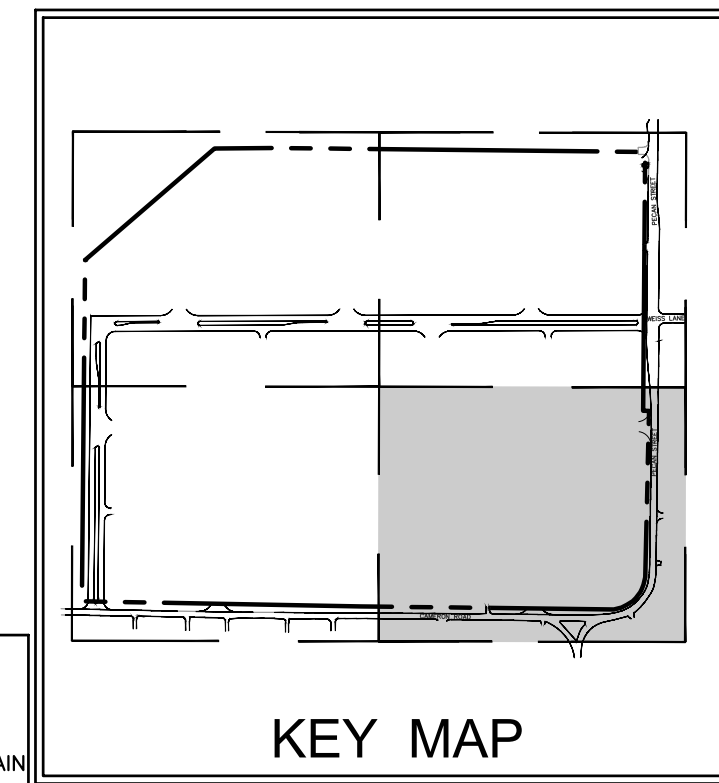
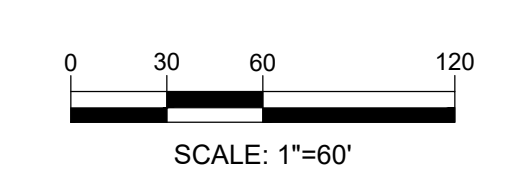
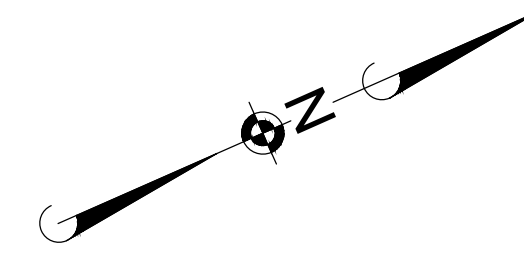
DATE	
REVISIONS	

**Manhard**  
 CONSULTING  
 1120 S. Capital of Texas Hwy. Bldg. 1, Ste. 210, Austin, TX 78746, ph:737.377.0500, manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers | Water & Wastewater Engineers | Environmental Scientists | Landscape Architects | Planners  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
**WATER AND WASTEWATER UTILITY PLAN - SOUTHEAST**

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

MATCHLINE SEE SHEET 11



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NO.	DATE	REVISIONS

**Manhard CONSULTING**

1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:737.377.0500 manhard.com  
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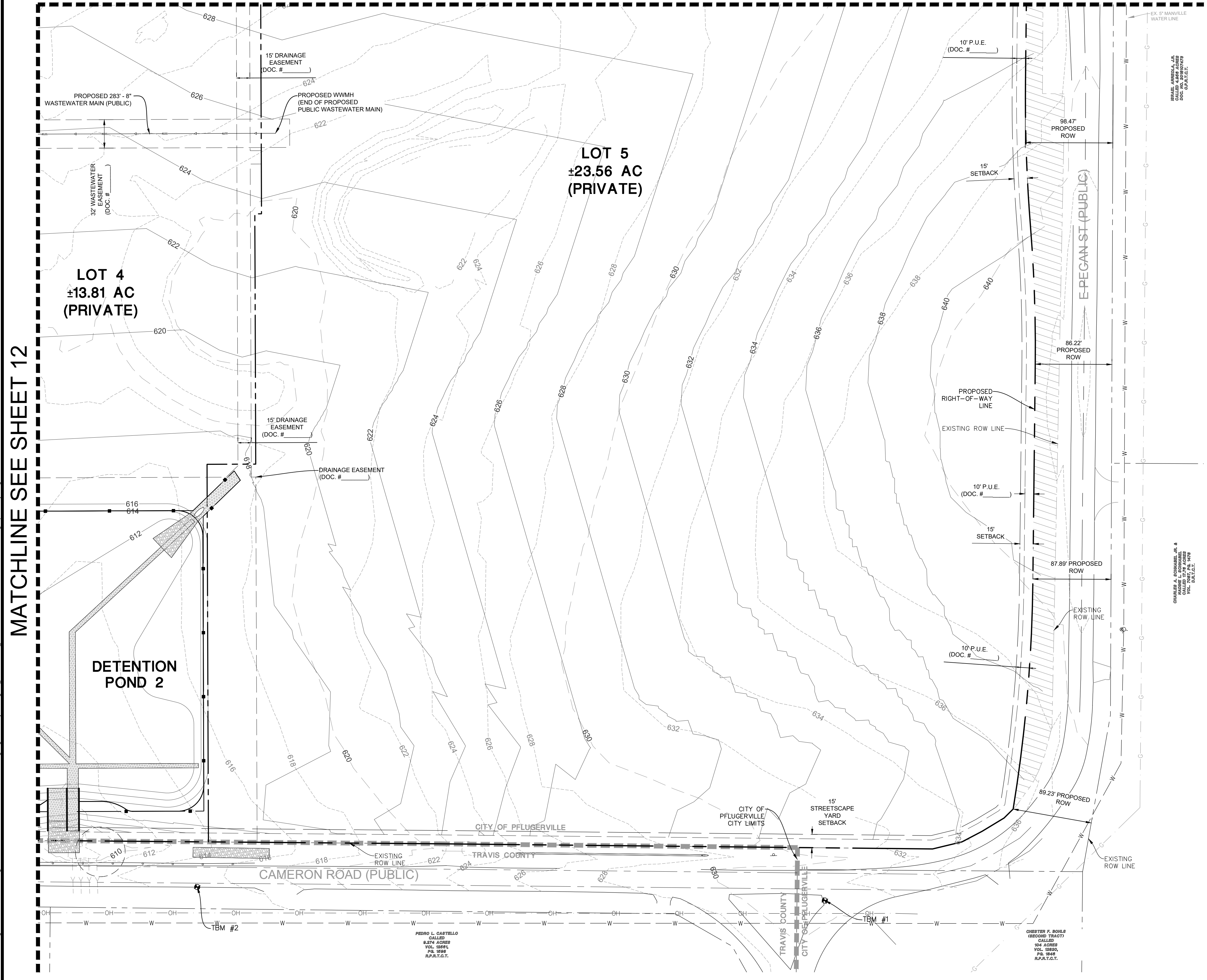
**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 WATER AND WASTEWATER UTILITY PLAN - NORTHEAST

MANHARD CONSULTING, LTD.  
 FIRM #22053  
 EXP. DATE: 09/30/25

STATE OF TEXAS  
 ZACHARY STEELE  
 LICENSED PROFESSIONAL ENGINEER  
 143161

DATE: 11/01/2024  
 PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024

SHEET  
**13** OF **27**  
 PROJECT # PP2024-000168



MATCHLINE SEE SHEET 12

Plot Date: 11/01/24, Draw Name: P:01616.029.LINK Logistics Real Estate001 - Pflugerville - E Pecan and Cameron Industrial Parking/Primary Drawings02 - Plan Set 12:15: WATER AND WASTEWATER UTILITY PLAN.dwg, Updated By: mgallardo

PEDRO L. CASTELLO  
 CALLER  
 8,274 ACRES  
 VOL. 18991  
 PG. 1556  
 R.P.A.T.C.T.

CHESTER F. BOHLS  
 CRENSHAW TRACT  
 504 ACRES  
 VOL. 18920,  
 PG. 1544  
 R.P.A.T.C.T.

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

PRE-DEVELOPMENT DRAINAGE CONDITIONS: HYDROLOGIC CALCULATIONS  
615.029001 PUBLIC ROADWAY EXTENSION - E PECAN ST/ CAMERON RD, PFLUGERVILLE, TX 78860

Points of Analysis	Peak Discharge*			User Inputs										Calculation Outputs				HEC-HMS Routing Analysis Inputs			
	Q <sub>2</sub>	Q <sub>25</sub>	Q <sub>100</sub>	Contributing Drainage Area(s)	Contributing Area(s)	Contributing Area(s)	CN (Open Space)**	CN (Pavement)**	CN (Gravel)**	Impervious Cover (Pavement)	Impervious Cover (Gravel)	Total Impervious Cover	Total Time of Concentration**	Area	Composite Curve Number	Lag Time	Reach				
	cfs	cfs	cfs	-	sf	ac	-	-	-	sf	sf	%	min	sqmi	-	min	-				
E-1	96.3	239.0	335.2	E-1	1,782,185	40,913	80	98	91	0	0	0.00	17.51	0.0639271	80.0	10.51	-				
E-2	114.1	281.8	395.8	E-2	2,866,139	65,797	80	98	91	27,471	0	0.96	33.16	0.1028096	80.2	19.90	-				
OS-1	40.5	90.3	123.2	OS-1	600,152	13,778	80	98	91	138,622	32,713	28.55	15.91	0.0215275	84.8	9.54	R-OS-1				
POI 1	96.3	239.0	335.2	E-1	1,782,185	40,913	80	98	91	0	0	0.00	17.51	-	-	-	-				
POI 2	154.6	371.8	518.6	E-2-OS-1	3,468,290	79,575	80	98	91	166,094	32,713	5.74	35.92	-	-	-	-				

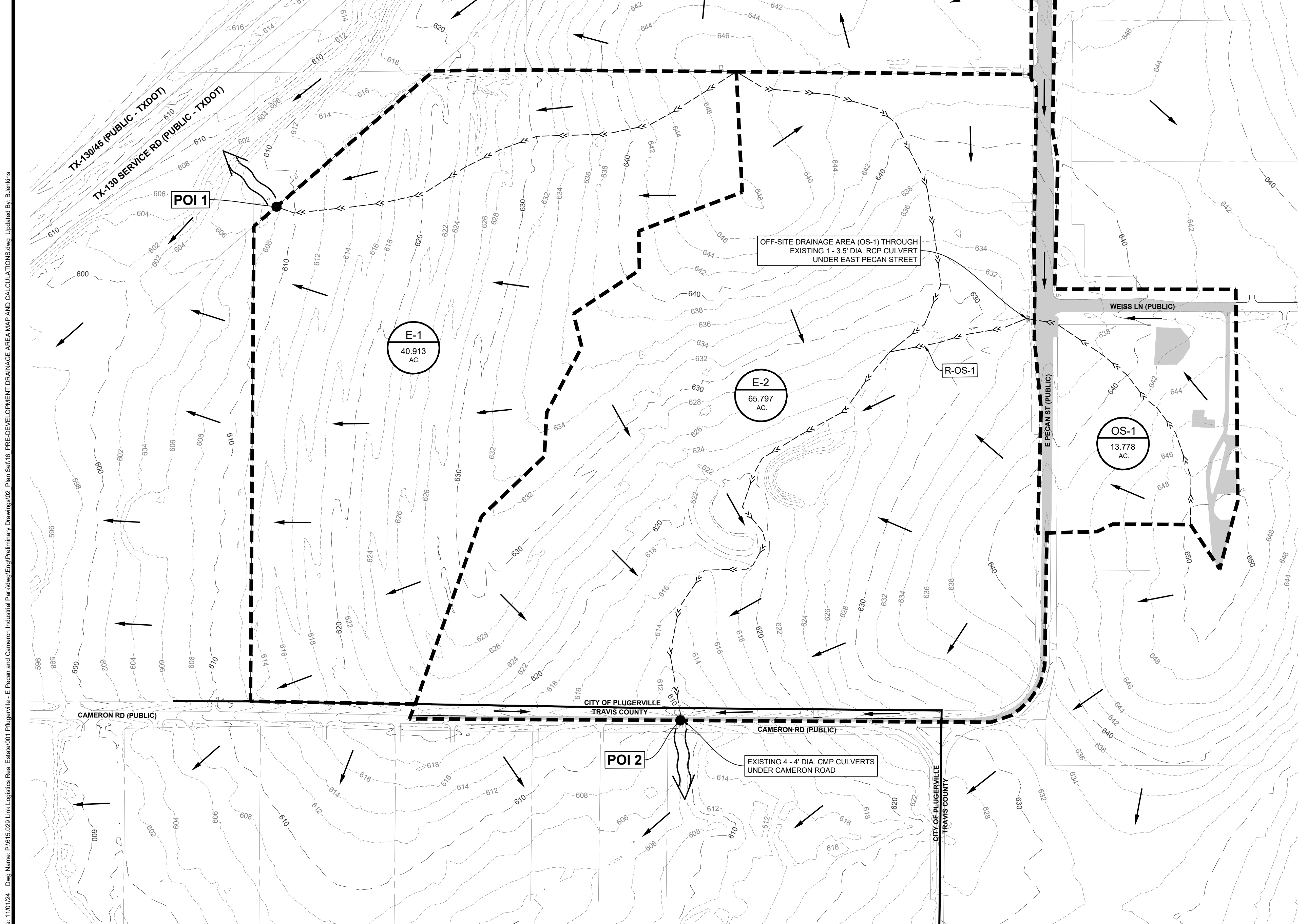
\*As per Section 4.1 of City of Pflugerville Engineering Design Manual and Construction Standards, runoff calculations shall be provided for the 2-, 25-, and 100-year storm events for both pre- and post-development drainage conditions.  
\*\*As per Section 4.8 (B) of City of Pflugerville Engineering Design Manual and Construction Standards, runoff curve numbers shall be calculated using methodology detailed in Chapter 2 of USDA Urban Hydrology for Small Watersheds (TR-55); all soil types on subject site are Hydrologic Soil Group (HSG) D  
\*\*\*As per Chapter 3 of USDA Urban Hydrology for Small Watersheds (TR-55), the minimum time of concentration is 0.1 hour (6 minutes)

PRE-DEVELOPMENT DRAINAGE CONDITIONS: TIME OF CONCENTRATION CALCULATIONS  
615.029001 PUBLIC ROADWAY EXTENSION - E PECAN ST/ CAMERON RD, PFLUGERVILLE, TX 78860

Area of Interest	Sheet Flow			Shallow Concentrated Flow (Unpaved)			Shallow Concentrated Flow (Paved)			Pipe/Channel Flow (1)			Reach					
	Length	2-Yr, 24-Hr Depth (P <sub>2</sub> )	Slope	Roughness Coefficient (n)	T <sub>sheet</sub>	Length	Slope	T <sub>unpaved</sub>	Length	Slope	T <sub>paved</sub>	Length	Velocity	T <sub>channel</sub>	Length	Velocity	T <sub>reach</sub>	Lag Time
	ft	in	ft/ft	-	min	ft	ft/ft	min	ft	ft/ft	min	ft	ft/s	min	ft	ft/s	min	min
E-1	100	4.03	0.021	0.15	8.64	1413	0.027	8.87			0.00		0.00				0.00	-
E-2	100	4.03	0.022	0.15	8.38	1216	0.017	9.70			0.00	1538	1.70	15.08			0.00	-
OS-1	100	4.03	0.010	0.15	11.43	694	0.027	4.35			0.00	82	10.46	0.13	1981	1.65	20.01	12.01

PRE- & POST-DEVELOPMENT DRAINAGE CONDITIONS: HYDROLOGIC SUMMARY  
615.029001 PECAN SUBDIVISION - E PECAN ST/ CAMERON RD, PFLUGERVILLE, TX 78860

Storm Event	Points of Analysis					
	POI 1		POI 2		Comparison	
	Pre-	Post-	Pre-	Post-	Pre-	Post-
	cfs	cfs	cfs	cfs	cfs	cfs
Q <sub>2</sub>	96.3	94.7	-1.8	154.6	153.5	-1.1
Q <sub>25</sub>	239.0	233.5	-5.5	371.8	364.1	-7.8
Q <sub>100</sub>	335.2	333.3	-1.8	518.6	517.4	-1.2



**LEGEND**

- E-#** DRAINAGE AREA LABEL
- 0.00 AC.** DRAINAGE AREA LABEL
- SUB-BASIN BOUNDARY
- DIRECTION OF FLOW
- DRAINAGE OUTFALL TO OFF-SITE
- TIME OF CONCENTRATION PATH
- EXISTING IMPERVIOUS COVER

- NOTES**
- NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE DATE AUGUST 14, 2014.
  - REFER TO SUPPLEMENTAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION REGARDING HYDROLOGIC AND HYDRAULIC MODELING AND ANALYSIS.
  - OFF-SITE DRAINAGE AREA (OS-1) WAS DELINEATED BASED ON POST-DEVELOPMENT DRAINAGE CONDITIONS AS PER AN OFF-SITE DRAINAGE AREA MAP EXHIBIT FOR EAST PECAN STREET PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED MAY 6, 2022.
  - OFF-SITE GRADING NORTHWEST OF OFF-SITE DRAINAGE AREA (OS-1) WAS DETERMINED AS PER SHEET C3.0 - OVERALL GRADING PLAN IN THE APPROVED PLAN SET TITLED CONSTRUCTION PLANS FOR LAKESIDE MEADOWS PHASE 3 - BOHL'S TRACT PREPARED BY PACHECO KOCH, A WESTWOOD COMPANY, DATED DECEMBER 8, 2022.
  - DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION, OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DRAINAGE FACILITIES.

Table 2. City of Pflugerville Atlas 14 Rainfall Depths  
Rainfall Depth (in.) by Average Recurrence Interval

Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22

DATE	
REVISIONS	

**Manhard CONSULTING**  
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
PRE-DEVELOPMENT DRAINAGE AREA MAP AND CALCULATIONS

MANHARD CONSULTING, LTD.  
FIRM #22053  
EXP. DATE: 09/30/25  
STATE OF TEXAS  
ZACHARY STEELE  
143161  
LICENSED PROFESSIONAL ENGINEER  
DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: AGC  
DATE: 11/01/2024  
SHEET  
**14 OF 27**  
PROJECT #: PP2024-000168

Plot Date: 11/01/24, Dwg Name: P:615.029.029.Lnk Logistics Road Exhibit 001 - Pflugerville - E Pecan and Cameron Industrial Park/Primary Drawings/2 - Plan Set 16 - PRE-DEVELOPMENT DRAINAGE AREA MAP AND CALCULATIONS.dwg, Updated By: Bunions

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

POST-DEVELOPMENT DRAINAGE CONDITIONS: HYDROLOGIC CALCULATIONS  
615.029001 PECAN SUBDIVISION - E PECAN ST / CAMERON RD, PFLUGERVILLE, TX 78860

Points of Analysis	Peak Discharge*				User Inputs				Calculation Outputs				HEC-HMS Routing Analysis Inputs				
	Q <sub>2</sub>	Q <sub>25</sub>	Q <sub>100</sub>	Contributing Drainage Area(s)	Contributing Area(s)	Contributing Area(s)	CN (Open Space)**	CN (Pavement)**	CN (Gravel)**	Impervious Cover (Pavement)	Impervious Cover (Gravel)	Total Impervious Cover	Total Time of Concentration**	Area	Composite Curve Number	Lag Time	Reach
	cfs	cfs	cfs	-	sf	ac	-	-	-	sf	sf	%	min	sqmi	-	min	-
P-1	176.1	339.8	448.2	P-1	1,928,122	44,218	80	98	91	1,365,245	0	70.88	13.26	0.0690901	92.8	7.96	-
P-2	268.8	510.5	671.4	P-2	2,722,200	62,493	80	98	91	2,095,664	0	76.98	11.50	0.0976455	93.9	6.90	-
OS-1	40.5	90.2	123.1	OS-1	600,152	13,778	80	98	91	138,622	32,713	28.55	15.93	0.0215275	64.8	9.56	R-OS-1
POI 1	94.7	233.5	333.3	P-1; OS-1	1,928,122	44,218	80	98	91	1,365,245	0	70.88	13.26	-	-	-	-
POI 2	153.5	364.1	517.4	P-2; OS-1	3,322,352	76,271	80	98	91	2,234,287	32,713	68.23	39.95	-	-	-	-

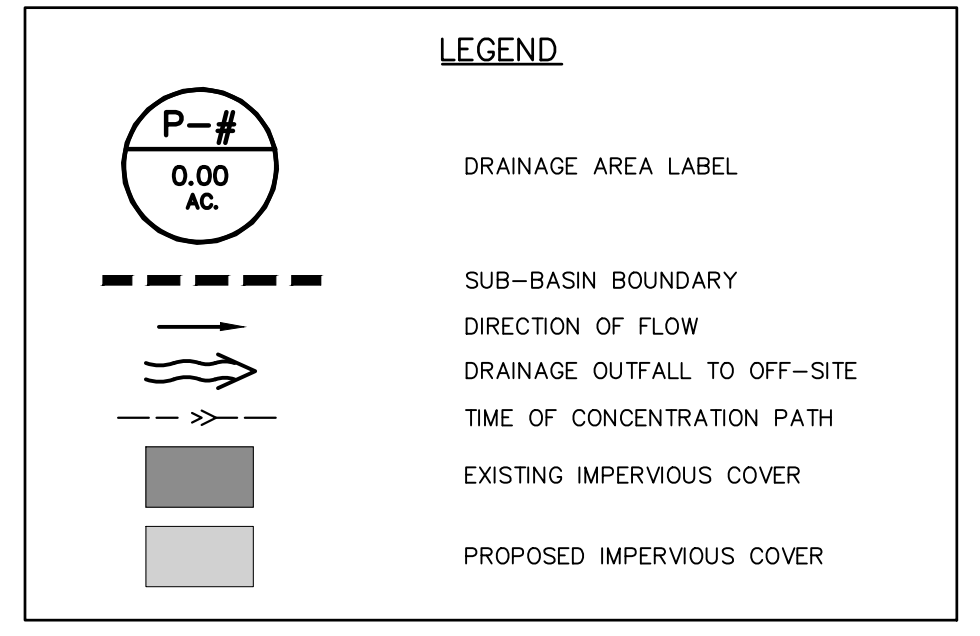
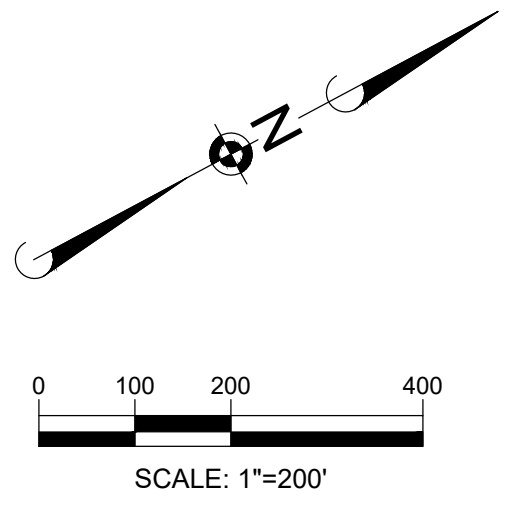
\*As per Section 4.1 of City of Pflugerville Engineering Design Manual and Construction Standards, runoff calculations shall be provided for the 2-, 25-, and 100-year storm events for both pre- and post-development drainage conditions.  
\*\*As per Section 4.8 (B) of City of Pflugerville Engineering Design Manual and Construction Standards, runoff curve numbers shall be calculated using methodology detailed in Chapter 2 of USDA Urban Hydrology for Small Watersheds (TR-55); all soil types on subject site are Hydrologic Soil Group (HSG) D  
\*\*\*As per Chapter 3 of USDA Urban Hydrology for Small Watersheds (TR-55), the minimum time of concentration is 0.1 hour (6 minutes)

