

LEGAL DESCRIPTION:  
 4.092 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, COSTCO WHOLESALE PFLUGERVILLE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201800016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX

Owner: CORNERSTONE @ KELLY LANE, LLC  
 P.O. BOX 1199  
 BASTROP, TX 78620  
 (512) 924-8444  
 mellenbruch@gmail.com

Engineer: Matthew Mitchell, P.E.  
 ALM Engineering, Inc.  
 1705 S. Capital of TX Hwy.  
 Ste. 150  
 Austin, Texas 78746  
 512-431-9600  
 almeng@sbglobal.net

Surveyor: HOLT CARSON, INCORPORATED  
 PROFESSIONAL LAND SURVEYORS  
 1904 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0890  
 e-mail: hcl@austin.rr.com

Total Number of Blocks: 1  
 Total Number of Lots: 3  
 Total Acreage: 4.092 AC

LOT	BLOCK	ACREAGE	ZONING	PROP. USE
2A	A	1.003	CL5	CL5
2B	A	1.212	CL5	CL5
2C	A	1.877	CL5	CL5

LINEAR FEET OF NEW STREETS:  
 NONE

Submital Date:  
 Prepared: July 2, 2018

ZONING: CL-5  
 Proposed Use: CL-5

**UTILITIES**

WATER FOR LOT 2A AND 2B WILL BE PROVIDED BY EXTENDING A 12" WATER MAIN SOUTH ALONG THE SH 130 FRONTAGE FROM THE EXISTING 12 INCH MAIN LOCATED AT THE NORTHWEST CORNER. WATER FOR LOT 2C WILL BE PROVIDED FROM THE EXISTING 16 INCH WATER MAIN LOCATED IN COLORADO SAND DRIVE.

WASTEWATER WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE BY CONNECTING TO THE WASTEWATER MAIN EXTENDED INTO LOT 2 BY THE COSTCO DEVELOPMENT. THIS MAIN WILL BE EXTENDED TO CONNECT TO LOT 2A AND 2B.

Water and Wastewater Provider : CITY OF PFLUGERVILLE  
 15500 Sun Light Near Way #B,  
 PO Box 589  
 Pflugerville, TX 78691  
 Phone: 512-990-6400

Electrical Supply: ONCOR ELECTRIC  
 3620 Franklin Av.  
 Waco, TX 76710  
 (512)244-5656

Gas Supply: Atmos Energy  
 823 Congress Av. #600  
 Austin, TX 78701-2435  
 1-888-286-6700

REPORT	COMPANY	DATE
T.I.A. STUDY -	BIG RED DOG ENGINEERING	10-2017 (512)669-5560
WATER MODEL-	ALM ENGINEERING, INC. F-3565	7-2-2018 (512)931-9600
WASTEWATER ANALYSIS-	ALM ENGINEERING, INC. F-3565	7-2-2018
ENGINEER'S REPORT-	ALM ENGINEERING, INC. F-3565	7-2-2018
DRAINAGE REPORT-	ALM ENGINEERING, INC. F-3565	7-2-2018

AT&T - TEXAS NORTH ENGINEERING  
 MARK DAVIS  
 11220 JOSEPH CLAYTON DR., FLOOR 1  
 AUSTIN, TX 78753  
 512-970-4760

MANVILLE WSC  
 TONY GRAF  
 19109 ENGELMANN LANE  
 MANOR, TX 78653  
 512-856-2488 EXT-223

ATMOS  
 CHRIS LEBLANC  
 3110 N. L35  
 ROUND ROCK, TX 78681  
 512-310-3801

CITY OF PFLUGERVILLE  
 P O BOX 589  
 PFLUGERVILLE, TX 78691-0589

ONCOR  
 PAUL LEMONS  
 350 TEXAS AVE  
 ROUND ROCK, TX 78664  
 512-244-5693

CITY OF PFLUGERVILLE -  
 DEVELOPMENT SERVICES CENTER  
 (PLANNING, ENGINEERING, &  
 BUILDING DEPARTMENTS)  
 201-B EAST PECAN STREET  
 P O BOX 589  
 PFLUGERVILLE, TX 78691-0589  
 512-990-6300

SUDDENLINK COMMUNICATIONS  
 PHILLIP WOMACK  
 111 N COLLEGE RD.  
 GEORGETOWN, TX 78626  
 512-931-2984

CITY OF PFLUGERVILLE -  
 PUBLIC WORKS DEPARTMENT  
 CONTACT: MATT WOODARD  
 15500 SUN LIGHT NEAR WAY #B  
 PFLUGERVILLE, TX 78691-0589  
 512-990-5400

