

PRELIMINARY PLANS
FOR
HUNTINGTON PARK
PFLUGERVILLE, TEXAS

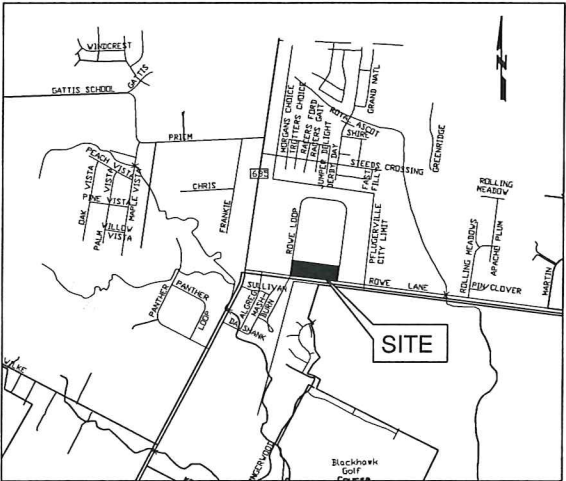
RECEIVED
DEC 23 2013

APPROVED

PROJECT ADDRESS: INTERSECTION OF ROWE LOOP AND ROWE LANE.

FLOODPLAIN: NO PORTION OF THIS PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE TRAVIS COUNTY FIRM MAP 48453C0280H, EFFECTIVE AS OF SEPTEMBER 26, 2008.

AQUIFER NOTE: THE PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.



LOCATION MAP
N.T.S.

INDEX OF SHEETS

- 1- COVER
- 2- PRELIMINARY PLAT
- 3- EXISTING CONDITIONS
- 4- EXISTING DRAINAGE PLAN
- 5- PROPOSED DRAINAGE PLAN
- 6- PROPOSED WATER & WASTEWATER PLAN

REVIEWED BY PLANNING
AND ZONING COMMISSION
1/6/2014 (DATE)

LEGAL DESCRIPTION: 10.126 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, COMPRISED OF THE FOLLOWING TRACTS OF LAND:

5.057 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM JULIAN M. KOSH, JR. AND WIFE SHIRLEY A. KOSH TO TFS TEXAS INVESTMENTS, LLC. OF RECORD IN DOCUMENT NO. 2006239019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5.069 ACRES OF LAND IN THE JACOB ASNER LEAGUE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM RICHARD G. ONTIVEROS TO TFS TEXAS INVESTMENTS, LLC. OF RECORD IN DOCUMENT NO. 2007013595, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR:

JOHN McCOWN, R.P.L.S.
SURVTEX, L.L.C.
600 WEST WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
(512) 249-8875

CIVIL ENGINEER:

GARY ELI JONES, P.E.
CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE
CEDAR PARK, TEXAS 78613
(512) 658-8095

OWNER:

TFS TEXAS INVESTMENTS, L.L.C.
7703 NORTH LAMAR, SUITE 615
AUSTIN, TEXAS 78752
(559) 435-2836

UTILITY PROVIDERS:

ELECTRIC: TXU
GAS: ATMOS ENERGY
PHONE: SUDDENLINK
WASTEWATER: CITY OF PFLUGERVILLE
WATER: MANVILLE WATER SUPPLY

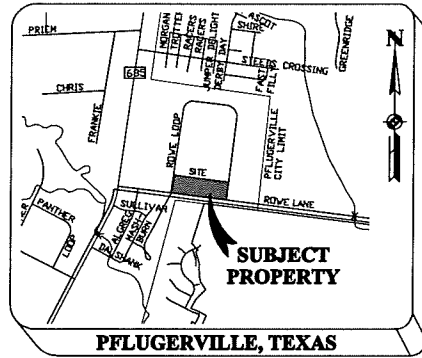


GARY ELI JONES, P.E.
STATE OF TEXAS PROFESSIONAL ENGINEER #79198

Dec 20, 2013
DATE



REVISIONS:				
No.	Date	Revision	ACC.	DATE



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION
OF
HUNTINGTON PARK SUBDIVISION
A 10.126 ACRE TRACT OF LAND SITUATED IN THE JACOB CASNER LEAGUE SURVEY NO. 9, ABSTRACT NO. 2753, IN
TRAVIS COUNTY, TEXAS