POST-DEVELOPMENT DRAINAGE CONDITIONS: TIME OF CONCENTRATION CALCULATIONS  
615.029001 PECAN SUBDIVISION - E PECAN ST / CAMERON RD, PFLUGERVILLE, TX 78860

Area of Interest	Sheet Flow				Shallow Concentrated Flow (Unpaved)			Shallow Concentrated Flow (Paved)			Pipe/Channel Flow (1)			Reach				
	Length	2-Yr, 24-Hr Depth (P <sub>2</sub> )	Slope	Roughness Coefficient (n)	T <sub>sheet</sub>	Length	Slope	T <sub>unpaved</sub>	Length	Slope	T <sub>paved</sub>	Length	Velocity	T <sub>channel</sub>	Length	Velocity	T <sub>reach</sub>	Lag Time
	ft	in	ft/ft	-	min	ft	ft/ft	min	ft	ft/ft	min	ft	ft/s	min	ft	ft/s	min	min
P-1	50	4.03	0.020	0.15	5.01			0.00	100	0.015	0.67	2274	5.00	7.58			0.00	-
P-2	50	4.03	0.020	0.15	5.01			0.00	100	0.015	0.67	1746	5.00	5.82			0.00	-
OS-1	100	4.03	0.010	0.15	11.43	694	0.027	4.35			115	12.81	0.15	2043	1.42	24.02	14.41	

PRE- & POST-DEVELOPMENT DRAINAGE CONDITIONS: HYDROLOGIC SUMMARY  
615.029001 PECAN SUBDIVISION - E PECAN ST / CAMERON RD, PFLUGERVILLE, TX 78860

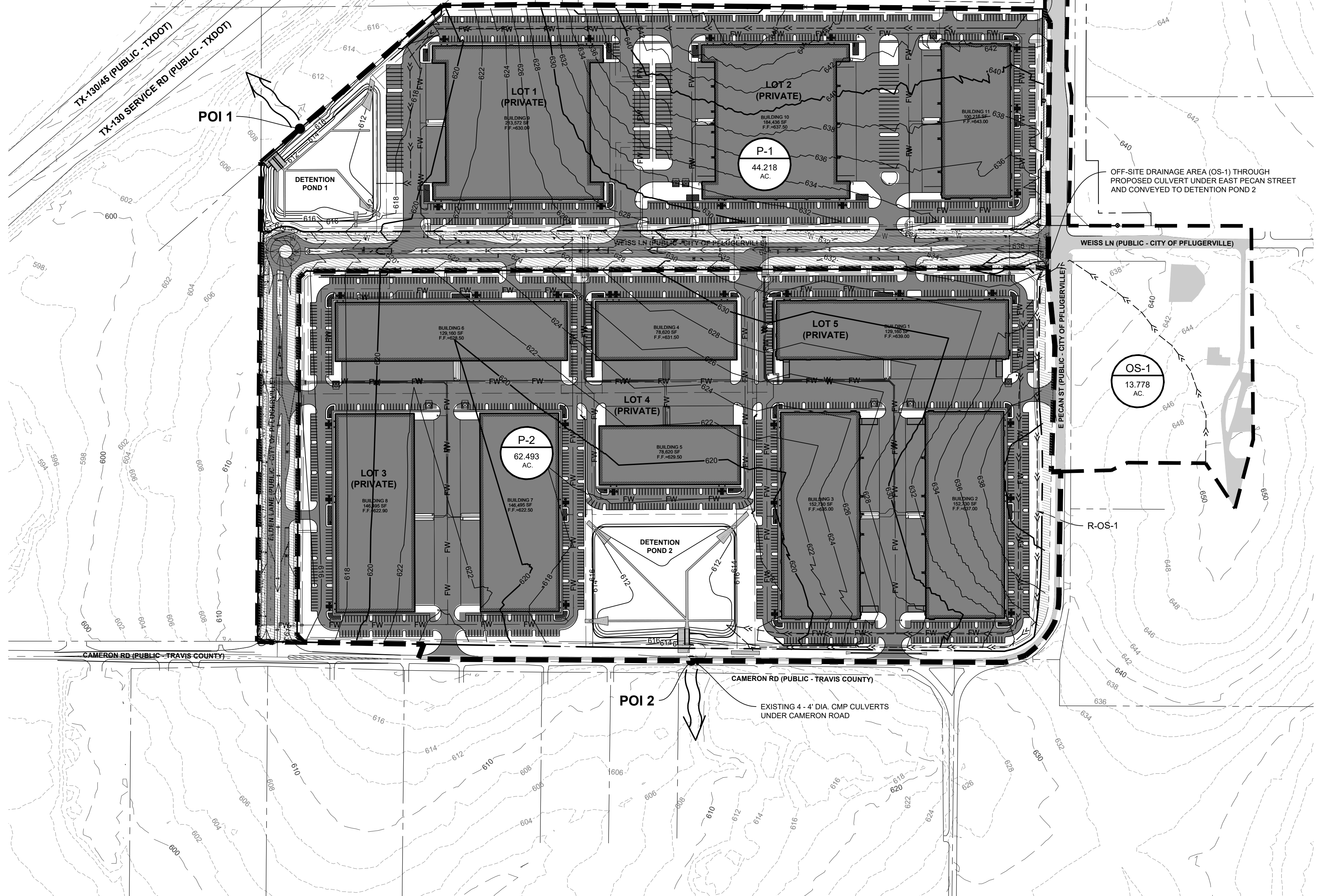
Storm Event	Points of Analysis					
	Pre- cfs	Post- cfs	Comparison	Pre- cfs	Post- cfs	Comparison
Q <sub>2</sub>	96.3	94.7	-1.6	154.6	153.5	-1.1
Q <sub>25</sub>	239.0	233.5	-5.5	371.8	364.1	-7.8
Q <sub>100</sub>	335.2	333.3	-1.8	518.6	517.4	-1.2



- NOTES**
- NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE DATE AUGUST 14, 2014.
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15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22



NO.	DATE	REVISIONS

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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

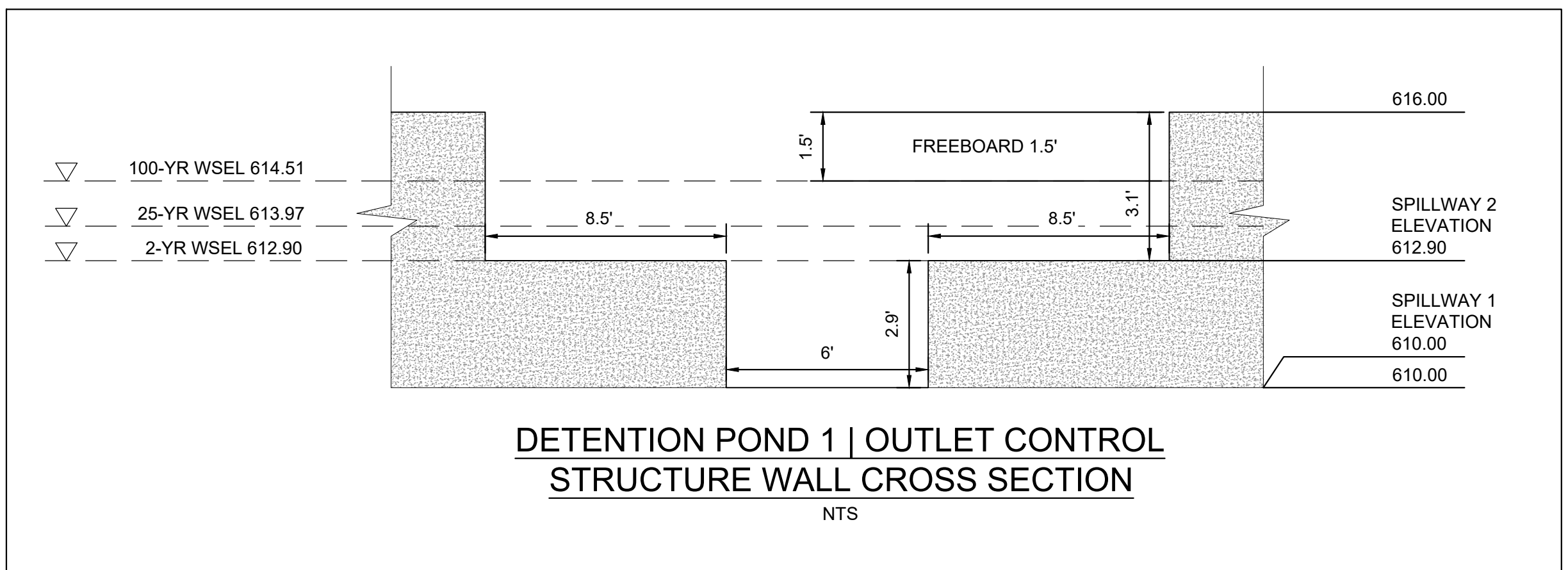
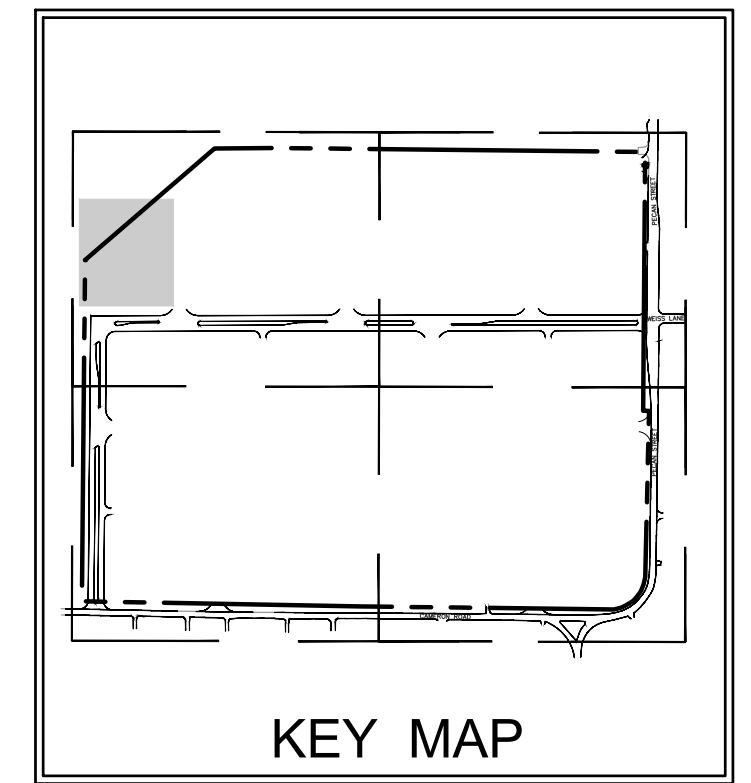
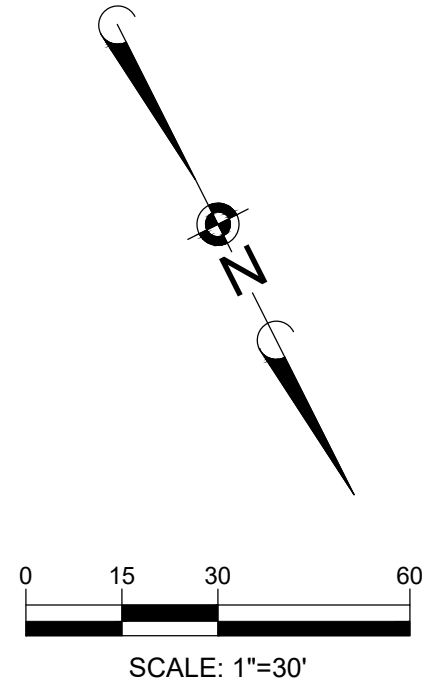
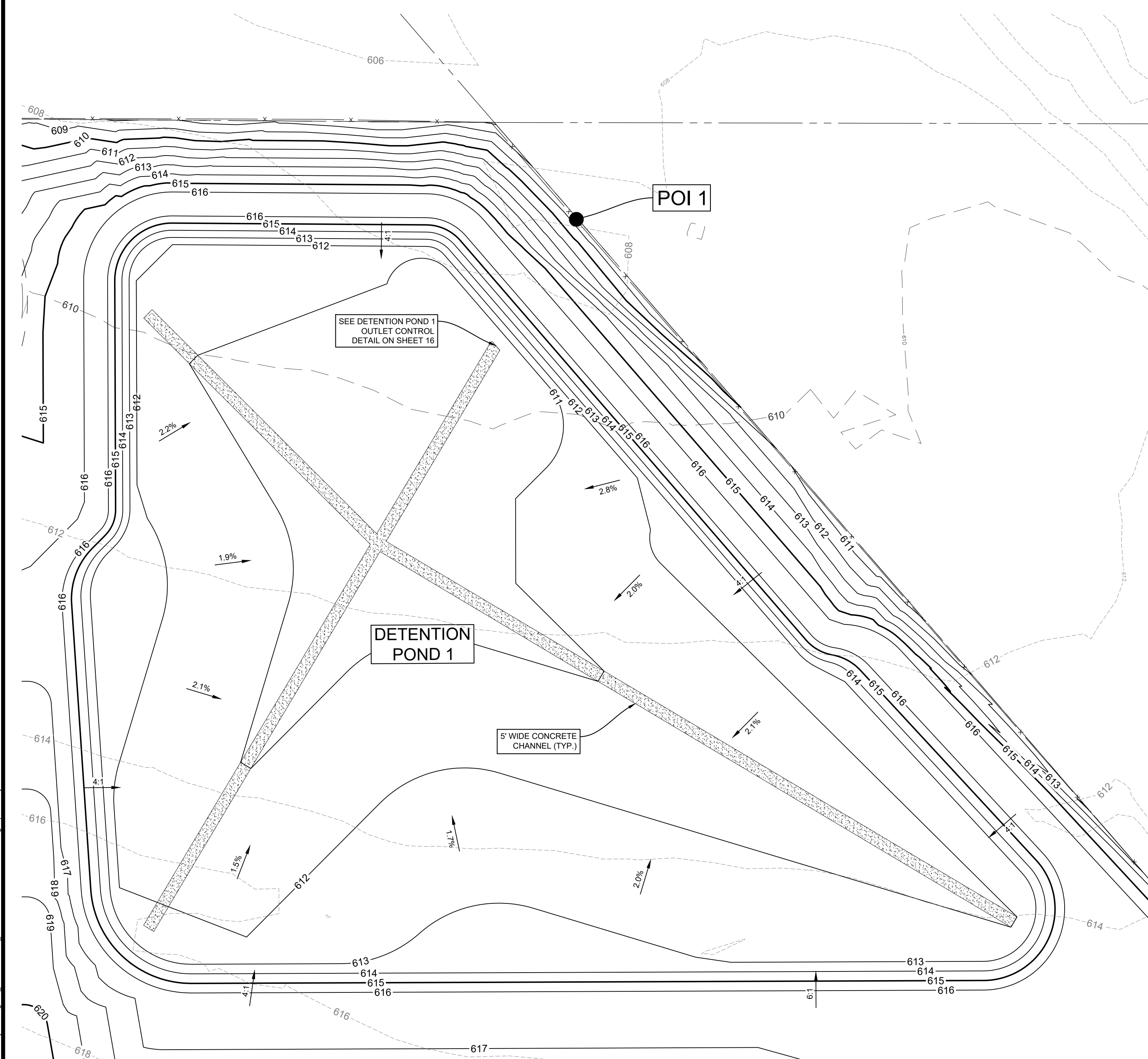
**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
POST-DEVELOPMENT DRAINAGE AREA MAP AND CALCULATIONS

MANHARD CONSULTING LTD.  
FIRM #22053  
EXP. DATE: 09/30/25  
  
DATE: 11/01/2024  
PROJ MGR: ZRS  
PROJ ASSOC: AMP  
DRAWN BY: AGC  
DATE: 11/01/2024  
SHEET  
**15 OF 27**  
PROJECT #: PP2024-000168

Plot Date: 11/01/24, Dwg Name: P:615.029.029.Link Logistics Real Estate001\_Pflugerville - E Pecan and Cameron Industrial Park001\_Eng/Primary Drawings02\_Plan Set17\_POST-DEVELOPMENT DRAINAGE AREA MAP AND CALCULATIONS.dwg, Updated By: LShivertti

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Plot Date: 11/01/24. Dwg Name: P:\615\029\Link Logistics Real Estate\01\_Pflugerville - E Pecan and Cameron Industrial Park\Eng\Primary Drawings\2\_Plan Set\16-20\_POND PLAN AND PROFILES.dwg. Updated By: L.Sivert



DETENTION POND 1: ELEVATION-STAGE-STORAGE CALCULATIONS						
615.029001 PECAN SUBDIVISION - E PECAN ST / CAMERON RD, PFLUGERVILLE, TX 78660						
Elevation	Pond Depth	Cumulative Pond Depth	Area	Volume	Cumulative Volume	Cumulative Volume
ft	ft	ft	sf	cf	cf	ac-ft
610.00	0.00	0.00	0	0	0	0.000
611.00	1.00	1.00	18,369	6,123	6,123	0.141
612.00	1.00	2.00	56,932	35,880	42,003	0.964
613.00	1.00	3.00	79,509	67,907	109,910	2.523
614.00	1.00	4.00	85,876	82,672	192,582	4.421
615.00	1.00	5.00	90,265	88,061	280,643	6.443
616.00	1.00	6.00	94,739	92,493	373,136	8.566

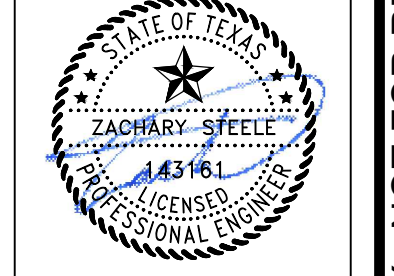
DETENTION POND 1: ELEVATION-DISCHARGE SUMMARY			
615.029001 PECAN SUBDIVISION - E PECAN ST / CAMERON RD, PFLUGERVILLE, TX 78660			
Storm Event	Peak Discharge	Peak Storage	Water Surface Elevation
	cfs	ac-ft	ft
Q <sub>2</sub>	94.7	2.363	612.90
Q <sub>25</sub>	233.5	4.366	613.97
Q <sub>100</sub>	333.3	5.443	614.51

DATE	REVISIONS	DRAWN BY

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 Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 DETENTION POND 1 PLAN

