

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

PRELIMINARY PLAN SUBMITTAL

FOR

15000 CAMERON ROAD DEVELOPMENT

15000 CAMERON RD

CITY OF PFLUGERVILLE, TEXAS

Prepared by:
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 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
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 &
 WILLIAM CHARLES BRYAN
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 EASTGROUP PROPERTIES, L.P.
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 GBI PARTNERS, LAND SURVEYING CONSULTANTS
 7696 183A TOLL ROAD, BUILDING 2A
 LEANDER, TX 78641
 PHONE: (281) 499-4539
 EMAIL: ahorton@gbisurvey.com
 WEBSITE: GBISURVEY.COM

NOTE:
 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.

LEGAL DESCRIPTION FOR 87.52 ACRES (15000 CAMERON ROAD-DEVELOPMENT)

BEING A 87.52 ACRE TRACT OF LAND COMPRISED OF THE REMAINDER OF A CALLED 97.5 ACRE TRACT OF LAND RECORDED IN THE NAMES OF MARY BRACKETT AND WILLIAM BRYAN AND DESCRIBED IN DEED IN VOLUME 955 PAGE 46, TRAVIS COUNTY DEED RECORDS (T.C.D.R.), LOCATED IN THE WILLIAM CALDWELL SURVEY, A-162, TRAVIS COUNTY TEXAS, SAID 87.520 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:(BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE).

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHERLY CORNER OF SAID 97.5 ACRE REMAINDER TRACT, SAID IRON ROD BEING ON THE NORTHEASTERLY LINE OF THE REMAINDER OF A CALLED 49.993 ACRE TRACT OF LAND RECORDED IN THE NAME OF GLADYS TORN AND DESCRIBED IN DEED IN VOLUME 5242, PAGE 2288, T.C.D.R., SAID IRON ROD BEING AN ELL CORNER ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CAMERON ROAD (WIDTH VARIES), FROM WHICH, A CAPPED IRON ROD FOUND STAMPED "MWM BEARS SOUTH 62 DEGREES 54 MINUTES 40 SECONDS EAST, A DISTANCE OF 15.03 FEET FOR THE EASTERLY CORNER OF SAID 49.993 ACRE REMAINDER TRACT, ALSO FROM WHICH AN IRON ROD FOUND WITH AN ALUMINUM TXDOT CAP BEARS SOUTH 64 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 9.85 FEET;

THENCE, WITH THE SOUTHWESTERLY LINE OF SAID 97.5 ACRE REMAINDER TRACT AND THE NORTHEASTERLY LINE OF SAID 49.993 ACRE REMAINDER TRACT, NORTH 62 DEGREES 24 MINUTES 18 SECONDS WEST, A DISTANCE OF 2,950.64 FEET TO THE REMNANT OF A CONCRETE MONUMENT FOUND FOR THE WESTERLY CORNER OF SAID 97.5 ACRE REMAINDER TRACT, ALSO BEING THE NORTHERLY CORNER OF SAID 49.993 ACRE REMAINDER TRACT, ALSO BEING ON THE SOUTHEASTERLY LINE OF A CALLED 180.432 ACRE TRACT OF LAND RECORDED IN THE NAME OF TRAVIS COUNTY IN VOLUME 13131, PAGE 3751, T.C.D.R.;

THENCE, WITH THE NORTHWESTERLY LINE OF SAID 97.5 ACRE REMAINDER TRACT AND THE SOUTHEASTERLY LINE OF SAID 180.432 ACRE TRACT, NORTH 27 DEGREES 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,411.61 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "GBI PARTNERS" FOR THE NORTHERLY CORNER OF SAID 97.5 ACRE REMAINDER TRACT, SAID IRON ROD BEING THE WESTERLY CORNER OF A CALLED 43.779 ACRE TRACT OF LAND RECORDED IN THE NAME OF 15218 CAMERON, LLC IN DOCUMENT NUMBER 2013156498, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.);

THENCE, WITH THE NORTHEASTERLY LINE OF SAID 97.5 ACRE REMAINDER TRACT AND THE SOUTHWESTERLY LINE OF SAID 43.779 ACRE TRACT, SOUTH 62 DEGREES 24 MINUTES 24 SECONDS EAST, A DISTANCE OF 2,431.05 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "GBI PARTNERS" FOR THE NORTHEASTERLY CORNER OF SAID 97.5 ACRE REMAINDER TRACT, SAID IRON ROD BEING THE SOUTHERLY CORNER OF SAID 43.779 ACRE TRACT, ALSO BEING ON THE WESTERLY R.O.W. LINE OF SH 130 SOUTHBOUND EXIT TO CAMERON ROAD, FROM WHICH, AN IRON ROD WITH ALUMINUM TXDOT CAP FOUND BEARS, NORTH 00 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 246.54 FEET;

THENCE, WITH THE SOUTHEASTERLY LINE OF SAID 97.5 ACRE REMAINDER TRACT AND THE WESTERLY R.O.W. LINE OF SAID SH 130 WITH THE FOLLOWING, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

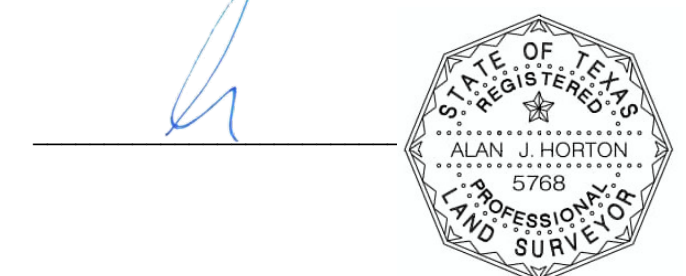
- SOUTH 18 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 461.57 FEET TO AN IRON ROD WITH ALUMINUM TXDOT CAP;
- 645.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 74 DEGREES 00 MINUTES 47 SECONDS, A RADIUS OF 500.00 FEET AND A CHORD WHICH BEARS SOUTH 18 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 601.91 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "GBI PARTNERS" FOR THE INTERSECTION OF WESTERLY R.O.W. OF SAID SH 130 WITH THE WESTERLY R.O.W. OF AFORESAID CAMERON ROAD;

THENCE, WITH THE SOUTHEASTERLY LINE OF SAID 97.5 ACRE REMAINDER TRACT AND THE WESTERLY R.O.W. IF SAID CAMERON ROAD, SOUTH 27 DEGREES 28 MINUTES 230 SECONDS WEST, A DISTANCE OF 542.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 87.520 ACRES OF LAND.

SURVEYOR'S CERTIFICATION

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

THAT I, ALAN JAY HORTON, 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 CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

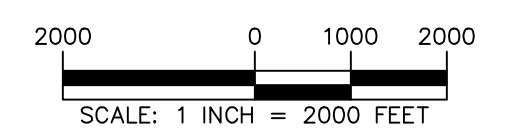


- BENCHMARK NOTES:**
- BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
 - ELEVATIONS ARE BASED ON NAVD 88, (GEOID 12A) BASED ON GPS OBSERVATIONS.
 - TXDOT ALUMINUM CAP - FOUND 1/2" IRON ROD - N00°27'29"E 246.54'
 - TXDOT ALUMINUM CAP - FOUND 1/2" IRON ROD - S64°39'10"E 9.85'

- CITY OF PFLUGERVILLE GENERAL NOTES:**
- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
 - WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
 - A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
 - EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN 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 BOTH SIDES OF THE STREET.
 - 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 # 1224-09-08-25-8A.
 - THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
 - 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.
 - 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 A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, EFFECTIVE 08-18-2014.
 - ALL PROPOSED FENCES AND WALLS 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 RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

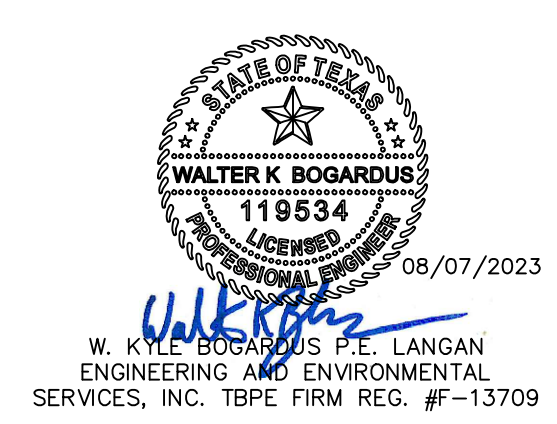


VICINITY MAP: 1" = 2000'



DRAWING LIST				
DRAWING NO.	PAGE NO.	DRAWING TITLE	ISSUE DATE	DATE REVISED
CS001	1	COVER SHEET	10/10/2022	08/07/2023
CS101	2	PRELIMINARY PLAN	10/10/2022	08/07/2023
CG101	3	EXISTING CONDITIONS & PROPOSED GRADING PLAN	10/10/2022	08/07/2023
CG102	4	EXISTING OVERALL DRAINAGE AREA MAP	10/10/2022	08/07/2023
CG103	5	PROPOSED OVERALL DRAINAGE AREA MAP	10/10/2022	08/07/2023
CG104	6	PROPOSED SUB-DRAINAGE AREA MAP	10/10/2022	08/07/2023
CG701	7	STORMWATER CALCULATIONS	10/10/2022	08/07/2023
CU100	8	WATER & WASTEWATER UTILITY OVERALL	10/10/2022	08/07/2023
CU101	9	WATERLINE UTILITY PLAN AND PROFILE	06/19/2023	08/07/2023
CU102	10	WATERLINE UTILITY PLAN AND PROFILE	06/19/2023	08/07/2023
CU103	11	WATERLINE UTILITY PLAN AND PROFILE	06/19/2023	08/07/2023
CU104	12	WASTEWATER UTILITY PLAN AND PROFILE	06/19/2023	08/07/2023
CU105	13	WASTEWATER UTILITY PLAN AND PROFILE	06/19/2023	08/07/2023
CU106	14	WASTEWATER UTILITY PLAN AND PROFILE	06/19/2023	08/07/2023
TS101	15	TREE SURVEY SHEET	10/10/2022	
P1101	16	PRELIMINARY ILLUMINATION PLAN	10/10/2022	
SUPPLEMENTAL MATERIALS				
SM1.0	--	ALTA SURVEY	10/03/2022	
--	--	ENGINEERING REPORT	10/10/2022	06/19/2023
EX-01	--	ROW EXTENSION EXHIBIT	06/19/2023	
KT101	--	EMERGENCY ACCESS TURNING MOVEMENT EXHIBIT	08/07/2023	

APPROVED SUP ORDINANCE NO.: 1568-22-11-08
PASSED AND APPROVED NOVEMBER 8TH, 2022



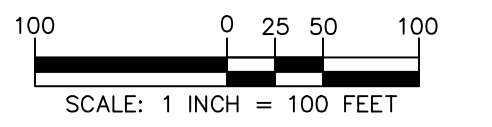
W. KYLE BOGARDUS, P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBP# FIRM REG. #F-13709

CONTACTS							
Signature	Date						
<table border="0"> <tr> <td>Electric Oncor Electric Delivery Company, LLC 203 W Main St. Round Rock, Texas 78664 Phone: (888) 313-6862 Website: oncor.com</td> <td>Cable and Telephone CharterSpectrum 5167 Kyle Center Drive Kyle, TX 78640 Phone: (888) 406-7063 Website: spectrum.com</td> </tr> <tr> <td>Wastewater City of Pflugerville 15500 Sun Light Near Way, #B Pflugerville, Texas 78660 Phone: (512) 990-6400 Website: pflugervilletx.gov</td> <td>Gas Atmos Energy 3110 N Interstate Hwy 35 Round Rock, TX 78681 Phone: (888) 286-6700 Website: atmosenergy.com</td> </tr> <tr> <td>Water City of Pflugerville 15500 Sun Light Near Way, #B Pflugerville, Texas 78660 Phone: (512) 990-6400 Website: pflugervilletx.gov</td> <td>Property Owner(s) (1): William Charles Bryan 751 CR 405 Taylor, TX 75674 (2): Earl W. Brackett PO Box 207 Highlandville, MO 65669</td> </tr> </table>		Electric Oncor Electric Delivery Company, LLC 203 W Main St. Round Rock, Texas 78664 Phone: (888) 313-6862 Website: oncor.com	Cable and Telephone CharterSpectrum 5167 Kyle Center Drive Kyle, TX 78640 Phone: (888) 406-7063 Website: spectrum.com	Wastewater City of Pflugerville 15500 Sun Light Near Way, #B Pflugerville, Texas 78660 Phone: (512) 990-6400 Website: pflugervilletx.gov	Gas Atmos Energy 3110 N Interstate Hwy 35 Round Rock, TX 78681 Phone: (888) 286-6700 Website: atmosenergy.com	Water City of Pflugerville 15500 Sun Light Near Way, #B Pflugerville, Texas 78660 Phone: (512) 990-6400 Website: pflugervilletx.gov	Property Owner(s) (1): William Charles Bryan 751 CR 405 Taylor, TX 75674 (2): Earl W. Brackett PO Box 207 Highlandville, MO 65669
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RELEASE DATES	
DATE	ISSUED FOR
10/10/2022	PRELIMINARY PLAN SUBMISSION TO CITY OF PFLUGERVILLE
01/16/2023	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE
06/19/2023	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE
08/07/2023	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE

15000 Cameron Road Development Summary Table	
Total Site Acreage:	87.52 Acres
Number of Lots:	2 Lots
Lot 1 Area (West):	37.273 Acres
Lot 2 Area (East):	44.043 Acres
Total Length of Impact Way:	3003 Ft
Total Width of Impact Way:	48' Road (70' R.O.W.)
Total Acreage of Impact Way:	6.204 Acres
Proposed Land Use:	Office/Warehouse

City Approved Revision & Corrections									
No.	Description	Revise (R) Correct (C) Add (A) Void (V) Sheet No's	Net Change Impervious Cover (sq.ft.)/%	Total Impervious Cover (sq.ft.)/%	Design Engineer Signature	City of Pflugerville Approval	Manville WSC Approval	Approval Date	



LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
OVERHEAD WIRES	—○—○—	—○—○—
FIRE HYDRANT	⊙	⊙
UTILITY POLE	⊙	⊙
CONTOUR	-100-	-502-
SPOT ELEVATION	x 100.00	x 502.81
BARBED WIRE FENCE	---	---

**IMPACT WAY
PUBLIC R.O.W. EXTENSION
(6.204 AC.)**

**LOT 2
(44.043 AC.)
(PRIVATE)
BLOCK 1**

**LOT 1
(37.273 AC.)
(PRIVATE)
BLOCK 1**

EXISTING 12,300 LINEAR FEET OF BARBED-WIRE FENCE TO BE REMOVED (TYP.)