- LEGEND
- UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
 - × "X" CUT
 - 1/2" IRON ROD W/ PLASTIC CAP FOUND
 - 1/2" IRON ROD W/ CAP SET
 - △ CALCULATED POINT
 - () RECORD INFORMATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT

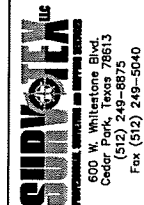


SCALE: 1" = 60'

DISTANCES HAVE BEEN SCALED
USING A PROJECT SPECIFIC SURFACE
ADJUSTMENT FACTOR OF 1.00011

SEPTEMBER, 2013
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

DATE	
REVISION	
NO.	



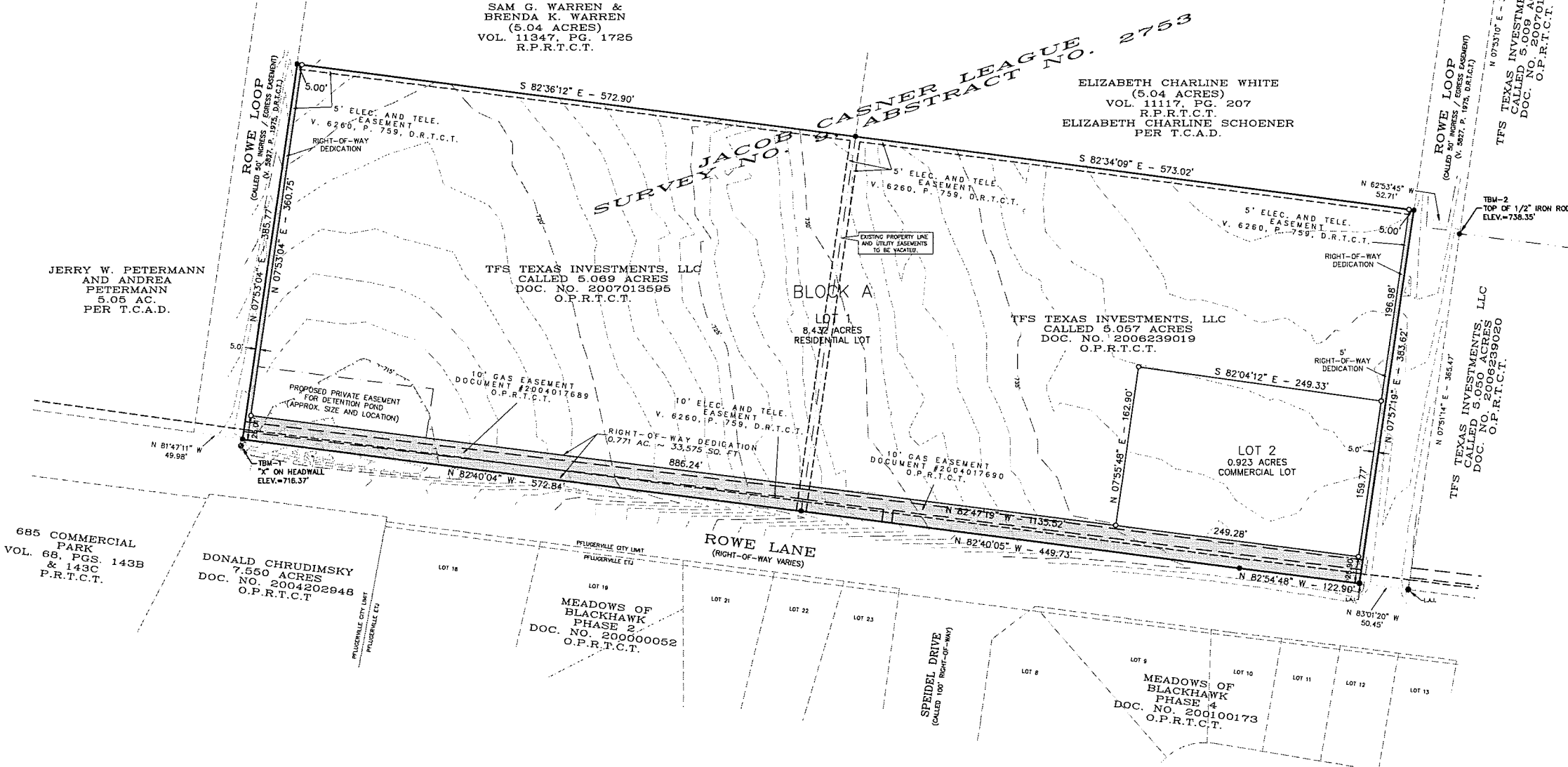
PRELIMINARY PLAT - PROPOSED

TFS TEXAS INVESTMENTS, LLC.

7703 N. LAMAR, SUITE 615
AUSTIN, TEXAS 78752

PH. # 559-435-2836

DATE: 12-20-2013
DRAWN BY: JPB
CHECKED BY: JOHN MCCOWN, RPLS
PROJ. NO. 2013-0031
FILE NAME: 2013-0031PRELIMINARYPLAT.dwg
SHEET: 2 OF 6



FLOODPLAIN:
THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE X, OTHER AREAS, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD AS IDENTIFIED WITH THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453 C 0280 H, TRAVIS COUNTY, MAP REVISED/DATED SEPTEMBER, 2008.

ENGINEER'S FLOOD PLAIN CERTIFICATION
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453 C 0280 H, DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

GARY E. JONES
REGISTERED PROFESSIONAL ENGINEER, #79198
CARTEX ENGINEERING SERVICES, INC.



Dec 20, 2013

TYPE FIRM NO. 10087

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON:

THAT I, JOHN W. MCCOWN, 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.

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

JOHN W. MCCOWN
REGISTERED PROFESSIONAL LAND SURVEYOR, #5135