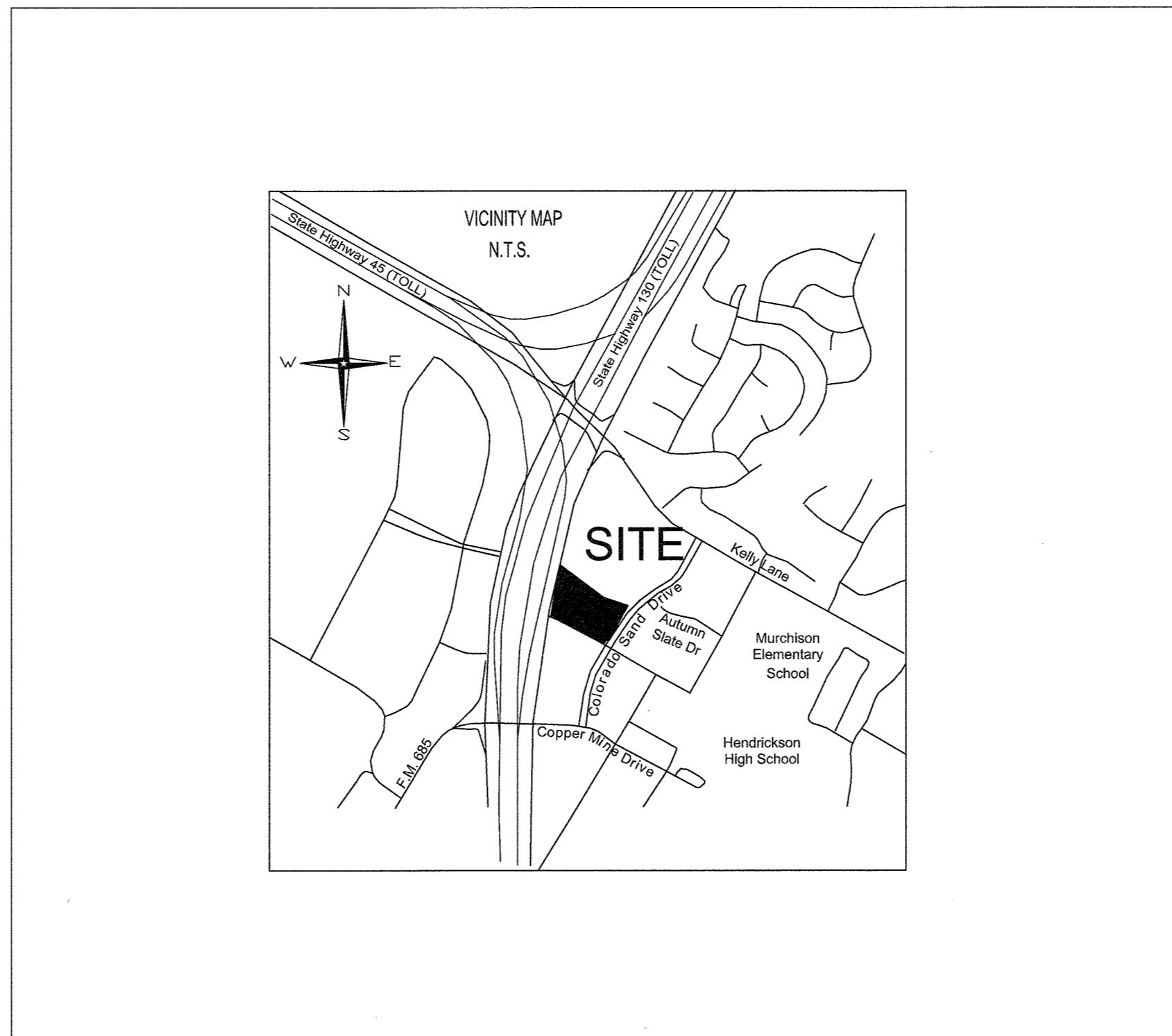
GRANDE COMMUNICATIONS  
 GREGORY PEPPER  
 9601 DESSAU RD., #305  
 AUSTIN, TX 78754  
 512-220-4000

TRAVIS COUNTY ESD #2  
 CONTACT: MIKE SLAUGHTER  
 203 E. PECAN STREET  
 PFLUGERVILLE, TX 78660  
 512-889-4931

WINDERMERE UTILITY /  
 SOUTHWEST WATER  
 CORPORATION  
 JOE TORRALVA  
 512-219-2260

Number	Description	Revised (R) Add (A) Total # Sheet in Plan Set	REVISION DATE	CITY OF PFLUGERVILLE

# RE-PLAT OF COSTCO WHOLESALE PFLUGERVILLE ADDITION, LOT 2, BLOCK "A" PRELIMINARY PLAN - NOT FOR RECORDATION



LOCATION MAP  
 1"=1000'

- NOTES**
- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
  - WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
  - A 10' FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
  - EASEMENTS DEDICATED TO THE PUBLIC SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (PROPERTY OWNER(S)), 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.
  - NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
  - THE PROPERTY OWNER SHALL PROVIDE 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.
  - A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE WEST SIDE OF COLORADO SANDS DRIVE AND EAST OF THE N SH 130 NB SVC RD. SIDEWALKS WILL BE CONSTRUCTED WITH SITE DEVELOPMENT PLAN PERMITS.
  - STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
  - THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-0A.
  - THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
  - STORM WATER FACILITIES HAVE BEEN PROVIDED WITH THE COSTCO WHOLESALE DEVELOPMENT TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
  - 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.
  - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
  - CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
  - SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
  - NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C 0280J, AUGUST 18, 2014.
  - ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
  - 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
  - DRAINAGE WILL COMPLY WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
  - PER THE CITY OF PFLUGERVILLE UDC SUBCHAPTER 15.3 D, THE PUBLIC INFRASTRUCTURE ASSOCIATED WITH THIS PROJECT MUST EITHER BE CONSTRUCTED AND FORMALLY ACCEPTED BY THE CITY OR FISCAL SECURITY IN THE AMOUNT OF 110% OF THE TOTAL CONSTRUCTION COST MUST BE SUBMITTED PRIOR TO RECORDATION OF ANY PLAT.
  - NO NEW OVERHEAD ELECTRIC POLES NOR AERIAL SERVICE TO INDIVIDUAL LOTS WILL BE PERMITTED.
  - IF A RESIDENTIAL LAND USE IS PROPOSED, A REVISED PRELIMINARY PLAN WILL BE REQUIRED AND PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24.