EXISTING 12,300 LINEAR FEET OF BARBED-WIRE FENCE TO BE REMOVED (TYP.)

EXISTING TREES TO BE REMOVED (TYP.)

EXISTING BUILDINGS TO BE REMOVED (TYP.)

18" RCP WITH CULVERTS TO BE REMOVED

EXISTING ASPHALT DRIVEWAY TO BE REMOVED

EXISTING GRAVEL DRIVEWAY TO BE CONVERTED TO ASPHALT ROADWAY (465 SF)

EXISTING GRAVEL DRIVEWAY TO BE REMOVED (TYP.)

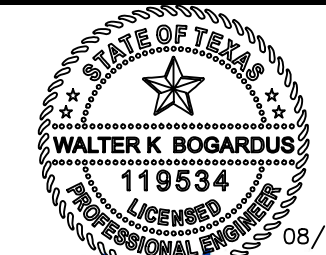
EXISTING ASPHALT DRIVEWAY TO BE REMOVED

EXISTING ASPHALT DRIVE TO BE REPLACED FOR PROPOSED DRIVEWAY (136 SF)

TREE LIST (ALL TREES TO BE REMOVED)				TREE LIST (ALL TREES TO BE REMOVED)			
TREE ID	SIZE/DBH (IN.)	SPECIES	CLASS	TREE ID	SIZE/DBH (IN.)	SPECIES	CLASS
466	13.5	HACKBERRY	II	488	15	HACKBERRY	II
467	11	HACKBERRY	II	489	10	HACKBERRY	II
468	17.5	HACKBERRY	II	490	14 (11.5/5.5)	HACKBERRY	II
469	9.5	HACKBERRY	II	491	9	HACKBERRY	II
470	20	HACKBERRY	III	492	10.5	HACKBERRY	II
471	12.5	HACKBERRY	II	493	10.5	HACKBERRY	II
472	11.5	HACKBERRY	II	494	9	HACKBERRY	II
473	8	HACKBERRY	II	495	10	HACKBERRY	II
474	14	HACKBERRY	II	496	11.5	HACKBERRY	II
475	12	HACKBERRY	II	497	11.5	HACKBERRY	II
476	9	HACKBERRY	II	498	8.5	HACKBERRY	II
477	8.5	HACKBERRY	II	499	15	EASTERN RED CEDAR	II
478	8	HACKBERRY	II	500	23 (11/8/8/8)	ASHE JUNIPER	III
479	13	HACKBERRY	II	1404	14.5 (10/9)	MESQUITE	II
480	13	HACKBERRY	II	1405	17.5 (13/9.5)	MESQUITE	II
481	8	HACKBERRY	II	1406	26 (17.5/17.5)	MESQUITE	IV
482	8.5	HACKBERRY	II	1407	24 (13/12.5/10)	MESQUITE	III
483	9.5	HACKBERRY	II	1408	13	MESQUITE	II
484	14.5	HACKBERRY	II	1409	10 (5.5/4.5)	MESQUITE	II
485	8	HACKBERRY	II	1410	16 (8.5/8/7)	MESQUITE	II
486	9	HACKBERRY	II	1411	13.5 (7/7/6.5)	MESQUITE	II
487	10	HACKBERRY	II	1412	6	GUM BUMELIA	I

DEMO HATCH LEGEND	
	ASPHALT TO BE REMOVED
	GRAVEL TO BE REMOVED AND REPLACED WITH ASPHALT
	GRAVEL TO BE REMOVED
	FENCE TO BE REMOVED
	BUILDING TO BE REMOVED
	TREE TO BE REMOVED

Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1



W. KYLE BOGARDUS, P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

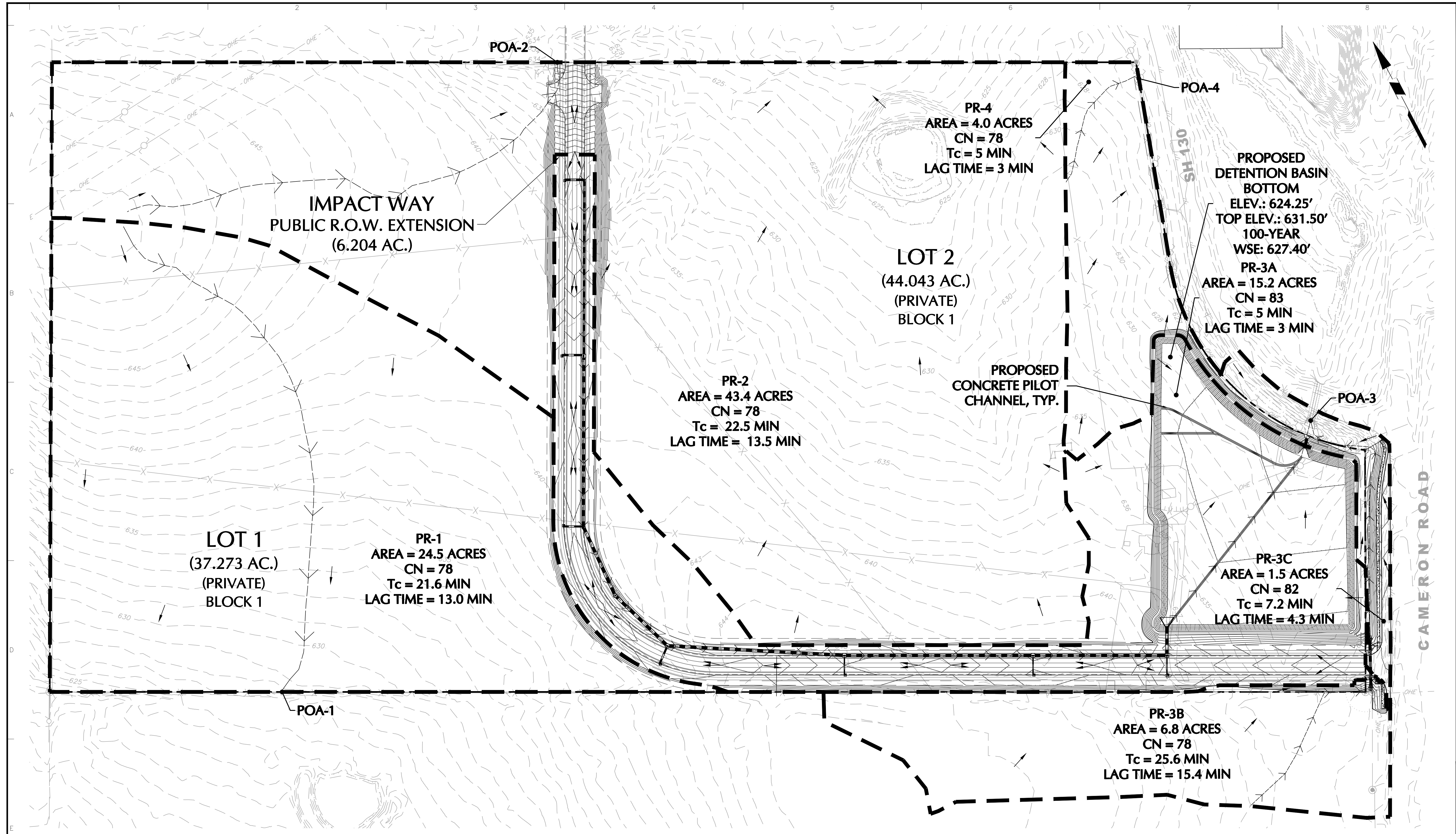
LANGAN
Langan Engineering and Environmental Services, Inc.
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Project
15000 CAMERON ROAD DEVELOPMENT
TRAVIS COUNTY PFLUGERVILLE TEXAS

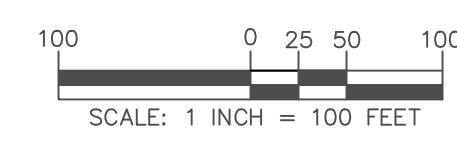
Drawing Title
EXISTING CONDITIONS & PROPOSED GRADING PLAN

Project No.
531019001
Date
10/10/2022
Drawn By
MJK
Checked By
EM

Drawing No.
CG101
Sheet 3 of 16

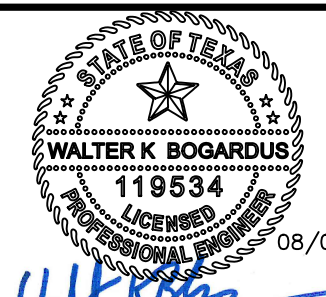


LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
CURB LINE	---
STORM PIPE	---
CONTOUR	---
CATCH BASIN	---
CRITICAL PATH	---
DRAINAGE AREA	---
FLOW PATH	---



Date	Description	No.
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Revisions



W. KYLE BOGARDUS, P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

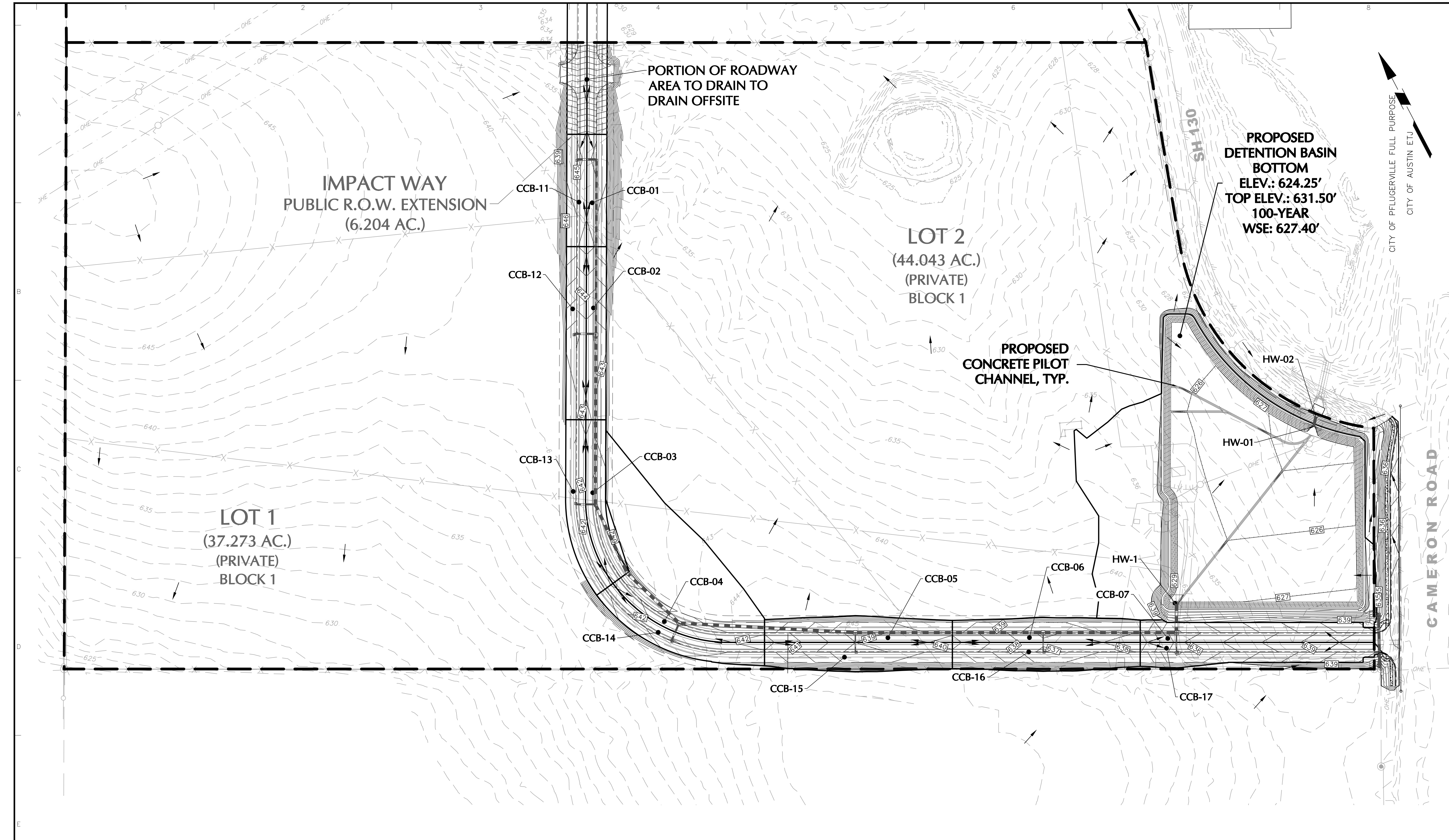
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 TBPE FIRM REG. #F-13709

Project
15000 CAMERON ROAD DEVELOPMENT
 TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
PROPOSED OVERALL DRAINAGE AREA MAP

Project No.
 531019001
 Date
 10/10/2022
 Drawn By
 MJK
 Checked By
 EM

Drawing No.
CG103
 Sheet 5 of 16

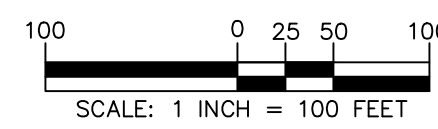


Project No. 531019001

CITY OF PFLUGERVILLE FULL PURPOSE CITY OF AUSTIN ETJ

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LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
CURB LINE	---
STORM PIPE	---
CONTOUR	---
CATCH BASIN	---
PROPOSED DRAINAGE AREA	---



Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1

WALTER K. BOGARDUS, P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TPBE FIRM REG. #F-13709

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 TPBE FIRM REG. #F-13709

Project
15000 CAMERON ROAD DEVELOPMENT
 TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
PROPOSED SUB-DRAINAGE AREA MAP

Project No.	531019001	Drawing No.	CG104
Date	10/10/2022	Sheet	6 of 16
Drawn By	MJK		
Checked By	EM		

Hydrology Hydrographs Extension for Autodesk Civil 3D by Autodesk, Inc. 10/22/2012. Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: EX-4 (POA-1, SOUTHWEST), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 2, EX-1. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 21.63 min.