SURTEX, LLC
TBPLS FIRM #10084600

DECEMBER 20, 2013



SCALE: 1" = 100'

TREE LIST		
TREE #	SPECIES	SIZE (inches)
763	ARIZONA ASH	35"
767	ARIZONA ASH	26"
808	LIVE OAK	16"
809	PECAN	14"
812	PECAN	8"
938	CHINESE TALLOW	MULTI: 6" 4"
997	PECAN	MULTI: 6" 4" 3"
1115	ASH	8"
1116	ASH	10.5"
1154	HACKBERRY	17"
1162	ASH	10.5"
1164	ASH	9"
1166	ASH	8"
1168	ASH	8"
1170	HACKBERRY	MULTI: 9" 7" 5"
1173	FRUIT	9"
1252	ASH	8"
1261	ASH	9"
1286	PINE	10"
1296	ASH	8"
1309	PECAN	25"
1312	PECAN	20"
1355	WILLOW	21"
1356	WILLOW	MULTI: 18" 13"
1358	ASH	10"
1359	ASH	13"
1360	WILLOW	MULTI: 13" 13" 13"
1361	ASH	12"
1362	ASH	10"
1363	HACKBERRY	14"
1364	HACKBERRY	16"
1365	ASH	11"
1392	HACKBERRY	6"

BEARING BASIS:
NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

SURVEYOR'S NOTES:

1. CONTOUR INTERVAL IS 1 FT. THE TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY OTHERS.
2. THE TREES, TOPOGRAPHY, AND IMPROVEMENTS SHOWN OF THE EXISTING CONDITIONS SURVEY, SHEET 3, PRODUCED BY OTHERS.
3. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. DISTANCES HAVE BEEN SCALED FROM GRID USING A PROJECT SPECIFIC SURFACE ADJUSTMENT FACTOR OF 1.00011.
4. THE VERTICAL DATUM FOR THE PROJECT IS NAVD83, AND IS BASED ON AN OPUS SOLUTION, AS SPECIFIED BY OTHERS.
5. EASEMENTS, SET-BACKS, RESTRICTIONS, AND CONDITIONS RECORDED IN VOLUME 5632, PAGE 1561 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MAY AFFECT THIS TRACT.
6. WATERLINE EASEMENT TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN VOLUME 4822, PAGE 1689 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MAY AFFECT THIS TRACT.

