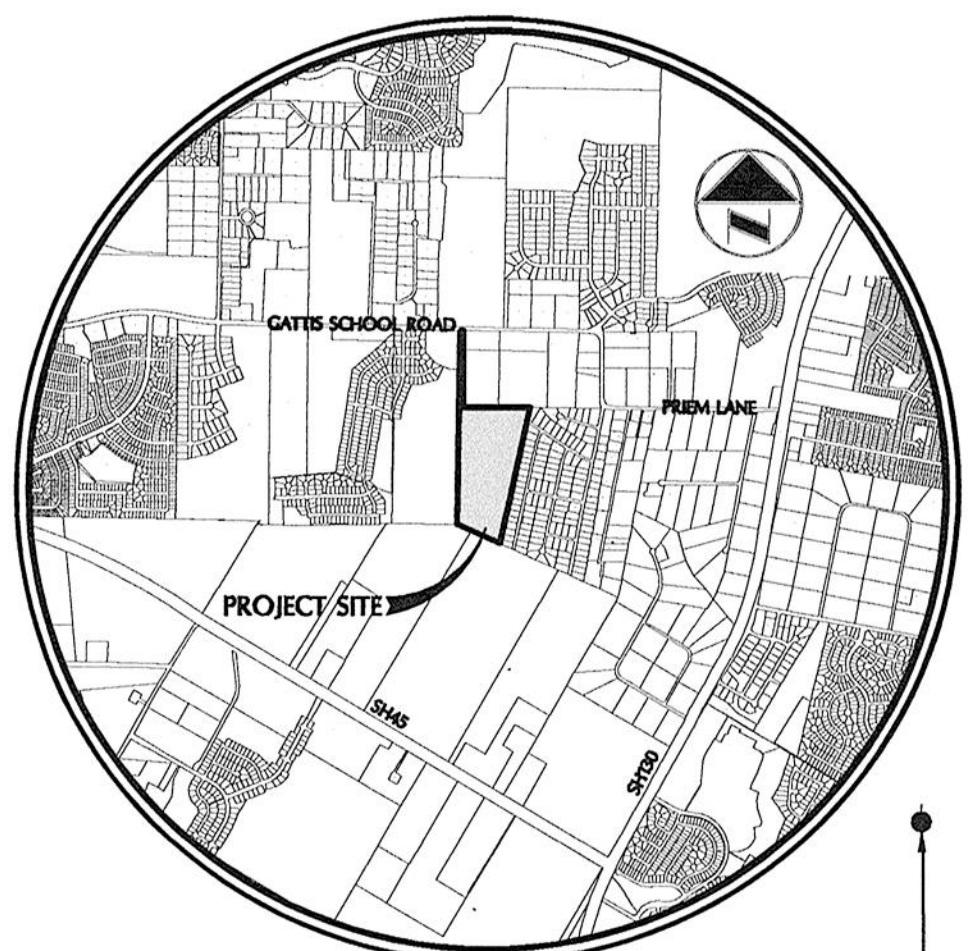
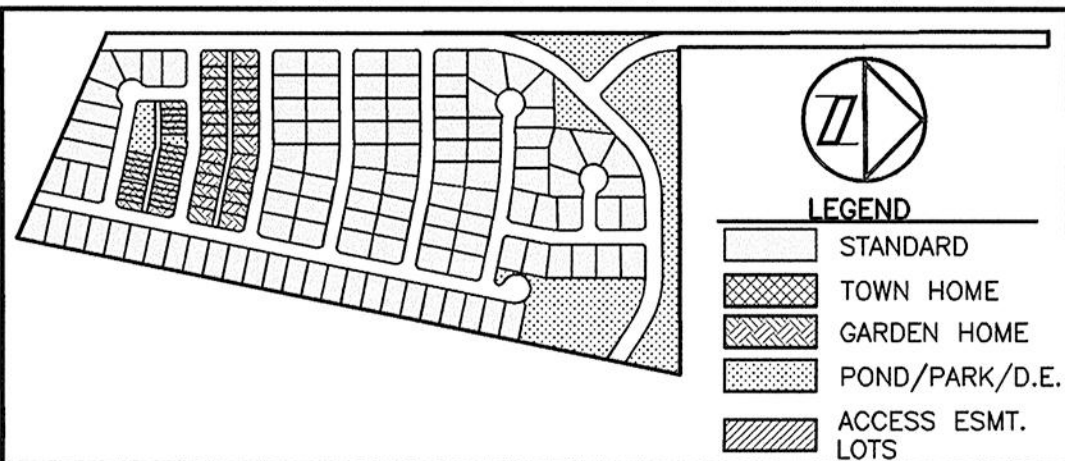


PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



VICINITY MAP
SCALE: N.T.S.