TR55 Tc Worksheet. Hyd. No. 4, EX-2. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 22.53 min.

TR55 Tc Worksheet. Hyd. No. 8, EX-3. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 30.65 min.

Hydrology Hydrographs Extension for Autodesk Civil 3D by Autodesk, Inc. 10/22/2012. Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: EX-4 (POA-1, SOUTHWEST), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 8, EX-3. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 30.65 min.

Project: Cameron Rd Simulation Run: 001 Pre-Development 2 Yr. Start of Run: 01-Jan-2022, 00:00. Basin Model: Existing. Meteorologic Model: 1 - 2-YR 24-HR. Control Specifications: 24 HR MODEL. Includes Hydrologic Element, Drainage Area, Peak Discharge, Time of Peak, Volume.

Project: Cameron Rd Simulation Run: 007 Post-Development 2 Yr. Start of Run: 01-Jan-2022, 00:00. Basin Model: Proposed. Meteorologic Model: 1 - 2-YR 24-HR. Control Specifications: 24 HR MODEL. Includes Hydrologic Element, Drainage Area, Peak Discharge, Time of Peak, Volume.

Project: Cameron Rd Simulation Run: 004 Pre-Development 25 Yr. Start of Run: 01-Jan-2022, 00:00. Basin Model: Existing. Meteorologic Model: 4 - 25YR 24-HR. Control Specifications: 24 HR MODEL. Includes Hydrologic Element, Drainage Area, Peak Discharge, Time of Peak, Volume.

Project: Cameron Rd Simulation Run: 010 Post-Development 25 Yr. Start of Run: 01-Jan-2022, 00:00. Basin Model: Proposed. Meteorologic Model: 4 - 25YR 24-HR. Control Specifications: 24 HR MODEL. Includes Hydrologic Element, Drainage Area, Peak Discharge, Time of Peak, Volume.

Project: Cameron Rd Simulation Run: 006 Pre-Development 100 Yr. Start of Run: 01-Jan-2022, 00:00. Basin Model: Existing. Meteorologic Model: 6 - 100YR 24-HR. Control Specifications: 24 HR MODEL. Includes Hydrologic Element, Drainage Area, Peak Discharge, Time of Peak, Volume.

Project: Cameron Rd Simulation Run: 012 Post-Development 100 Yr. Start of Run: 01-Jan-2022, 00:00. Basin Model: Proposed. Meteorologic Model: 6 - 100YR 24-HR. Control Specifications: 24 HR MODEL. Includes Hydrologic Element, Drainage Area, Peak Discharge, Time of Peak, Volume.

NOTES: 1. TIME OF CONCENTRATIONS FOR DRAINAGE AREAS EX-4, PR-3A, AND PR-4 ARE ASSUMED TO BE MINIMUM ALLOWABLE (5 MINUTES). 2. APPROXIMATE BOTTOM OF DETENTION BASIN = 624.25'

DRAINAGE AREA PEAK RATE SUMMARY TABLE. Storm Event, EX-1 (cfs), EX-2 (cfs), EX-3 (cfs), EX-4 (cfs), PR-1 (cfs), PR-2 (cfs), PR-3A (cfs), PR-3B (cfs), PR-3C (cfs), PR-4 (cfs).

POA-1 OVERALL PEAK RATE SUMMARY TABLE. Storm Event, EXISTING (cfs), PROPOSED (cfs). 2-YR, 25-YR, 100-YR.

POA-2 OVERALL PEAK RATE SUMMARY TABLE. Storm Event, EXISTING (cfs), PROPOSED (cfs). 2-YR, 25-YR, 100-YR.

POA-3 OVERALL PEAK RATE SUMMARY TABLE. Storm Event, EXISTING (cfs), PROPOSED (cfs). 2-YR, 25-YR, 100-YR.

POA-4 OVERALL PEAK RATE SUMMARY TABLE. Storm Event, EXISTING (cfs), PROPOSED (cfs). 2-YR, 25-YR, 100-YR.

PROPOSED BASIN SUMMARY TABLE. Storm Event, Inflow (cfs), Max Elevation, Max Storage (ac ft), Outflow (cfs). 2-YR, 25-YR, 100-YR.

Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: PR-1 UNDETAINED (POA-1, SOUTHWEST), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 11, PR-1. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 21.63 min.

Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: PR-3 UNDETAINED (POA-1, NORTHWEST), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 12, PR-2. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 22.53 min.

Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: PR-3 UNDETAINED (POA-1, NORTHWEST), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 15, PR-3B. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 25.59 min.

Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: PR-3 UNDETAINED (POA-1, NORTHWEST), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 15, PR-3B. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 25.59 min.

Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: PR-3 UNDETAINED (POA-1, NORTHWEST), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 16, PR-3C. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 7.17 min.

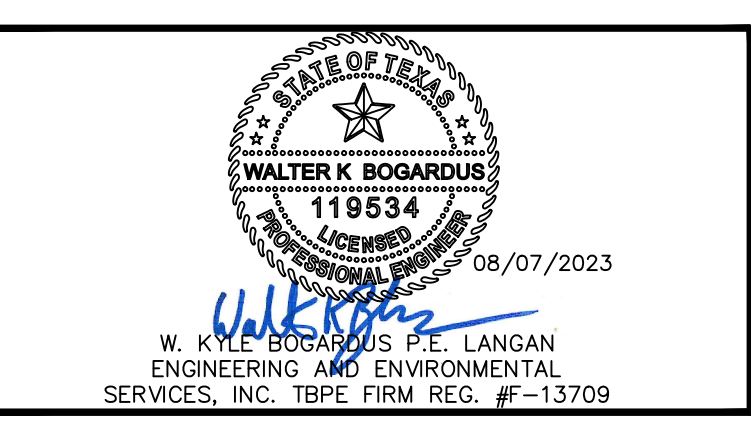
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TR55 Tc Worksheet. Hyd. No. 16, PR-3C. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 7.17 min.

Curve Number, Project: 15886 CAMERON RD, Date: 10/22/2022, Location: PR-4 DETAINED (POA-1, CAMERON RD SWALE), Checked: EM, Date: 10/22/2022. Includes table for Curve Number, Area, and Product of Curve Area.

TR55 Tc Worksheet. Hyd. No. 16, PR-3C. Description, A, B, C, Totals. Sheet Flow, Manning's n-value, Flow length (ft), Two-year 24-hr precip. (in), Land slope (%), Travel Time (min), Shallow Concentrated Flow, Channel Flow, Velocity (ft/s), Flow length (ft), Travel Time (min), Total Travel Time, Tc = 7.17 min.

Revisions table with columns: Date, Description, No.



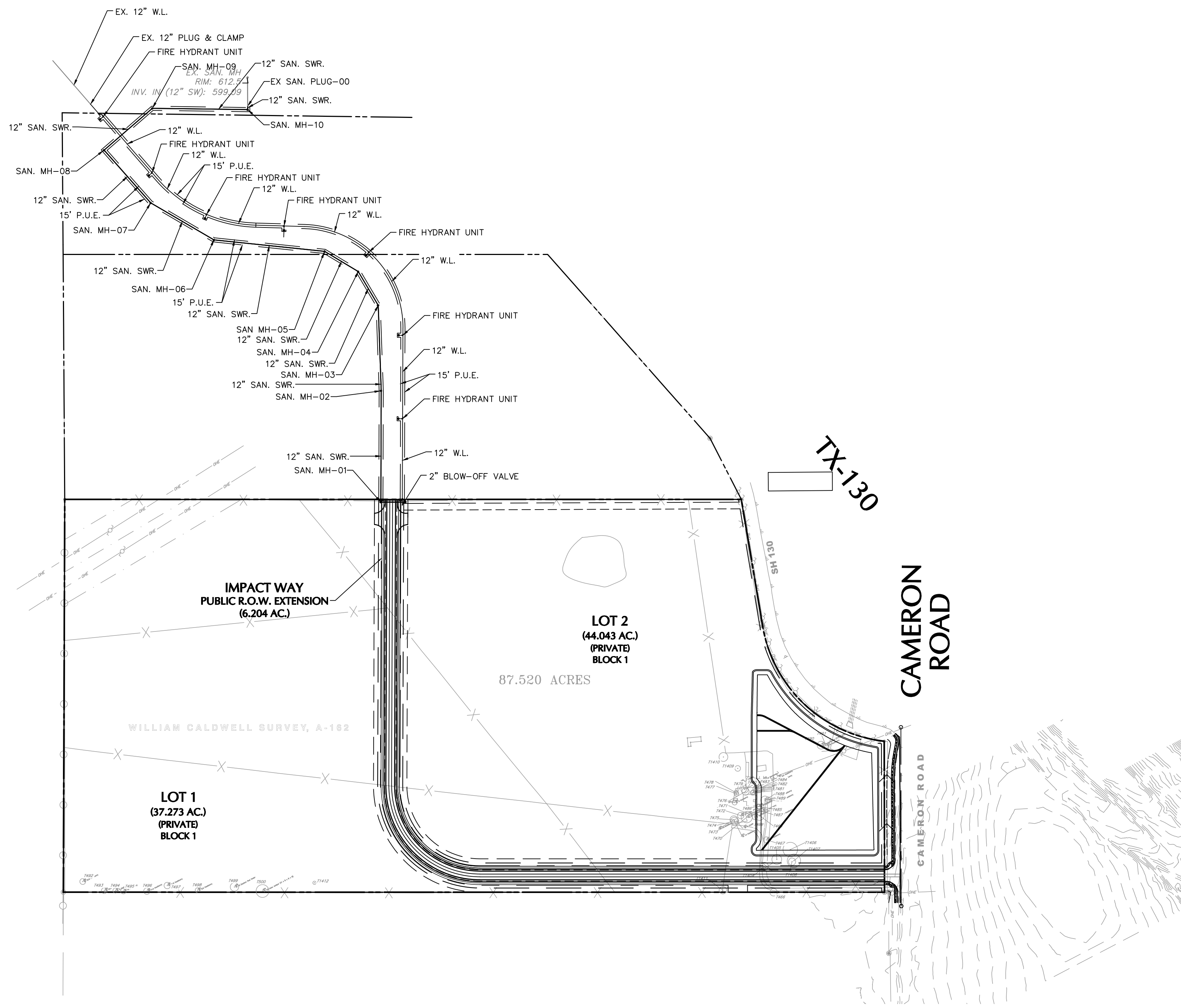
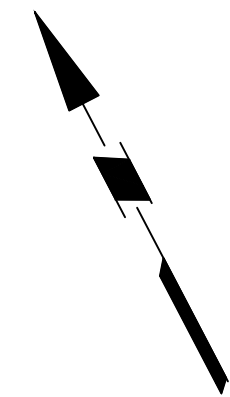
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Project 15000 CAMERON ROAD DEVELOPMENT TRAVIS COUNTY PFLUGERVILLE TEXAS

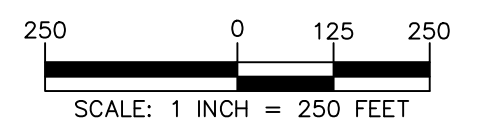
Drawing Title STORMWATER CALCULATIONS

Project No. 531019001 Date 10/10/2022 Drawn By MJK Checked By EM Drawing No. CG701 Sheet 7 of 16

IMPACT WAY



	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
POWER POLE	⊕	⊕
WATER LINE	—	—
FIRE HYDRANT	⊕	⊕
GATE VALVE	⊕	⊕
OVERHEAD ELECTRIC	—	—
CONTOUR	100'	100'
SANITARY MANHOLE	○	○
SANITARY PIPE	---	---
15' WIDE WATER EASEMENT	---	---
15' WIDE WASTEWATER EASEMENT	---	---



Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1
Date	Description	No.