BENCHMARK LIST:

TBM 1 - X CUT FOUND ON HEADWALL	TBM 2 - TOP OF 1/2"
IRON ROD	ELEVATION: 738.35'
ELEVATION: 716.37'	NORTHING: 10150837
NORTHING: 10150837	EASTING: 3164817
EASTING: 3165579	

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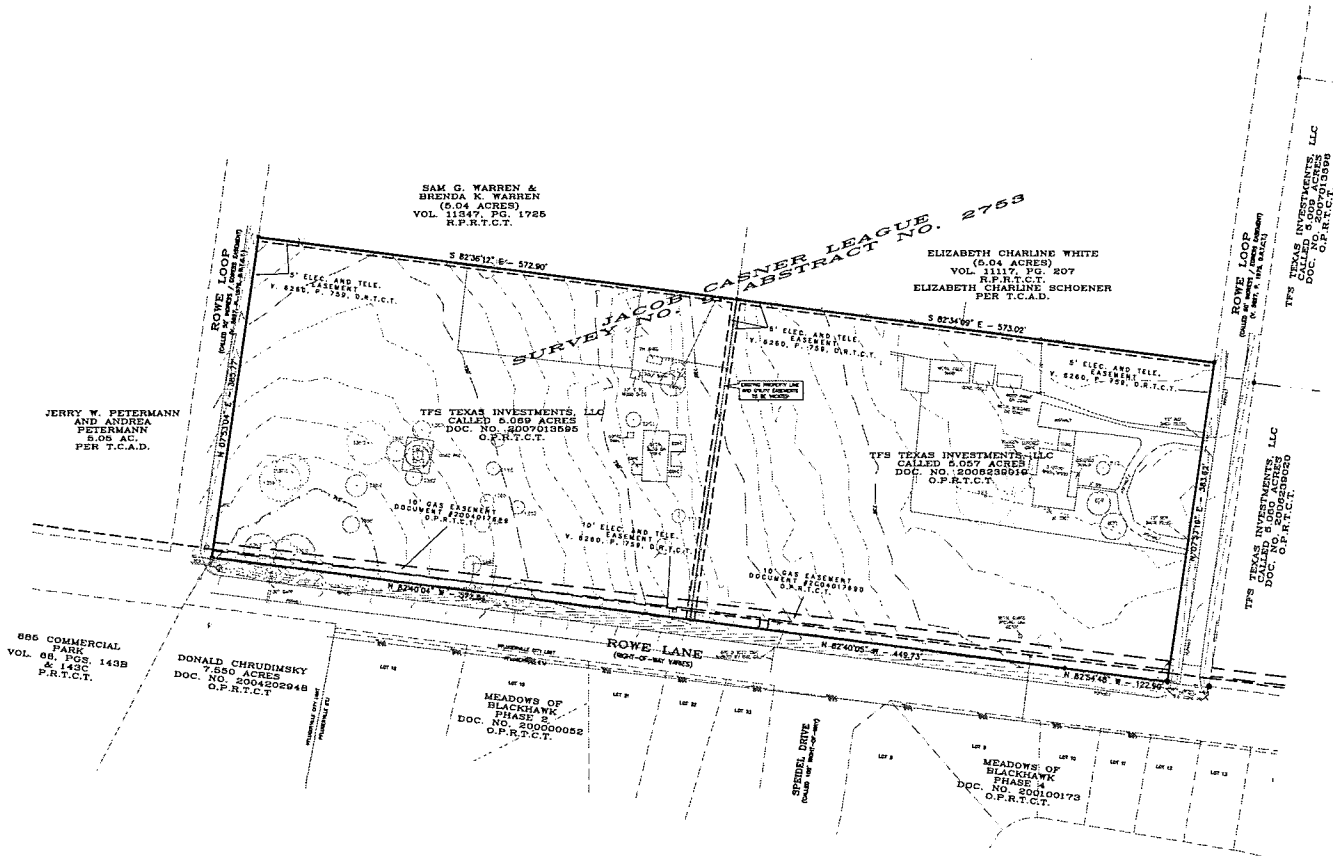
OWNER: TFS TEXAS INVESTMENTS, LLC
KENNY ERWIN, GENERAL MANAGER
7703 N. LAMAR, SUITE 615
AUSTIN, TEXAS 78752
559-435-2836