MANHARD CONSULTING, LTD.  
 FIRM #22053  
 EXP. DATE: 09/30/25

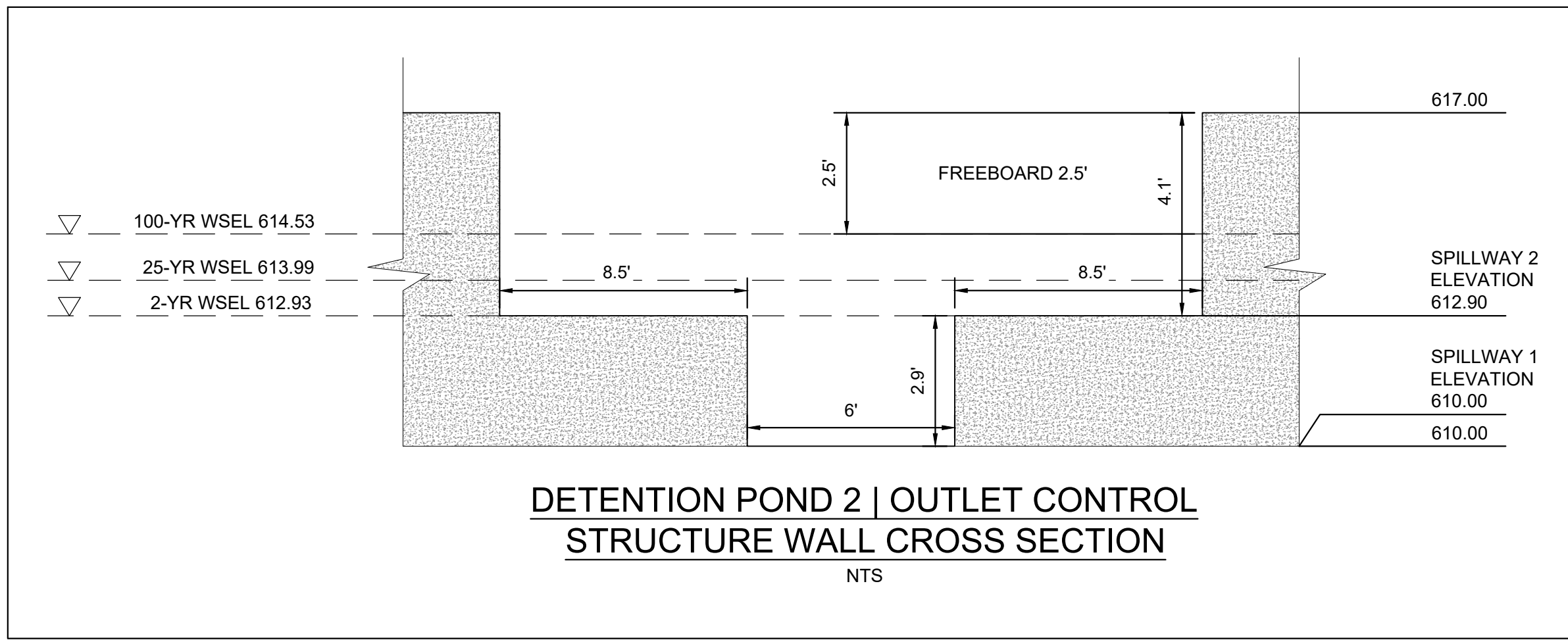
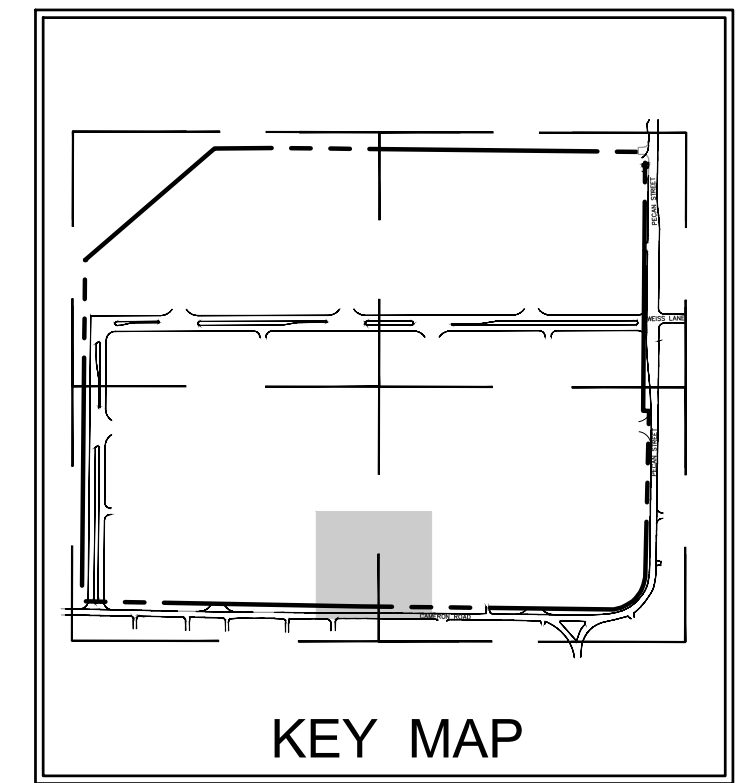
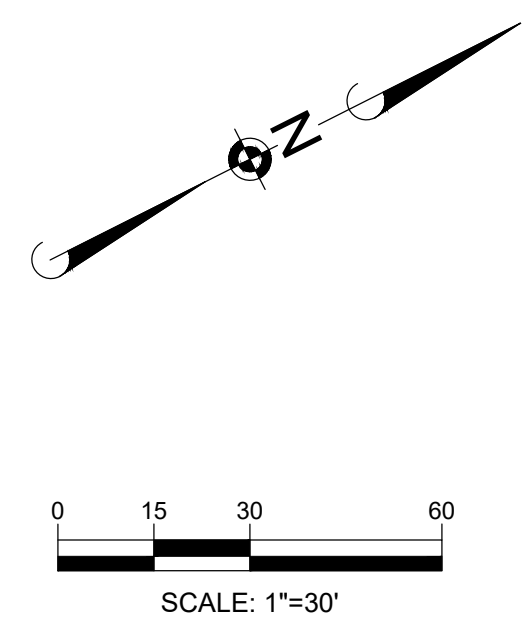
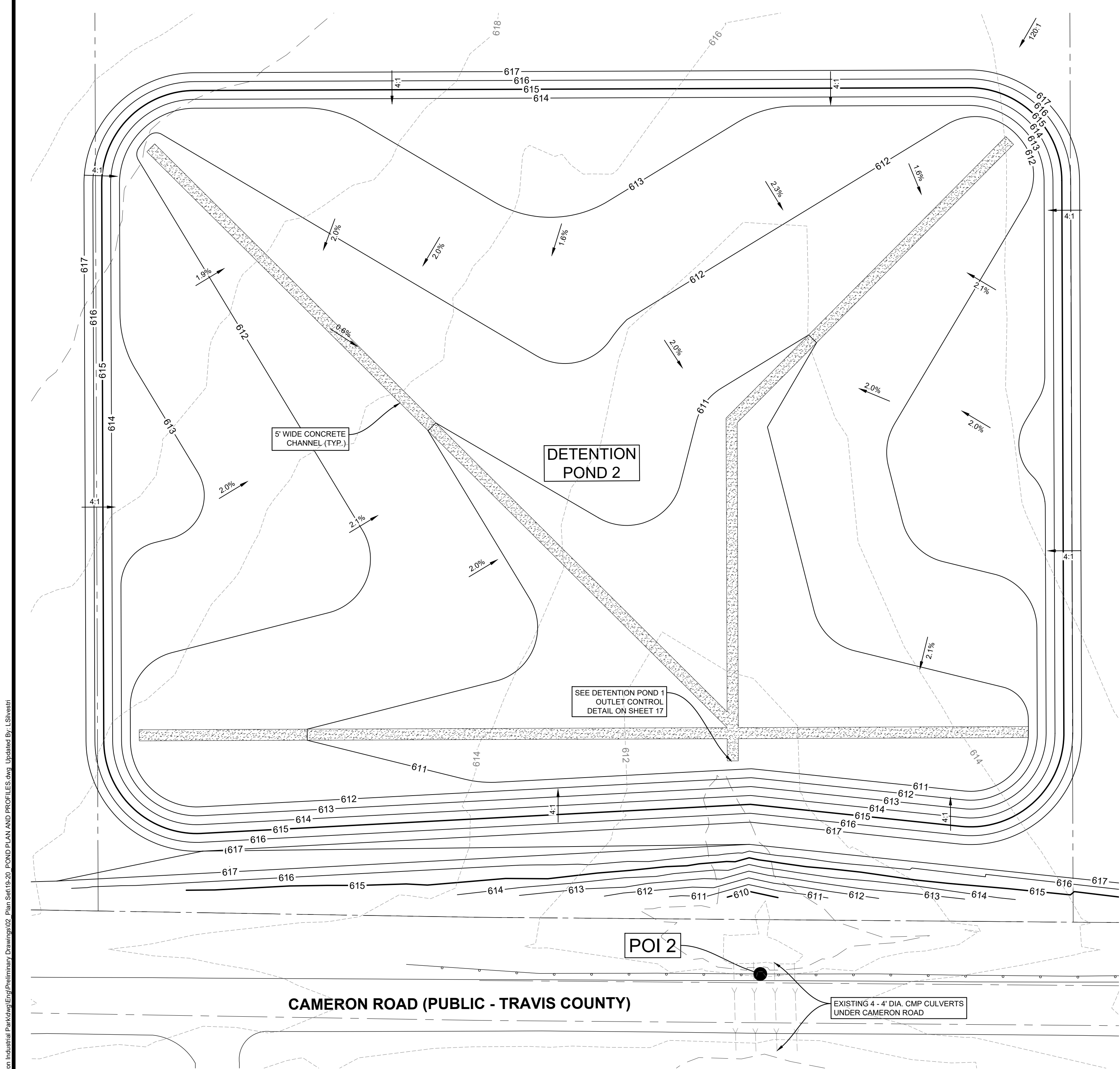


DATE: 11/01/2024  
 PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024

SHEET  
**16 OF 27**  
 PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION





**DETENTION POND 2: ELEVATION-STAGE-STORAGE CALCULATIONS**  
615.029001 PECAN SUBDIVISION - E PECAN ST/ CAMERON RD, PFLUGERVILLE, TX 78660

Elevation	Pond Depth	Cumulative Pond Depth	Area	Volume	Cumulative Volume	Cumulative Volume
ft	ft	ft	sf	cf	cf	ac-ft
610.00	0.00	0.00	0	0	0	0.000
611.00	1.00	1.00	26,969	8,990	8,990	0.206
612.00	1.00	2.00	81,288	51,693	60,683	1.393
613.00	1.00	3.00	121,673	100,804	161,487	3.707
614.00	1.00	4.00	135,403	128,477	289,963	6.657
615.00	1.00	5.00	141,203	138,293	428,256	9.831
616.00	1.00	6.00	147,104	144,143	572,399	13.140
617.00	1.00	7.00	160,779	153,891	726,290	16.673

**DETENTION POND 2: ELEVATION-DISCHARGE SUMMARY**  
615.029001 PECAN SUBDIVISION - E PECAN ST/ CAMERON RD, PFLUGERVILLE, TX 78660

Storm Event	Peak Discharge	Peak Storage	Water Surface Elevation
	cfs	ac-ft	ft
Q <sub>2</sub>	153.5	3.555	612.93
Q <sub>25</sub>	364.1	6.625	613.99
Q <sub>100</sub>	517.4	8.352	614.53

DATE	
REVISIONS	

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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
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PECAN CROSSING  
CITY OF PFLUGERVILLE, TEXAS  
DETENTION POND 2 PLAN

MANHARD CONSULTING LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

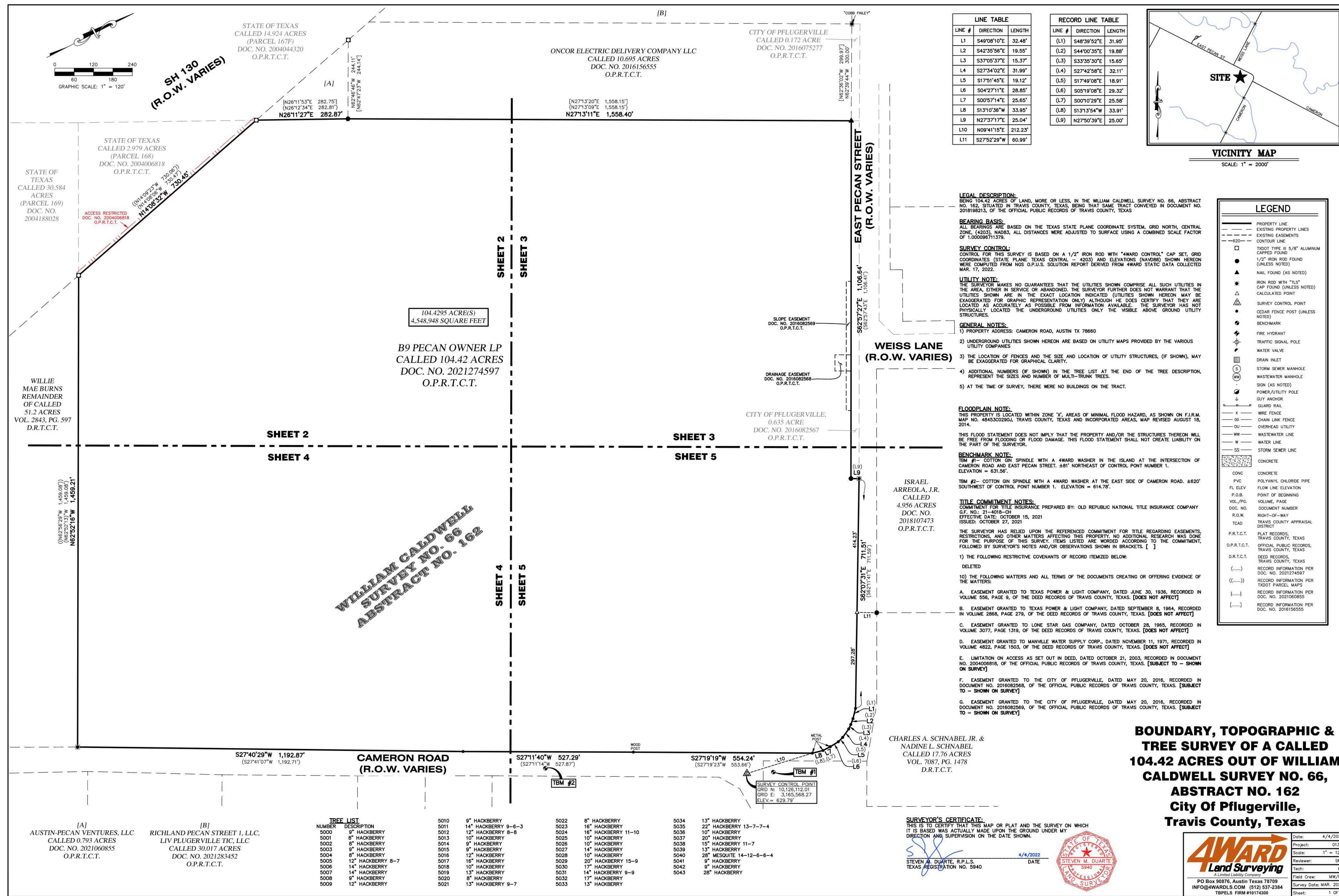
DATE: 11/01/2024  
PROJ MGR: ZRS  
PROJ ASSOC: AMP  
DRAWN BY: WML  
DATE: 11/01/2024  
SHEET  
**17** OF **27**  
PROJECT #: PP2024-000168

Plot Date: 11/01/24, Dwg Name: P:615.029.001.Lnk.Lnk, Logics Road Estain001\_Pflugerville - E Pecan and Cameron Industrial Park.kgm, Primary Drawings/02\_Plan Set 16.20\_POND PLAN AND PROFILES.dwg, Updated By: L.Sivert

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PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Plot Date: 11/01/24, Dwg Name: P:0161.029.Lnk.Land.Logistics.Road.Estate.001.Pflugerville - E Pecan and Cameron Industrial Park(Original)Primary Drawings(02 - Plan Set)1-29 - TREE SURVEY.dwg, Updated By: Eblumbers

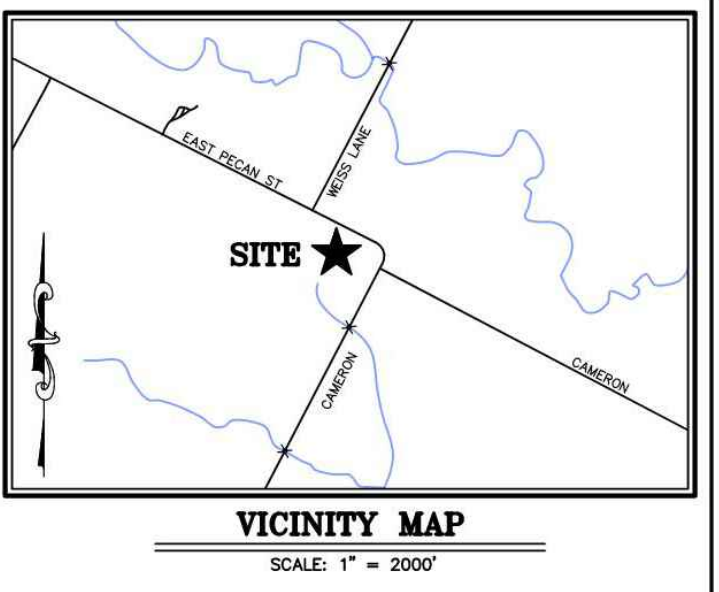


**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S49°08'10"E	32.48'
L2	S42°35'56"E	19.55'
L3	S37°05'37"E	15.37'
L4	S27°34'02"E	31.99'
L5	S17°51'45"E	18.12'
L6	S04°27'11"E	28.85'
L7	S00°57'14"E	25.65'
L8	S13°10'26"W	33.95'
L9	N27°37'17"E	25.04'
L10	N09°41'15"E	212.23'
L11	S27°52'28"W	60.99'

**RECORD LINE TABLE**

LINE #	DIRECTION	LENGTH
(L1)	S48°39'52"E	31.95'
(L2)	S44°00'35"E	19.88'
(L3)	S33°35'30"E	15.65'
(L4)	S27°42'58"E	32.11'
(L5)	S17°49'08"E	18.91'
(L6)	S05°19'08"E	29.32'
(L7)	S00°10'29"E	25.58'
(L8)	S13°13'54"W	33.91'
(L9)	N27°30'39"E	25.00'



**LEGAL DESCRIPTION:**  
BEING 104.42 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2018107473, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BEARING BASE:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, 14203, MADS, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000099711793.

**SURVEY CONTROL:**  
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATO DATA COLLECTED MAR. 17, 2022.

**UTILITY NOTE:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**GENERAL NOTES:**  
1) PROPERTY ADDRESS: CAMERON ROAD, AUSTIN TX 78660  
2) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES  
3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.  
4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.  
5) AT THE TIME OF SURVEY, THERE WERE NO BUILDINGS ON THE TRACT.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 4845302290A, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

**BENCHMARK NOTE:**  
TBM #1- COTTON GIN SPINDLE WITH A 4WARD WASHER IN THE ISLAND AT THE INTERSECTION OF CAMERON ROAD AND EAST PECAN STREET. 581' NORTHEAST OF CONTROL POINT NUMBER 1. ELEVATION = 631.56'.  
TBM #2- COTTON GIN SPINDLE WITH A 4WARD WASHER AT THE EAST SIDE OF CAMERON ROAD. #620' SOUTHWEST OF CONTROL POINT NUMBER 1. ELEVATION = 614.75'.

**TITLE COMMITMENT NOTES:**  
THIS COMMITMENT FOR TITLE INSURANCE PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
POL. NO. 21-016-024  
EFFECTIVE DATE, OCTOBER 15, 2021  
ISSUED, OCTOBER 21, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORKED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
DELETED  
10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:  
A. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 30, 1936, RECORDED IN VOLUME 556, PAGE 9, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]  
B. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, DATED SEPTEMBER 8, 1946, RECORDED IN VOLUME 2866, PAGE 279, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]  
C. EASEMENT GRANTED TO LONE STAR GAS COMPANY, DATED OCTOBER 28, 1965, RECORDED IN VOLUME 3077, PAGE 1319, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]  
D. EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., DATED NOVEMBER 11, 1971, RECORDED IN VOLUME 4822, PAGE 1503, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]  
E. LIMITATION ON ACCESS AS SET OUT IN DEED, DATED OCTOBER 21, 2003, RECORDED IN DOCUMENT NO. 2004009816, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]  
F. EASEMENT GRANTED TO THE CITY OF PFLUGERVILLE, DATED MAY 20, 2016, RECORDED IN DOCUMENT NO. 2016082568, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]  
G. EASEMENT GRANTED TO THE CITY OF PFLUGERVILLE, DATED MAY 20, 2016, RECORDED IN DOCUMENT NO. 2016082569, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

**LEGEND**

---	PROPERTY LINE
- - - -	EXISTING PROPERTY LINES
- - - -	EXISTING EASEMENTS
- - - -	CONTOUR LINE
□	TODOT TYPE III 5/8" ALUMINUM CAPPED FOUND
○	1/2" IRON ROD FOUND (UNLESS NOTED)
●	NAIL FOUND (AS NOTED)
▲	IRON ROD WITH "LS" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
○	SURVEY CONTROL POINT
○	CEASER FENCE POST (UNLESS NOTED)
○	BENCHMARK
○	FIRE HYDRANT
○	TRAFFIC SIGNAL POLE
○	WATER VALVE
○	DRAIN INLET
○	STORM SEWER MANHOLE
○	WASTEWATER MANHOLE
○	SHOW (AS NOTED)
○	POWER/UTILITY POLE
○	GUY ANCHOR
○	GUARD RAIL
○	WIRE FENCE
○	CHAIN LINK FENCE
○	OVERHEAD UTILITY
○	WASTEWATER LINE
○	WATER LINE
○	STORM SEWER LINE
○	CONCRETE
○	CONCRETE
○	PVC
○	POLYVINYL CHLORIDE PIPE
○	FLOW LINE ELEVATION
○	P.O.B.
○	POINT OF BEGINNING
○	VOLUME, PAGE
○	DOCUMENT NUMBER
○	R.O.W.
○	RIGHT-OF-WAY
○	TRAVIS COUNTY APPRAISAL DISTRICT
○	PLAT RECORDS, TRAVIS COUNTY, TEXAS
○	O.P.R.T.C.T., TRAVIS COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
○	D.E.D. RECORDS, TRAVIS COUNTY, TEXAS
○	RECORD INFORMATION PER DOC. NO. 2021274597
○	RECORD INFORMATION PER TODOT PARCEL MAPS
○	RECORD INFORMATION PER DOC. NO. 2021060855
○	RECORD INFORMATION PER DOC. NO. 2016156555

**TREE LIST**

NUMBER	DESCRIPTION	5010	9" HACKBERRY	5011	14" HACKBERRY 9-6-3	5012	12" HACKBERRY 8-9	5013	10" HACKBERRY	5014	9" HACKBERRY	5015	9" HACKBERRY	5016	12" HACKBERRY	5017	14" HACKBERRY 8-7	5018	14" HACKBERRY	5019	13" HACKBERRY	5020	8" HACKBERRY	5021	13" HACKBERRY 9-7	5022	8" HACKBERRY	5023	16" HACKBERRY 11-10	5024	16" HACKBERRY	5025	10" HACKBERRY	5026	10" HACKBERRY	5027	14" HACKBERRY 11-7	5028	10" HACKBERRY	5029	20" HACKBERRY	5030	17" HACKBERRY	5031	14" HACKBERRY 15-9	5032	17" HACKBERRY	5033	13" HACKBERRY	5034	13" HACKBERRY	5035	22" HACKBERRY 13-7-7-4	5036	10" HACKBERRY	5037	20" HACKBERRY	5038	15" HACKBERRY 11-7	5039	13" HACKBERRY	5040	28" MESQUITE 14-12-6-6-4	5041	9" HACKBERRY	5042	9" HACKBERRY	5043	28" HACKBERRY
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**SURVEYOR'S CERTIFICATE:**  
THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

STEVEN L. QUARTE, R.P.L.S.  
TEXAS REGISTRATION NO. 5940

4/4/2022 DATE

**BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF A CALLED 104.42 ACRES OUT OF WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162 City Of Pflugerville, Travis County, Texas**

4WARD Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 4/4/2022  
Project: 0130  
Scale: 1" = 120'  
Revised: DMS  
Tech: HT  
Field Drew: MW/RT  
Survey Date: MAR. 2022  
Sheet: 1 OF 5

**GENERAL TREE PRESERVATION REQUIREMENTS**

A. ALL TREES ARE CONSIDERED PROTECTED TREES WITHIN CLASSES 2-5 AS DESCRIBED IN SECTION 12.3 OF THIS SUBCHAPTER WITH THE FOLLOWING EXCEPTIONS: CHINA BERRY, HACKBERRY, ASHE JUNIPER (CEDAR), CHINESE TALLOW, WILLOW, LIGUSTRUM, MIMOSA, COTTONWOOD, HUISACHE, AND ANY OTHER TREE THAT IS DETERMINED TO BE IN A HAZARDOUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE PLANNING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE IS DAMAGED, DISEASED, OR DYING DUE TO NATURAL OR OTHER CAUSES.