PARKLAND CALCULATIONS

TOTAL # OF RESIDENTIAL UNITS	162
TOTAL AMOUNT OF PARK LAND REQUIRED:	3.24 ACRES
TOTAL AMOUNT OF PARK LAND PROPOSED:	4.66 ACRES
TOTAL AMOUNT OF PARK LAND IN 100 YEAR FLOOD PLAIN EL.	0
TOTAL AMOUNT OF PARK LAND IN 25 YEAR FLOOD PLAIN EL.	0
AMOUNT OF CREDITABLE PARK LAND	4.66 ACRES

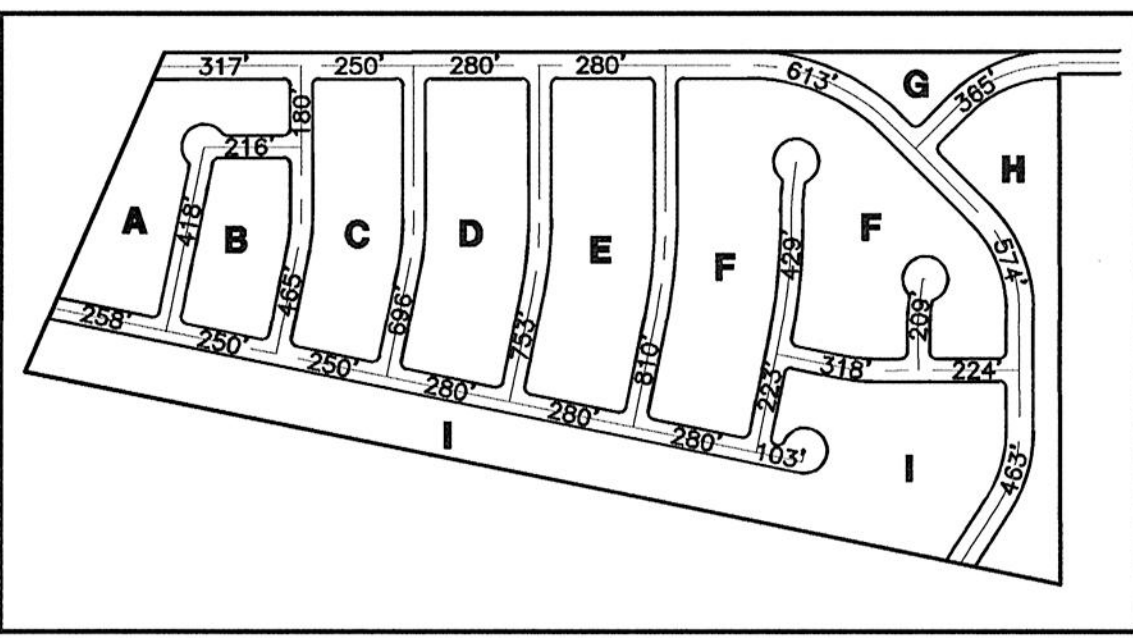
PARKLAND LOTS			
BLOCK NO.	LOT #	AREA (SF)	(AC)
B	1	14,256	0.3273
B	22	3,576	0.0821
F	31	18,955	0.4351
F	1	37,185	0.8537
H	1	129,013	2.9617
TOTALS		202,985	4.6599

LOT TYPES

BLOCK LENGTHS			
BLOCK NO.	LENGTH	BLOCK NO.	LENGTH
A	1389'	E	2123'
B	1349'	F	3251'
C	1841'	G	794'
D	2009'	H	1402'
		I	2929'

SETBACKS:

TOWN HOMES:			
FRONT YARD:	15'	GARDEN HOMES:	20'
COMMON LOT LINE:	0'	COMMON LOT LINE:	3'
CORNER SIDE YARD:	5'	CORNER SIDE YARD:	15'
REAR YARD:	20'	REAR YARD:	10'
STANDARD LOTS:			
FRONT YARD:	25'	FRONT YARD:	25'
COMMON LOT LINE:	5' & 7'	COMMON LOT LINE:	5' & 7'
CORNER SIDE YARD:	15'	CORNER SIDE YARD:	15'
REAR YARD:	20'	REAR YARD:	20'



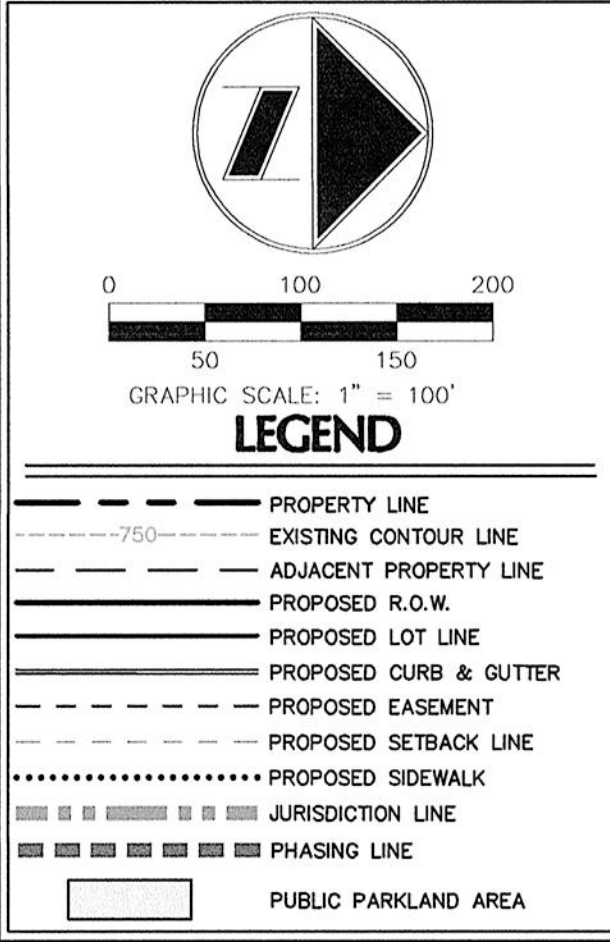
BLOCK LENGTHS

N.T.S.