ENGINEER: CARY JONES, P.E.
CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE
CEDAR PARK, TEXAS 78613
512-658-8095

SURVEYOR: JOHN MCCOWN, R.P.L.S.
SURVTEX, LLC
600 W. WHITSTONE BLVD.
CEDAR PARK, TEXAS 78613
512-249-8875

PROJECT ADDRESS: 1701 ROWE LOOP, 2141 ROWE LOOP
PFLUGERVILLE, TEXAS 78660

SUBMITTAL DATE: OCTOBER, 2013



TOTAL NUMBER OF BLOCKS: 1
LOT SUMMARY
OVERALL AREA 10.126 ACRES
RESIDENTIAL LOTS 1
COMMERCIAL LOTS 1
TOTAL LOTS 2

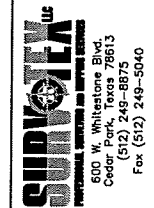
STANDARD NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
2. WATER SERVICE SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORP. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
3. A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC RIGHT-OF-WAY IS HEREBY DEDICATED.
4. 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.
5. OWNER WILL PAY IN FULL TO SIDEWALK FUND IN LIEU OF CONSTRUCTING SIDEWALKS ALONG ROWE LANE.
6. A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON ROWE LOOP.
7. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
8. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
9. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
11. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, AND ELECTRIC SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES.
12. COMMERCIAL LOT (BLOCK A, LOT 2) IS SUBJECT TO SITE DEVELOPMENT PERMITTING REQUIREMENTS.
13. IT IS ASSUMED THAT THE TRIPS GENERATED FROM THE COMMERCIAL LOT (LOT 2, BLOCK A) WILL BE LESS THAN OR EQUAL TO 1,250 ADT. ADT OVER 1,250 MAY REQUIRE A TRAFFIC IMPACT ANALYSIS PER THE CITY REQUIREMENTS.

ADDITIONAL NOTES:

1. TREES TO BE PROTECTED OR REMOVED WILL BE NOTED ON THE SITE PLAN SUBMITTAL. TREES TO BE PROTECTED WILL REQUIRE FISCAL SECURITY IN THE AMOUNT OF 100% OF THE MITIGATION VALUE WITH THE CONSTRUCTION PLANS. TREES TO REMOVE WILL REQUIRE EITHER REPLACEMENT CALIPER INCHES ON-SITE IN ADDITION TO THE REQUIRED LANDSCAPING, OR FEE TO BE PROVIDED WITH THE CONSTRUCTION PLANS. HERITAGE TREES SHOULD BE PRESERVED REGARDLESS OF SPECIES TYPE.
2. PARKLAND DEDICATION REQUIRES 1 ACRE PER 50 UNITS. THIS SITE CONTAINS 128 UNITS AND THEREFORE REQUIRES 2.56 ACRES OF PARKLAND.
- THE PARKS BOARD APPROVED A FEE IN LIEU OF LAND ON NOVEMBER 21, 2013 OF \$96,000 (128 UNITS x \$750 PER UNIT).

DATE	
NO.	REVISION

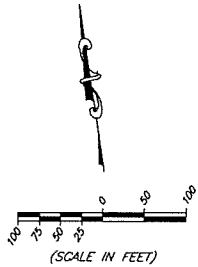


PRELIMINARY PLAT - EXISTING

TFS TEXAS INVESTMENTS, LLC.

7703 N. LAMAR, SUITE 615
AUSTIN, TEXAS 78752
PH / 559-435-2836

DATE: 12-20-2013
DRAWN BY: JPB
CHECKED BY: JOHN MCCOWN, RPLS
PROJ. NO. 2013-0031
FILE NAME: 2013-0031PRELIMINARYPLAT.dwg
SHEET: 3 OF 6



DISCHARGE POINT 'C'
DRAIN AREA 'C1'



WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL
EXIST. UTILITIES VERTICALLY AND HORIZONTALLY
PRIOR TO CONSTRUCTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE
PLANS REMAINS WITH THE ENGINEER WHO PREPARED
THEM. IN REVIEWING THESE PLANS, THE CITY MUST
RELY UPON THE ADEQUACY OF THE WORK OF THE
DESIGN ENGINEER.