B. ALL EXISTING NON-HAZARDOUS TREES, REGARDLESS OF SPECIES, LOCATED WITHIN THE REQUIRED BUFFER ZONE PER SUBCHAPTER 4 OF THIS CODE SHALL BE CONSIDERED PROTECTED.

C. ALL PROPOSED BUILDINGS AND IMPROVEMENTS SHALL BE ORIENTED IN A MANNER THAT ALLOWS, TO THE GREATEST EXTENT FEASIBLE, FOR THE PRESERVATION OF THE PROTECTED TREES.

D. TREE PRESERVATION SHALL ALSO BE BASED ON THE HIERARCHY OF TREES INDICATED IN SECTION 12.3 OF THIS SUBCHAPTER. TREE CLASSIFICATIONS WITH CLASS 5 HERITAGE TREES BEING AT THE TOP OF THE HIERARCHY FOR PRESERVATION PURPOSES.

E. PARKING LOTS SHALL BE DESIGNED TO INCORPORATE PROTECTED TREES AS FOCAL POINTS OR PRACTICAL MEANS OF SEGMENTING PARKING LOTS THROUGH PRESERVATION OF EXISTING TREES WITHIN LANDSCAPE ISLANDS, PENINSULAS, AND MEDIANS.

F. TREES PRESERVED SHALL BE INTEGRATED WITH THE DESIGN OF OPEN SPACES, SCREENING, AND LANDSCAPE AREAS.

G. PRIOR TO THE APPROVAL OF THE APPLICABLE TREE PROTECTION, REMOVAL OR REPLACEMENT PLAN, WHERE PROTECTED TREES ARE PROPOSED FOR TREE REMOVAL WITH ON-SITE MITIGATION, FISCAL SECURITY IS REQUIRED IN AN AMOUNT EQUAL TO 100 PERCENT OF THE MITIGATION VALUE OF THE TREES PROPOSED FOR PRESERVATION PER SECTION 12.8(B) OF THIS SUBCHAPTER. TREE CLASSIFICATION-FEE BY DIAMETER INCH REMOVED.

H. ALL TREE PRESERVATION AND MAINTENANCE MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S ADOPTED TREE TECHNICAL MANUAL.

I. ANY TREE WITH A DBH OF EIGHT (8) INCHES OR GREATER THAT IS IN A FLOODPLAIN OR FLOODWAY IS CONSIDERED PROTECTED, REGARDLESS OF SPECIES, UNLESS IT IS DETERMINED TO BE IN A HAZARDOUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE OR IT AFFECTS HYDRAULICS IN THE FLOODPLAIN OR FLOODWAY. THE PLANNING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE IS DAMAGED, DISEASED, OR DYING DUE TO NATURAL CAUSES AND IS, THEREFORE, IN A HAZARDOUS CONDITION. THE DEVELOPMENT ENGINEERING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE AFFECTS THE HYDRAULICS OF THE FLOOD AREA.

J. THE MOWING AND CLEARING OF BRUSH LOCATED WITHIN OR UNDER THE DRIFTLINES OF PROTECTED TREES IS ALLOWED, PROVIDED A SITE DISTURBANCE PERMIT IS ISSUED AND SUCH MOWING OR CLEARING IS ACCOMPLISHED BY HAND OR BY MECHANICAL MOWERS WITH TURF TIRES. MECHANICAL MOWERS WITH TRACKS SHALL NOT BE USED WITHIN OR UNDER DRIFTLINES OF PROTECTED TREES.

K. THE PLANNING DIRECTOR SHALL REQUIRE A SIGNED LETTER FROM A LANDSCAPE ARCHITECT OR A CERTIFIED LANDSCAPE PROFESSIONAL THAT STATES THE DEVELOPMENT COMPLIES WITH: (1) THE TREE PRESERVATION AND TREE REMOVAL MITIGATION REQUIREMENTS OF THIS SUBCHAPTER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN THE CITY OR ACCEPTANCE OF PUBLIC INFRASTRUCTURE ASSOCIATED WITH A CONSTRUCTION PLAN IN THE E.T.J.; AND (2) IF REQUIRED, PERMANENT IRRIGATION SYSTEM PROVISIONS ARE PROVIDED. THE PLANNING DIRECTOR HAS THE RIGHT TO INSPECT EACH SITE IN CONJUNCTION WITH FINAL INSPECTION AND AT OTHER TIMES TO ENSURE COMPLIANCE WITH THIS SUBCHAPTER.

(UDC SUPPLEMENTAL SCHEDULE. ORD. # 1367-18-11-13, AMEND SUBCHAPTER 12, 11/13/2018)

**Manhard CONSULTING**  
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers | Planners  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

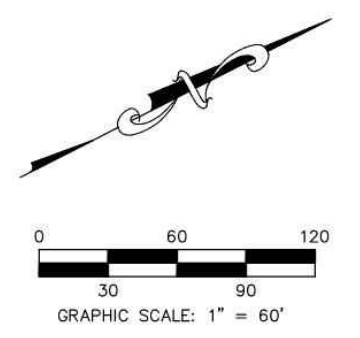
**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
TREE SURVEY - OVERALL

MANHARD CONSULTING LTD. FIRM #22053  
EXP. DATE: 09/30/25

STATE OF TEXAS  
ZACHARY STEELE  
LICENSED PROFESSIONAL ENGINEER  
143161

DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024  
SHEET 18 OF 27  
PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



STATE OF TEXAS  
CALLED 14.924 ACRES  
(PARCEL 167F)  
DOC. NO. 2004044320  
O.P.R.T.C.T.

SH 130  
(R.O.W. VARIES)

ONCOR ELECTRIC DELIVERY COMPANY LLC  
CALLED 10.695 ACRES  
DOC. NO. 2016156555  
O.P.R.T.C.T.

STATE OF TEXAS  
CALLED 30.584 ACRES  
(PARCEL 169)  
DOC. NO. 2004006818  
O.P.R.T.C.T.

STATE OF TEXAS  
CALLED 2.979 ACRES  
(PARCEL 168)  
DOC. NO. 2004006818  
O.P.R.T.C.T.

WASTEWATER MANHOLE  
RM ELEV = 83.4'  
8" P.C. (D) FL = 82.8"  
8" P.C. (O) FL = 82.8"  
8" P.C. (O) FL = 82.8"  
O.P.R.T.C.T.

ACCESS RESTRICTED  
DOC. NO. 2004006818  
O.P.R.T.C.T.

WILLIE  
MAE BURNS  
REMAINDER  
OF CALLED  
31.2 ACRES  
VOL. 2843, PG. 597  
D.R.T.C.T.

104.4295 ACRE(S)  
4,548,948 SQUARE FEET

B9 PECAN OWNER LP  
CALLED 104.42 ACRES  
DOC. NO. 2021274597  
O.P.R.T.C.T.

SHEET 2  
SHEET 3

SHEET 2  
SHEET 4

**DETAIL SHEET**

4WARD  
Land Surveying  
A Limited Liability Company  
PO Box 98976, Austin, Texas 78709  
INFO@4WARDS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 4/4/2022  
Project: 0120  
Scale: 1" = 60'  
Reviewer: SMO  
Tech: H1  
Field Crew: MW/RT  
Survey Date: MAR. 2022  
Sheet: 2 OF 3

**GENERAL TREE PRESERVATION REQUIREMENTS**

A. ALL TREES ARE CONSIDERED PROTECTED TREES WITHIN CLASSES 2-5 AS DESCRIBED IN SECTION 12.3 OF THIS SUBCHAPTER WITH THE FOLLOWING EXCEPTIONS: CHINA BERRY, HACKBERRY, ASHE JUNIPER (CEDAR), CHINESE TALLOW, WILLOW, LIGUSTRUM, MIMOSA, COTTONWOOD, HUISACHE, AND ANY OTHER TREE THAT IS DETERMINED TO BE IN A HAZARDOUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE PLANNING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE IS DAMAGED, DISEASED, OR DYING DUE TO NATURAL OR OTHER CAUSES.

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D. TREE PRESERVATION SHALL ALSO BE BASED ON THE HIERARCHY OF TREES INDICATED IN SECTION 12.3 OF THIS SUBCHAPTER. TREE CLASSIFICATIONS WITH CLASS 5 HERITAGE TREES BEING AT THE TOP OF THE HIERARCHY FOR PRESERVATION PURPOSES.

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G. PRIOR TO THE APPROVAL OF THE APPLICABLE TREE PROTECTION, REMOVAL OR REPLACEMENT PLAN WHERE PROTECTED TREES ARE PROPOSED FOR TREE REMOVAL WITH ON-SITE MITIGATION, FISCAL SECURITY IS REQUIRED IN AN AMOUNT EQUAL TO 100 PERCENT OF THE MITIGATION VALUE OF THE TREES PROPOSED FOR PRESERVATION PER SECTION 12.8.2(B) OF THIS SUBCHAPTER. TREE CLASSIFICATION-FEE BY DIAMETER INCH REMOVED.

H. ALL TREE PRESERVATION AND MAINTENANCE MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S ADOPTED TREE TECHNICAL MANUAL.

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(UDC SUPPLEMENTAL SCHEDULE: ORD. # 1367-18-11-13, AMEND SUBCHAPTER 12, 11/13/2018)

TREE LIST					
NUMBER	DESCRIPTION				
5000	9" HACKBERRY	5010	9" HACKBERRY	5022	8" HACKBERRY
5001	8" HACKBERRY	5011	14" HACKBERRY 9-6-3	5023	16" HACKBERRY
5002	8" HACKBERRY	5012	12" HACKBERRY 8-8	5024	16" HACKBERRY 11-10
5003	9" HACKBERRY	5013	10" HACKBERRY	5025	10" HACKBERRY
5004	8" HACKBERRY	5014	9" HACKBERRY	5026	10" HACKBERRY
5005	12" HACKBERRY 8-7	5015	9" HACKBERRY	5027	14" HACKBERRY
5006	14" HACKBERRY	5016	12" HACKBERRY	5028	10" HACKBERRY
5007	14" HACKBERRY	5017	16" HACKBERRY	5029	20" HACKBERRY 15-9
5008	9" HACKBERRY	5018	10" HACKBERRY	5030	17" HACKBERRY
5009	12" HACKBERRY	5019	13" HACKBERRY	5031	14" HACKBERRY 9-9
		5020	8" HACKBERRY	5032	17" HACKBERRY
		5021	13" HACKBERRY 9-7	5033	13" HACKBERRY
				5034	13" HACKBERRY
				5035	22" HACKBERRY 13-7-4
				5036	10" HACKBERRY
				5037	20" HACKBERRY
				5038	15" HACKBERRY 11-7
				5039	13" HACKBERRY
				5040	28" MESQUITE 14-12-6-6-4
				5041	9" HACKBERRY
				5042	9" HACKBERRY
				5043	28" HACKBERRY

DATE	REVISIONS	DRAWN BY

**Manhard CONSULTING**

1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

PECAN CROSSING  
CITY OF PFLUGERVILLE, TEXAS  
TREE SURVEY - SOUTHWEST

MANHARD CONSULTING LTD.  
FIRM #22053

EXP. DATE: 09/30/25

ZACHARY STEELE  
LICENSED PROFESSIONAL ENGINEER  
143161

DATE: 11/01/2024

PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024

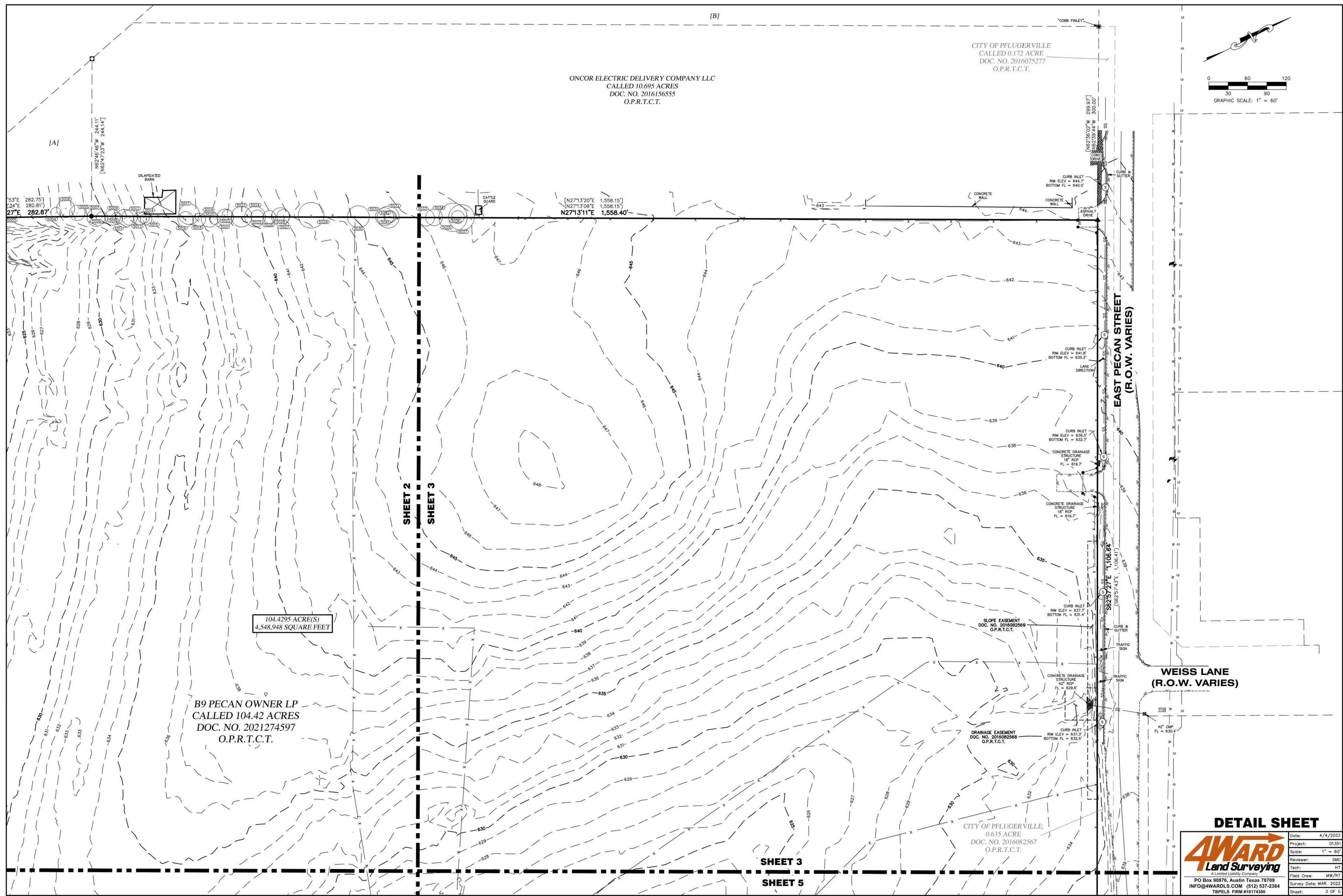
SHEET  
**19** OF **27**

PROJECT #: PP2024-000168

Plot Date: 11/01/24, Dwg Name: P:01618-029-Link Logistics Road Elevation - E Pecan and Common Industrial Parkway/Primary Drawings/Tree Survey.dwg, Updated By: Eblumbe

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

File Date: 1/10/24 Draw Name: P:\616\029\LINK Logistics Road Elevation\01\_Pflugs\01 - E Pecan and Common Industrial Parking\Engineering\Drawings\22- TREE SURVEY.dwg Updated By: Elumbar



**DETAIL SHEET**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin, Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	4/4/2022
Project:	01251
Scale:	1" = 60'
Reviewer:	SAB
Check:	HT
Field Date:	MM/YY
Survey Date:	MAR, 2022
Sheet:	3 OF 5

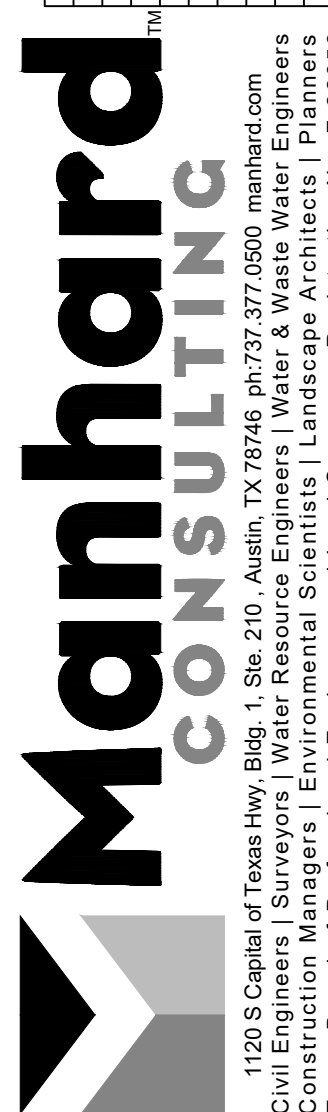
**GENERAL TREE PRESERVATION REQUIREMENTS**

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- B. ALL EXISTING NON-HAZARDOUS TREES, REGARDLESS OF SPECIES, LOCATED WITHIN THE REQUIRED BUFFERYARD PER SUBCHAPTER 4 OF THIS CODE SHALL BE CONSIDERED PROTECTED.
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- F. TREES PRESERVED SHALL BE INTEGRATED WITH THE DESIGN OF OPEN SPACES, SCREENING, AND LANDSCAPE AREAS.
- G. PRIOR TO THE APPROVAL OF THE APPLICABLE TREE PROTECTION, REMOVAL OR REPLACEMENT PLAN WHERE PROTECTED TREES ARE PROPOSED FOR TREE REMOVAL WITH ON-SITE MITIGATION, FISCAL SECURITY IS REQUIRED IN AN AMOUNT EQUAL TO 100 PERCENT OF THE MITIGATION VALUE OF THE TREES PROPOSED FOR PRESERVATION PER SECTION 12.8.2(B) OF THIS SUBCHAPTER. TREE CLASSIFICATION-FEE BY DIAMETER INCH REMOVED.
- H. ALL TREE PRESERVATION AND MAINTENANCE MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S ADOPTED TREE TECHNICAL MANUAL.
- I. ANY TREE WITH A DBH OF EIGHT (8) INCHES OR GREATER THAT IS IN A FLOODPLAIN OR FLOODWAY IS CONSIDERED PROTECTED, REGARDLESS OF SPECIES, UNLESS IT IS DETERMINED TO BE IN A HAZARDOUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE OR IT AFFECTS HYDRAULICS IN THE FLOODPLAIN OR FLOODWAY. THE PLANNING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE IS DAMAGED, DISEASED, OR DYING DUE TO NATURAL CAUSES AND IS, THEREFORE, IN A HAZARDOUS CONDITION. THE DEVELOPMENT ENGINEERING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE AFFECTS THE HYDRAULICS OF THE FLOOD AREA.
- J. THE MOWING AND CLEARING OF BRUSH LOCATED WITHIN OR UNDER THE DRILINES OF PROTECTED TREES IS ALLOWED, PROVIDED A SITE DISTURBANCE PERMIT IS ISSUED AND SUCH MOWING OR CLEARING IS ACCOMPLISHED BY HAND OR BY MECHANICAL MOWERS WITH TURF TIRES. MECHANICAL MOWERS WITH TRACKS SHALL NOT BE USED WITHIN OR UNDER DRILINES OF PROTECTED TREES.
- K. THE PLANNING DIRECTOR SHALL REQUIRE A SIGNED LETTER FROM A LANDSCAPE ARCHITECT OR A CERTIFIED LANDSCAPE PROFESSIONAL THAT STATES THE DEVELOPMENT COMPLIES WITH: (1) THE TREE PRESERVATION AND TREE REMOVAL MITIGATION REQUIREMENTS OF THIS SUBCHAPTER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN THE CITY OR ACCEPTANCE OF PUBLIC INFRASTRUCTURE ASSOCIATED WITH A CONSTRUCTION PLAN IN THE ETJ; AND (2) IF REQUIRED, PERMANENT IRRIGATION SYSTEM PROVISIONS ARE PROVIDED. THE PLANNING DIRECTOR HAS THE RIGHT TO INSPECT EACH SITE IN CONJUNCTION WITH FINAL INSPECTION AND AT OTHER TIMES TO ENSURE COMPLIANCE WITH THIS SUBCHAPTER.