LAND USE SUMMARY		
LOT TYPE	ACREAGE	NO. LOTS
STANDARD LOTS (70'x115')	24.31	111
GARDEN HOME (65'x90')	2.54	28
CORNER LOTS (65'x90')	1.07	23
TOWNHOUSES (20'x90')	4.66	5
PARKLAND	2.26	1
DRAINAGE EASEMENT	0.53	4
ACCESS EASEMENT	13.46	N/A
RIGHT OF WAY		
TOTAL:	48.83	172

PHASING TABLE				
PHASES	STANDARD LOTS	GARDEN HOME LOTS	TOWNHOME LOTS	TOTAL LOTS
PHASE 1	36	0	0	36
PHASE 2	43	0	0	43
PHASE 3	32	28	23	83
TOTAL:	111	28	23	162

BENCHMARK
TBM #1 - A 1/2" IRON ROD SET WITH "DOUCET CONTROL" ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF GATTIS SCHOOL ROAD AND LINKS ROAD, NODE 3 174M 123SEC. A DISTANCE OF 129.96' FROM THE MOST NORTHWESTERLY CORNER OF THE PLAT. ELEVATIONS DERIVED FROM GPS OBSERVATIONS, STATIC DATA PROCESSED BY O.P.U.S. ELEVATION = 744.90'



PETER CONRAD SURVEY NO. 71 ABSTRACT NO. 200
GERALD WILKE
CALLED 136.8692 ACRES
VOL. 11649, PG. 563
R.P.R.T.C.T.X.

CITY OF PFLUGERVILLE (500'05'00" W 1099.00')
(500'18'32" E 1098.98')
N0238'23"W 1098.95'
CITY OF PFLUGERVILLE CITY LIMITS

CITY OF PFLUGERVILLE CITY LIMITS

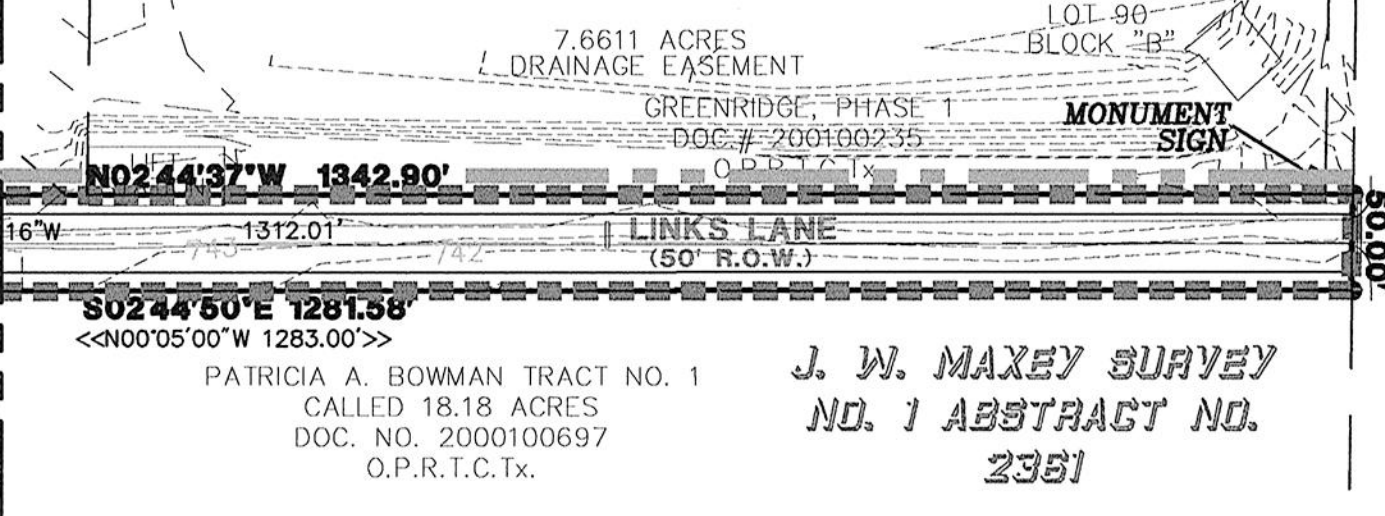
Parcel Line Table		Parcel Line Table		Parcel Line Table		Parcel Line Table		Parcel Line Table		Parcel Line Table	
Line #	Length	Line #	Length	Line #	Length	Line #	Length	Line #	Length	Line #	Length
L1	6.23	L12	20.00	L22	27.00	L32	22.00	L42	22.00	L52	15.68
L3	22.00	L13	22.00	L23	20.00	L33	17.21	L43	22.00	L53	3.21
L4	22.00	L14	22.00	L24	27.00	L34	20.68	L44	22.00	L54	20.00
L5	22.00	L15	22.00	L25	22.00	L35	22.00	L45	20.00	L55	5.58
L6	22.00	L16	22.00	L26	22.00	L36	22.00	L46	22.00	L56	6.61
L7	15.00	L17	15.00	L27	22.00	L37	22.00	L47	22.00	L57	3.21
L8	22.00	L18	22.00	L28	22.00	L38	22.00	L48	22.00	L58	9.13
L9	22.00	L19	20.00	L29	20.00	L39	27.00	L49	17.21	L59	13.53
L10	22.00	L20	22.00	L30	22.00	L40	12.00	L50	8.18	L60	7.96
L11	12.00	L21	22.00	L31	22.00	L41	22.00	L51	20.00	L61	2.32