#	REVISION	DATE
1	COVER SHEET	
2	EXISTING CONDITIONS	
3	PRELIMINARY PLAN	
4	WATER&WASTEWATER LAYOUT	
5	WATER MAIN EXTENSION	
6	WASTEWATER LINE EXTENSION	
7	DRAINAGE AREA PLAN	

FIELD NOTE DESCRIPTION OF 4.092 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, COSTCO WHOLESALE PFLUGERVILLE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC.#201800016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT THAT CERTAIN (26.519 ACRE) TRACT OF LAND AS CONVEYED TO CORNERSTONE AT KELLY LANE, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOC.#2017192882 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2" Iron rod with an aluminum cap imprinted "TXDOT" found in the East right-of-way line of State Highway 130, same being a point in the West line of that certain (26.519 acre) tract of land as conveyed to Cornerstone at Kelly Lane, LLC by Special Warranty Deed recorded in DOC.#2017192882 of the Official Public Records of Travis County, Texas;

**THENCE** with the East right-of-way line of State Highway 130 and said (26.519 acre) tract, along a curve to the right with a radius of 5239.58 ft. for an arc length of 259.74 ft. and which chord bears, N 06 deg. 19'16" E 259.71 ft. to a cotton gin spindle set in asphalt at the Southwest corner of Lot 2, Block A, Costco Wholesale Pflugerville Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in DOC.#201800016 of the Official Public Records of Travis County, Texas and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract;

**THENCE** continuing with the East right-of-way line of State Highway 130 and said (26.519 acre) tract and with the West line of said Lot 2, along a curve to the right with a radius of 5239.58 ft. for an arc length of 395.24 ft. and which chord bears, N 09 deg. 50'31" E 395.15 ft. to a 2" aluminum disk set in concrete for the Northwest corner of said Lot 2, same being the Southwest corner of Lot 1, Block A, Costco Wholesale Pflugerville Addition and the Northwest corner of the herein described tract;

**THENCE** leaving the East right-of-way line of State Highway 130 and crossing through the interior of said (26.519 acre) tract with the common lines of said Lot 1 and Lot 2, the following two (2) courses:

- S 53 deg. 00'07" E 413.56 ft. to a 2" aluminum disk set;
- S 71 deg. 54'39" E 192.74 ft. to a 5/8" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Northwest right-of-way line of Colorado Sand Drive, same being a point in the East line of said (26.519 acre) tract, also being the Southeast corner of said Lot 1 and also being the Northeast corner of said Lot 2 and the Northeast corner of the herein described tract;

**THENCE** with the Northwest right-of-way line of Colorado Sand Drive and with the East lines of said (26.519 acre) tract and said Lot 2, the following four (4) courses:

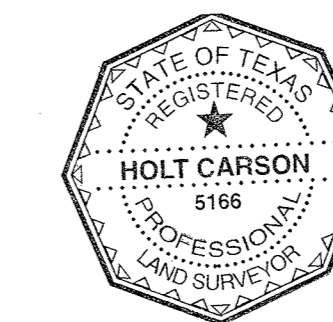
- Along a curve to the left with a radius of 545.00 ft. for an arc length of 59.48 ft. and which chord bears, S 30 deg. 41'23" W 59.45 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency;
- S 27 deg. 33'46" W 233.08 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- S 72 deg. 35'22" W 35.34 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc.";
- S 27 deg. 33'46" W 24.88 ft. to a cotton gin spindle set for the Southeast corner of said Lot 2 and being the Southeast corner of the herein described tract, from which a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc." bears, S 27 deg. 33'46" W 25.12 ft.;

**THENCE** re-crossing through the interior of said (26.519 acre) tract with the South line of said Lot 2, N 62 deg. 11'08" W 449.57 ft. to the **PLACE OF BEGINNING** and containing 4.092 acres of land.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

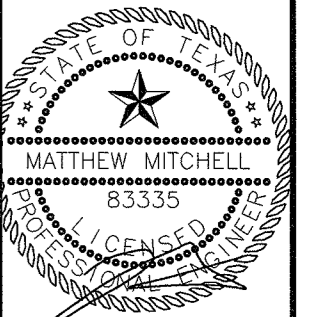
Benchmark	Elevation	North	East
Brass Disk on top of curb	722.05 ft.	10,144,762.81 ft.	3,159,836.53 ft.
Brass Disk on top of curb	734.71 ft.	10,144,206.06 ft.	3,160,301.36 ft.

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



That I, HOLT CARSON, RPLS, 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 of the plan are shown hereon.

8-10-2018  
 Signature of Registered Professional Land Surveyor



8-10-2018

## REPLAT COSTCO LOT 2, BLK A PRELIMINARY PLAN NOT FOR RECORDATION

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.

PFLUGERVILLE,  
 TRAVIS COUNTY,  
 TEXAS  
**ALM ENGINEERING, INC.** F-3565  
 CONSULTING ENGINEERS  
 1705 S. Capital of TX Hwy, Ste. 150  
 Austin, Texas, 78746.

SCALE: 7/2/2018  
 DATE: 7/2/2018  
 JOB: SITE  
 DRAWN BY: MM  
 CHECKED BY: MM

**ALM ENGINEERING, INC.**  
 CONSULTING ENGINEERS F-3565  
 1705 S Capital of TX Hwy, Ste. 150  
 Austin, Texas, 78746.  
 (512)431-9600 \* almeng@sbglobal.net