(UDC SUPPLEMENTAL SCHEDULE: ORD. # 1367-18-11-13, AMEND SUBCHAPTER 12, 11/13/2018)

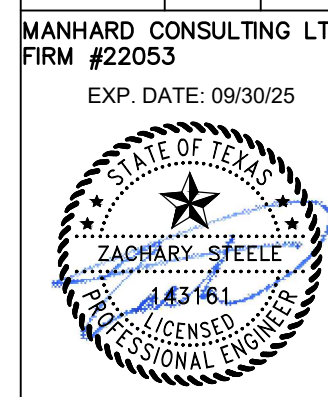
TREE LIST					
NUMBER	DESCRIPTION				
5000	9" HACKBERRY	5010	9" HACKBERRY	5022	8" HACKBERRY
5001	8" HACKBERRY	5011	14" HACKBERRY 9-6-3	5023	16" HACKBERRY
5002	8" HACKBERRY	5012	12" HACKBERRY 8-8	5024	16" HACKBERRY 11-10
5003	9" HACKBERRY	5013	10" HACKBERRY	5025	10" HACKBERRY
5004	8" HACKBERRY	5014	9" HACKBERRY	5026	10" HACKBERRY
5005	12" HACKBERRY 8-7	5015	9" HACKBERRY	5027	14" HACKBERRY
5006	14" HACKBERRY	5016	12" HACKBERRY	5028	10" HACKBERRY
5007	14" HACKBERRY	5017	16" HACKBERRY	5029	20" HACKBERRY 15-9
5008	9" HACKBERRY	5018	10" HACKBERRY	5030	17" HACKBERRY
5009	12" HACKBERRY	5019	13" HACKBERRY	5031	14" HACKBERRY 9-9
		5020	8" HACKBERRY	5032	17" HACKBERRY
		5021	13" HACKBERRY 9-7	5033	13" HACKBERRY
				5034	13" HACKBERRY
				5035	22" HACKBERRY 13-7-4
				5036	10" HACKBERRY
				5037	20" HACKBERRY
				5038	15" HACKBERRY 11-7
				5039	14" HACKBERRY
				5040	28" MESQUITE 14-12-6-6-4
				5041	9" HACKBERRY
				5042	9" HACKBERRY
				5043	28" HACKBERRY

DATE	REVISIONS



**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
TREE SURVEY - NORTHWEST

MANHARD CONSULTING, LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

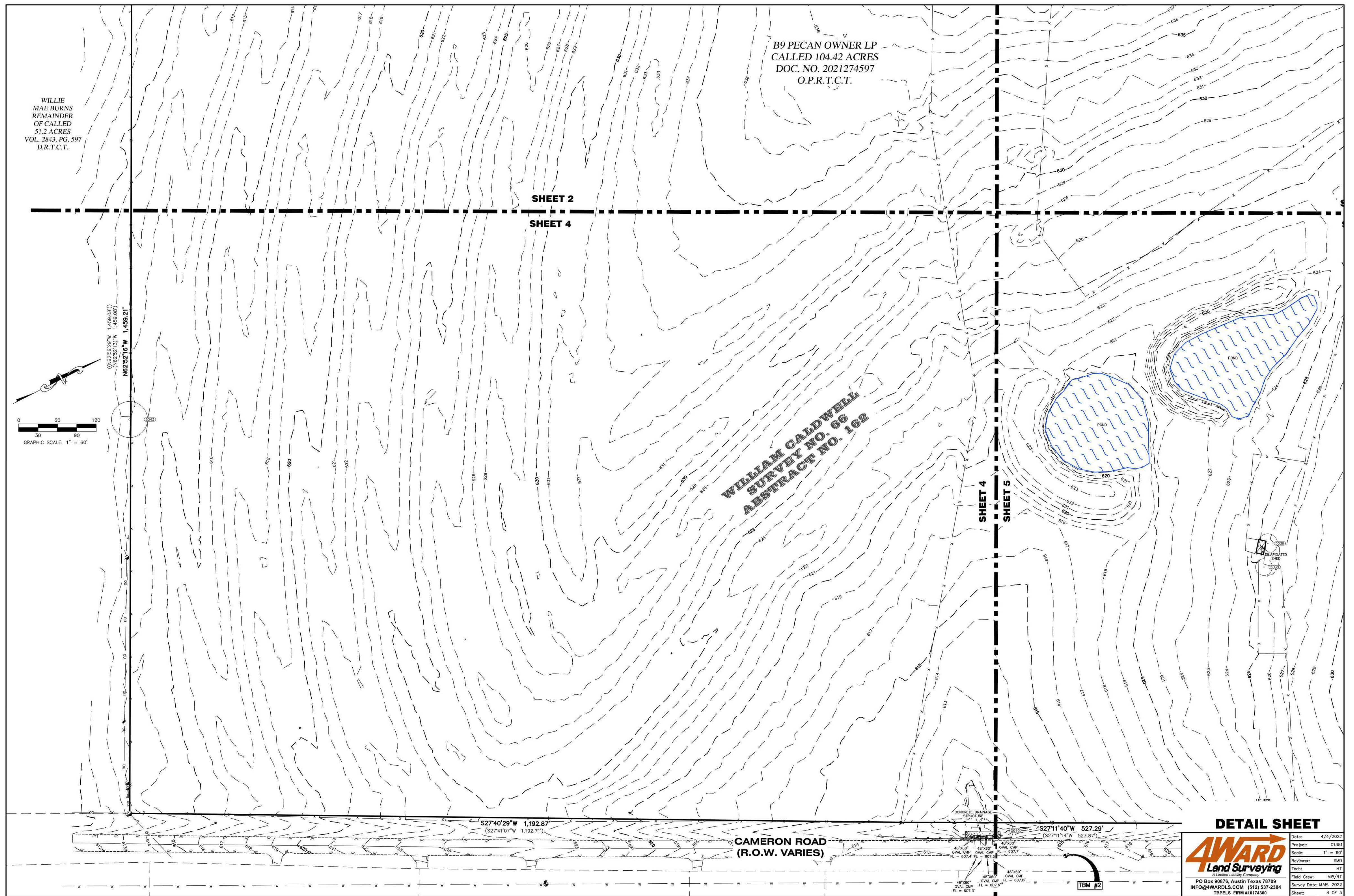


DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024  
SHEET  
**20** OF **27**  
PROJECT # PP2024-000168

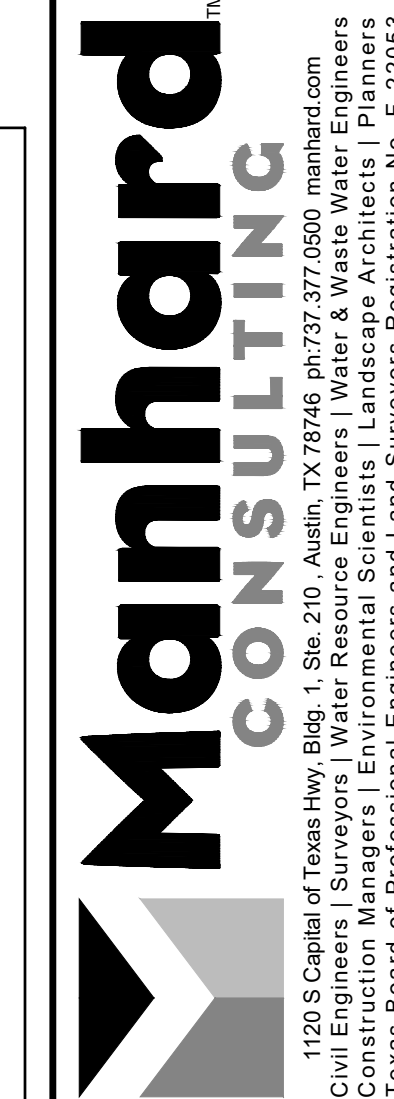
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PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

DATE	REVISIONS



- GENERAL TREE PRESERVATION REQUIREMENTS**
- ALL TREES ARE CONSIDERED PROTECTED TREES WITHIN CLASSES 2-5 AS DESCRIBED IN SECTION 12.3 OF THIS SUBCHAPTER WITH THE FOLLOWING EXCEPTIONS: CHINA BERRY, HACKBERRY, ASHE JUNIPER (CEDAR), CHINESE TALLOW, WILLOW, LIGUSTRUM, MIMOSA, COTTONWOOD, HUISACHE, AND ANY OTHER TREE THAT IS DETERMINED TO BE IN A HAZARDOUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE PLANNING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE IS DAMAGED, DISEASED, OR DYING DUE TO NATURAL OR OTHER CAUSES.
  - ALL EXISTING NON-HAZARDOUS TREES, REGARDLESS OF SPECIES, LOCATED WITHIN THE REQUIRED BUFFERYARD PER SUBCHAPTER 4 OF THIS CODE SHALL BE CONSIDERED PROTECTED.
  - ALL PROPOSED BUILDINGS AND IMPROVEMENTS SHALL BE ORIENTED IN A MANNER THAT ALLOWS, TO THE GREATEST EXTENT FEASIBLE, FOR THE PRESERVATION OF THE PROTECTED TREES.
  - TREE PRESERVATION SHALL ALSO BE BASED ON THE HIERARCHY OF TREES INDICATED IN SECTION 12.3 OF THIS SUBCHAPTER. TREE CLASSIFICATIONS WITH CLASS 5 HERITAGE TREES BEING AT THE TOP OF THE HIERARCHY FOR PRESERVATION PURPOSES.
  - PARKING LOTS SHALL BE DESIGNED TO INCORPORATE PROTECTED TREES AS FOCAL POINTS OR PRACTICAL MEANS OF SEGMENTING PARKING LOTS THROUGH PRESERVATION OF EXISTING TREES WITHIN LANDSCAPE ISLANDS, PENINSULAS, AND MEDIANS.
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- (UDC SUPPLEMENTAL SCHEDULE. ORD. # 1367-18-11-13, AMEND SUBCHAPTER 12, 11/13/2018)



**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
TREE SURVEY - SOUTHEAST

MANHARD CONSULTING LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024

SHEET  
**21** OF **27**  
PROJECT #: PP2024-000168

**DETAIL SHEET**

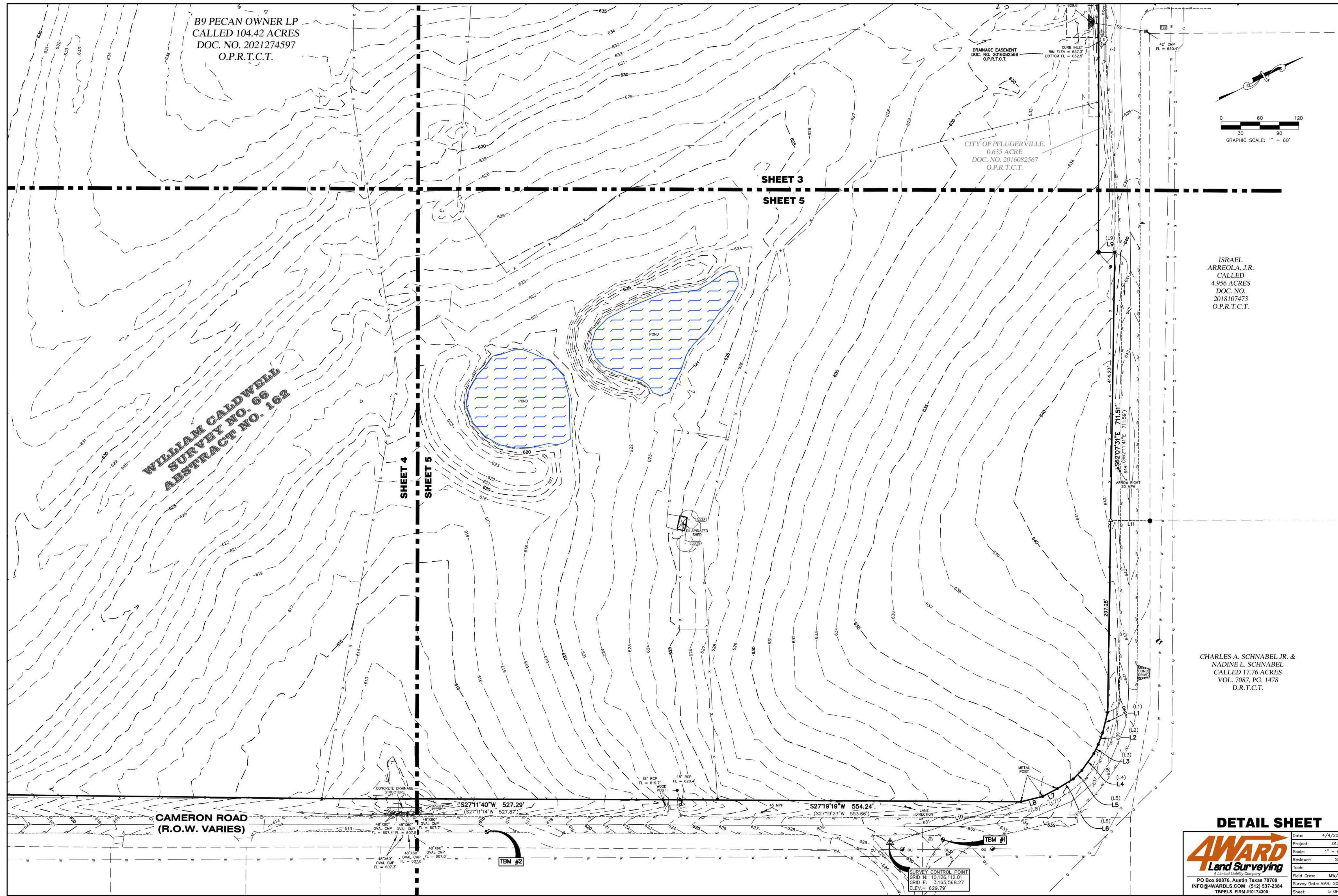
**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin, Texas 78709  
INFO@4WARDS.COM (512) 537-2384  
TPELS FIRM #10174300

Date: 4/4/2022  
Project: 03301  
Scale: 1" = 60'  
Reviewer: SMC  
Tech: HT  
Field Crew: MW/RT  
Survey Date: MAR, 2022  
Sheet: 4 OF 5

TREE LIST	
NUMBER	DESCRIPTION
5000	9" HACKBERRY
5001	8" HACKBERRY
5002	8" HACKBERRY
5003	9" HACKBERRY
5004	8" HACKBERRY
5005	12" HACKBERRY 8-7
5006	14" HACKBERRY
5007	14" HACKBERRY
5008	9" HACKBERRY
5009	12" HACKBERRY
5010	9" HACKBERRY
5011	14" HACKBERRY 9-6-3
5012	12" HACKBERRY 8-8
5013	10" HACKBERRY
5014	9" HACKBERRY
5015	9" HACKBERRY
5016	12" HACKBERRY
5017	16" HACKBERRY
5018	10" HACKBERRY
5019	13" HACKBERRY
5020	8" HACKBERRY
5021	13" HACKBERRY 9-7
5022	8" HACKBERRY
5023	16" HACKBERRY
5024	16" HACKBERRY 11-10
5025	10" HACKBERRY
5026	10" HACKBERRY
5027	14" HACKBERRY
5028	10" HACKBERRY
5029	20" HACKBERRY 15-9
5030	17" HACKBERRY
5031	14" HACKBERRY 9-9
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5033	13" HACKBERRY
5034	13" HACKBERRY
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5039	13" HACKBERRY
5040	28" MESQUITE 14-12-6-6-4
5041	9" HACKBERRY
5042	9" HACKBERRY
5043	28" HACKBERRY

Plot Date: 11/01/24. Dwg Name: P:0161-029-Lnk-Logistics Road Ectain01\_Pflgerville - E Pecan and Common Industrial Parking\_Eng-Primary Drawings/02\_Plan Set/01-29-TREE SURVEY.dwg. Updated By: Eblum@ms.com

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



**GENERAL TREE PRESERVATION REQUIREMENTS**

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(UDC SUPPLEMENTAL SCHEDULE. ORD. # 1367-18-11-13, AMEND SUBCHAPTER 12, 11/13/2018)

**DETAIL SHEET**

Project: 02351  
 Scale: 1" = 60'  
 Reviewer: SHD  
 Tech: HT  
 Field Crew: MW/RT  
 Survey Date: MAR. 2022  
 Sheet: 5 OF 5

**TREE LIST**

NUMBER	DESCRIPTION	5010	9" HACKBERRY	5022	8" HACKBERRY	5034	13" HACKBERRY
5000	9" HACKBERRY	5011	14" HACKBERRY 9-6-3	5023	16" HACKBERRY	5035	22" HACKBERRY 13-7-7-4
5001	8" HACKBERRY	5012	12" HACKBERRY 8-8	5024	16" HACKBERRY 11-10	5036	10" HACKBERRY
5002	8" HACKBERRY	5013	10" HACKBERRY	5025	10" HACKBERRY	5037	20" HACKBERRY
5003	9" HACKBERRY	5014	9" HACKBERRY	5026	10" HACKBERRY	5038	15" HACKBERRY 11-7
5004	8" HACKBERRY	5015	9" HACKBERRY	5027	14" HACKBERRY	5039	13" HACKBERRY
5005	12" HACKBERRY 8-7	5016	12" HACKBERRY	5028	10" HACKBERRY	5040	28" MESQUITE 14-12-6-6-4
5006	14" HACKBERRY	5017	16" HACKBERRY	5029	20" HACKBERRY 15-9	5041	9" HACKBERRY
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5008	9" HACKBERRY	5019	13" HACKBERRY	5031	14" HACKBERRY 9-9	5043	28" HACKBERRY
5009	12" HACKBERRY	5020	9" HACKBERRY	5032	17" HACKBERRY		
		5021	13" HACKBERRY 9-7	5033	13" HACKBERRY		

DATE	REVISIONS

1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500  
 manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**PECAN CROSSING**  
 CITY OF PFLUGERVILLE, TEXAS  
 TREE SURVEY - NORTHEAST

MANHARD CONSULTING LTD.  
 FIRM #22053  
 EXP. DATE: 09/30/25

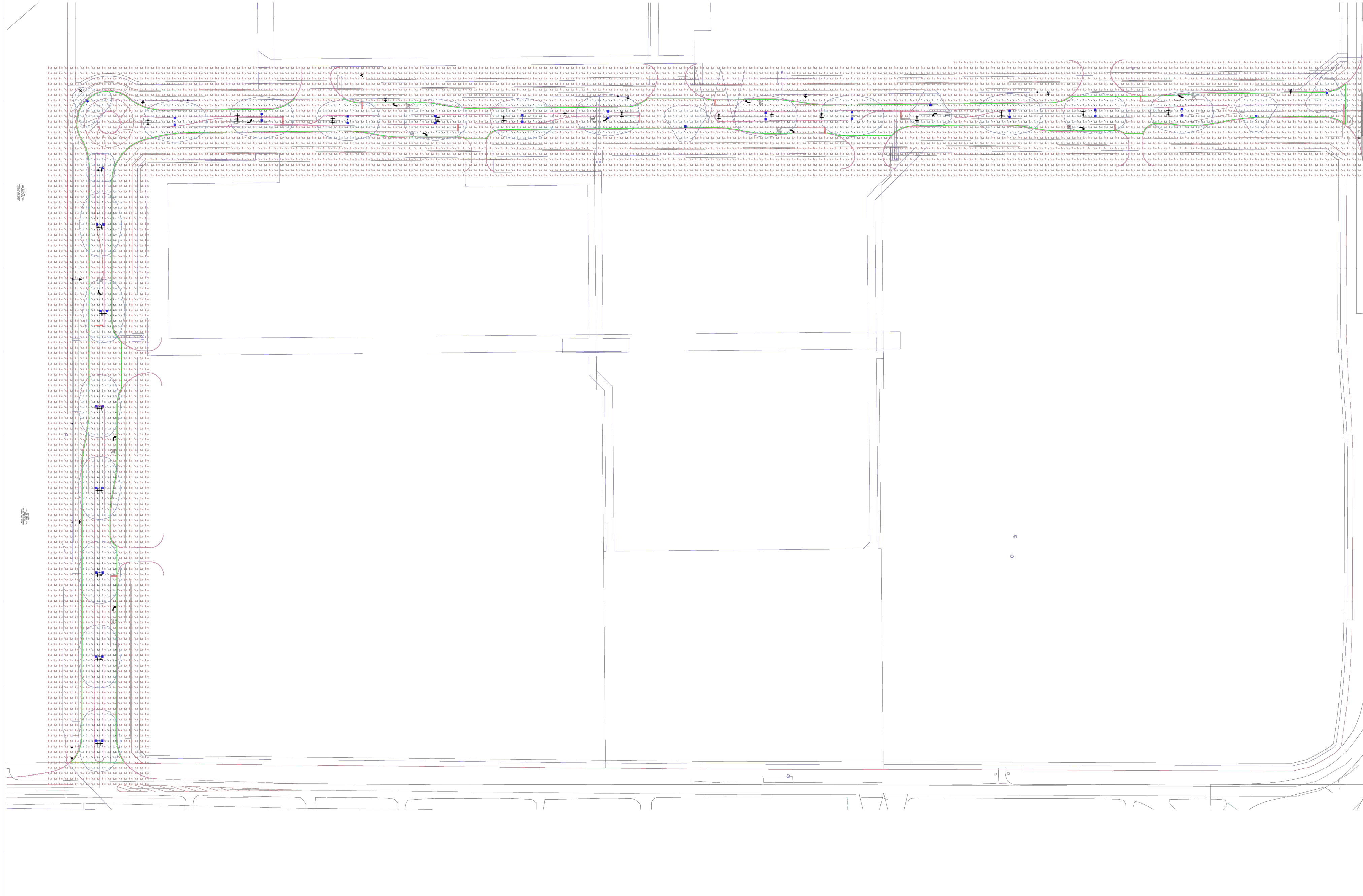
DATE: 11/01/2024  
 PROJ. MGR.: ZRS  
 PROJ. ASSOC.: AMP  
 DRAWN BY: WML  
 DATE: 11/01/2024  
 SHEET  
**22** OF **27**  
 PROJECT #: PP2024-000168

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Plot Date: 11/01/24; Dwg Name: P:0161.029\_Link\_Logistics\_Road\_Estimate01\_Pfluguville - E Pecan and Cameron Industrial Parking Primary Drawings02\_Tree Survey.dwg; Updated By: Blumstein

**REVISIONS**

REV #	DATE	BY:
1	6/5/24	J.P.
2	8/9/24	J.P.