WALTER K. BOGARDUS
 119534
 08/07/2023
 W. KYLE BOGARDUS P.E. LANGAN
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 SERVICES, INC. TBPE FIRM REG. #F-13709

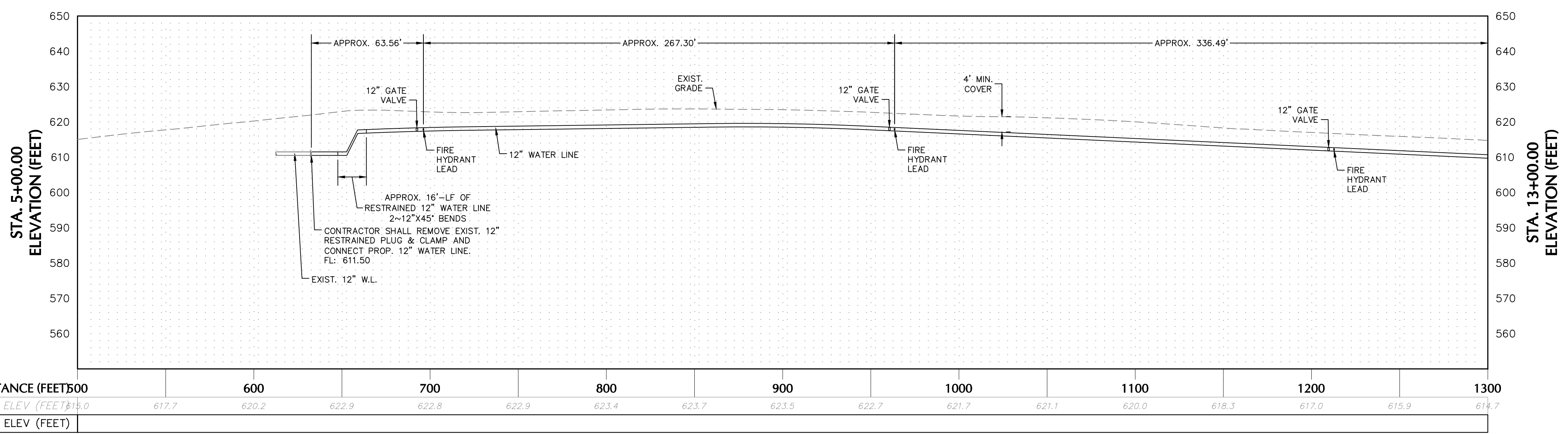
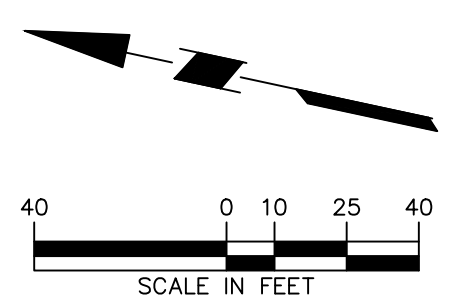
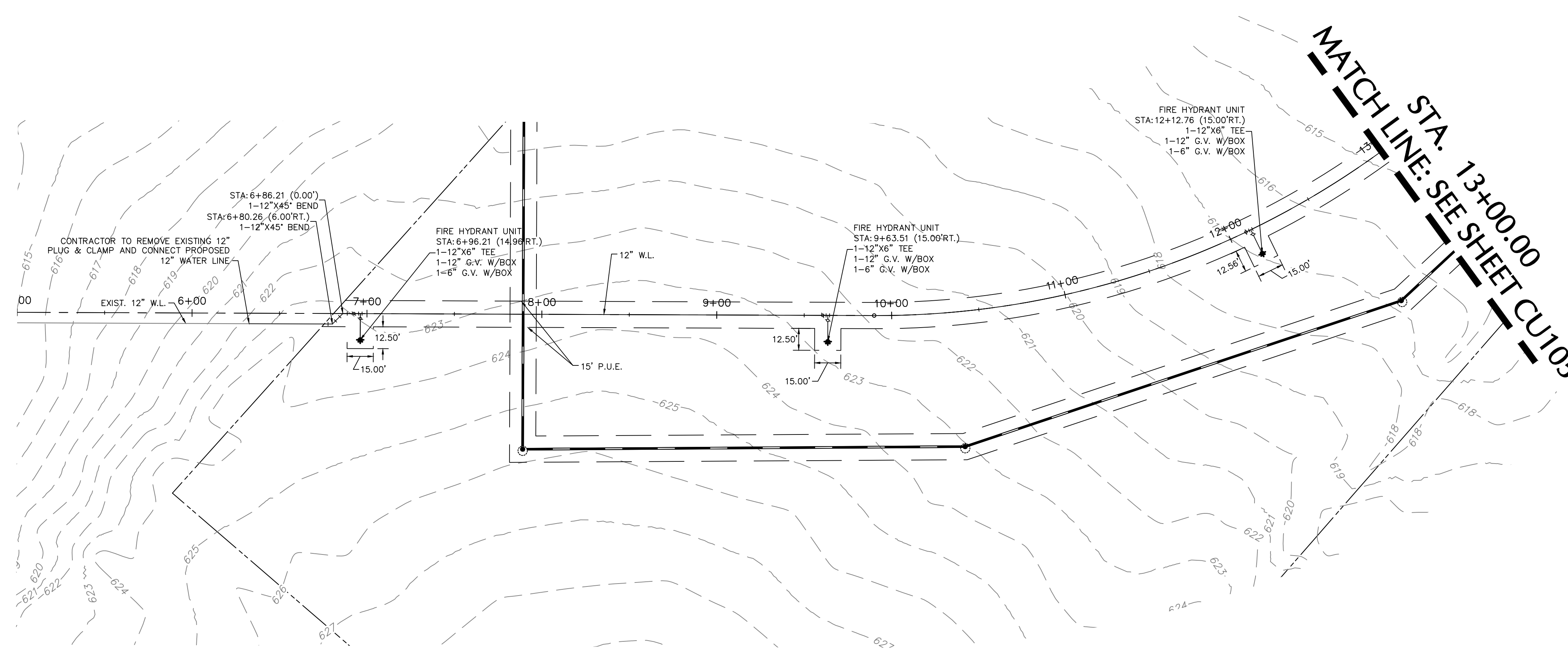
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Project
**15000 CAMERON
 ROAD DEVELOPMENT**
 TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
**WATER &
 WASTEWATER
 UTILITY OVERALL**

Project No.
531019001
 Date
10/10/2022
 Drawn By
MIK
 Checked By
EM

Drawing No.
CU100
 Sheet **8** of **16**



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
FLOW LINE	---
POWER POLE	---
WATER LINE	---
FIRE HYDRANT	⊙
GATE VALVE	⊙
OVERHEAD ELECTRIC	---
CONTOUR	---
SANITARY MANHOLE	⊙
SANITARY PIPE	---
15' WIDE WATERWAY EASEMENT	---
15' WIDE WATERWAY EASEMENT	---

Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1
Date	Description	No.

Revisions

W. K. BOGARDUS P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

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Project
15000 CAMERON ROAD DEVELOPMENT
TRAVIS COUNTY PFLUGERVILLE TEXAS

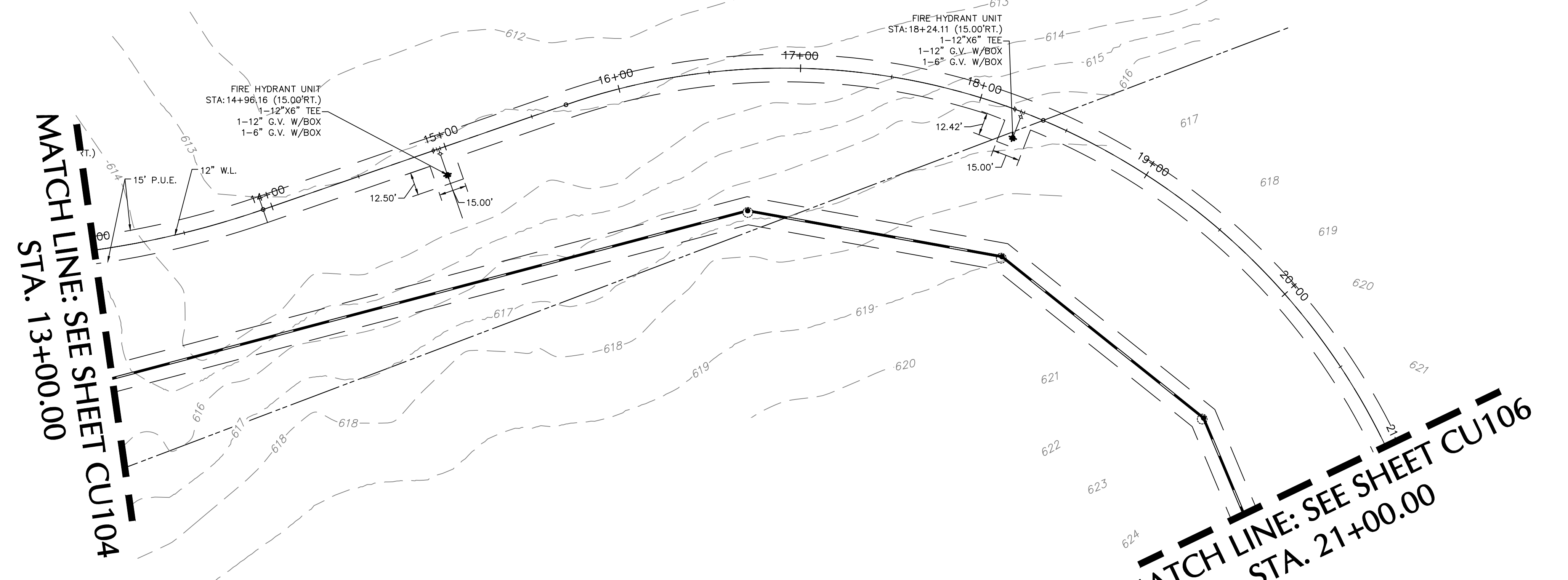
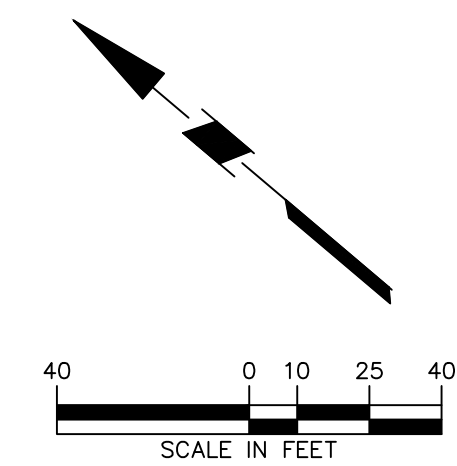
Drawing Title
WATERLINE UTILITY PLAN AND PROFILE

Project No.
531019001
Date
06/19/2023
Drawn By
NCP
Checked By
EM

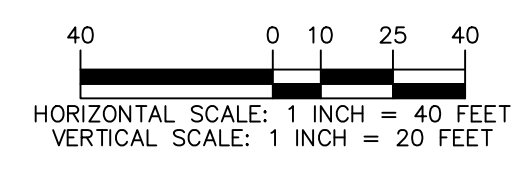
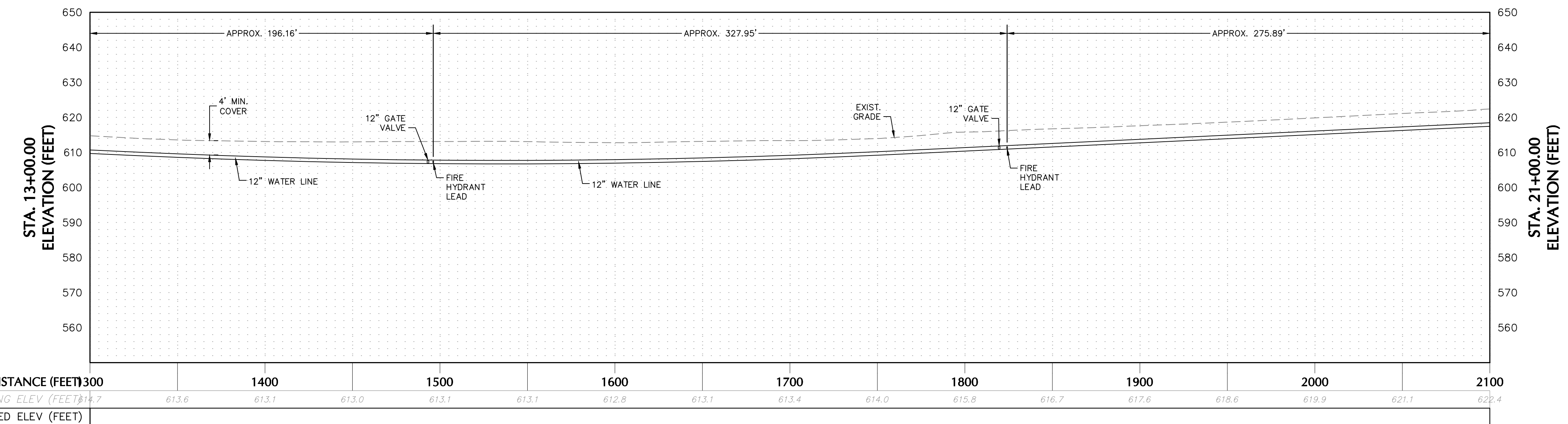
Drawing No.
CU101
Sheet 9 of 16

MATCH LINE: SEE SHEET CU104
STA. 13+00.00

MATCH LINE: SEE SHEET CU106
STA. 21+00.00



	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
POLE POLE	~	~
WATER LINE	---	---
FIRE HYDRANT	⊙	⊙
GATE VALVE	⊙	⊙
OVERHEAD ELECTRIC	---	---
CONTOUR	---	---
SANITARY MANHOLE	○	○
SANITARY PIPE	---	---
15' WIDE WATER EASEMENT	---	---
15' WIDE WASTEWATER EASEMENT	---	---



Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1
Date	Description	No.
Revisions		