DRAWING SCALE:		HORIZ. = NTS
		VERT. = NTS
SURVEYED:	NRS	
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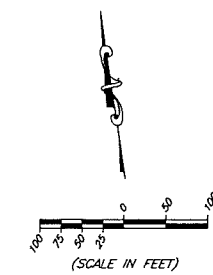
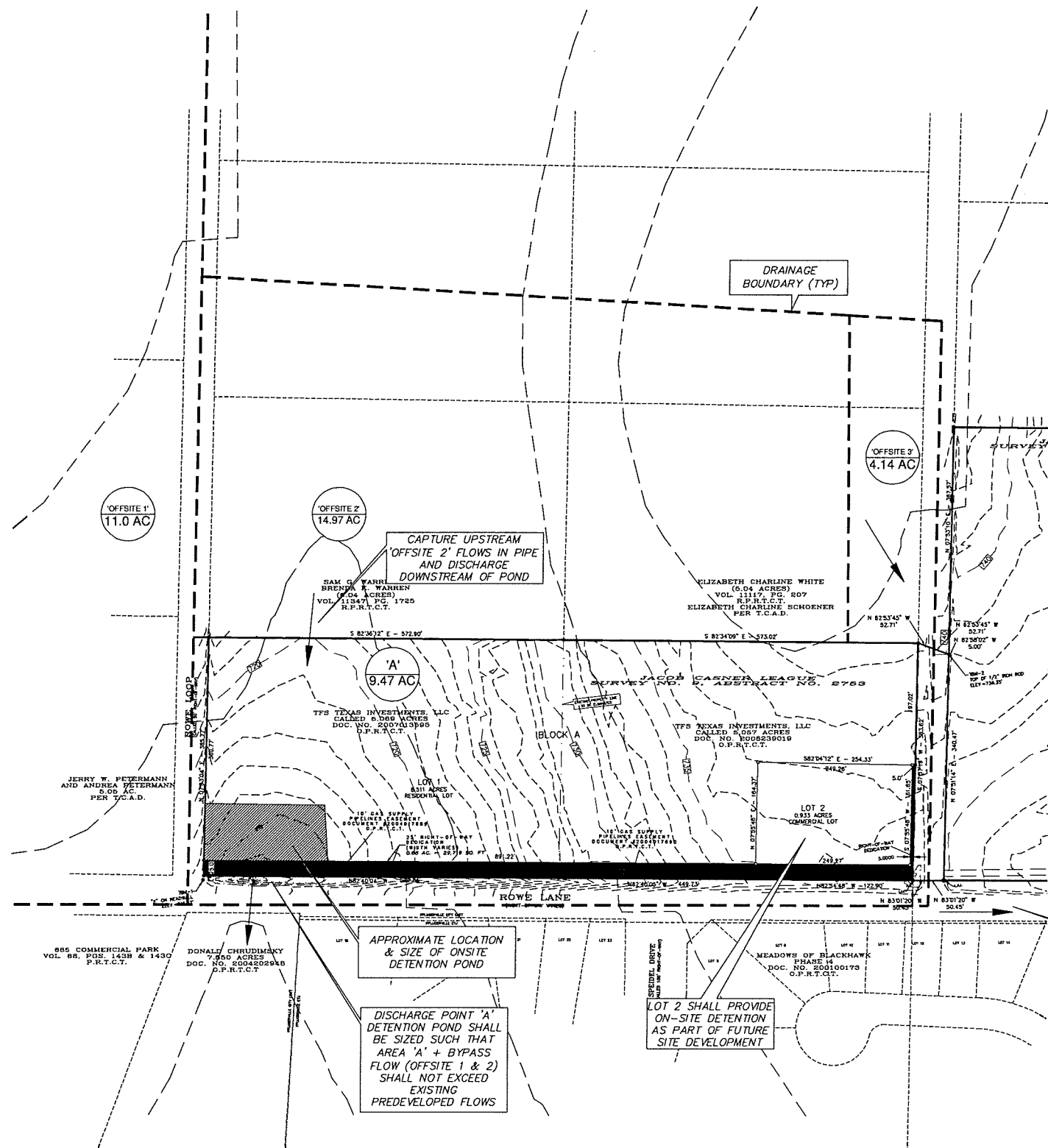
TEXPS FIRM No. 10887