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

**Calculation Summary**

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpclr	PtSpctb
ROADWAY	Fc	1.99	5.5	0.2	9.95	27.50	10	10

**Luminaire Schedule**

Symbol	Qty	Label	Lum. Lumens	LPF	Description	Lum. Watts
(Symbol A)	18	A	13135	0.950	WLS-MIR-M-LED-12L-SIL-2-40-70CRI-SLM 25' MOUNTING HEIGHT	85
(Symbol B)	5	B	13138	0.950	WLS-MIR-M-LED-12L-SIL-PT-40-70CRI-SLM 25' MOUNTING HEIGHT	85
(Symbol C)	1	C	12669	0.950	WLS-MIR-M-LED-12L-SIL-SM-40-70CRI-SLM 25' MOUNTING HEIGHT	85

**PECAN DEVELOPMENT  
PFLUGERVILLE, TX**

**WLS LIGHTING**  
BRIGHT. SMART. SUSTAINABLE.

6820 CORPORATION PKWY  
FORT WORTH, TX 76126  
WWW.WLSLIGHTING.COM

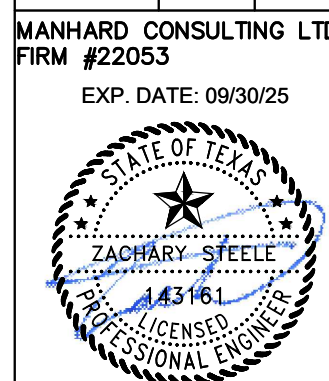
WLS-17110R DATE -4/12/24 SCALE: 1"=100'

817-731-0020

PM:HOLLY

BY: J.P. SHEET 1 OF 1

DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY:  
DATE: 11/01/2024  
SHEET  
**23 OF 27**  
PROJECT #: PP2024-000168



MANHARD CONSULTING LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

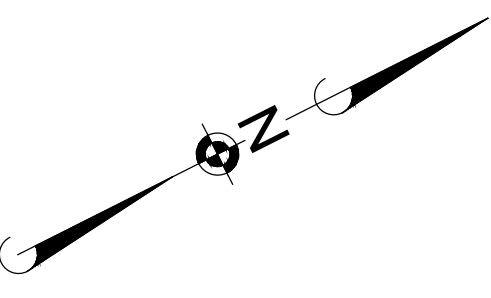
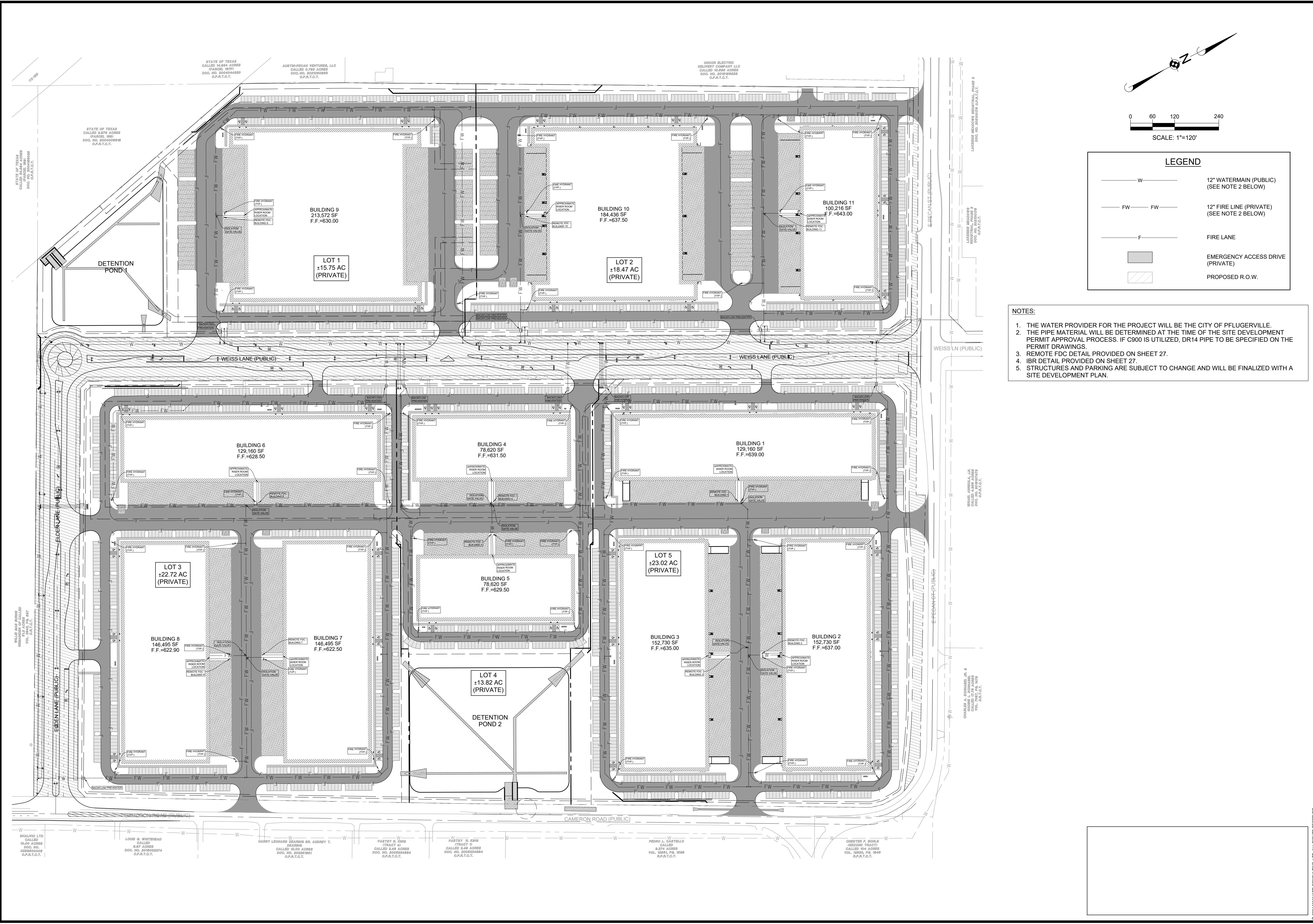
**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
ILLUMINATION PLAN

**Manhard CONSULTING**  
1120 S. Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.377.0500 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION







0 60 120 240  
SCALE: 1"=120'

**LEGEND**

W	12" WATERMAIN (PUBLIC) (SEE NOTE 2 BELOW)
FW FW	12" FIRE LINE (PRIVATE) (SEE NOTE 2 BELOW)
F	FIRE LANE
[Solid Grey Box]	EMERGENCY ACCESS DRIVE (PRIVATE)
[Hatched Box]	PROPOSED R.O.W.

- NOTES:**
- 1. THE WATER PROVIDER FOR THE PROJECT WILL BE THE CITY OF PFLUGERVILLE.
  - 2. THE PIPE MATERIAL WILL BE DETERMINED AT THE TIME OF THE SITE DEVELOPMENT PERMIT APPROVAL PROCESS. IF C900 IS UTILIZED, DR14 PIPE TO BE SPECIFIED ON THE PERMIT DRAWINGS.
  - 3. REMOTE FDC DETAIL PROVIDED ON SHEET 27.
  - 4. IFR DETAIL PROVIDED ON SHEET 27.
  - 5. STRUCTURES AND PARKING ARE SUBJECT TO CHANGE AND WILL BE FINALIZED WITH A SITE DEVELOPMENT PLAN.

DATE	REVISIONS	DRAWN BY

**Manhard CONSULTING**  
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746, ph:737.377.0500, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-221053

**PECAN CROSSING**  
CITY OF PFLUGERVILLE, TEXAS  
FIRE PROTECTION PLAN

MANHARD CONSULTING LTD.  
FIRM #22053  
EXP. DATE: 09/30/25

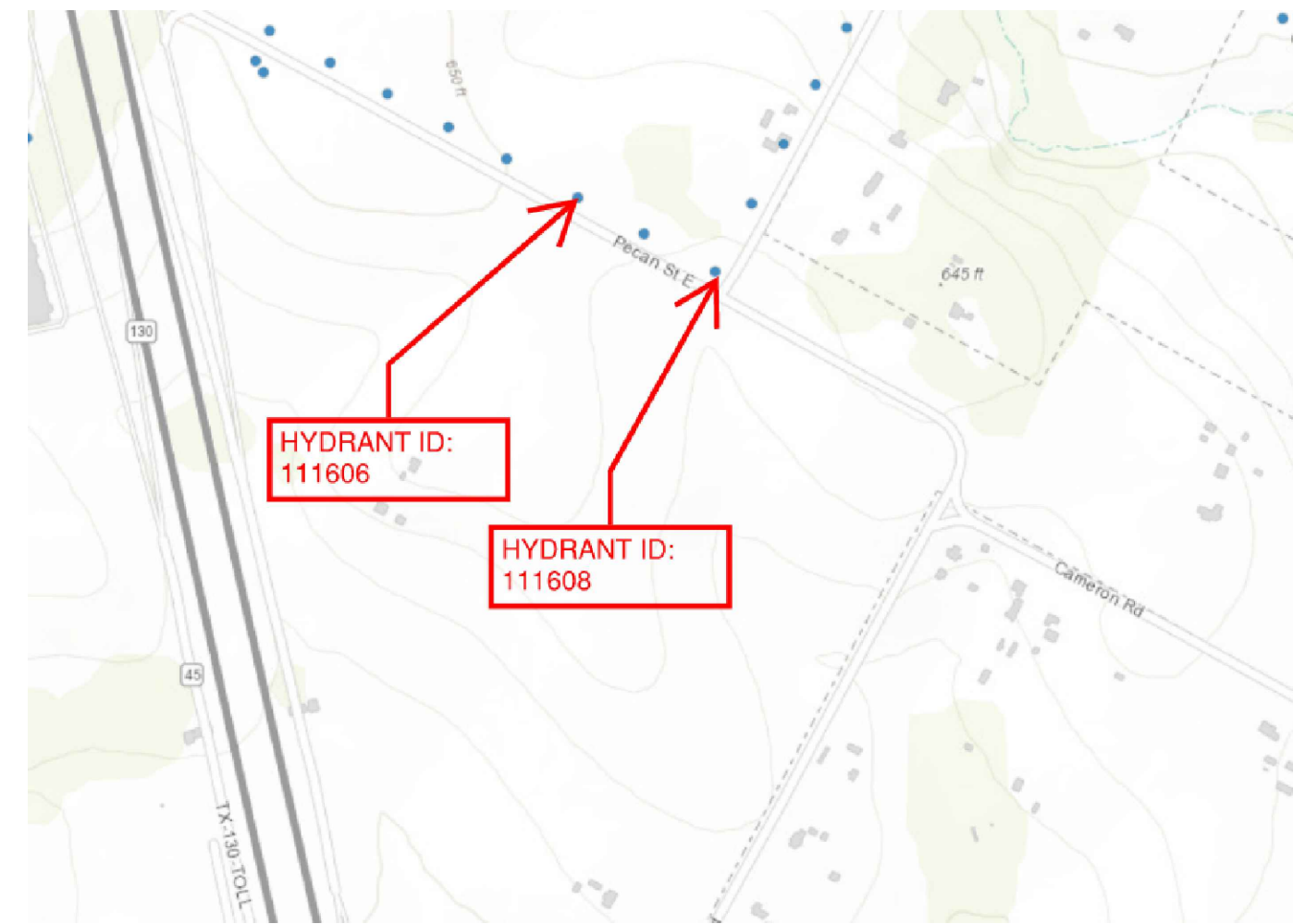
DATE: 11/01/2024  
PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024  
SHEET  
**25 OF 27**  
PROJECT #: PP2024-000168

TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 - RISK REDUCTION DIVISION STANDARD NOTES

REVISED (03/30/2021)

- 1) FIRE HYDRANTS. FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE HYDRANT DETAIL. HYDRANT LEADS MUST BE DUCTILE IRON. HYDRANTS MUST BE INSTALLED SO THAT THE FOUR-INCH CONNECTION IS A MINIMUM OF 18 INCHES ABOVE THE ADJACENT GRADE LEVEL.
- 2) FIRE HYDRANT LOCATIONS. FIRE HYDRANTS SHALL BE LOCATED NO CLOSER THAN 3 FEET, AND NO FURTHER THAN 6 FEET, FROM THE FACE OF CURB OF THE ADJACENT ACCESS DRIVE. WHEN A SIDEWALK IS INSTALLED WHICH PROHIBITS COMPLIANCE WITH THESE SPACING REQUIREMENTS THE HYDRANT SHALL BE PLACED ON THE BUILDING SIDE OF THE SIDEWALK.
- 3) PAVEMENT MARKERS. APPROVED PAVEMENT MARKERS SHALL BE INSTALLED AT THE CENTERLINE OF THE STREET OR ACCESS DRIVE TO MARK THE LOCATION OF FIRE HYDRANTS.
- 4) OBSTRUCTIONS. FENCES, LANDSCAPING AND OTHER ITEMS WILL NOT BE INSTALLED IN LOCATIONS WHERE THEY WILL OBSTRUCT THE VISIBILITY OF, OR ACCESS TO, FIRE HYDRANTS, SPRINKLER RISER ROOMS AND/OR FIRE DEPARTMENT CONNECTIONS. A MINIMUM 3-FOOT CLEARANCE SHOULD BE MAINTAINED AROUND ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- 5) HYDRANT ISOLATION VALVE. AN ISOLATION VALVE WILL BE INSTALLED IN LOCATIONS WHERE HYDRANT LEADS CONNECT TO THE MAIN FIRE LINE.
- 6) ISOLATION VALVE CAPS. ISOLATION VALVE CAPS SHALL BE PAINTED RED.
- 7) C-900 PIPING. C-900 PIPING UTILIZED FOR FIRE PROTECTION PURPOSES SHALL BE SPECIFIED AS DR-14.
- 8) TRENCH DETAIL. UNDERGROUND PIPING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CITY OF PFLUGERVILLE TRENCH DETAIL.
- 9) JOINT RESTRAINTS. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, AND VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CITY OF PFLUGERVILLE DETAIL.
- 10) BACKFLOW PROTECTION. BACKFLOW PROTECTION SHALL BE PROVIDED WHEN REQUIRED BY LOCAL OR STATE REGULATIONS. WHEN REQUIRED, BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.
- 11) GENERAL CONTRACTOR. APPROVAL OF THE SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO THE INSTALLATION OF UNDERGROUND FIRE LINES THE GENERAL CONTRACTOR SHALL CONTACT TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 AT (512) 989-4531 FOR INFORMATION REGARDING UNDERGROUND INSTALLATIONS.
- 12) VISUAL INSPECTION. ALL UNDERGROUND LINES SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTIONS.
- 13) HYDROSTATIC TEST. ALL UNDERGROUND LINES SHALL PASS A HYDROSTATIC TEST WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI, OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE ± 5 PSI FOR 2 HOURS.
- 14) UNDERGROUND FLUSH. ALL UNDERGROUND LINES SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24. THIS FLUSH SHALL BE WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2.

HYDRANT VICINITY MAP



FIRE FLOW TEST

Flow Hydrant	Receipt No. _____
Hydrant ID: <u>111606</u>	Coefficient of Roughness: <u>90%</u> 80% 70%
	Pitot Reading (psi): <u>90 psi</u>
	Flow (gpm): <u>1781 gpm</u>
Residual Hydrant	
Hydrant ID: <u>111607</u>	Static Pressure (psi): <u>100 psi</u>
	Residual Pressure (psi): <u>80 psi</u>
Notes: Solid Bore Discharge Formula: $GPM = 29.71 \times D \times D \times \sqrt{NP}$	
D= Bore Diameter, NP= Nozzle Pressure metered with pitot gauge (PSI).	

FIRE SPRINKLER NOTES

- 1) SFMO LICENSE INFORMATION. THE GENERAL CONTRACTOR WILL PROVIDE THE FIRE DEPARTMENT WITH VERIFICATION THE COMPANY INSTALLING UNDERGROUND LINES SERVING FIRE SPRINKLER SYSTEMS IS LICENSED BY THE STATE FIRE MARSHAL'S OFFICE. THIS WILL INCLUDE THE SCR-U CERTIFICATION NUMBER FOR THE COMPANY AND THE RME-G CERTIFICATION NUMBER AND THE NAME OF THE EMPLOYEE HOLDING THE RME-G.
- 2) RISER ROOM LOCATION. SPRINKLER RISER ROOMS SHALL BE INSTALLED IN AN APPROVED LOCATION. RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS AND SHALL FACE AN ACCESS DRIVE WHICH IS MARKED AS A FIRE LANE.
- 3) RISER ROOM SIGNAGE. APPROVED SIGNAGE WILL BE REQUIRED TO IDENTIFY THE LOCATION OF SPRINKLER RISER ROOMS. THE SIZE, DESIGN AND PLACEMENT OF RISER ROOM IDENTIFICATION SIGNS SHALL BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
- 4) FDC LOCATION. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INSTALLED IN AN APPROVED LOCATION AND SHALL FACE AN ACCESS DRIVE WHICH IS MARKED AS A FIRE LANE.
- 5) FDC SPECIFICATIONS. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE PROVIDED WITH TWO OR MORE INLETS. FDC INLETS SHALL HAVE A DIMENSION OF 2.5 INCHES AND SHALL BE PROVIDED WITH NPT THREADS. THE FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED NOT LESS THAN 36 INCHES, AND NOT MORE THAN 48 INCHES, ABOVE ADJACENT GRADE LEVEL. THE FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED WITH THE INLETS IN A HORIZONTAL CONFIGURATION.
- 6) REMOTE FDC. IF A REMOTE FIRE DEPARTMENT CONNECTION WILL BE PROVIDED, A SEPARATE UNDERGROUND SUPPLY LINE WILL BE REQUIRED FOR THE FDC. PIPING SERVING A REMOTE FDC CANNOT BE CONNECTED TO THE UNDERGROUND SUPPLY LINE SERVING THE FIRE SPRINKLER SYSTEM. REMOTE FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED RED.
- 7) KNOX CAPS. FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH KNOX CAPS.
- 8) FDC SIGNAGE. APPROVED SIGNAGE WILL BE REQUIRED TO IDENTIFY THE LOCATION OF FIRE DEPARTMENT CONNECTIONS (FDC). THE SIZE, DESIGN AND PLACEMENT OF FDC IDENTIFICATION SIGNS SHALL BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
- 9) IN-BUILDING RISER (IBR). THE IBR (CONTINUATION) IS THE SECTION OF PIPING WHICH PENETRATES THE SLAB AND CONNECTS THE UNDERGROUND FIRE LINE TO THE FIRE SPRINKLER RISER. THE IBR SHALL CONSIST OF A SINGLE SECTION OF STAINLESS STEEL PIPING. THE IBR INSTALLATION SHALL BE VISUALLY INSPECTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO BEING COVERED.
- 10) SPRINKLER ISOLATION VALVE. AN ISOLATION VALVE WILL BE INSTALLED IN LOCATIONS WHERE DEDICATED SPRINKLER LINES CONNECT TO THE MAIN FIRE LINE.
- 11) VISUAL INSPECTION. ALL UNDERGROUND LINES SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTIONS.
- 12) HYDROSTATIC TEST. ALL UNDERGROUND LINES SHALL PASS A HYDROSTATIC TEST WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI, OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE ± 5 PSI FOR 2 HOURS.
- 13) UNDERGROUND FLUSH. ALL UNDERGROUND LINES SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24. THIS FLUSH SHALL BE WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2.
- 14) CONNECTION TO SPRINKLER RISER. UNDERGROUND LINES CANNOT BE CONNECTED TO THE SPRINKLER RISER UNTIL THE LINES HAVE BEEN VISUALLY INSPECTED, FLUSHED AND HYDROSTATICALLY TESTED.

EMERGENCY ACCESS NOTES

1. STREET ADDRESS. THE ADDRESS OF THE COMPLEX MUST BE POSTED SO IT IS CLEARLY VISIBLE FROM THE PUBLIC STREET. THE ADDRESS MUST BE POSTED ON ANY SIGNS, INCLUDING ANY MONUMENTAL SIGNS, INSTALLED TO IDENTIFY THE COMPLEX. THE SIZE, DESIGN AND PLACEMENT OF ADDRESS SIGNS MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
2. BUILDING IDENTIFICATION. APPROVED BUILDING IDENTIFICATION SIGNAGE WILL BE REQUIRED FOR EACH BUILDING LOCATED AT THIS COMPLEX. THE SIZE, DESIGN AND PLACEMENT OF BUILDING IDENTIFICATION SIGNS MUST BE APPROVED BY THE PFLUGERVILLE FIRE DEPARTMENT PRIOR TO INSTALLATION.
3. ACCESS DRIVES. ACCESS DRIVES SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 POUNDS LIVE-LOAD UNDER ALL WEATHER CONDITIONS.
4. FIRE LANE MARKING. CURBS ALONG DESIGNATED FIRE LANES SHALL BE PAINTED RED. IN AREAS WITHOUT CURBS, MARKING SHALL CONSIST OF SIX-INCH WIDE STRIPING THAT IS RED IN COLOR. WHITE LETTERING SHALL BE PROVIDED WHICH READS "FIRE LANE - TOW AWAY ZONE". THE LETTERING SHALL BE FOUR-INCHES IN HEIGHT AND SHALL BE SPACED AT INTERVALS NOT EXCEEDING 25 FEET.
5. MAXIMUM GRADE. THE MAXIMUM GRADE AT ANY POINT ALONG A DESIGNATED ACCESS DRIVE SHALL NOT EXCEED 10%.
6. VERTICAL CLEARANCE. A MINIMUM VERTICAL CLEARANCE OF 14 FEET WILL BE MAINTAINED FOR THE ENTIRE LENGTH AND WIDTH OF THE DESIGNATED EMERGENCY ACCESS DRIVES.
7. TRAFFIC CALMING DEVICES. TRAFFIC CALMING DEVICES MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
8. MEDIANS AND APPARATUS OBSTRUCTIONS. ACCESS DRIVES SHOULD BE DESIGNED SO AN EMERGENCY VEHICLE CAN TURN ONTO THE ACCESS DRIVE FROM THE STREET WHILE REMAINING IN ITS LANE AT THE INITIATION OF THE TURN. IN ADDITION, THE EMERGENCY VEHICLE MUST BE ABLE TO COMPLETE ANY TURNS NECESSARY AND BE ESTABLISHED IN ITS LANE PRIOR TO PASSING THROUGH OR BY A CENTER POST, KEYPAD ISLAND, MEDIAN OR OTHER POTENTIAL OBSTRUCTION. AS A GENERAL RULE, TO ACCOMMODATE ESD2 APPARATUS, MEDIANS AND OTHER OBSTRUCTIONS MUST BE SET BACK A MINIMUM OF 50 FEET. SETBACK REQUIREMENTS MAY BE MODIFIED FOR MEDIANS PROVIDED WITH ROLLOVER CURBS WHEN APPROVED BY THE FIRE CODE OFFICIAL.
9. ACCESS CONTROL GATES. APPROVAL OF THE SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL ACCESS CONTROL GATES. IF ACCESS CONTROL GATES WILL BE INSTALLED THE GENERAL CONTRACTOR MUST CONTACT TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 AT (512) 251-2801 FOR INFORMATION REGARDING GATE REQUIREMENTS. ACCESS GATES, WHEN FULLY OPEN, CANNOT REDUCE THE REQUIRED WIDTH OF THE ACCESS DRIVE ACROSS WHICH THEY ARE INSTALLED.
10. MINIMUM INNER TURNING RADIUS WILL BE 25 FEET THROUGHOUT ACCESS DRIVES.
11. SECONDARY ACCESS DRIVE REQUIRED IF BUILDING IS MORE THAN 62,000 SF AND NOT PROTECTED BY A SPRINKLER SYSTEM, MORE THAN 124,000 SF AND PROTECTED BY A SPRINKLER SYSTEM, OR EXCEEDS 200 UNITS PER IFC SECTION 105.4.1.
12. WHEN A SECOND ACCESS DRIVE IS REQUIRED, THE SEPARATION DISTANCE BETWEEN THE DRIVES SHALL COMPLY WITH SECTION D104.3 OF APPENDIX D OF THE FIRE CODE (NOT SHOWN HERE ON PLAN).