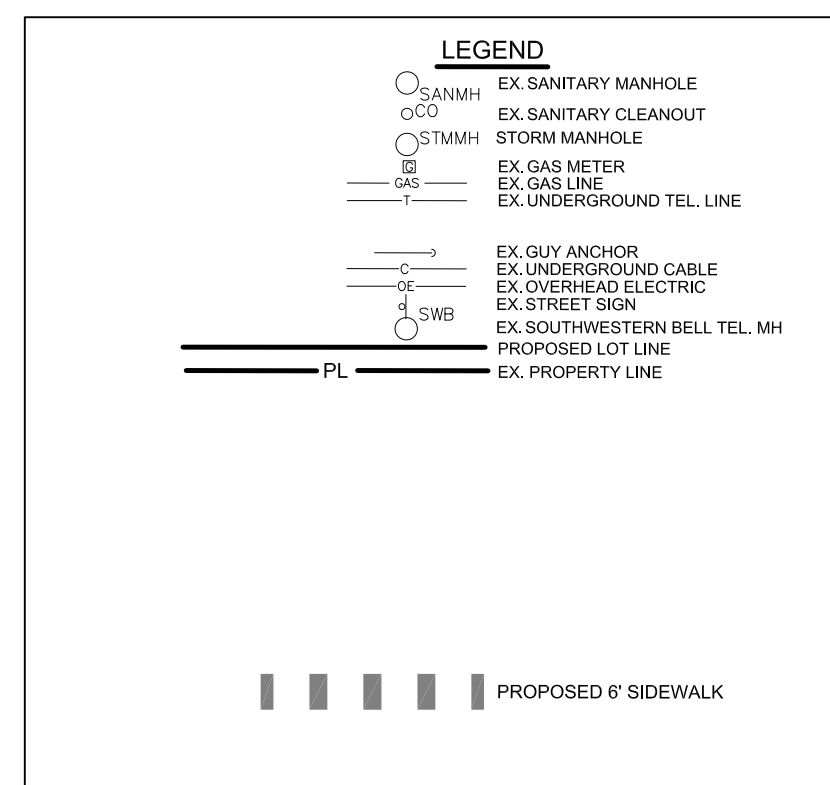
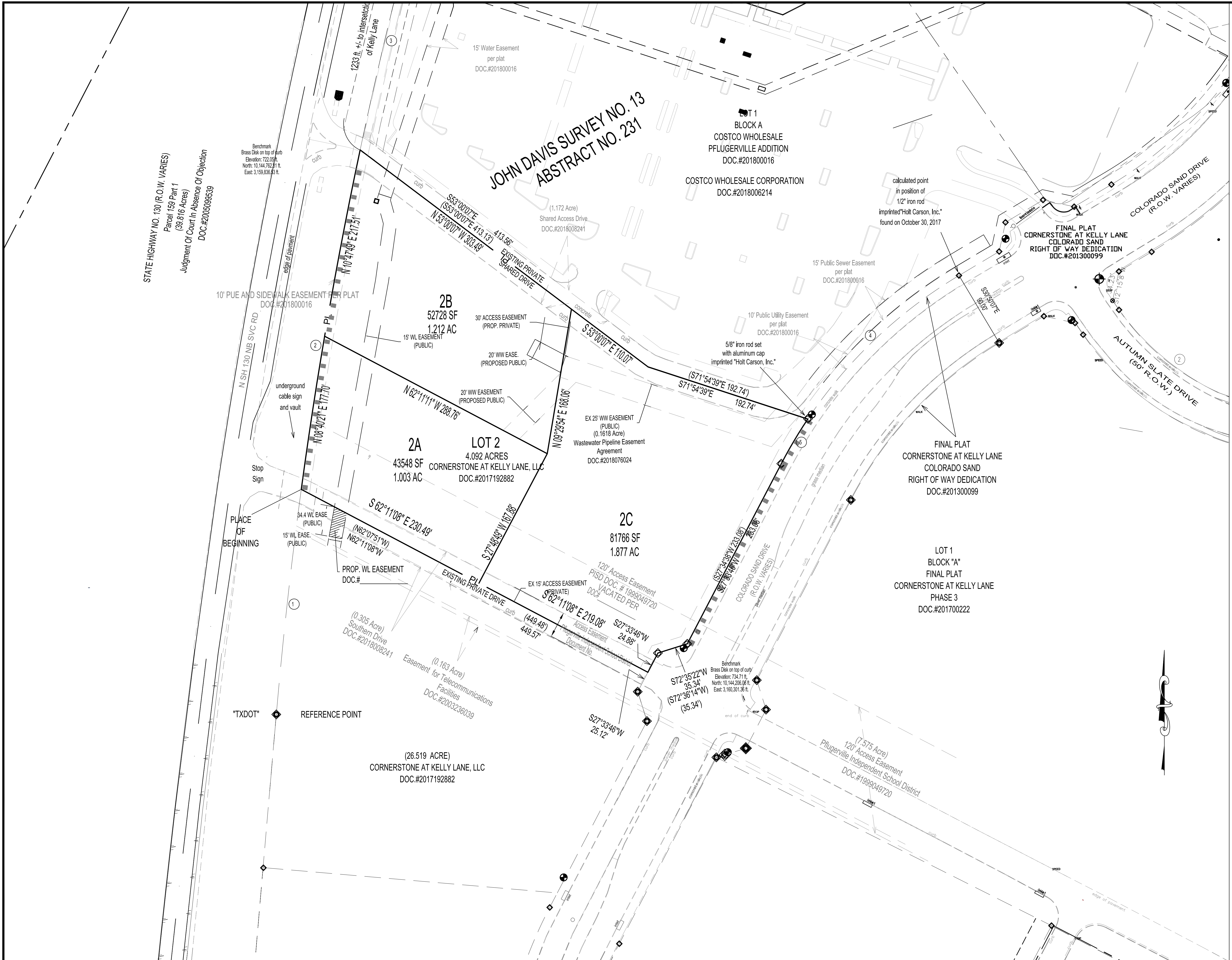
PRELIMINARY PLAN  
 REPLAT COSTCO LOT 2, BLK A  
 N SH 130 NB SVC RD  
 PFLUGERVILLE, TX

1 of 7









REVISION	DATE
#	

SCALE: 1"=50'