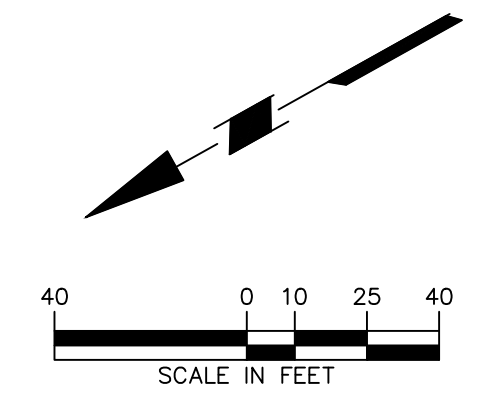
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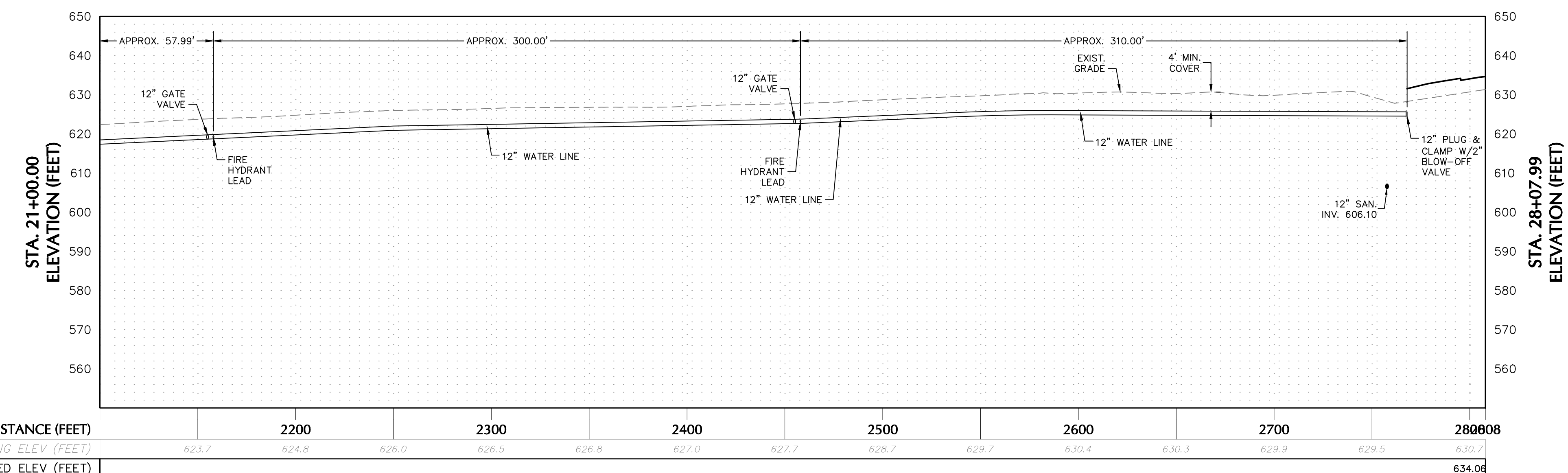
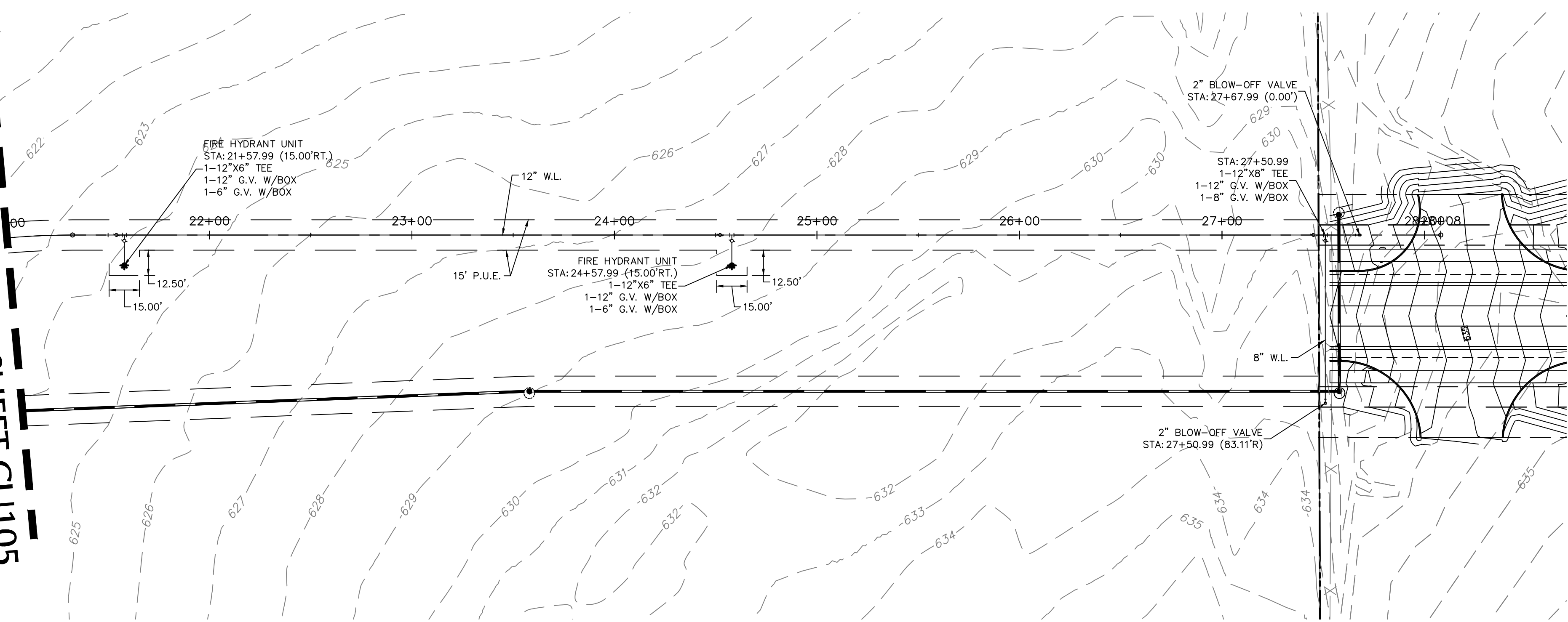
Project
15000 CAMERON ROAD DEVELOPMENT
TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
WATERLINE UTILITY PLAN AND PROFILE

Project No. **531019001**
Date **06/19/2023**
Drawn By **NCP**
Checked By **EM**
Drawing No. **CU102**
Sheet **10** of **16**



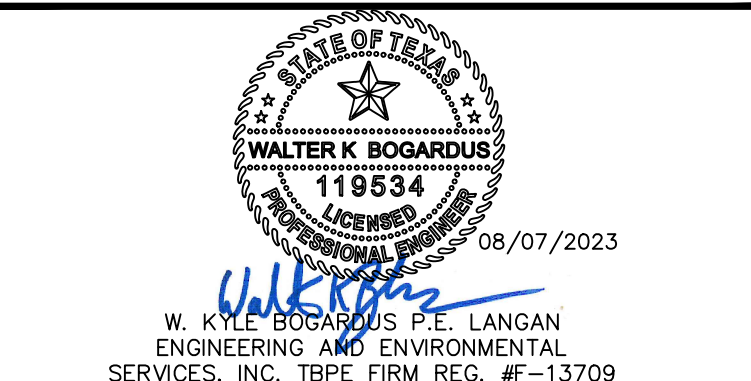
MATCH LINE: SEE SHEET CU105
STA. 21+00.00



HORIZONTAL SCALE: 1 INCH = 40 FEET
VERTICAL SCALE: 1 INCH = 20 FEET

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
S.C.W. LINE	---
POWER POLE	⊙
WATER LINE	—
FIRE HYDRANT	⊙
GATE VALVE	⊙
OVERHEAD ELECTRIC	—
CONTOUR	---
SANITARY MANHOLE	⊙
SANITARY PIPE	---
15' WIDE WATER EASEMENT	---
15' WIDE WASTEWATER EASEMENT	---

Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1
Date	Description	No.



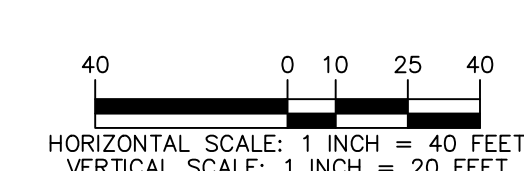
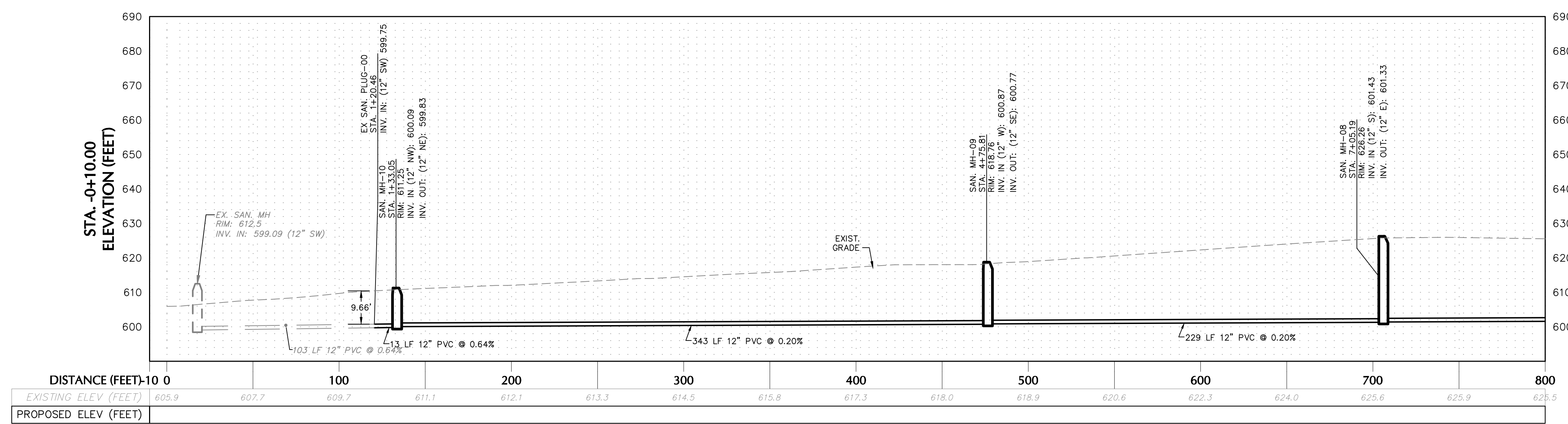
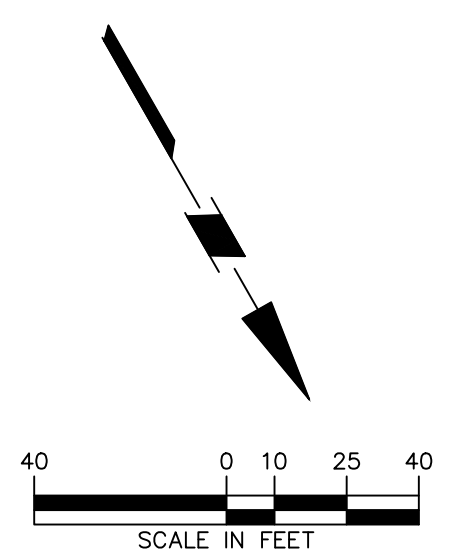
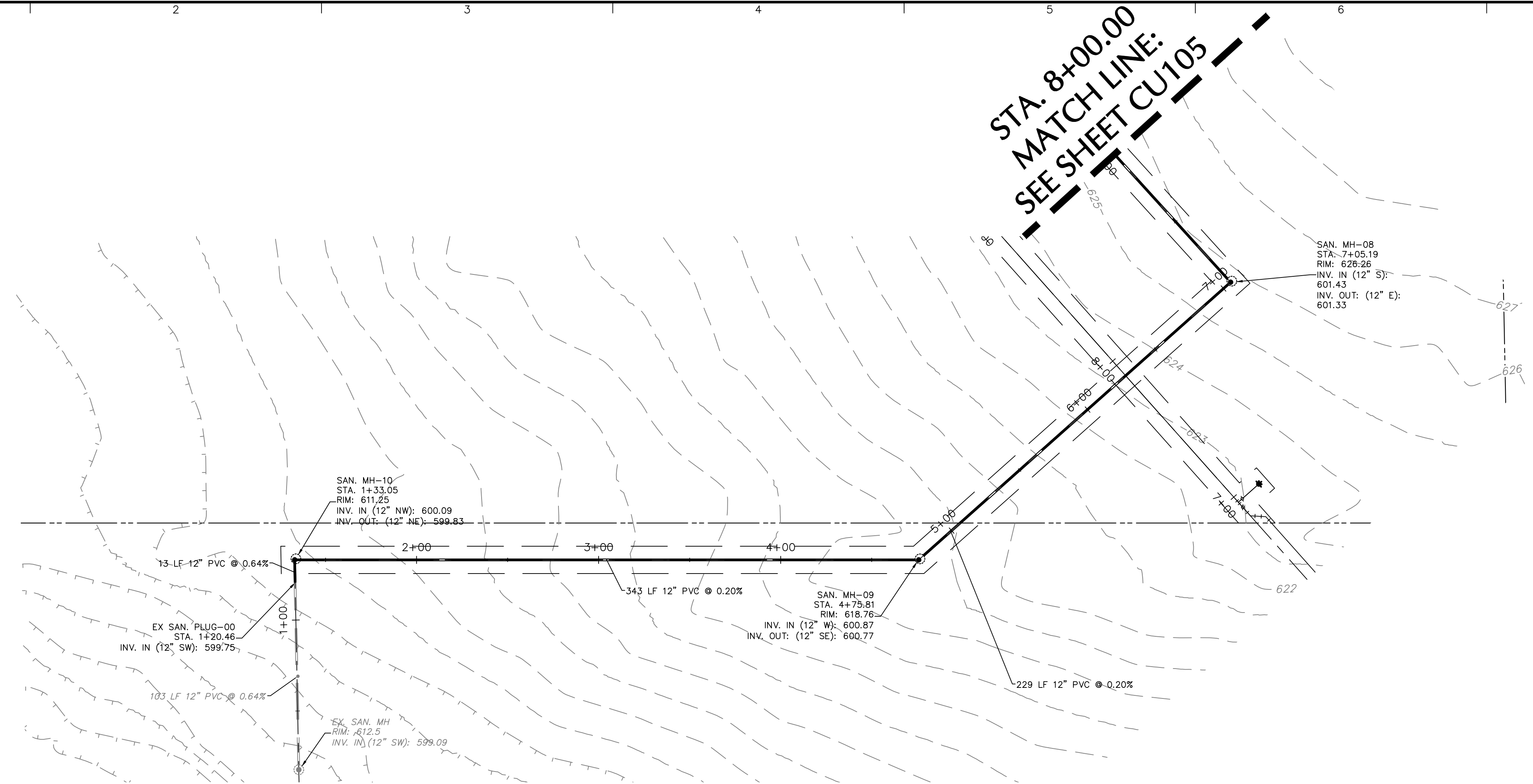
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Project
15000 CAMERON ROAD DEVELOPMENT
TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
WATERLINE UTILITY PLAN AND PROFILE

Project No. **531019001**
Date **06/19/2023**
Drawn By **NCP**
Checked By **EM**

Drawing No. **CU103**
Sheet **11** of **16**



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
FLOW LINE	---
POWER POLE	---
WATER LINE	---
FIRE HYDRANT	---
GATE VALVE	---
OVERHEAD ELECTRIC	---
CONTOUR	---
SANITARY MANHOLE	○
SANITARY PIPE	---
15' WIDE WATER EASEMENT	---
EASEMENT	---

Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1
Date	Description	No.