Fire Flow Matrix						
Building Number	Floor Area (SF)	Construction Type	Initial Fire Flow (GPM)	Sprinkler Reduction	Final Fire Flow (GPM)	Hydrants Required
1	127,260	II-B	7,500	50%	3,750	4
2	151,200	II-B	8,000	50%	4,000	4
3	151,200	II-B	8,000	50%	4,000	4
4	77,400	II-B	6,000	50%	3,000	4
5	77,400	II-B	6,000	50%	3,000	4
6	127,260	II-B	7,500	50%	3,750	4
7	144,000	II-B	8,000	50%	4,000	4
8	144,000	II-B	8,000	50%	4,000	4
9	215,477	II-B	8,000	50%	4,000	4
10	182,577	II-B	8,000	50%	4,000	4
11	98,700	II-B	6,750	50%	3,375	4

Fire Flow Notes

- Per Appendix B of the Fire Code, the minimum fire flow for a commercial occupancy is 1500 GPM.
- Construction types are based upon ICC construction classifications (See Building Code)
- Information regarding how to calculate floor area is outlined in Section B104 of Appendix B of the Fire Code
- Fire Flows are based upon Table B105.1 located in Appendix B of the Fire Code. (See local amendments)
- Sprinkler reductions are located in Section B105.2 of Appendix B. (See local amendments)
- A 50% flow reduction is typically approved for buildings protected by an NFPA 13R system.
- A 75% flow reduction will be approved for light hazard occupancies (examples include an office or school) protected by an NFPA 13 system.
- A 50% reduction will typically be approved for ordinary hazard occupancies (Examples include mercantile and warehouse) protected by a standard NFPA 13 system.
- The sprinkler reduction, if any, for high-piled combustible storage and hazardous occupancies will be addressed on a case-by case basis.
- The number of hydrants is based upon Table C105.1 located in Appendix C of the Fire Code.

Plot Date: 11/01/24, Dwg Name: P:\616\029\Link Logistics Real Estate\001\_Pflugserville - E Pecan and Cannon Industrial Park\Eng\Primary Drawings\02\_Plan Set\03\_Fire Protection.dwg, Updated By: L.Gerrinham

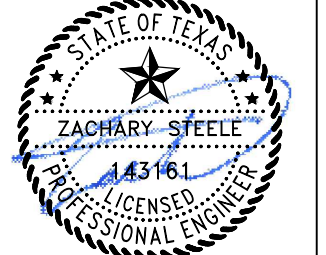
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PECAN CROSSING  
 CITY OF PFLUGERVILLE, TEXAS  
 FIRE PROTECTION NOTES

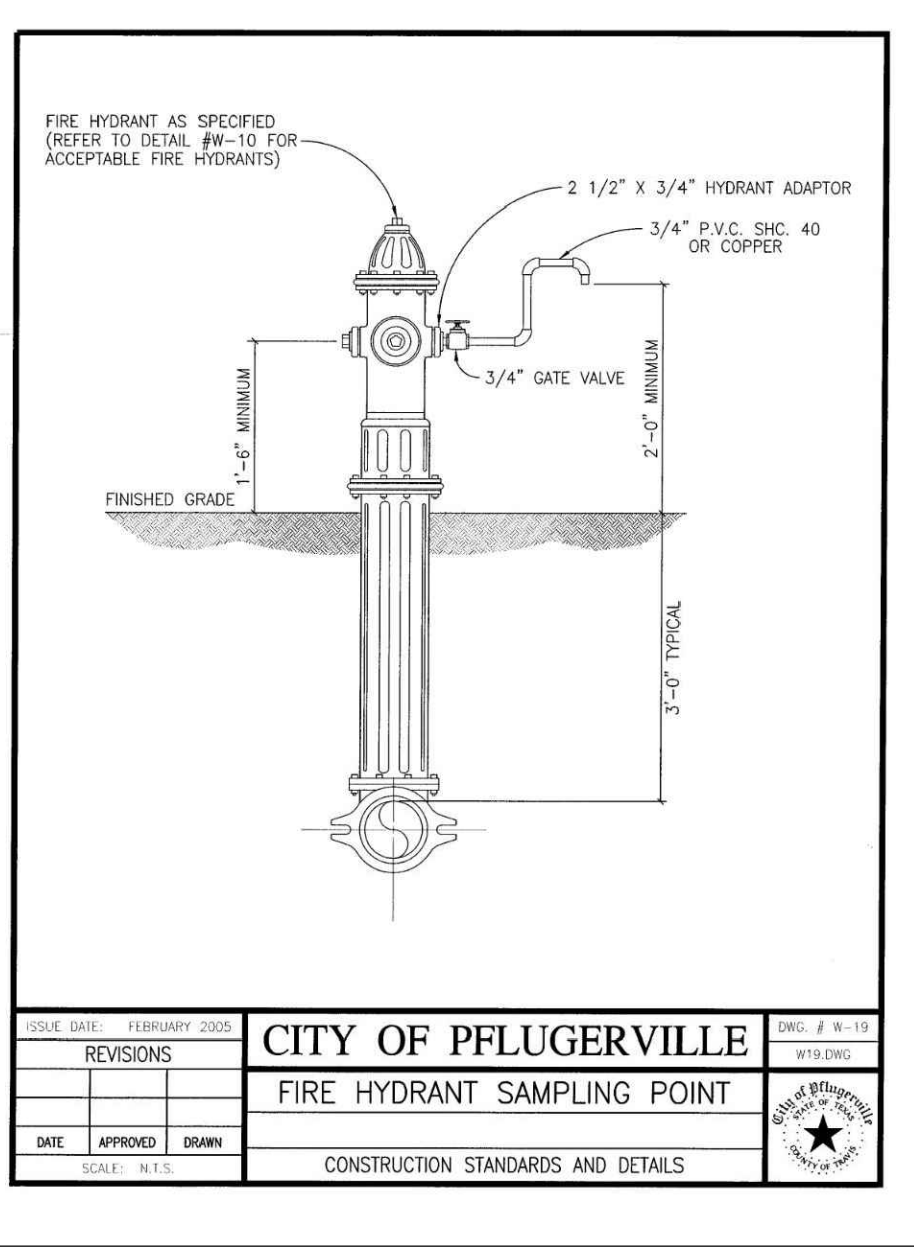
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 EXP. DATE: 09/30/25



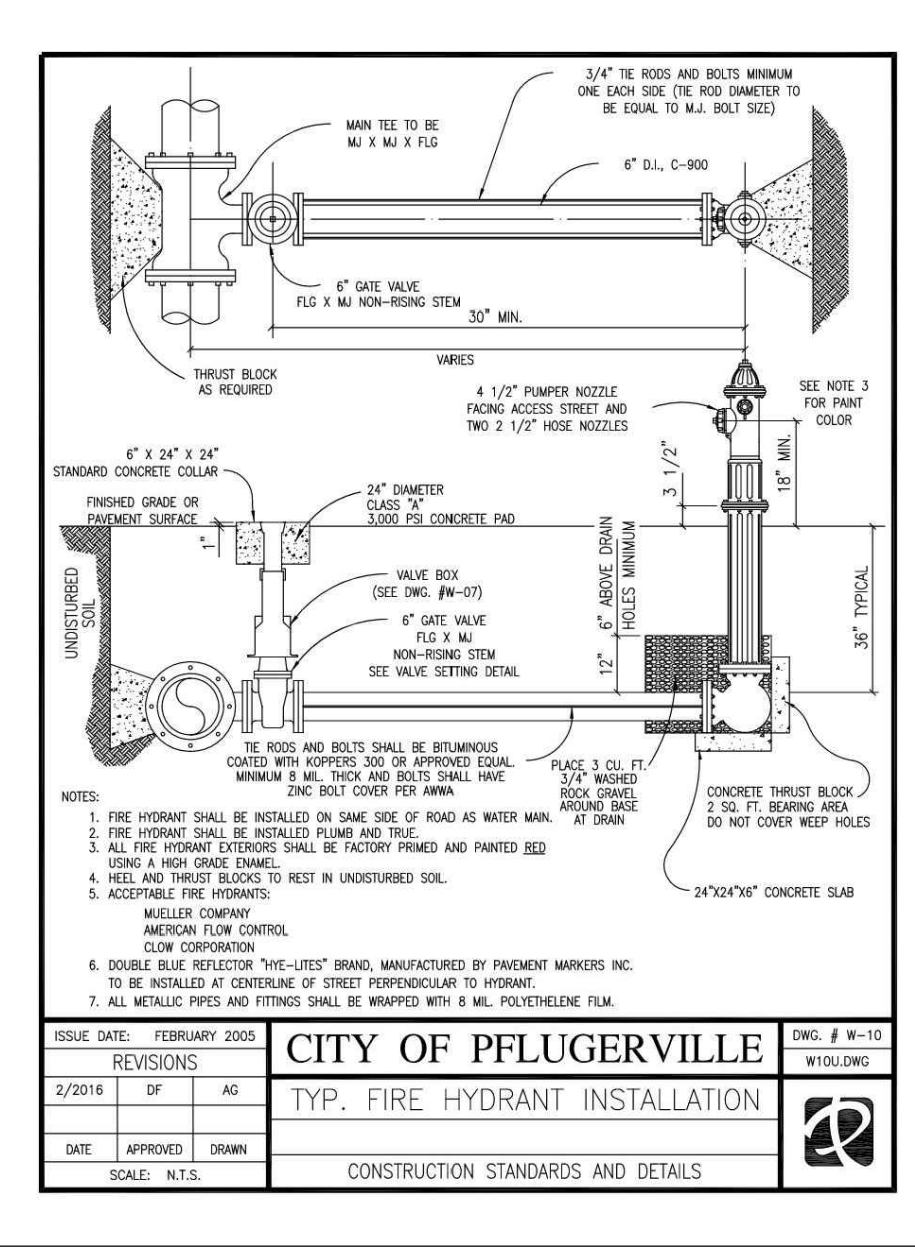
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 PROJ MGR: ZRS  
 PROJ ASSOC: AMP  
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**26** OF **27**  
 PROJECT #: PP2024-000168

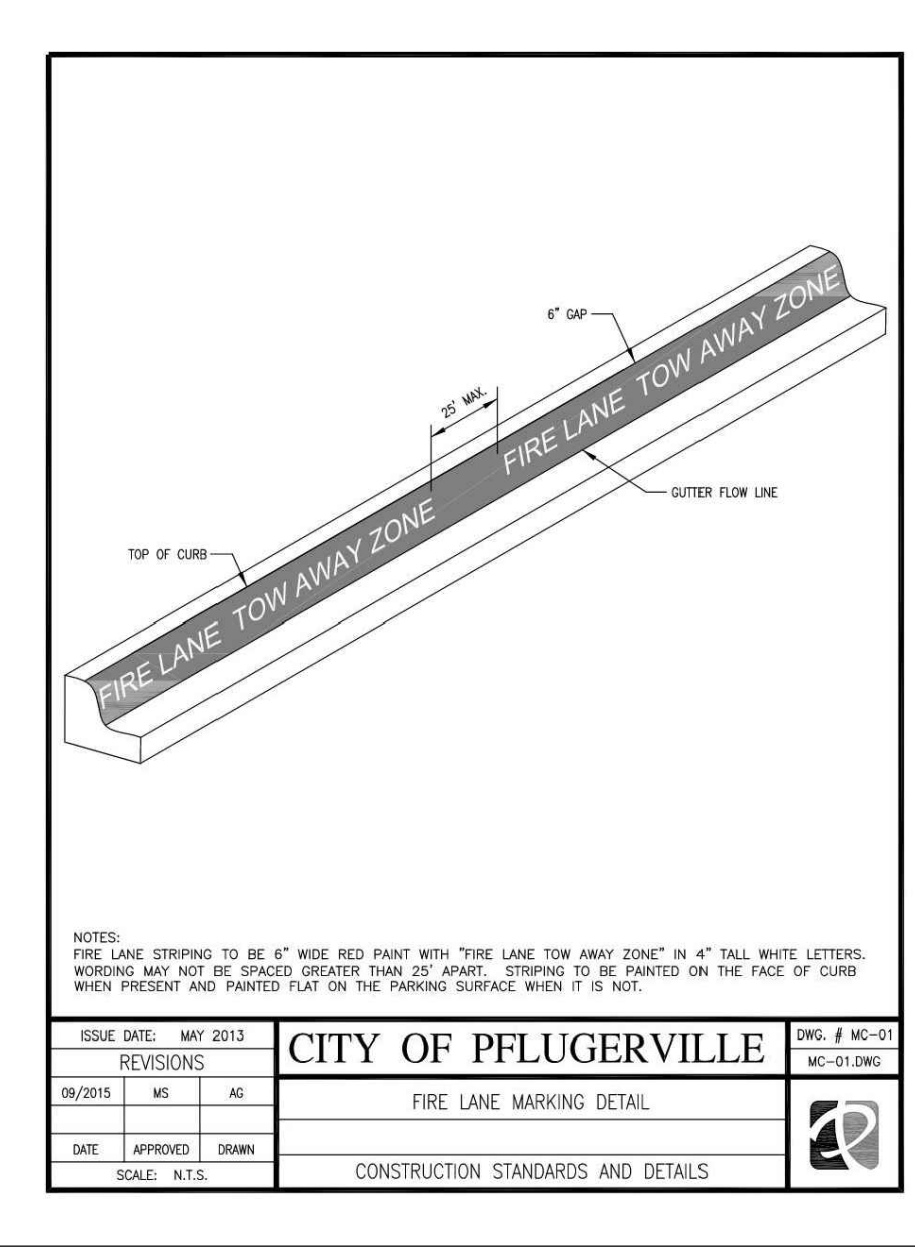
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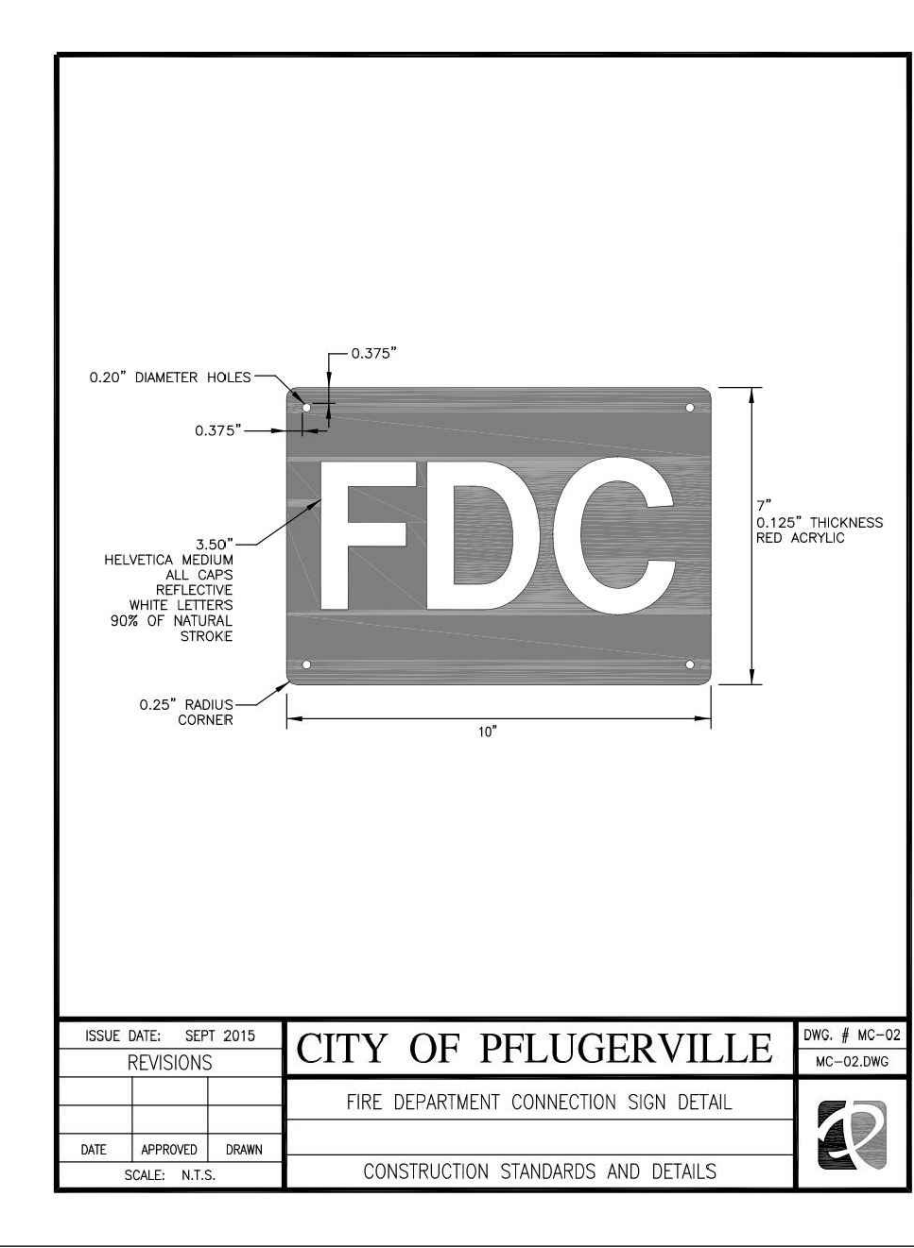
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REVISIONS	FIRE HYDRANT SAMPLING POINT	W/ISSUE
DATE APPROVED: DRAWN	CONSTRUCTION STANDARDS AND DETAILS	



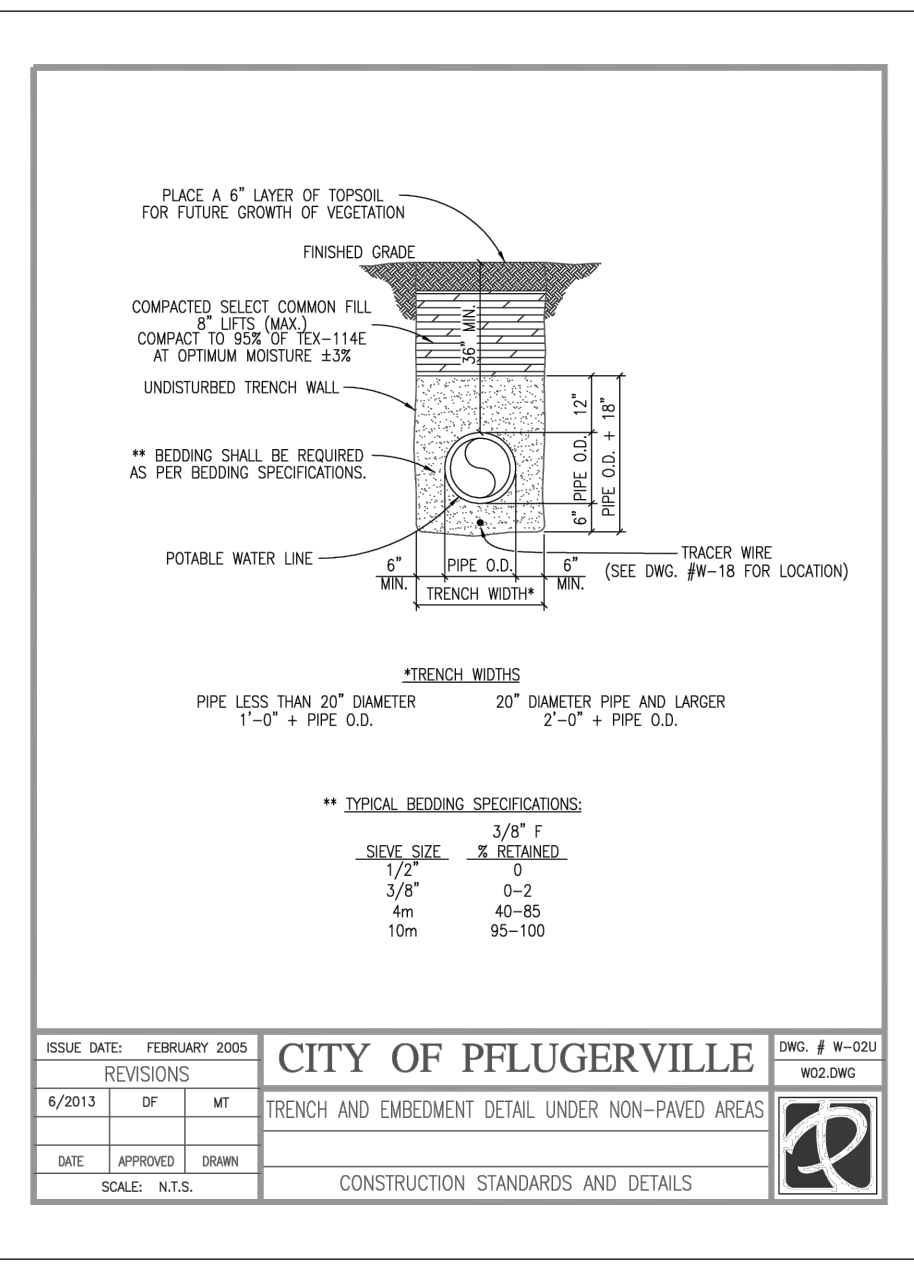
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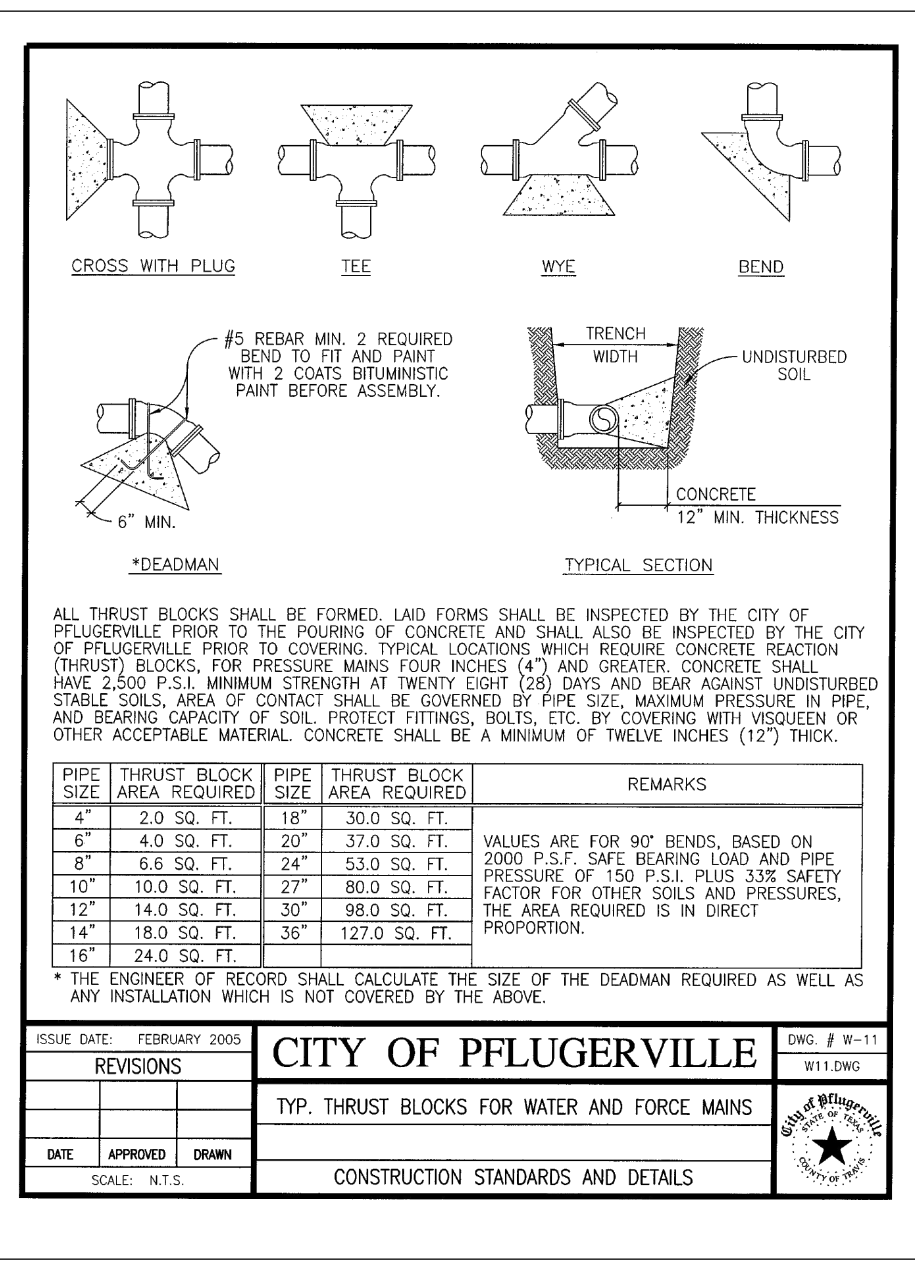
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DATE APPROVED: DRAWN	CONSTRUCTION STANDARDS AND DETAILS	



