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DESCRIPTION:

BEING PART OF THE JAMES P. KEMPE SURVEY NO. 12 IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THE HOPPE FAMILY TRUST PROPERTY DESCRIBED IN VOLUME 12009, PAGE 208 OF THE TRAVIS COUNTY PEAL PROPERTY RECORDS, SAME BEING PREVIOUSLY DESCRIBED IN A DEED TO M.J. HEINE AND WIFE IN VOLUME 721, PAGE 345 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found beside an old and decayed Fence post in hedgerow, on Heine's East line, at the Northwest Corner of the Louis and El Doris Haverlah 110.48 acre tract of land described in Volume 10808, Page 588 of the Travis County Real Property Records, being also the Southwest Corner of the Sophie Koch 146.76 acre Tract of Land described in Volume 707, Page 440 of the Travis County Deed Records, said point called to be the Northwest Corner of the Andrew Austin Survey No. 19 in said Haverlah deed, for a point on the East Line and PLACE OF BEGINNING hereof;

THENCE with Haverlah's West Line, S.30°30'45"W, 1571.02 feet to a 1/2" rebar found beside an old and decayed fence post in hedgerow, at Haverlah's Southwest Corner, and the Northwest Corner of the Henry B. Vorwerk 50.32 acre tract of land as described in Volume 5246, Page 781 of the Travis County Deed Records, for an angle point on the East Line hereof;

THENCE with fence remnants and hedgerow, S.30°49'11" W passing Vorwerk's South Line, also the North Line of the Marvin Hamann 130.50 Acre Tract of land described in Volume 3975, Page 2149 of the Travis County Deed Records, 761.29 feet to a 1/2" rebar set at an angle point in old fence remnants marking the most westerly occupied line of Hamann, for an angle point on the east line hereof;

THENCE with said old fence remnants along the most westerly occupied line of Hamann, the following four calls:

1. S.45°40'39"W, 45.84 feet to a 1/2" rebar set;
2. S.25°54'49"W, 42.87 feet to a 1/2" rebar set;
3. S.27°24'21"W, 52.17 feet to a 1/2" rebar set;
4. S.25°53'37"W, 9.39 feet to a 1/2" rebar set approximately 20 feet north of Heines present south fence line, on the north line of the Edmond and Doreen Randig 154.10 acre tract of land described in Volume 11080, Page 27 of the Travis County Real Property Records, for the southeast corner hereof, said point lying 8.56 feet west of Haverlah's extended west line and lying 18.43 feet west of Randig's calculated northeast deed corner;

THENCE with Randig's north deed line (a fence line existing in 1984 at time of Randig survey, but no longer in evidence) and running north of Heine's present fence line, the following five calls:

1. N.59°52'56"W, 1245.33 feet to a 1/2" rebar set;
2. N.60°47'24"W, 279.59 feet to a 1/2" rebar set;
3. N.47°59'14"E, 3.63 feet to a 1/2" rebar set;
4. N.59°39'18"W, 408.18 feet to a 1/2" rebar set;
5. N.60°10'36"W, 225.05 feet to a 1/2" rebar set at the intersection of Randig's north deed line with Heines present south fence line, for an angle point on the south line hereof;

THENCE with Heine's present south fence line and departing in a northerly direction from Randig's North Deed Line, N 58°31'2"W, 589.88 feet to a corner post at Heine's occupied Southwest Corner, from which point a corner post at a ninety degree bend in Randig's North Line bears S.32°49'57"W, 34.30 feet;

THENCE N.58°53'12"W, 2.54 feet to a 1/2" rebar set on the east line of the Hassibi and Associates, Ltd. 178.76 Acre Tract of land described in Volume 13225, Page 1882 of the Travis County Real Property Records, for the Southwest Corner hereof;

THENCE with the Easterly Line of said Hassibi property, the following three calls:

1. N.30°21'57"E, 1786.09 feet to a 1/2" rebar found;
2. S.59°41'07"E, 967.89 feet to a 1/2" rebar found at the southwest corner of Tract 2 as described in said Heine deed;
3. With Hassibi and the West Line of said Heine Tract 2, N.30°20'15"E, 703.11 feet to a 1/2" rebar set for the Southwest Corner of a 5.47 acre tract to be retained by Heine and not conveyed herein, for a Westerly Northwest Corner hereof, from which point a 1/2" rebar found at Hassibis Northeast Corner on the South Line of Cele Road bears N.30°20'15"E, 259.41' feet;

THENCE S 59°47'52"E, 916.00 feet to a 1/2" rebar set for the Southeast Corner of said 5.47 acre remainder tract, for an ell corner hereof;