CARTEX
grfex@aonustel.com

 CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560

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LEGEND
DRAINAGE ARROW

DISCHARGE POINT 'C' BYPASS OFFSITE 3' FLOW SHALL BE LESS THAN OR EQUAL TO EXISTING PREDEVELOPED FLOW (NO DETENTION)

APPROXIMATE LOCATION & SIZE OF ONSITE DETENTION POND

DISCHARGE POINT 'A' DETENTION POND SHALL BE SIZED SUCH THAT AREA 'A' + BYPASS FLOW (OFFSITE 1 & 2) SHALL NOT EXCEED EXISTING PREDEVELOPED FLOWS

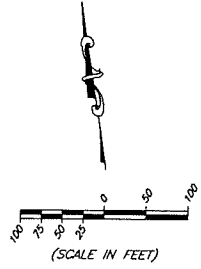
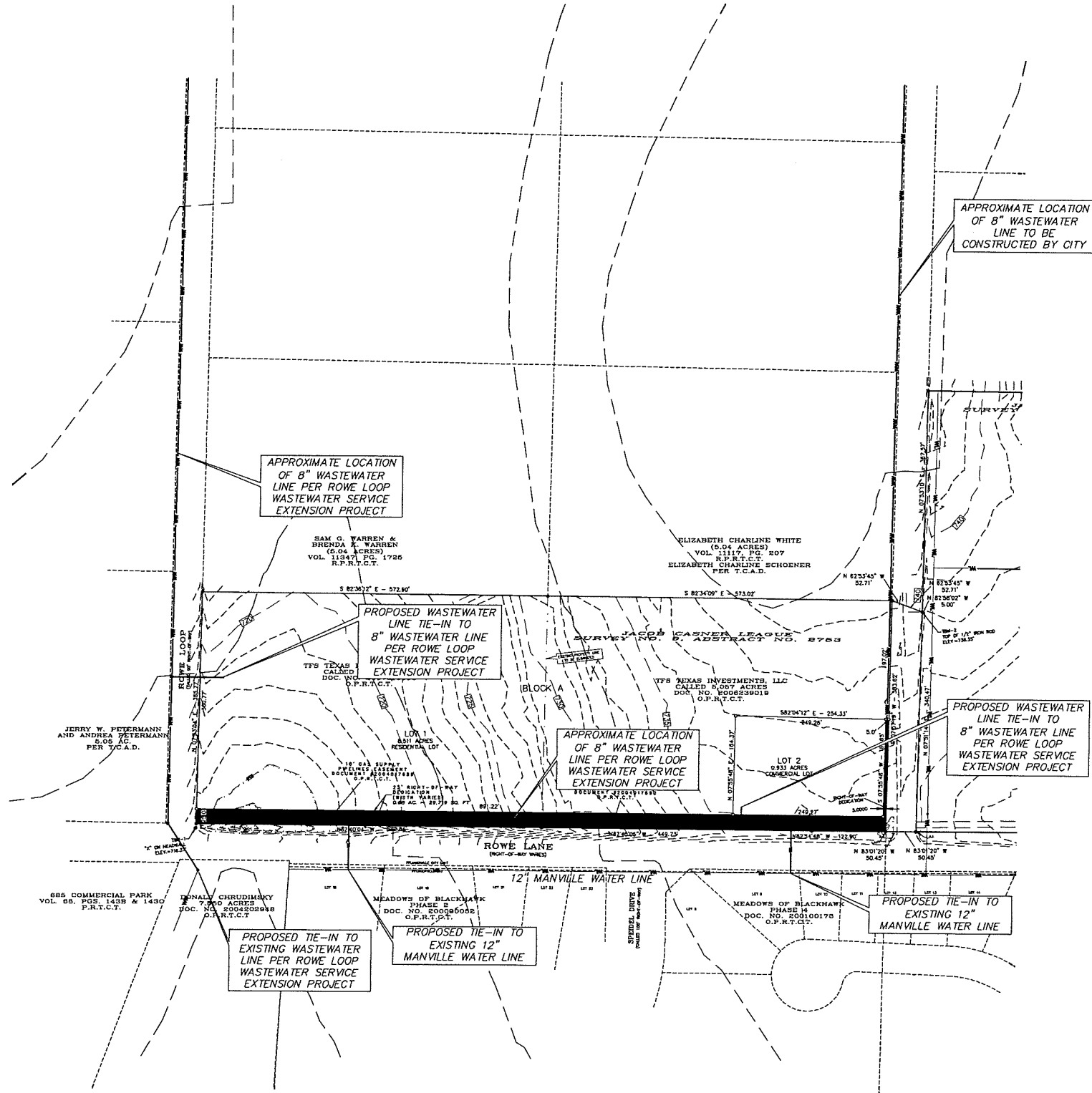
LOT 2 SHALL PROVIDE ON-SITE DETENTION AS PART OF FUTURE SITE DEVELOPMENT