Line #	Length	Curve Table			Curve Table			Curve Table			Curve Table		
		Curve #	Length	Radius	Curve #	Length	Radius	Curve #	Length	Radius	Curve #	Length	Radius
L62	9.60												
L63	11.92	C1	23.56	15.00	C38	14.32	575.00	C53	23.56	15.00	C72	12.09	15.00
L64	16.47	C2	13.62	15.00	C39	23.56	15.00	C54	23.56	15.00	C73	15.03	15.00
L65	19.30	C3	20.51	15.00	C40	23.56	15.00	C55	23.61	15.00	C75	23.56	15.00
L66	11.12	C20	23.56	15.00	C41	23.54	15.00	C56	43.64	15.00	C76	23.56	15.00
L67	12.43	C21	23.56	15.00	C42	23.59	15.00	C57	13.62	15.00	C77	3.43	270.00
L68	11.74	C29	23.56	15.00	C43	6.98	855.00	C60	13.62	15.00	C78	23.56	15.00
L69	14.69	C30	5.51	50.00	C44	14.32	805.00	C62	17.61	275.00	C79	23.56	15.00
L70	5.00	C31	13.62	15.00	C45	14.32	855.00	C83	20.80	275.00	C80	3.43	270.00
L71	6.83	C32	23.56	15.00	C46	23.56	15.00	C64	6.83	1365.00	C81	10.76	185.00
L72	10.38	C33	23.56	15.00	C47	23.56	15.00	C65	23.31	15.00	C82	22.10	165.00
L73	10.36	C34	23.56	15.00	C48	23.54	15.00	C66	23.61	15.00	C83	4.79	185.00
		C35	23.56	15.00	C49	23.59	15.00	C67	5.57	275.00	C84	21.50	275.00
		C36	23.56	15.00	C50	7.37	1085.00	C68	23.56	15.00	C85	22.04	275.00
		C37	23.56	15.00	C51	7.60	1135.00	C69	23.56	15.00	C86	4.79	275.00
					C52	14.32	1085.00	C70	5.64	325.00			

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

I, SYDNEY SMITH KINOS, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY ON THE PLAN ARE SHOWN HEREON.

SYDNEY SMITH KINOS, R.P.L.S.
DOUCET & ASSOCIATES, INC.
7401 B HWY 71 WEST, STE. 160
AUSTIN, TEXAS 78735
512-583-2600



KPKM II VENTURES, LTD.
REMAINDER OF A
CALLED 62.877 ACRES
DOC. NO. 1999155154
O.P.R.T.C.T.X.
TBM#1
ELEV. = 744.90'
LINKS LANE
(50' R.O.W.)
KPKM II VENTURES, LTD.
REMAINDER OF A
CALLED 62.877 ACRES
DOC. NO. 1999155154
O.P.R.T.C.T.X.

REVISIONS:				
NO.	DESCRIPTION	REVISED (A) SHEET NO.	TOTAL # SHEET IN PLAN SET	DATE

- LEGAL DESCRIPTION**
48.8306 ACRES (2,127,050 SQUARE FEET) PARTIALLY OUT OF THE PETER CONRAD SURVEY NO. 71 AND THE J.W. MAXEY SURVEY NO. 1 SITUATED IN TRAVIS COUNTY, TEXAS.
- NOTES**
- ALL PROPOSED COLLECTOR AND LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
 - DETAILS FOR PAVEMENT TRANSITION ALONG PEACH VISTA DRIVE FROM CURB AND GUTTER TO DRIVE WITH ROADSIDE SWALES WILL BE PROVIDED WITH CONSTRUCTION PLANS. DRAINAGE DETAILS WILL BE PROVIDED TO CONVEY CURB AND GUTTER DRAINAGE TO ROADSIDE SWALES. ROADSIDE SWALES WILL ONLY BE ALLOWED TO CONVEY DRAINAGE FOR LINKS LANE.
 - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - LINKS DRIVE SHALL BE A COLLECTOR STREET WITH A 30' WIDE PAVEMENT WIDTH MEASURED EDGE OF PAVEMENT TO EDGE OF PAVEMENT UP TO THE POINT AT WHICH THE ROW CHANGES FROM 50' TO 60'. WHERE THE ROW IS 60' WIDE AND OF PAVEMENT MEASURED F.O.C. TO F.O.C. WILL BE PROVIDED PER THE CITY OF PFLUGERVILLE MASTER PLAN. PEACH VISTA SHALL BE A COLLECTOR STREET WITH 40' PAVEMENT WIDTH (F.O.C. TO F.O.C.). ALL OTHER STREETS ARE LOCAL STREETS WITH 30' PAVEMENT WIDTH (F.O.C. TO F.O.C.).
 - THIS PROJECT IS LOCATED WITHIN WILBARGER CREEK WATERSHED. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE FEMA 100-YEAR FLOODPLAIN PANEL NO. 484630075 E. 100 YEAR FLOODPLAIN SHOWN ARE FROM DBA STUDY.
 - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER - WINDERMERE UTILITY COMPANY
WASTEWATER - WINDERMERE UTILITY COMPANY
ELECTRICITY - ONCOR ELECTRIC
7. FINAL DETERMINATION OF NEED FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
8. LOTS 8 AND 16 BLK B ARE PEDESTRIAN ACCESS EASEMENTS AND LOTS 28 BLK B AND LOT 29 BLK C ARE ACCESS EASEMENTS AND SHALL BE MAINTAINED AND OWNED BY THE HOA.
9. ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED.
10. PROJECT WILL BE CONSTRUCTED IN THREE PHASES.
11. PROPOSED PARKS ARE TO BE PUBLIC.
12. STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
13. NO PARKING SHALL BE ALLOWED IN ALLEYS.
14. WATERLINE SHALL CONNECT TO EXIST. WATER MAIN @ PEACH VISTA DR.
15. DEVELOPMENT DESIGN STANDARDS PER DEVELOPMENT AGREEMENT.
16. A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
17. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION INCLUDING BUT NOT LIMITED TO SUBCHAPTER 12 OF THE UNIFIED DEVELOPMENT CODE AND THE TREE TECHNICAL MANUAL, AS AMENDED.
18. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
19. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY.
20. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
21. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
22. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
23. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAID MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.