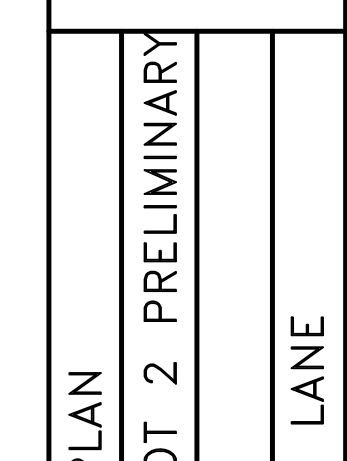
DATE: 8/10/2018

JOB: SITE

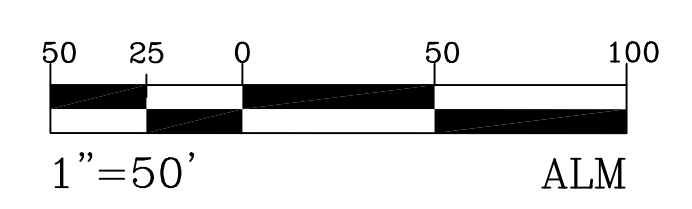
DRAWN BY: MM

CHECKED BY: MM

**ALM ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 F-3565  
 1705 S. Capital of TX Hwy, Ste. 150  
 Austin, Texas, 78746.  
 (512)431-9600 \* almeng@sbcglobal.net



PRELIMINARY PLAN  
 COSTCO OUTLOT 2 PRELIMINARY  
 PFLUGER FARM LANE



**COSTCO WHOLESALE OUTLOT 2  
 PRELIMINARY PLAN**  
 NOT FOR RECORDATION  
 PFLUGERVILLE,  
 TRAVIS COUNTY,  
 TEXAS  
**ALM ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 1705 S. Capital of TX Hwy, Ste. 150  
 Austin, Texas, 78746.



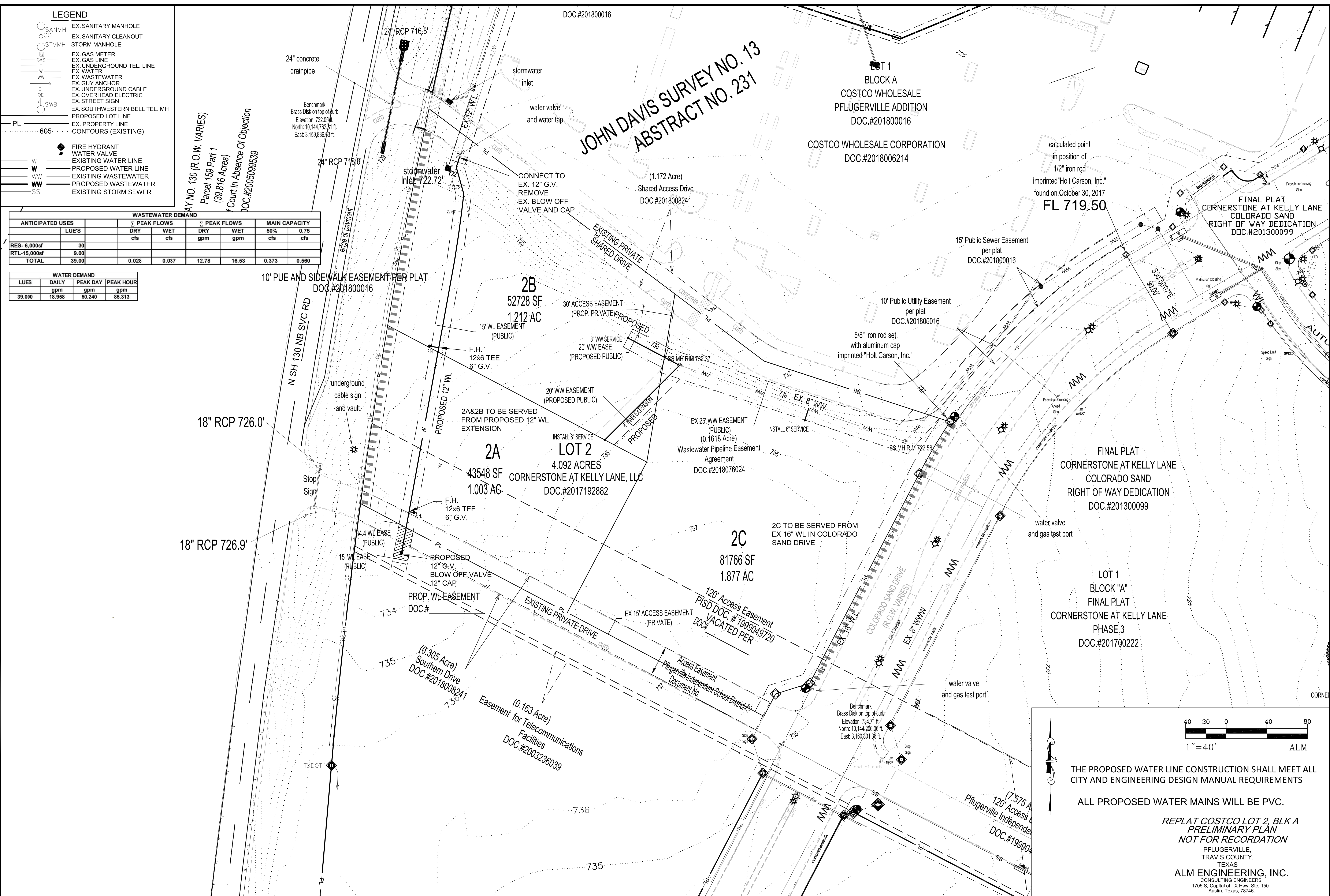
**LEGEND**

- SANMH EX. SANITARY MANHOLE
- CO EX. SANITARY CLEANOUT
- STMMH STORM MANHOLE
- GAS EX. GAS METER
- EX. GAS LINE
- EX. UNDERGROUND TEL. LINE
- W EX. WATER
- WW EX. WASTEWATER
- EX. GUY ANCHOR
- EX. UNDERGROUND CABLE
- EX. OVERHEAD ELECTRIC
- EX. STREET SIGN
- SWB EX. SOUTHWESTERN BELL TEL. MH
- PL PROPOSED LOT LINE
- EX. PROPERTY LINE
- CONTOURS (EXISTING)
- ◆ FIRE HYDRANT
- ◆ WATER VALVE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WASTEWATER
- PROPOSED WASTEWATER
- SS EXISTING STORM SEWER