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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CITY OF PLEASANTVILLE, TRAVIS COUNTY, TX 78746		HUNTINGTON PARK		PRELIMINARY PLAN		PROPOSED DRAINAGE PLAN CONCEPT	
DRAWING SCALE: HORIZ. = NTS, VERT. = NTS		SURVEYED: NRS		FILE NAME: ---		PER STAMP: CTEI	
DATE: ---		DRAWN: CTEI		DESIGNED: CTEI		SHEET 5 OF 6	
NO. ---		DATE ---		REVISION ---		BY ---	



APPROXIMATE LOCATION
OF 8" WASTEWATER
LINE TO BE
CONSTRUCTED BY CITY

APPROXIMATE LOCATION
OF 8" WASTEWATER
LINE PER ROWE LOOP
WASTEWATER SERVICE
EXTENSION PROJECT

SAM G. WARREN &
BRENDA K. WARREN
(5.04 ACRES)
VOL. 11347 PG. 1725
R.P.R.T.C.T.

ELIZABETH CHARLINE WHITE
(5.04 ACRES)
VOL. 11117, PG. 207
R.P.R.T.C.T.
ELIZABETH CHARLINE SCHOENER
PER T.C.A.D.

PROPOSED WASTEWATER
LINE TIE-IN TO
8" WASTEWATER LINE
PER ROWE LOOP
WASTEWATER SERVICE
EXTENSION PROJECT

APPROXIMATE LOCATION
OF 8" WASTEWATER
LINE PER ROWE LOOP
WASTEWATER SERVICE
EXTENSION PROJECT

PROPOSED WASTEWATER
LINE TIE-IN TO
8" WASTEWATER LINE
PER ROWE LOOP
WASTEWATER SERVICE
EXTENSION PROJECT

JERRY W. PETERMANN
AND ANDREA PETERMANN
5.05 AC.
PER T.C.A.D.

685 COMMERCIAL PARK
VOL. 68, PGS. 143B & 143C
P.R.T.C.T.

~~DONALD CHRUDIMSKY
7.550 ACRES
UOC. NO. 2004202948
P.A.R.T.C.T~~

MEADOWS OF BLACKHAWK
PHASE E
DOC. NO. 200096052
O.P.T.O.T.

MEADOWS OF BLACKHAWK
PHASE 14
DOC. NO. 200100173

PROPOSED TIE-IN TO
EXISTING WASTEWATER
LINE PER ROWE LOOP
WASTEWATER SERVICE
EXTENSION PROJECT

PROPOSED TIE-IN TO
EXISTING 12"
MANVILLE WATER LINE

PROPOSED TIE-IN TO
EXISTING 12"
MANVILLE WATER LINE



WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL
EXIST. UTILITIES VERTICALLY AND HORIZONTALLY
PRIOR TO CONSTRUCTION

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SURVEYED:	NRS		
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DESIGNED:	CTEI		

CITY OF FREDERICKVILLE, TRAVIS COUNTY, TX 78748
HUNTINGTON PARK
PRELIMINARY PLAN
PROPOSED WATER & WASTEWATER LAYOUT

TYPE FIRM No. 10887
 Dec 20, 2011

 CARTEX ENGINEERING SERVICES, INC.
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-918-0819 (F) 512-532-0560
getcarxengineers.com

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