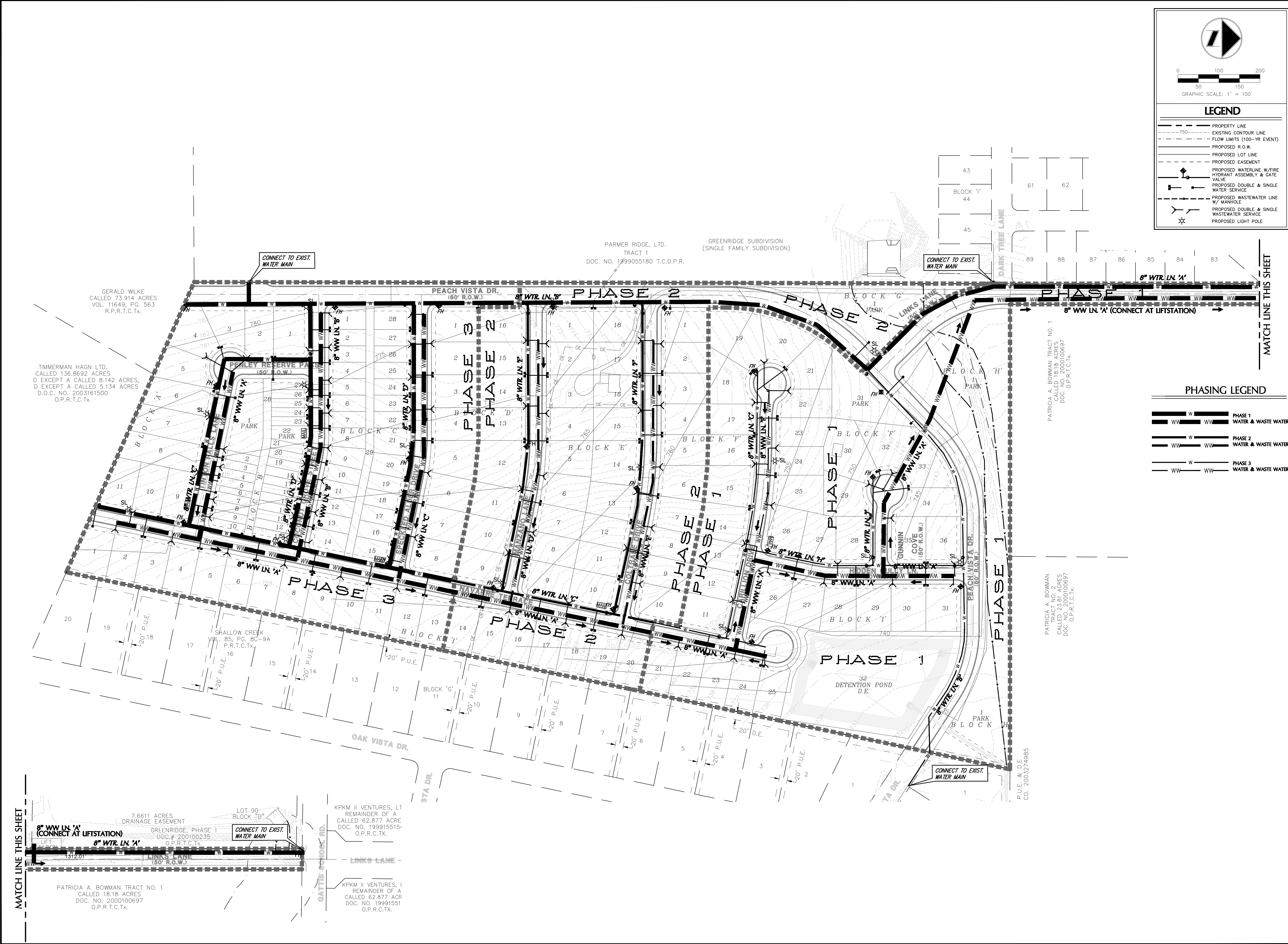
REVISED PRELIMINARY PLAN
PENLEY PARK SUBDIVISION
(BLOCK 'B' LAYOUT REVISION)
PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

DA
Doucet & Associates, Inc.
7401 B Hwy 71 West, Suite 160 Austin, TX 78735
Phone: (512) 583-2600 Fax: (512) 583-2601
AUSTIN, TEXAS - EASTWORTH, TEXAS - AUSTIN, TEXAS - AUSTIN, TEXAS
www.doucetandassociates.com

Scale: AS SHOWN
Designed by: DS
Drawn by: BC
Reviewed by: DS
Date: 04/02/2015

SHEET
1
OF 6
Project No: 972-001



0 50 100 150 200
GRAPHIC SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- FLOW LIMITS (100-YR EVENT)
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED WATERLINE W/FIRE HYDRANT ASSEMBLY & GATE VALVE
- PROPOSED DOUBLE & SINGLE WATER SERVICE
- PROPOSED WASTEWATER LINE W/ MANHOLE
- PROPOSED DOUBLE & SINGLE WASTEWATER SERVICE
- PROPOSED LIGHT POLE