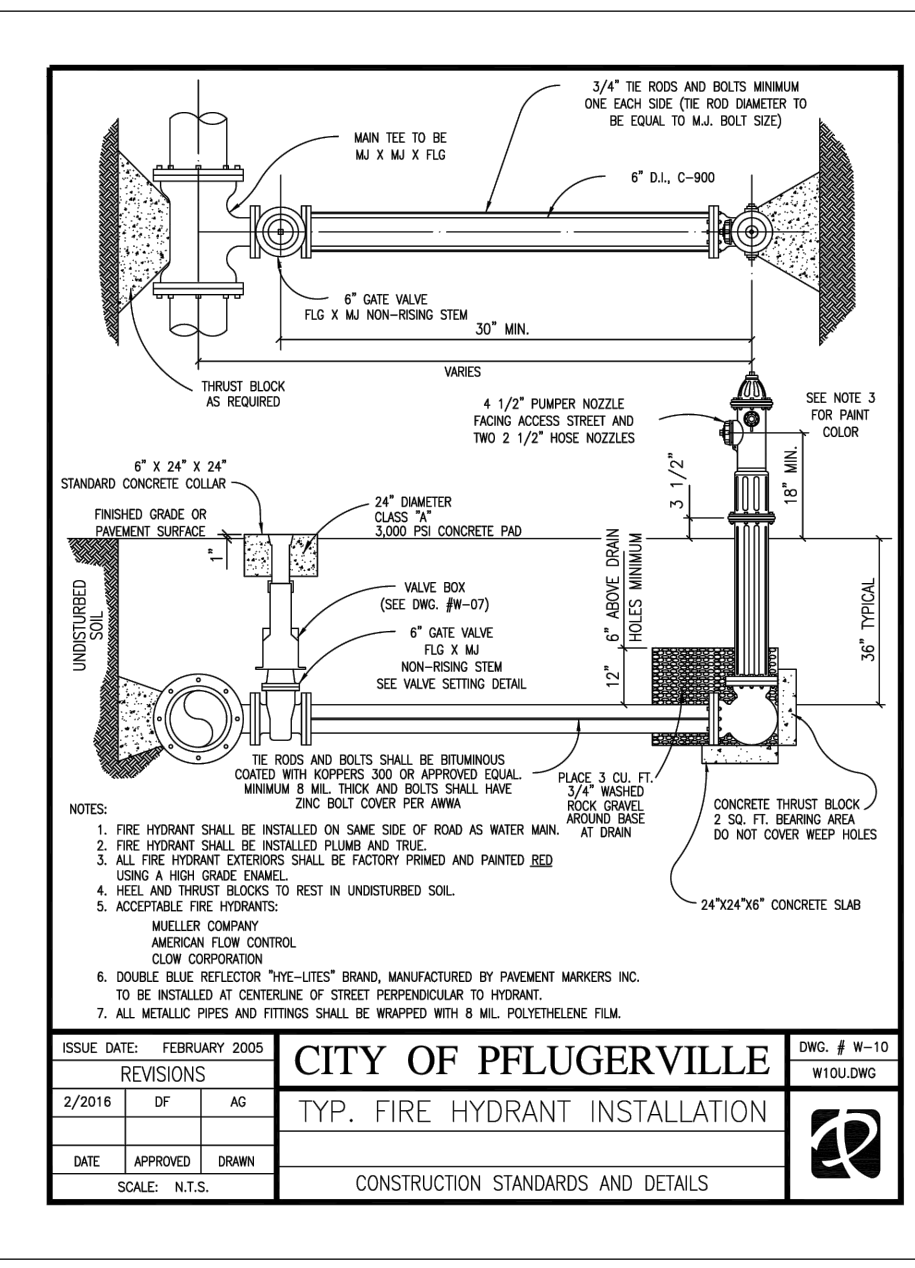
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REVISIONS	FIRE DEPARTMENT CONNECTION SIGN DETAIL	MC-02.DWG
DATE APPROVED: DRAWN	CONSTRUCTION STANDARDS AND DETAILS	



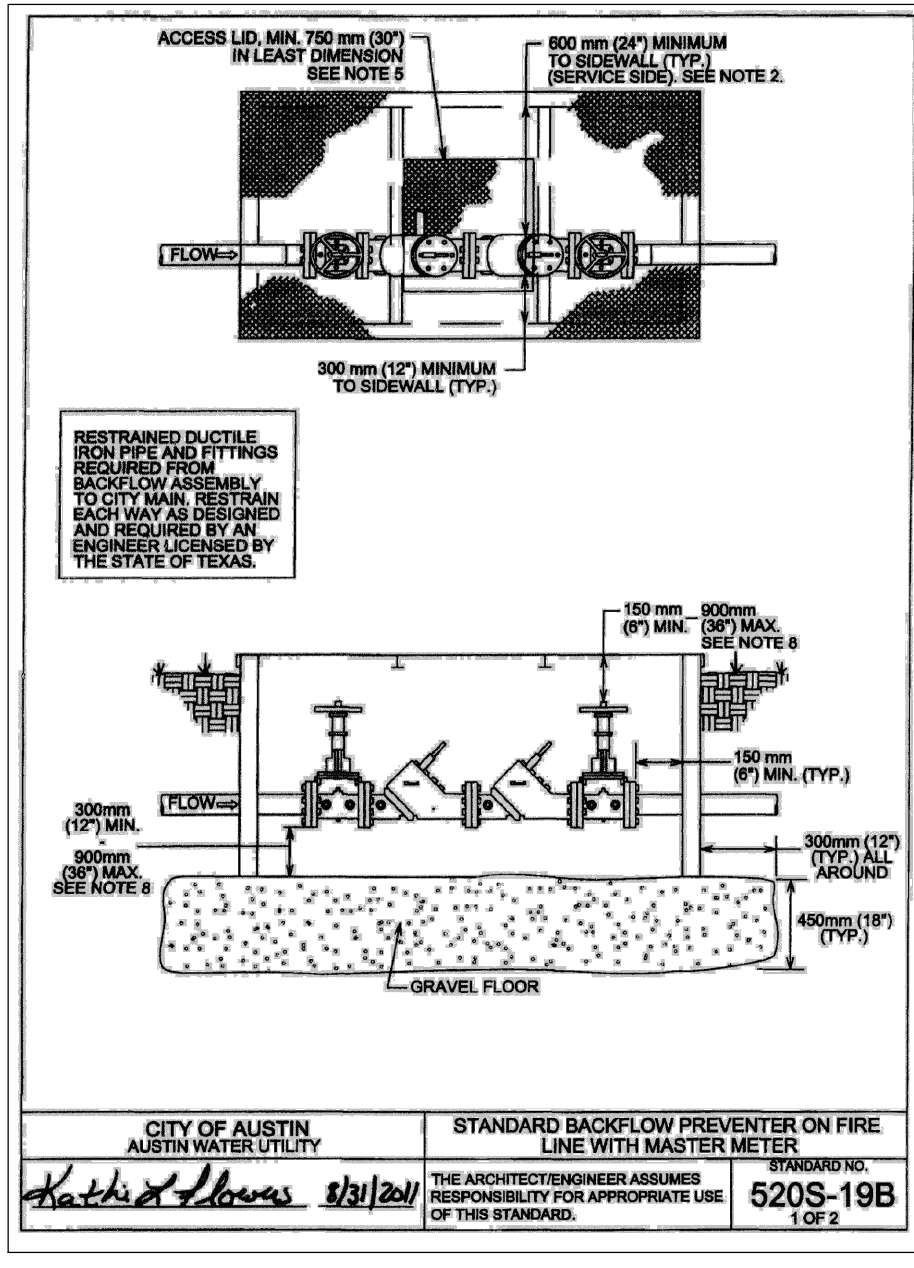
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REVISIONS	TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS	W/ISSUE
DATE APPROVED: DRAWN	CONSTRUCTION STANDARDS AND DETAILS	



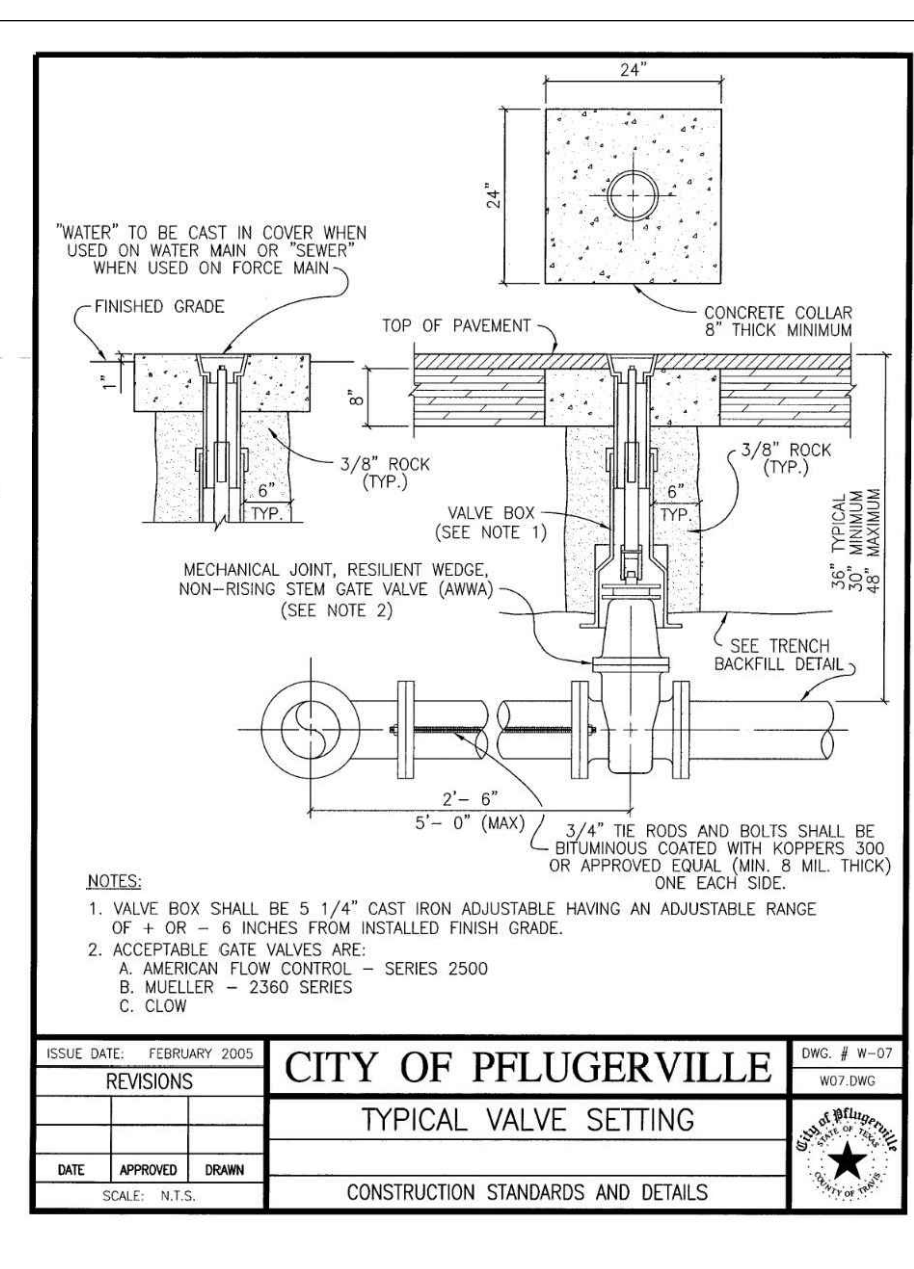
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REVISIONS	TYP. THRUST BLOCKS FOR WATER AND FORCE MAINS	W/ISSUE
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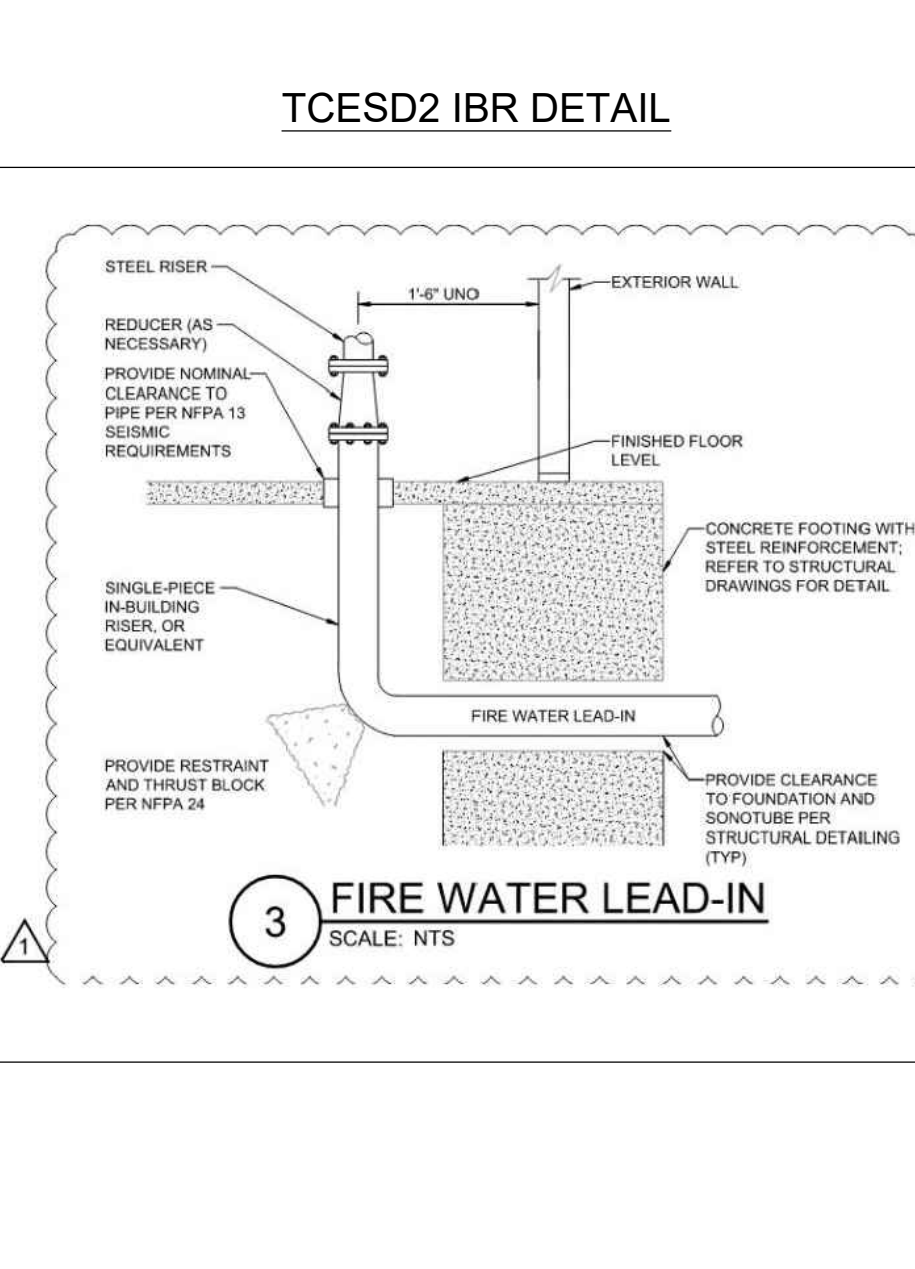
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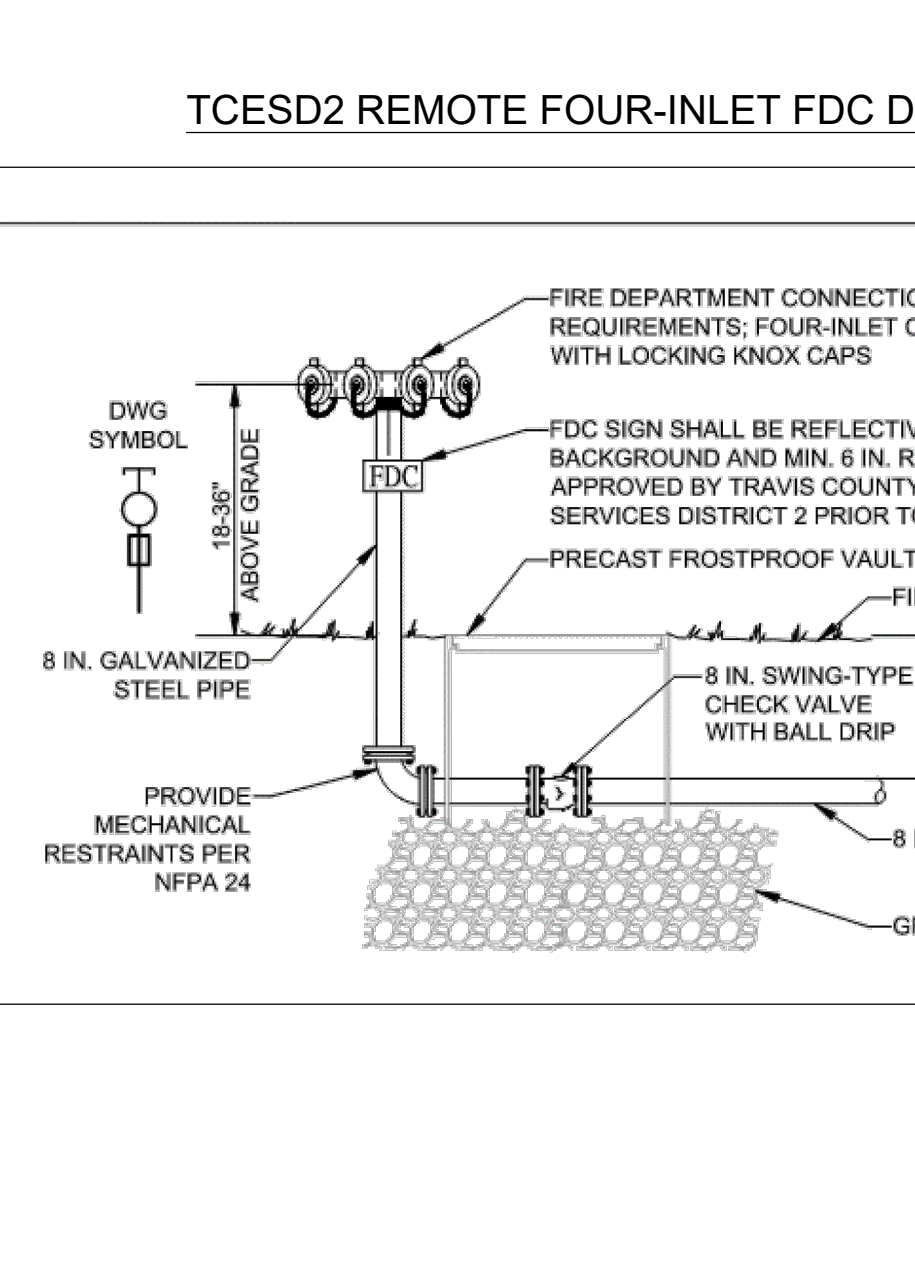
CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	520S-19B 1 OF 2
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ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. # W-07
REVISIONS	TYPICAL VALVE SETTING	W/ISSUE
DATE APPROVED: DRAWN	CONSTRUCTION STANDARDS AND DETAILS	



3	FIRE WATER LEAD-IN	SCALE: N.T.S.
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DWG SYMBOL	FIRE DEPARTMENT CONNECTION PER LOCAL REQUIREMENTS; FOUR-INLET CONNECTION WITH LOCKING KNOX CAPS
18" ABOVE GRADE	FDC SIGN SHALL BE REFLECTIVE WITH WHITE BACKGROUND AND MIN. 6 IN. RED BLOCK LETTERS APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION
8 IN. GALVANIZED STEEL PIPE	PRECAST FROSTPROOF VAULT
PROVIDE MECHANICAL RESTRAINTS PER NFPA 24	FINISHED GRADE
	3'-0" MIN. OR AS REQUIRED BY JURISDICTION
	8 IN. SWING-TYPE CHECK VALVE WITH BALL DRIP
	8 IN. D.I.P./PVC
	GRAVEL

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PECAN CROSSING  
CITY OF PFLUGERVILLE, TEXAS  
FIRE DEPARTMENT DETAILS

MANHARD CONSULTING LTD. FIRM #22053  
EXP. DATE: 09/30/25

DATE: 11/01/2024

PROJ. MGR.: ZRS  
PROJ. ASSOC.: AMP  
DRAWN BY: WML  
DATE: 11/01/2024

SHEET  
**27** OF **27**  
PROJECT #: PP2024-000168

Plot Date: 11/01/24, Dwg Name: P:0161.029.Link.Logistics.Road.Estate.001.Pflugerville - E Pecan and Cameron Industrial Park.dwg, Primary Drawings: 02 - Plan Set.dwg, FIRE PLAN.dwg, Unlocked By: L.Gerrhardt

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