THENCE with the East Line of said 5.47 acre remainder tract, N.30°20'15"E, passing the Northeast Corner of said 5.47 Acre Tract (30 feet South of and parallel with the center of the paving of Cele Road) 290.00 feet to a nail set on the center of the asphalt paving of Cele Road, for the most Northerly Northwest Corner hereof;

THENCE with the center of the asphalt paving of Cele Road (see County Commissioners Road Minutes Volume 2, Page 302) S.59°47'52"E, at 569.43 feet pass a nail set at a point of curve to the right, and continue with the same course (along a projection of the straight segment of said road, and departing in a northerly direction from the curving pavement) for a total distance of 881.64 feet to the Northeast Corner hereof;

THENCE with a northerly projection of Haverlah's west line, S.30°30'45"W, at 91.82 feet pass a nail set on the curving center line of the asphalt pavement of Cele Road, and continue with the same course for a total distance of 302.45 feet to the Place OF BEGINNING.

Containing 148.30 acres of land, more or less.

SAVE AND EXCEPT TRACT: (NOT INCLUDED IN ANNEXATION)

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 462, AND BEING A PART OF THAT 148.30 ACRE TRACT OF LAND CONVEYED TO MIKRAN, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN DOCUMENT NUMBER 1999115801 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a point in the East Line of the said 148.30 Acre Mikran, Ltd., Tract, the same being the Northwest Corner of the Louis and El Doris Haverlah 110.48 Acre Tract of land described in Volume 10808, Page 588 of the Travis County Real Property Records, being also the Southwest Corner of the Sophie Koch 146.76 Acre Tract of land described in Volume 707, Page 440 of the Travis County Deed Records, said point called to be the Northwest Corner of the Andrew Austin Survey No. 19 in said Haverlah deed;

THENCE N.30°30'45"E, Along the East Line of the said 148.30 Acre Mikran, Ltd., Tract, (at a distance of 210.63 feet pass the centerline of the paving of Cele Road), in all a distance of 302.45 feet to the Northeast Corner of the said Mikran, Ltd., 148.30 Acre Tract;

THENCE N.59°47'52"W, Along said North Line, (at a distance of 312.21 feet pass the said centerline of paving of Cele Road and continue along said centerline for 569.43 feet) in all a total distance of 881.64 feet to a Northwest Corner of the said Mikran Ltd., 148.30 Acre Tract;

THENCE S.30°20'15"W, along a West Line of the said 148.30 Acre Tract, a distance of 45.00 feet to the POINT OF BEGINNING;

THENCE crossing the said 148.30 Acre Tract the following five (5) courses:

1. S.59°47'52"E, a distance of 20.00 feet;
2. S.30°20'15"W, a distance of 45.00 feet;
3. S.59°47'52"E, a distance of 130.00 feet;
4. S.30°20'15"W, a distance of 200.00 feet;
5. N.59°47'52"W, a distance of 150.00 feet to a point in the said West Line of the 148.30 Acre Tract;