PHASING LEGEND

W	WW	PHASE 1
W	WW	WATER & WASTE WATER
W	WW	PHASE 2
W	WW	WATER & WASTE WATER
W	WW	PHASE 3
W	WW	WATER & WASTE WATER

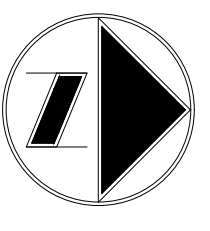
DA
TBPE # 3937
Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160 Austin, TX 78735
Phone: (512) 583-2600 Fax: (512) 583-2401
AUSTIN, TEXAS - SAN ANTONIO, WASHINGTON - NOBLESVILLE, INDIANA
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UTILITY PLAN

REVISED PRELIMINARY PLAN
PENLEY PARK SUBDIVISION
(BLOCK 'B' LAYOUT REVISION)
PFLUGERVILLE, TEXAS

Scale: AS SHOWN
Designed by: DS
Drawn by: BC
Reviewed by: DS
Date: 04/02/2015
SHEET
2
OF 6
Project No: 972-001

DRAINAGE AREA	Acreage (Acres)	Runoff Coefficient	SHEET FLOW			SHALLOW CONCENTRATED FLOW			Tc	I25	Q25	I100	Q100
			n	L (ft)	s (ft/ft)	Tt1 (Min) (Ln)/(42s^0.5)	s (ft/ft)	L (ft)					
E1	12.5	0.51	0.2	300	0.010	14.29	0.020	2100	63.78	3.274	20.87	4.137	26.37
E2	22.13	0.51	0.2	300	0.030	8.25	0.030	1200	31.34	5.162	58.26	6.497	73.33
E3	12.74	0.51	0.2	300	0.030	8.25	0.034	500	17.29	7.195	46.75	9.048	58.79


0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

LEGEND

PROPERTY LINE

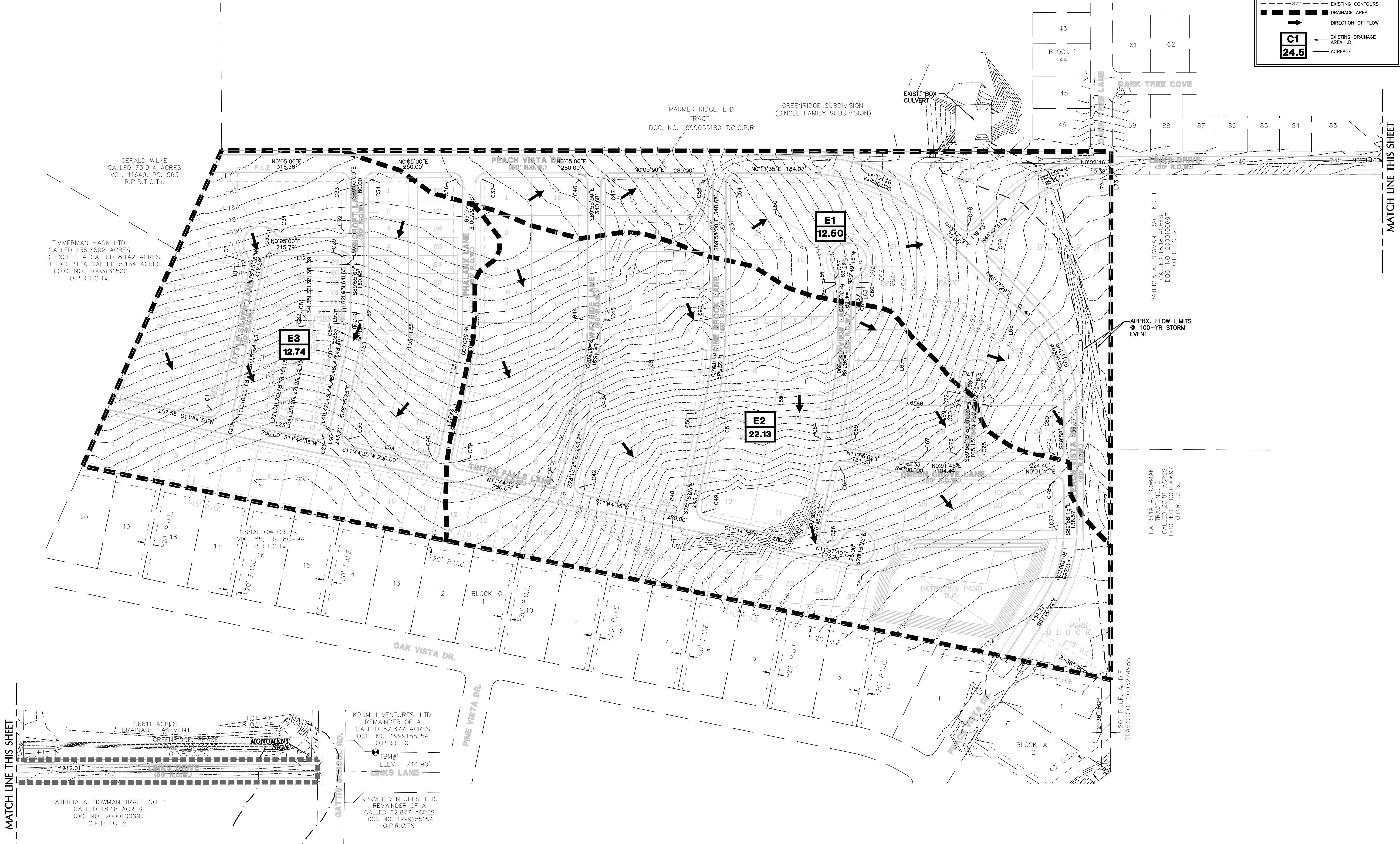
EXISTING CONTOURS

DRAINAGE AREA

DIRECTION OF FLOW

EXISTING DRAINAGE AREA I.D.