WALTER K. BOGARDUS P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

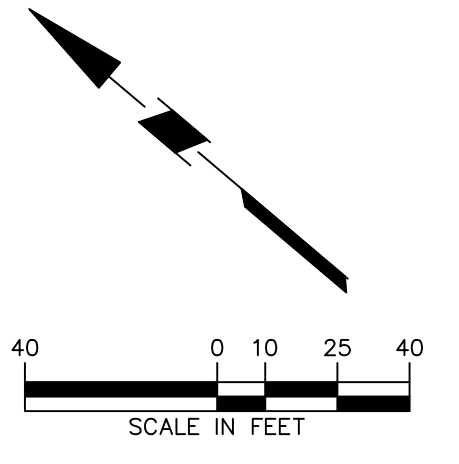
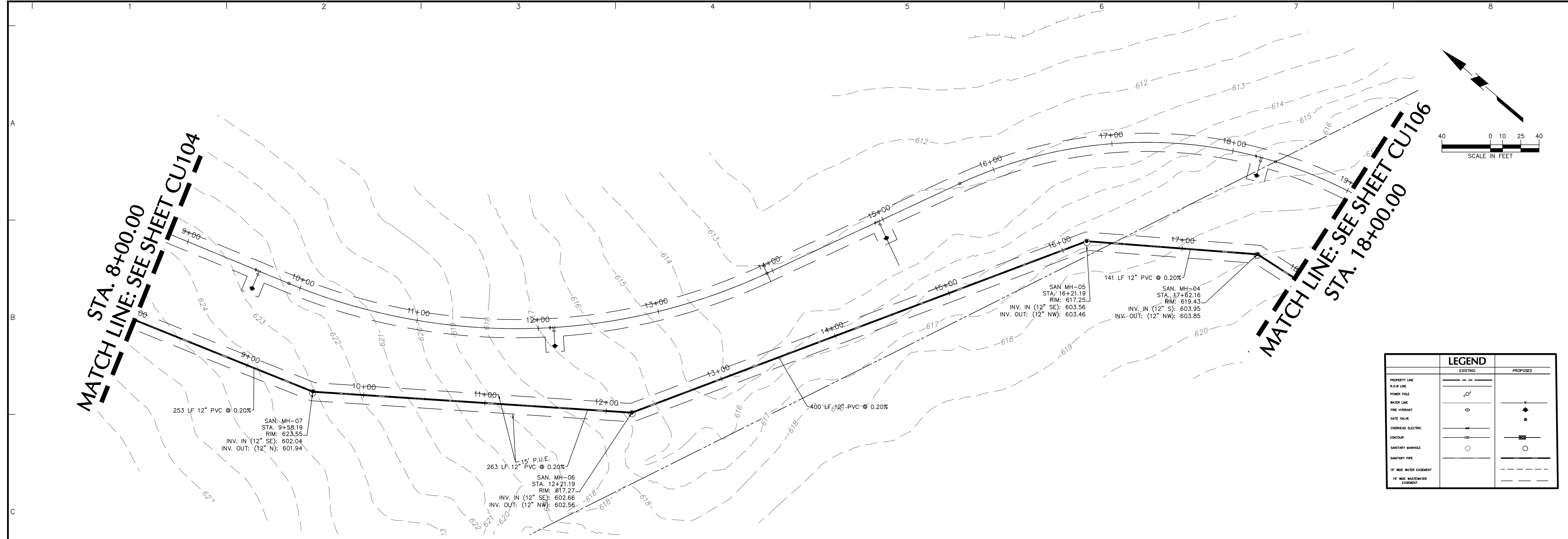
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Project
15000 CAMERON ROAD DEVELOPMENT
 TRAVIS COUNTY PFLUGERVILLE TEXAS

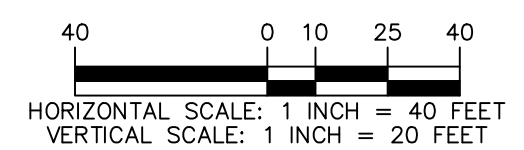
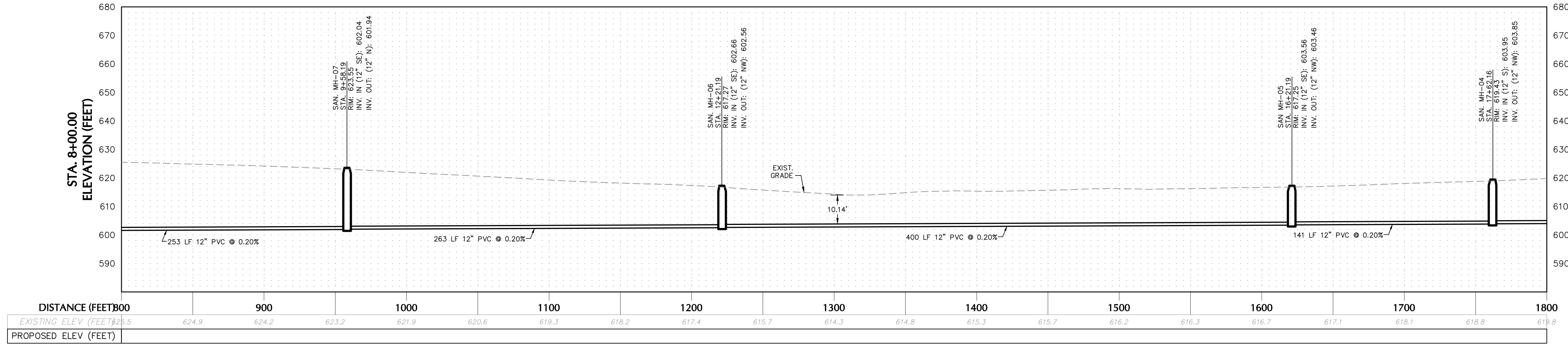
Drawing Title
WASTEWATER UTILITY PLAN AND PROFILE

Project No.
531019001
 Date
06/19/2023
 Drawn By
MJK
 Checked By
EM

Drawing No.
CU104
 Sheet **12** of **16**



	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
POLE LINE	---	---
WATER LINE	---	---
FIRE HYDRANT	⊙	⊙
GATE VALVE	⊙	⊙
OVERHEAD ELECTRIC	---	---
CONTOUR	---	---
SANITARY MANHOLE	○	○
SANITARY PIPE	---	---
15' WIDE WATER EASEMENT	---	---
15' WIDE WASTEWATER EASEMENT	---	---



Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
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01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1
Date	Description	No.

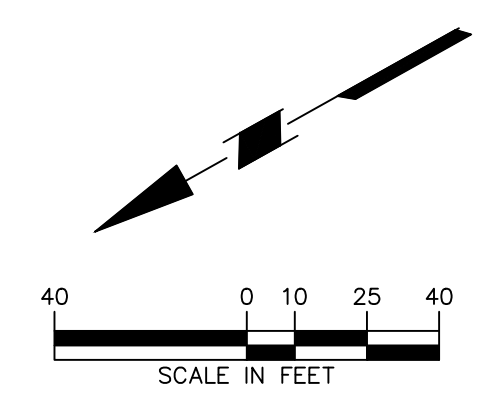
Professional Engineer Seal for Walter K. Bogardus, No. 119534, State of Texas, dated 08/07/2023.

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Langan Engineering and Environmental Services, Inc.
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759
T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPE FIRM REG. #F-13709

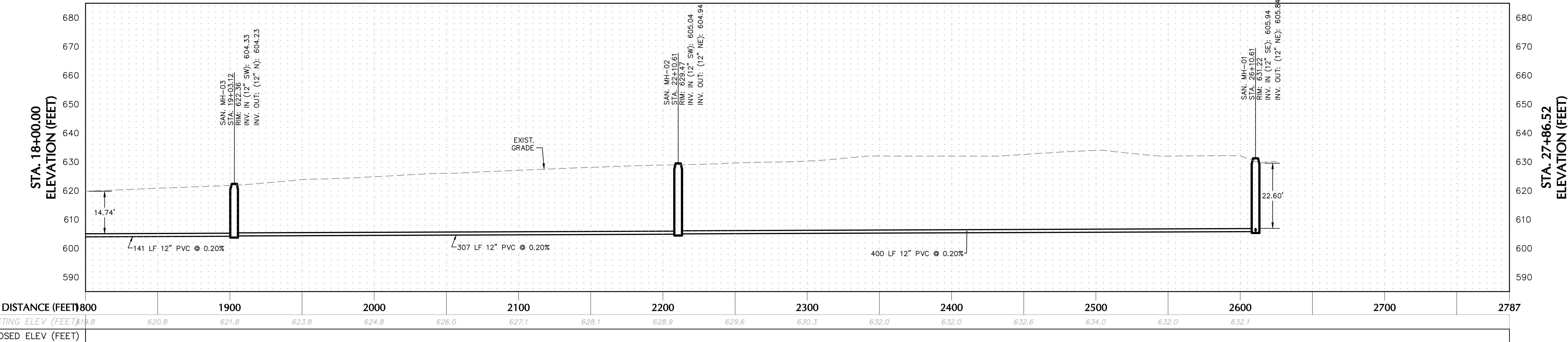
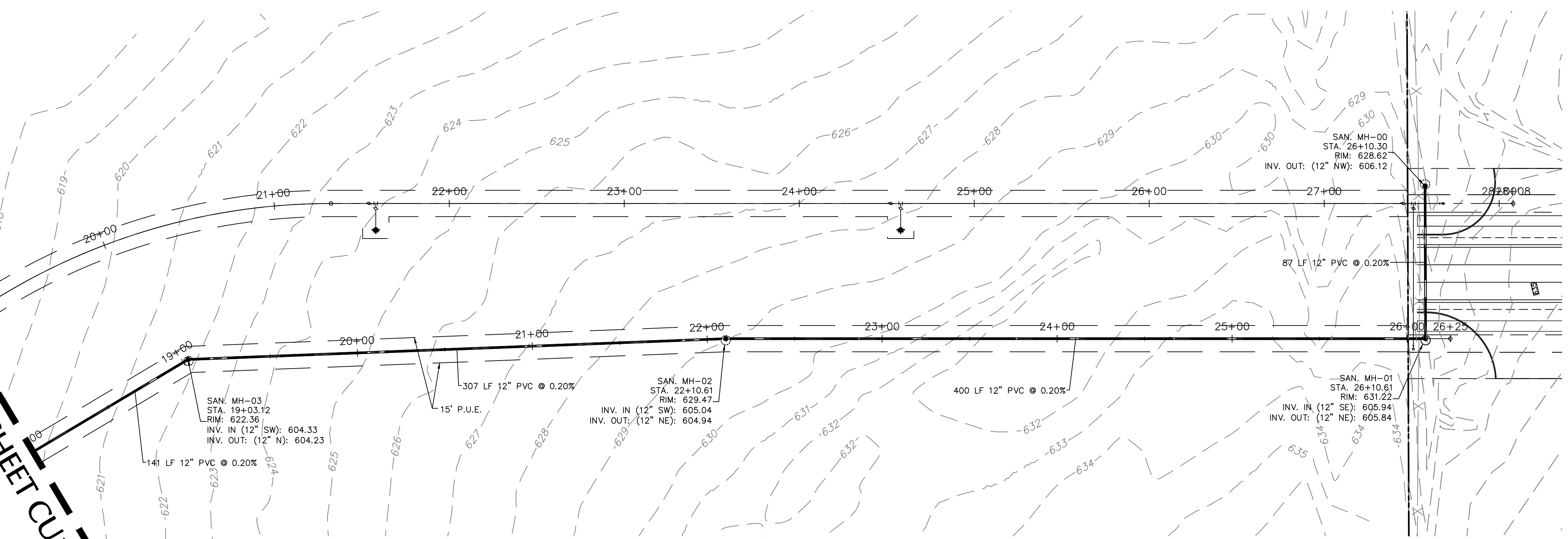
Project
15000 CAMERON ROAD DEVELOPMENT
TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
WASTEWATER UTILITY PLAN AND PROFILE

Project No. 531019001
Date 06/19/2023
Drawn By **MJK**
Checked By **EM**
Drawing No. **CU105**
Sheet 13 of 16



MATCH LINE: SEE SHEET CU105
STA. 18+00.00



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
S.D.W. LINE	---
POWER POLE	⊙
WATER LINE	⊙
FIRE HYDRANT	⊙
GATE VALVE	⊙
OVERHEAD ELECTRIC	⊙
CONTOUR	---
SANITARY MANHOLE	⊙
SANITARY PIPE	---
15" WIDE WATER EASEMENT	---
15" WIDE WASTEWATER EASEMENT	---

Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
06/19/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	2
01/16/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	1
Date	Description	No.