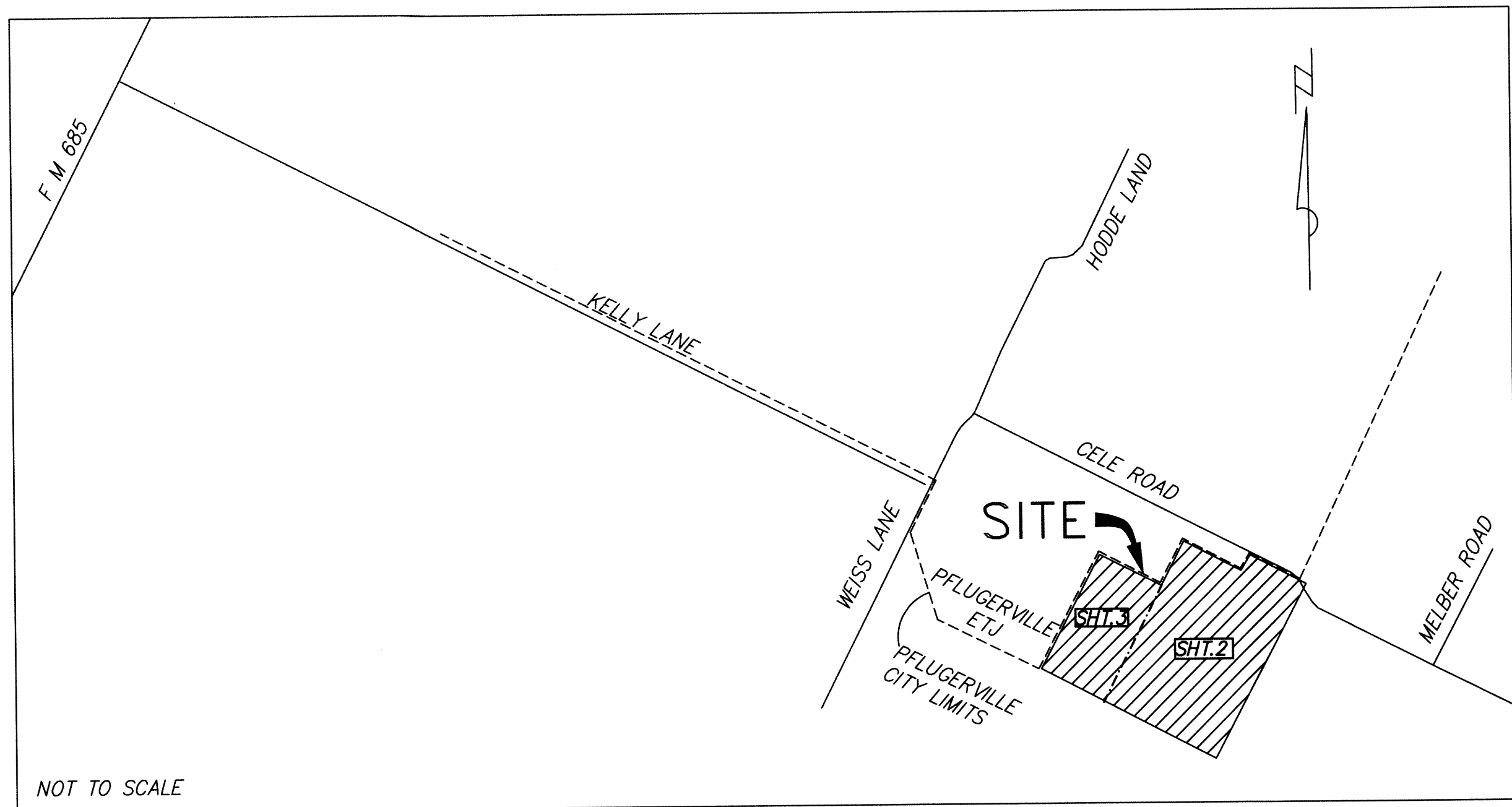
THENCE N.30°20'15"E, along said West Line, a distance of 245.00 feet to the said Point of Beginning.

Containing 0.709 acres, more or less.

PRELIMINARY PLAT ONLY – NOT FOR RECORDATION

VERONA

CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS



LOCATION MAP

OWNER/SUBDIVIDER:

JOHN LLOYD
CELE PARTNERS L.P.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

PREVIOUSLY APPROVED STUDIES AND MODELS:

ENGINEERING REPORT FOR CREEKSIDE PARK DRAINAGE STUDY
DATED: APRIL, 2007
RANDALL JONES ENGINEERING, INC

ENGINEERING REPORT FOR VERONA DRAINAGE STUDY
DATED: APRIL 15, 2013
RANDALL JONES & ASSOCIATES, INC.

PARKLAND CALCULATION

TOTAL NUMBER OF SINGLE FAMILY LOTS	324
TOTAL AREA OF PARK REQUIRED	6.48 ACRES
TOTAL AREA OF PROPOSED PARKLAND	59.15 ACRES
TOTAL AREA OF PARKLAND OUTSIDE THE 25 AND 100 YEAR FLOODPLAIN	20.30 ACRES
TOTAL AREA OF PARKLAND IN THE 25 YEAR FLOODPLAIN	30.04 ACRES
TOTAL AREA OF PARKLAND IN THE 100 YEAR FLOODPLAIN	38.85 ACRES
AREA OF CREDITED PARKLAND $[59.15 - 38.85 + (38.85 - 30.04) / 2] =$	24.71 ACRES

NOTE: THIS SUBDIVISION MEETS THE REQUIREMENTS AND IS CONSISTENT WITH THE APPROVED DEVELOPMENT AGREEMENT FOR PUBLIC PARKLAND DEDICATION. THE PARKS AND RECREATION COMMISSION REVIEWED AND APPROVED THE PROPOSED PARKLAND PLAN ON FEBRUARY 15, 2007 WHEN THE PROJECT WAS FORMALLY KNOWN AS CREEKSIDE PARK.