ACREAGE

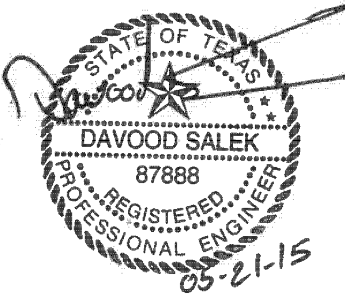


MATCH LINE THIS SHEET

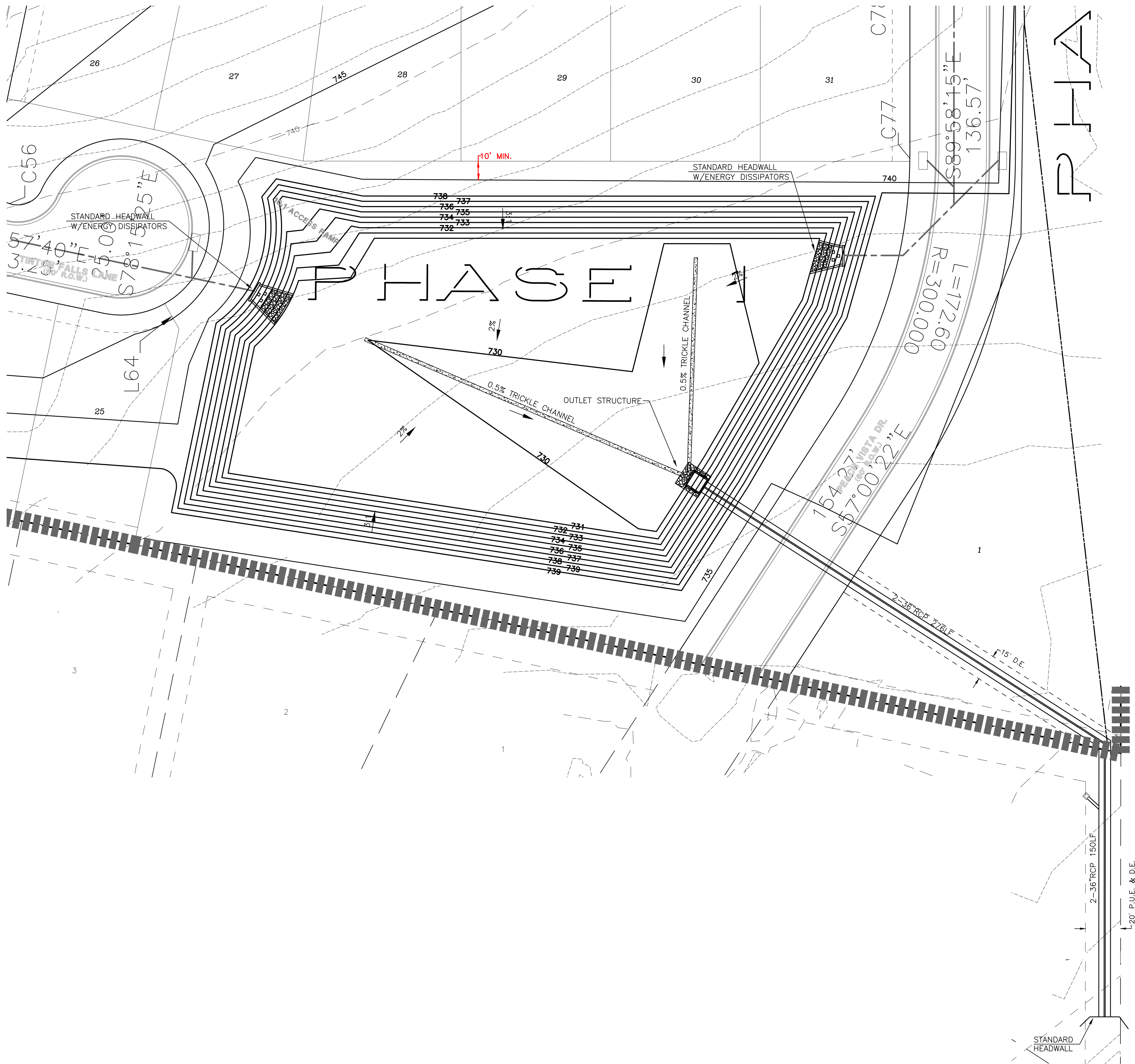
MATCH LINE THIS SHEET

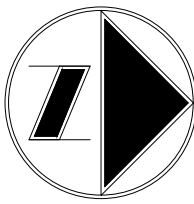
REVISED PRELIMINARY PLAN
PENLEY PARK SUBDIVISION
(BLOCK 'B' LAYOUT REVISION)
PFLUGERVILLE, TEXAS

EXISTING DRAINAGE AREA MAP


Scale: AS SHOWN
Designed by: DS
Drawn by: BC
Reviewed by: DS
Date: 04/02/2015
SHEET
3
OF 6
Project No: 972-001