AY NO. 130 (R.O.W. VARIES)  
Parcel 159 Part 1  
(39.816 Acres)  
Court In Absence Of Objection  
DOC.#2005099539

WASTEWATER DEMAND							
ANTICIPATED USES	LUE'S	PEAK FLOWS		PEAK FLOWS		MAIN CAPACITY	
		DRY	WET	DRY	WET	50%	75%
RES-6,000sf	30						
RTL-15,000sf	9.00						
TOTAL	39.00	0.028	0.037	12.78	16.53	0.373	0.560

WATER DEMAND			
LUES	DAILY	PEAK DAY	PEAK HOUR
	gpm	gpm	gpm
39.000	18.958	60.240	85.313



DATE	REVISION
2/28/2018 <td></td>	

SCALE: 1" = 40'  
DATE: 2/28/2018  
JOB: SITE  
DRAWN BY: MM  
CHECKED BY: MM

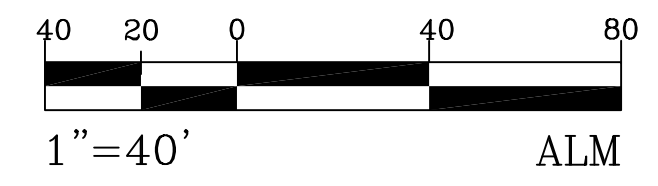
**ALM ENGINEERING, INC.**  
CONSULTING ENGINEERS  
F-3565  
1705 S Capital of TX Hwy, Ste. 150  
Austin, Texas, 78746  
(512)431-9600 \* aimeng@sbcglobal.net

WATER&WASTEWATER LAYOUT  
REPLAT COSTCO LOT 2, BLK A  
N SH 130 NB SVC RD

THE PROPOSED WATER LINE CONSTRUCTION SHALL MEET ALL CITY AND ENGINEERING DESIGN MANUAL REQUIREMENTS

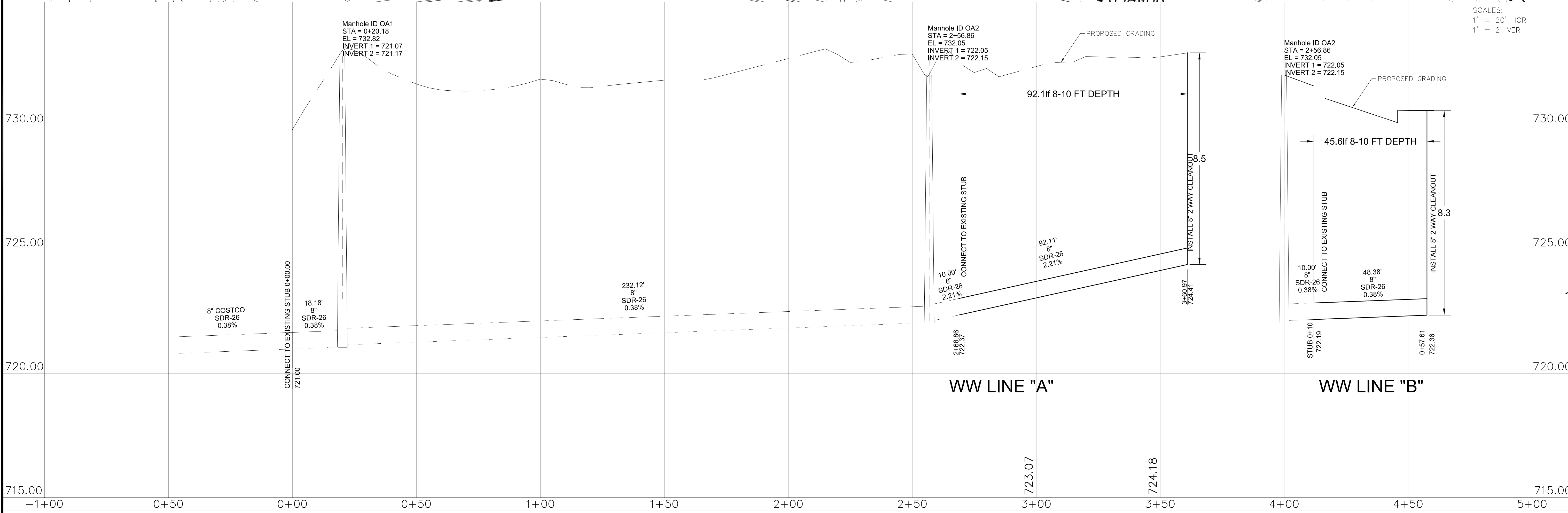
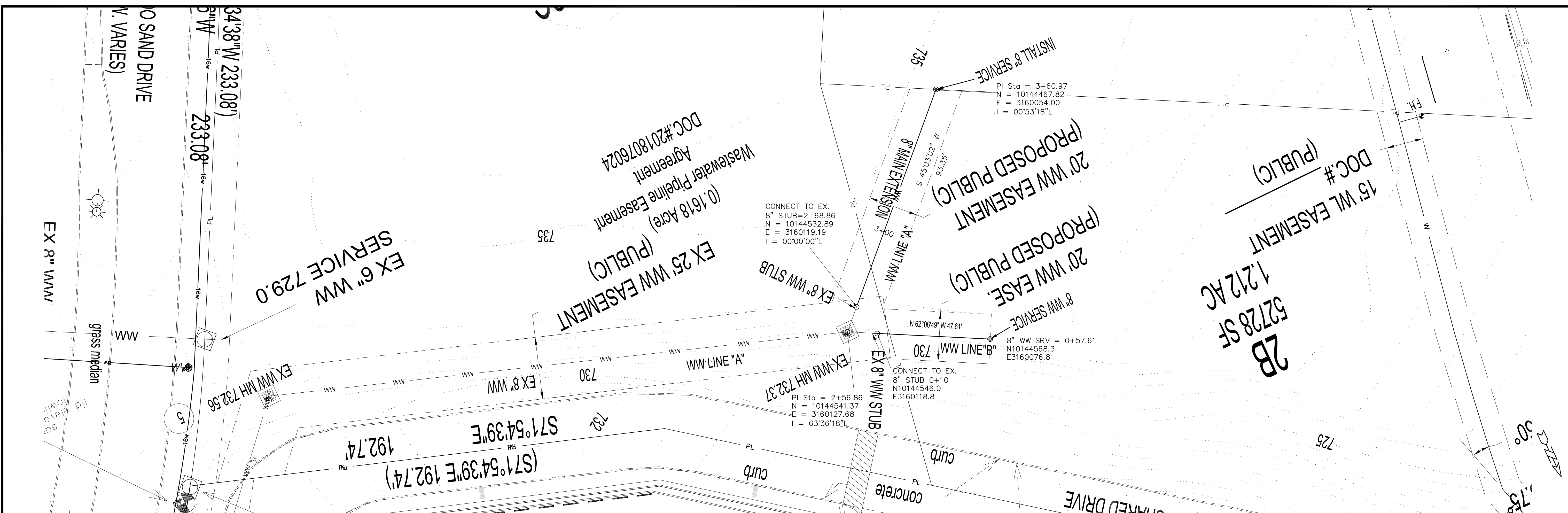
ALL PROPOSED WATER MAINS WILL BE PVC.