W. KYLE BOGARDAUS P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

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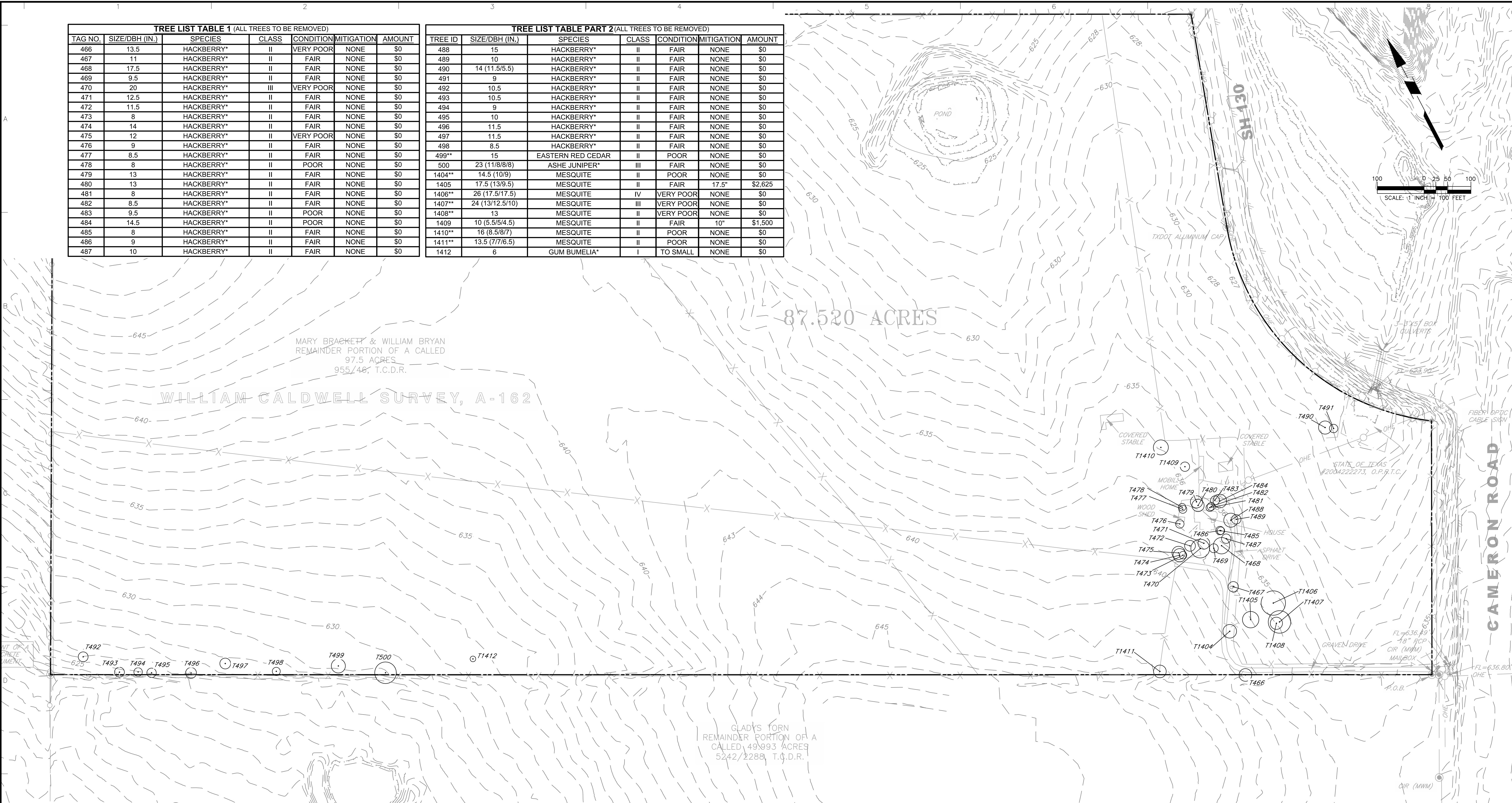
Project
15000 CAMERON ROAD DEVELOPMENT
TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
WASTEWATER UTILITY PLAN AND PROFILE

Project No. 531019001
Date 06/19/2023
Drawn By MIK
Checked By EM
Drawing No. CU106
Sheet 14 of 16

TREE LIST TABLE 1 (ALL TREES TO BE REMOVED)						
TAG NO.	SIZE/DBH (IN.)	SPECIES	CLASS	CONDITION	MITIGATION	AMOUNT
466	13.5	HACKBERRY*	II	VERY POOR	NONE	\$0
467	11	HACKBERRY*	II	FAIR	NONE	\$0
468	17.5	HACKBERRY*	II	FAIR	NONE	\$0
469	9.5	HACKBERRY*	II	FAIR	NONE	\$0
470	20	HACKBERRY*	III	VERY POOR	NONE	\$0
471	12.5	HACKBERRY*	II	FAIR	NONE	\$0
472	11.5	HACKBERRY*	II	FAIR	NONE	\$0
473	8	HACKBERRY*	II	FAIR	NONE	\$0
474	14	HACKBERRY*	II	FAIR	NONE	\$0
475	12	HACKBERRY*	II	VERY POOR	NONE	\$0
476	9	HACKBERRY*	II	FAIR	NONE	\$0
477	8.5	HACKBERRY*	II	FAIR	NONE	\$0
478	8	HACKBERRY*	II	POOR	NONE	\$0
479	13	HACKBERRY*	II	FAIR	NONE	\$0
480	13	HACKBERRY*	II	FAIR	NONE	\$0
481	8	HACKBERRY*	II	FAIR	NONE	\$0
482	8.5	HACKBERRY*	II	FAIR	NONE	\$0
483	9.5	HACKBERRY*	II	POOR	NONE	\$0
484	14.5	HACKBERRY*	II	POOR	NONE	\$0
485	8	HACKBERRY*	II	FAIR	NONE	\$0
486	9	HACKBERRY*	II	FAIR	NONE	\$0
487	10	HACKBERRY*	II	FAIR	NONE	\$0

TREE LIST TABLE PART 2 (ALL TREES TO BE REMOVED)						
TREE ID	SIZE/DBH (IN.)	SPECIES	CLASS	CONDITION	MITIGATION	AMOUNT
488	15	HACKBERRY*	II	FAIR	NONE	\$0
489	10	HACKBERRY*	II	FAIR	NONE	\$0
490	14 (11.5/5.5)	HACKBERRY*	II	FAIR	NONE	\$0
491	9	HACKBERRY*	II	FAIR	NONE	\$0
492	10.5	HACKBERRY*	II	FAIR	NONE	\$0
493	10.5	HACKBERRY*	II	FAIR	NONE	\$0
494	9	HACKBERRY*	II	FAIR	NONE	\$0
495	10	HACKBERRY*	II	FAIR	NONE	\$0
496	11.5	HACKBERRY*	II	FAIR	NONE	\$0
497	11.5	HACKBERRY*	II	FAIR	NONE	\$0
498	8.5	HACKBERRY*	II	FAIR	NONE	\$0
499**	15	EASTERN RED CEDAR	II	POOR	NONE	\$0
500	23 (11/8/8)	ASHE JUNIPER*	III	FAIR	NONE	\$0
1404**	14.5 (10/9)	MESQUITE	II	POOR	NONE	\$0
1405	17.5 (13/9.5)	MESQUITE	II	FAIR	17.5"	\$2,625
1406**	26 (17.5/17.5)	MESQUITE	IV	VERY POOR	NONE	\$0
1407**	24 (13/12.5/10)	MESQUITE	III	VERY POOR	NONE	\$0
1408**	13	MESQUITE	II	VERY POOR	NONE	\$0
1409	10 (5.5/5/4.5)	MESQUITE	II	FAIR	10"	\$1,500
1410**	16 (8.5/8/7)	MESQUITE	II	POOR	NONE	\$0
1411**	13.5 (7/7/6.5)	MESQUITE	II	POOR	NONE	\$0
1412	6	GUM BUMELIA*	I	TO SMALL	NONE	\$0



TREE REMOVAL CALCULATIONS SUMMARY:
 - CLASS II - 1:1 REPLACEMENT OF \$150/INCH REMOVED;
 27.5 TOTAL INCHES (EQUIV TO 9 3" TREES) OR \$4,125 MITIGATION.

NOTE:
 * ALL TREE SPECIES LABELED AS "HACKBERRY" (33), "ASHE JUNIPER" (1), AND "GUM BUMELIA" (1) ARE NOT CONSIDERED 'PROTECTED', WHICH RESULTS IN NO FEES ASSOCIATED WITH THE REMOVAL OF THESE SPECIFIC TREE SPECIES.

** THESE TREES ARE NO LONGER CONSIDERED 'PROTECTED' DUE TO THEIR POOR/VERY POOR CONDITION
 - MESQUITE: 1404, 1406, 1407, 1408, 1410, & 1411
 - EASTERN RED CEDAR: 499
 - TREE CONDITION REFERENCE:
 - TREE MANN SOLUTIONS REPORT - 2/28/2023

TOTAL TREE LIST REMOVAL COST: **\$ 4,125.00**

Date	Description	No.
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Date	Description	No.

STATE OF TEXAS
 WALTER K. BOGARDAUS
 119534
 LICENSED PROFESSIONAL ENGINEER
 08/07/2023
 W. KYLE BOGARDAUS, P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

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Project
15000 CAMERON ROAD DEVELOPMENT
 TRAVIS COUNTY PFLUGERVILLE TEXAS

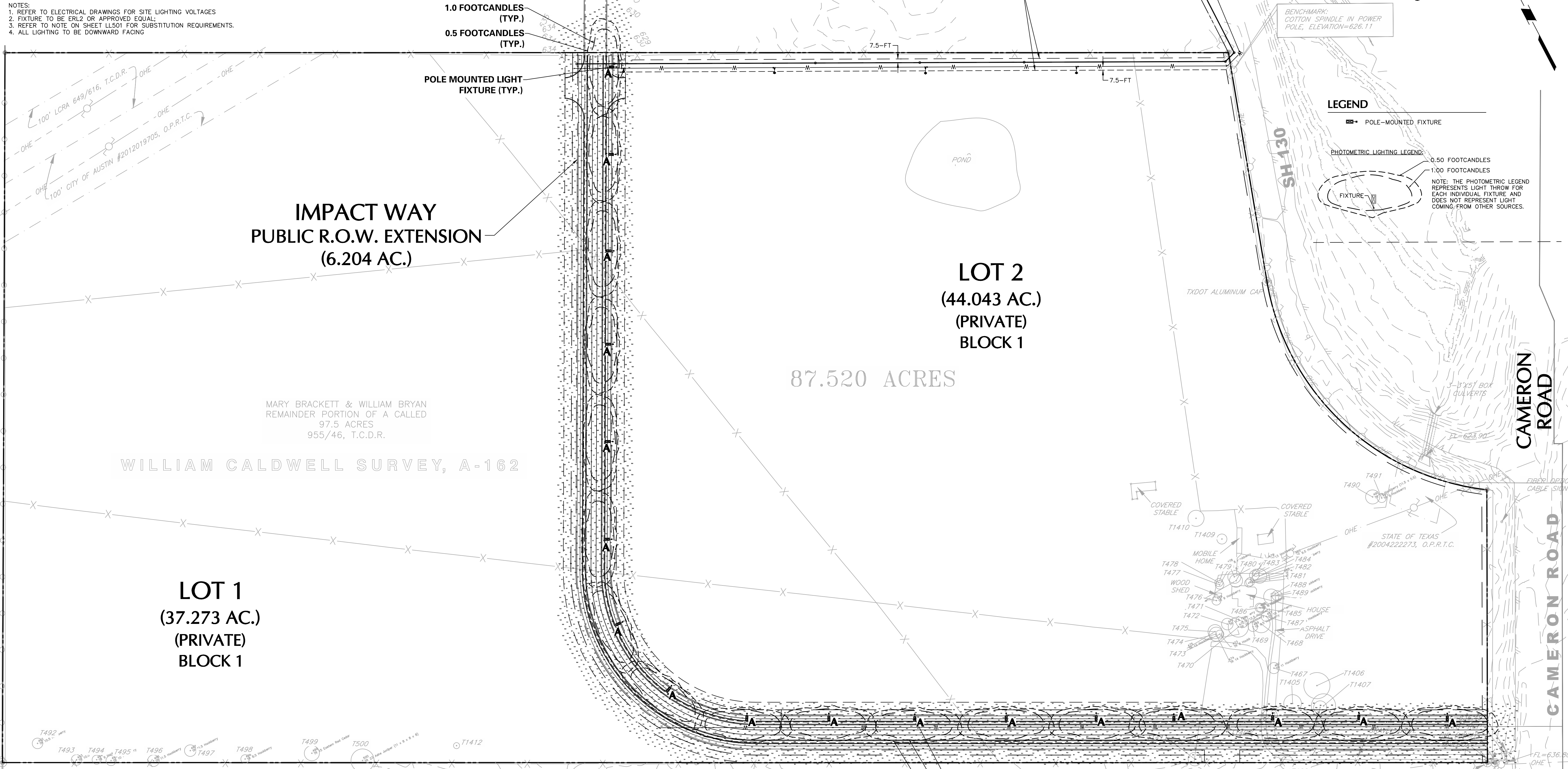
Drawing Title
TREE SURVEY SHEET

Project No. 531019001
 Date 10/10/2022
 Drawn By MJK
 Checked By EM
 Drawing No. TS101
 Sheet 15 of 16

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR	OPTICS	LUMENS	LLF	FIXTURE CATALOGUE NO.	POLE SPECIFICATIONS	POLE DESCRIPTION	POLE CATALOGUE NO.
☒	A	17	CURRENT	ERL2	POLE MOUNTED SINGLE AREA LIGHT FIXTURE; COLOR GREY	30'	240 LED	3000K	TYPE II	15,300	0.90	ERL2-3-25-A3-30-A-GRAY-A	EVOLVE SSS-E	SQUARE STRAIGHT STEEL POLE	SSS-E-30-ASTM A36-3.0-1-GRAY-MPB

- NOTES:
 1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES
 2. FIXTURE TO BE ERL2 OR APPROVED EQUAL
 3. REFER TO NOTE ON SHEET 11501 FOR SUBSTITUTION REQUIREMENTS.
 4. ALL LIGHTING TO BE DOWNWARD FACING



LEGEND

☒ POLE-MOUNTED FIXTURE

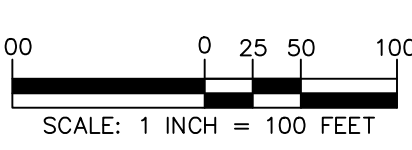
PHOTOMETRIC LIGHTING LEGEND:
 0.50 FOOTCANDLES
 1.00 FOOTCANDLES

NOTE: THE PHOTOMETRIC LEGEND REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
RIGHT OF WAY	2.13 FC	7.8 FC	0.4 FC	19.50:1	5.33:1

NOTE:
 1. LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.