D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160 Austin, TX 78735
Phone: (512) 883-2600 Fax: (512) 883-2401
AUSTIN, TEXAS - SANTIAGO, MEXICO - NORVILLE, CALIFORNIA
www.doucetandassociates.com




0 15 30 45 60
GRAPHIC SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- FLOW LIMITS (100-YR EVENT)
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED SIDEWALK
- PROPOSED LIGHT POLE
- DRAINAGE CHANNEL
- FILL AREA

Time of Concentration		SHEET FLOW				SHALLOW		Storm Drain Flow			
DRAINAGE AREA	n	L (ft)	s (ft/ft)	Tt1 (Min) (Ln)/(42s*0.5)	s (ft/ft)	L (ft)	Tt2 (Min) (Ln)/(60s*0.5)	V (ft/sec)	Tt2 (Min) (Ln)/(60 V)	Tc (Min)	Tc (Min)
E2	0.2	300	0.030	8.25	0.030	1200	23.09	8.0	0	0.00	31.34
P	0.1	150	0.030	2.06	0.030	200	1.92	8.0	1750	3.65	7.63

Time of Concentration for the existing condition: 31.34 minutes
Time of Concentration for the proposed condition: 7.63 minutes.

Existing H100 = 6.28 in/hr
Proposed H100 = 11.30 in/hr

Existing C= .51 DCM, Table 2-2 for Undeveloped Cultivated Land
Proposed C = 0.6 DCM, Table 2-1 for SF-1

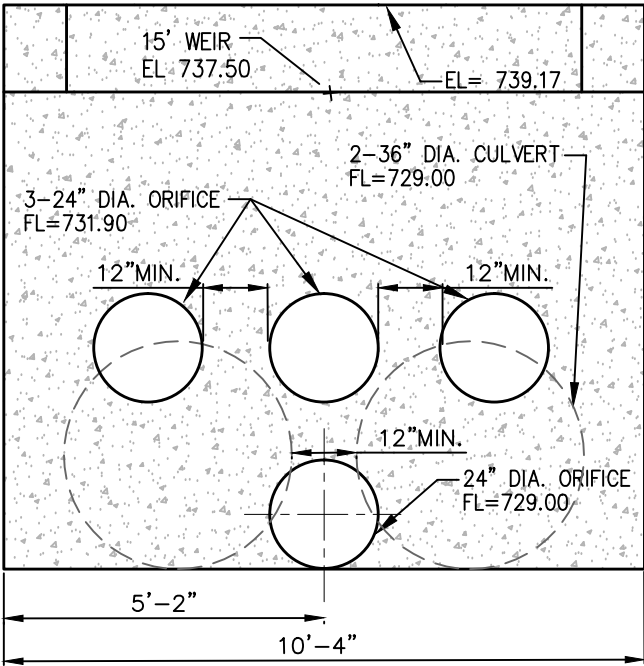
Axist = (E1 + E2 - UD1- UD2 - UD3) = 22.13 + 12.5 - 1.0 - 2.29 - 1.56 = 29.78 Acres
Adeveloped = 40.39 Acres

Qo = Existing Q100 = 95.38 cfs
Qi = Proposed Q100 = 273.84 cfs
Qo/Qi = .348
Vs / Vr = .350 (from figure 6-1, Type II Rainfall, TR 55)

Vr = 53.33 Q (Am) (eq. 6-1, TR 55)
CN = 83 (Table 2-2a, TR 55)
P100 = 10.37 inches, 24 hr 100-year Storm Rainfall
Q100 = 8.26 inches, 24 hr 100-year storm runoff (Fig. 2-1, TR 55)
Vr = 27.80 ac.ft
Vs = .350 x 27.8 = 9.73 ac.ft = 423,926 Cu.Ft

DETENTION POND ELEVATION STORAGE TABLE				
Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
729.00	0.00	0.00	0.00	0.00
730.00	1.00	14,300.00	7,150.00	7,150.00
731.00	2.00	42,300.00	28,300.00	35,450.00
732.00	3.00	45,300.00	43,800.00	79,250.00
733.00	4.00	48,200.00	46,750.00	126,000.00
734.00	5.00	51,200.00	49,700.00	175,700.00
735.00	6.00	54,300.00	52,750.00	228,450.00
736.00	7.00	57,400.00	55,850.00	284,300.00
737.00	8.00	60,500.00	58,950.00	343,250.00
738.00	9.00	63,600.00	62,050.00	405,300.00
738.50	9.50	65,250.00	32,212.50	437,512.50
739.00	10.00	66,900.00	33,037.50	470,550.00

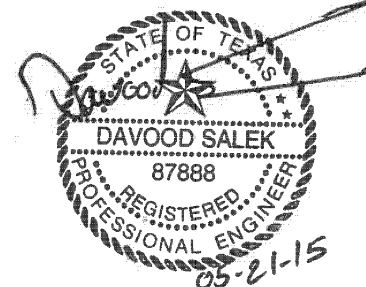
NOTE:
100YR WATER SURFACE ELEVATION=738.17 MSL
TOP OF POND ELEVATION = 739.17



POND OUTLET STRUCTURE
SCALE : N.T.S.

**DETENTION POND
& CALCULATIONS**

**REVISED PRELIMINARY PLAN
PENLEY PARK SUBDIVISION
(BLOCK 'B' LAYOUT REVISION)
PFLUGERVILLE, TEXAS**



Scale:	AS SHOWN
Designed by:	DS
Drawn by:	BC
Reviewed by:	DS
Date:	04/02/2015