REPLAT COSTCO LOT 2, BLK A  
PRELIMINARY PLAN  
NOT FOR RECORDATION  
PFLUGERVILLE,  
TRAVIS COUNTY,  
TEXAS  
ALM ENGINEERING, INC.  
CONSULTING ENGINEERS  
1705 S. Capital of TX Hwy, Ste. 150  
Austin, Texas, 78746.









SCALE:	1"=20'	REVISION	#	DATE
DATE:	9/21/2018			
JOB:	PRE-PLAT COSTCO LOT 2, BLOCK A			
DRAWN BY:	WASTEWATER LINE EXTENSION			
CHECKED BY:	STA. 2+68.30-END P&P			
	PFLUGERVILLE, TEXAS			

ALM ENGINEERING, INC.	F-3565
CONSULTING ENGINEERS	
1705 S. Capital of TX Hwy, Ste 150	
Austin, Texas, 78746.	
office (512)457-0344	fax (512)457-0349

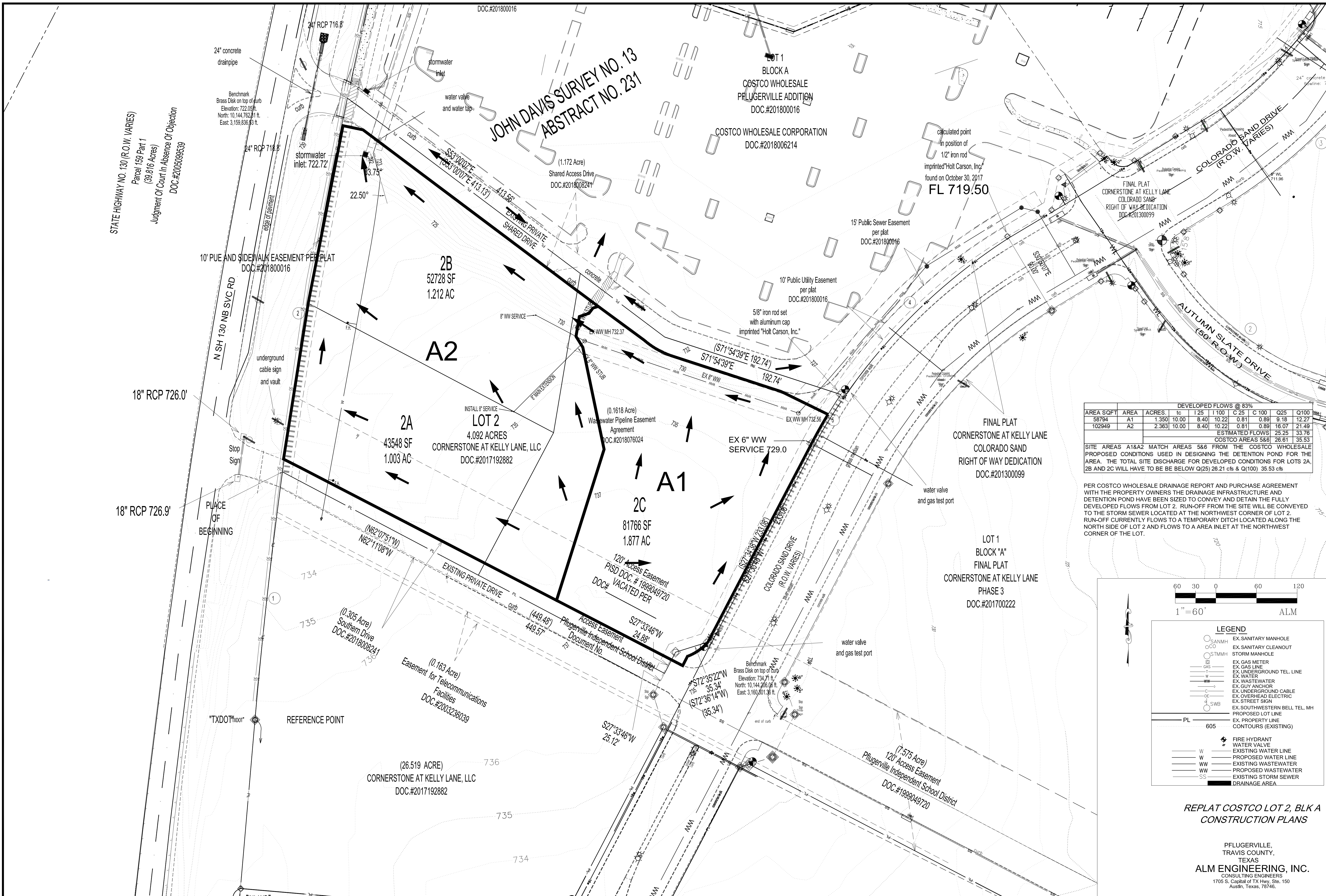
  

8020-12-6	MATTHEW MITCHELL
	LICENSED PROFESSIONAL ENGINEER

6 of 7
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STATE HIGHWAY NO. 130 (R.O.W. VARIES)  
Parcel 159 Part 1  
(33.816 Acres)  
Judgment Of Court In Absence Of Objection  
DOC.#2018009539

18" RCP 726.0'  
18" RCP 726.9'

JOHN DAVIS SURVEY NO. 13  
ABSTRACT NO. 231

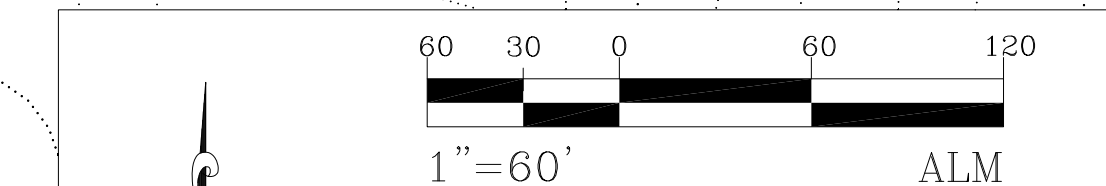
LOT 1  
BLOCK A  
COSTCO WHOLESALE  
PFLUGERVILLE ADDITION  
DOC.#201800016

COSTCO WHOLESALE CORPORATION  
DOC.#2018006214

calculated point  
in position of  
1/2" iron rod  
imprinted "Holt Carson, Inc."  
found on October 30, 2017  
FL 719.50

DEVELOPED FLOWS @ 83%										
AREA	SQFT	AREA	ACRES	1c	1.25	1.100	C 25	C 100	Q25	Q100
58794	A1	1,350	10.00	8.40	10.22	0.81	0.89	9.18	12.27	
102949	A2	2,363	10.00	8.40	10.22	0.81	0.89	16.07	21.49	
				ESTIMATED FLOWS						