Revisions

Date	Description	No.
08/07/23	PRELIMINARY PLAN RESUBMITTAL TO CITY OF PFLUGERVILLE	3
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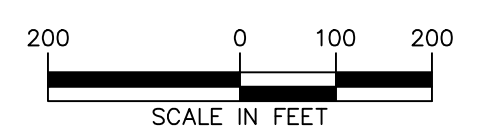
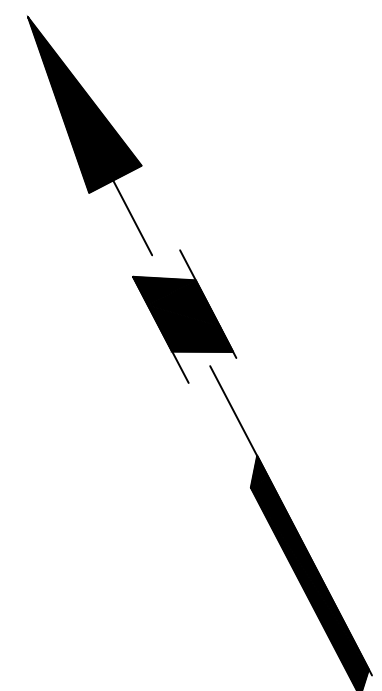
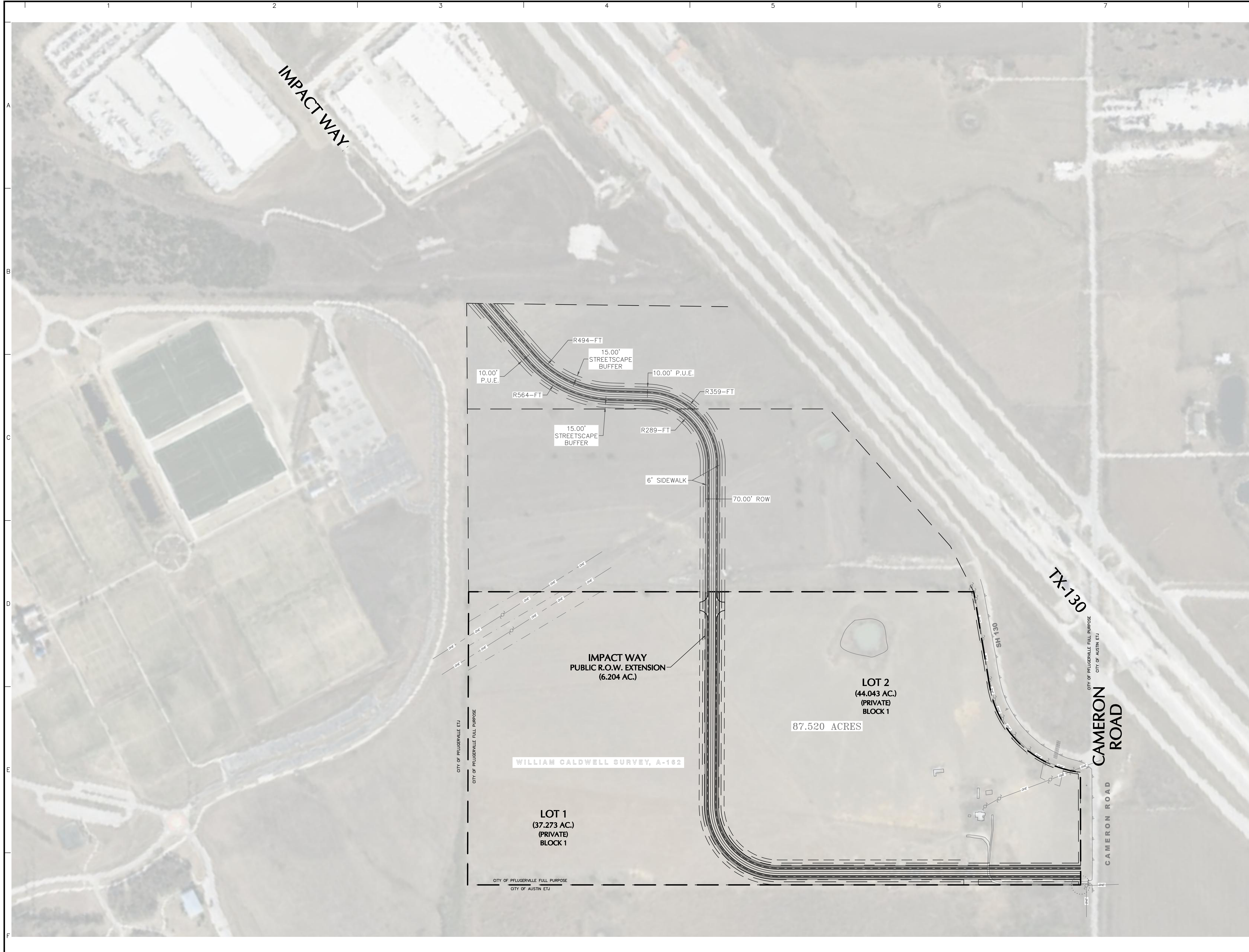
STATE OF TEXAS
 WALTER K. BOGARDUS
 119534
 08/07/2023
 W. K. BOGARDUS P.E. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

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Project
15000 CAMERON ROAD DEVELOPMENT
 TRAVIS COUNTY PFLUGERVILLE TEXAS

Drawing Title
PRELIMINARY ILLUMINATION PLAN

Project No. 531019001
 Date 10/10/2022
 Drawn By MIK
 Checked By EM
 Drawing No. PI101
 Sheet 16 of 16



Date	Description	No.
Revisions		

ROW EXTENSION EXHIBIT

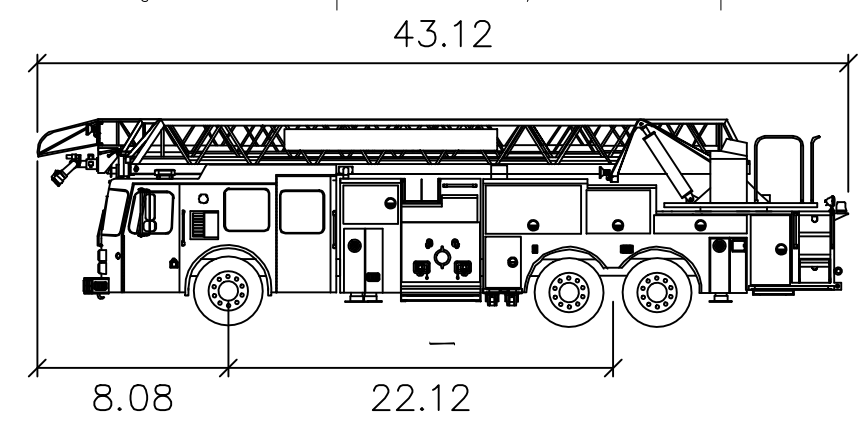
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Project
15000 CAMERON RD (EASTGROUP)

PFLUGERVILLE
 TRAVIS COUNTY TEXAS

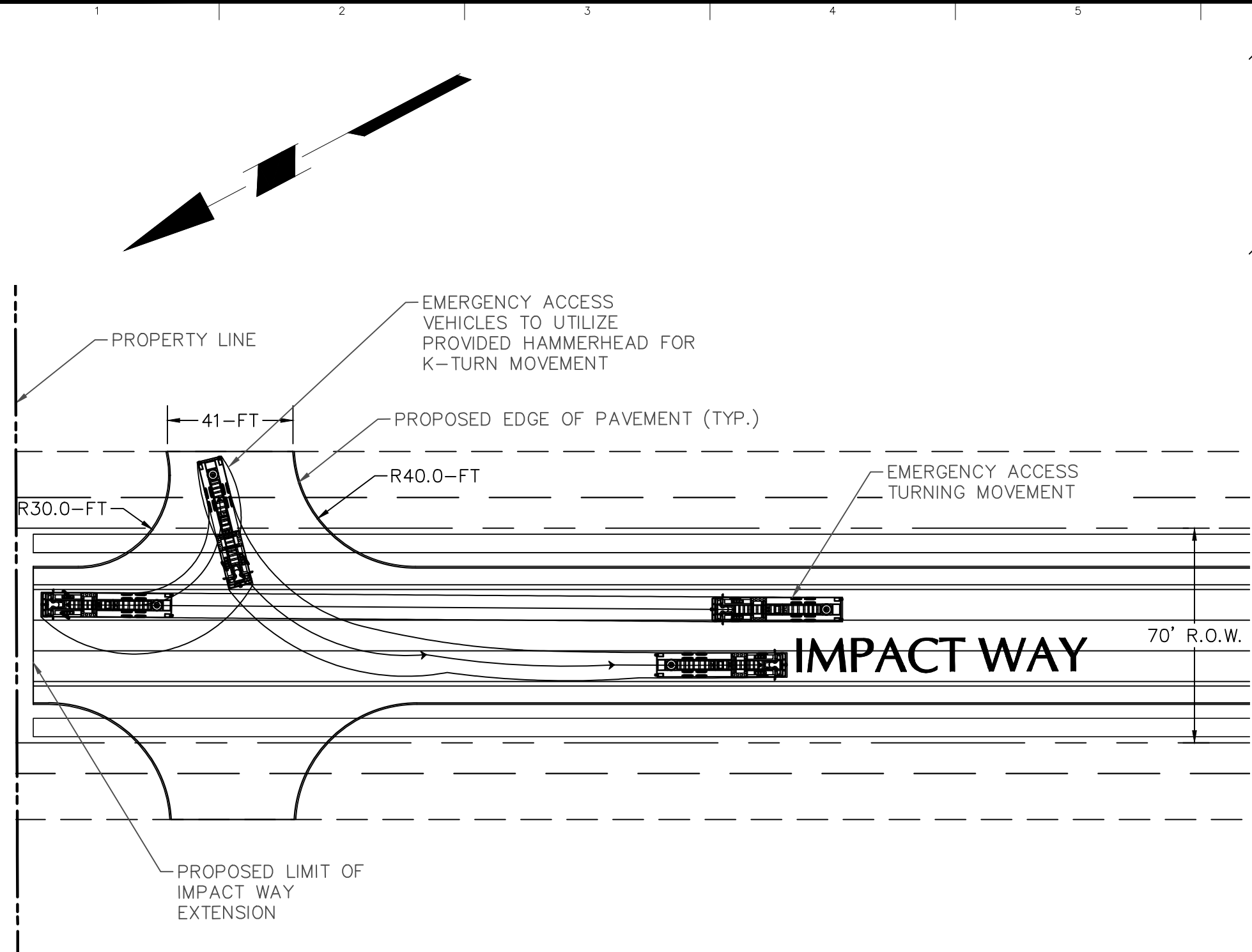
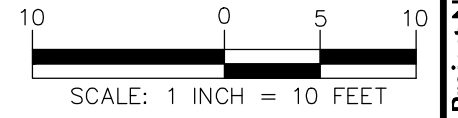
ROW EXTENSION EXHIBIT

Project No. 531019001	EX-01
Date 06/19/2023	
Drawn By MIK	
Checked By EM	



Aerial Fire Apparatus

- Width : 8.00 feet
- Track : 8.00 feet
- Lock to Lock Time : 6.0
- Steering Angle : 45.0



<p>LANGAN Langan Engineering and Environmental Services, Inc. 9606 N. Mopac Expressway, Suite 110 Austin, TX 78759 T: 737.289.7800 F: 737.289.7801 www.langan.com TBPE FIRM REG. #F-13709</p>	<p>Project 15000 CAMERON RD (EASTGROUP) PFLUGERVILLE TEXAS</p>	<p>Drawing Title EMERGENCY ACCESS TURNING MOVEMENT EXHIBIT</p>	<p>Project No. 531019001</p>	<p>Drawing No. KT101</p>
	<p>Date 08/07/2023</p>	<p>Drawn By MJK</p>	<p>Checked By EM</p>	<p>Date 08/07/2023</p>