				COSTCO AREAS S&6						
				26.81	35.53					

SITE AREAS A1&A2 MATCH AREAS S&6 FROM THE COSTCO WHOLESALE PROPOSED CONDITIONS USED IN DESIGNING THE DETENTION POND FOR THE AREA. THE TOTAL SITE DISCHARGE FOR DEVELOPED CONDITIONS FOR LOTS 2A, 2B AND 2C WILL HAVE TO BE BELOW Q(25) 26.21 cfs & Q(100) 35.53 cfs



**LEGEND**

○ SANMH	EX. SANITARY MANHOLE
○ CO	EX. SANITARY CLEANOUT
○ STMH	STORM MANHOLE
○ GM	EX. GAS METER
— GAS	EX. GAS LINE
— TEL	EX. UNDERGROUND TEL. LINE
— W	EX. WATER
— WW	EX. WASTEWATER
— GUY	EX. GUY ANCHOR
— UG	EX. UNDERGROUND CABLE
— OE	EX. OVERHEAD ELECTRIC
— ST	EX. STREET SIGN
— SWB	EX. SOUTHWESTERN BELL TEL. MH
— PL	EX. PROPERTY LINE
— 605	CONTOURS (EXISTING)
◆	FIRE HYDRANT
◆	WATER VALVE
— W	EXISTING WATER LINE
— W	PROPOSED WATER LINE
— WW	EXISTING WASTEWATER
— WW	PROPOSED WASTEWATER
— SS	EXISTING STORM SEWER
— SS	DRAINAGE AREA

REPLAT COSTCO LOT 2, BLK A  
CONSTRUCTION PLANS

PFLUGERVILLE,  
TRAVIS COUNTY,  
TEXAS  
ALM ENGINEERING, INC.  
CONSULTING ENGINEERS  
1705 S. Capital of TX Hwy., Ste. 150  
Austin, Texas, 78746.

DATE	REVISION	#
9/20/2018 <td></td> <td></td>		

SCALE: 1" = 100'
DATE: 9/20/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

DRAINAGE PLAN
REPLAT COSTCO LOT 2, BLK A
PFLUGER FARM LANE

ALM ENGINEERING, INC.  
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F-35665  
1705 S. Capital of TX Hwy., Ste. 150  
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(512)431-9600 \* almen@sbcbglobal.net