SITE DATA:

AREA: 148.300 ACRES "SAVE & EXCEPT" TRACT – 0.709 ACRE
147.591 ACRES (NET)

SURVEY: JAMES P. KEMPE SURVEY No. 12

LOTS: 324 SINGLE FAMILY LOTS
3 OPEN SPACE/DE LOTS
1 OPEN SPACE/DE/PARKLAND LOT
1 EMERGENCY ACCESS LOT
1 COMMERCIAL LOT
2 LANDSCAPE LOTS

TOTAL: 332 LOTS

BLOCKS: 12

LINEAR FEET OF NEW STREETS:

ELKHORN DRIVE: 3229 FEET
GABBRO DRIVE: 1379 FEET
SCORIA DRIVE: 2199 FEET
BRITTLE LANE: 1047 FEET
OBSIDIAN DRIVE: 1457 FEET
ROOKERY TRAIL: 731 FEET
KIMBERLITE DRIVE: 1500 FEET
QUEBRADA DRIVE: 2464 FEET

TOTAL: 14006 FEET

INDEX OF SHEETS:

1. COVER SHEET
2. SITE PLAN SHEET 1
3. SITE PLAN SHEET 2
4. DRAINAGE LAYOUT SHEET 1 OF 2
5. DRAINAGE LAYOUT SHEET 2 OF 2
6. WATER AND WASTEWATER LAYOUT SHEET
7. FIRE PROTECTION WATER SHEET

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION, WATER CGN 11144.
3. WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
4. A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
5. 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.
6. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION.
7. A MINIMUM OF A 6-FT WIDE PUBLIC SIDEWALK IS REQUIRED ALNOG THE SUBDIVISION SIDE OF CELE ROAD.
8. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE NEW CELE SUBDIVISION (CREEKSIDE PARK) EFFECTIVE MAY 15, 2007.
9. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
10. 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.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
12. 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.
13. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
14. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
15. A PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48453C0285E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
16. ALL FLOODPLAIN ARE CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENT SHOWN ON THE PLAN.
17. WASTEWATER EASEMENT WDTHS SUBJECT TO CHANGE ON THE FINAL PLAT BASED ON FINAL DESIGN FOR CONSTRUCTION.
18. ALL OPEN SPACE AND LANDSCAPE LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
19. THIS SUBDIVISION IS SUBJECT TO THE TREE PRESERVATION REQUIREMENTS IN EFFECT ON MAY 15, 2007 PER THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE NEW CELE SUBDIVISION (CREEKSIDE PARK).
20. AN APPROVAL LETTER OR SIMILAR CERTIFICATION FROM LORA SHALL BE PROVIDED WITH EACH CONSTRUCTION PLAN SET FOR IMPROVEMENTS PROPOSED WITHIN THE LORA EASEMENT IDENTIFYING THE VERONA DEVELOPMENT IS IN COMPLIANCE WITH LORA REQUIREMENTS. IN THE EVENT THAT A CROSSING OR PROXIMITY TO A LINE IS NOT APPROVED AND ADJUSTMENT IS NECESSARY, A REVISION TO THE PRELIMINARY PLAN MAY BE REQUIRED.
21. AN APPROVAL LETTER OR SIMILAR CERTIFICATION FROM TXU OR THE CURRENT GAS COMPANY SHALL BE PROVIDED WITH THE FIRST CONSTRUCTION PLAN APPLICATION TO ENSURE THE VERONA DEVELOPMENT IS IN COMPLIANCE WITH THE CROSSING REQUIREMENTS AND CAN BE SERVED USING THE PROPOSED WASTEWATER LINE. IN THE EVENT THAT A CROSSING IS NOT APPROVED AND ADJUSTMENT IS NECESSARY, A REVISION TO THE PRELIMINARY PLAN MAY BE REQUIRED.
22. A PHASE 1 ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED PRIOR TO THE CITY ACCEPTING THE PARKLAND FOR DEDICATION. IF THERE ARE OBJECTIONABLE FINDINGS, A REVISION TO THE PRELIMINARY PLAN MAY BE REQUIRED.
23. WASTEWATER SERVICES ARE TO BE PROVIDED BY THE EXISTING EAGLE POINT LIFT STATION. APPROVAL OF USE OR MODIFICATION OF THE LIFT STATION BY ITS OWNER IS REQUIRED PRIOR TO THE ISSUANCE OF AN CONSTRUCTION PERMIT BY THE CITY OF PFLUGERVILLE. ALL COSTS ASSOCIATED WITH THE USE OR MODIFICATION OF THE LIFT STATION ARE THE RESPONSIBILITY OF VERONA.

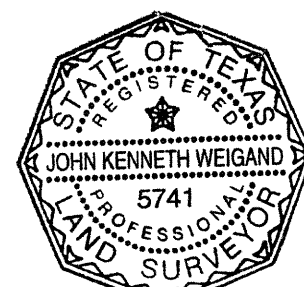
SURVEYOR'S CERTIFICATION
STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, J. KENNETH WEIGAND, 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.

John K. Weigand 7/29/2014
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741



DATE: JUNE 17, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

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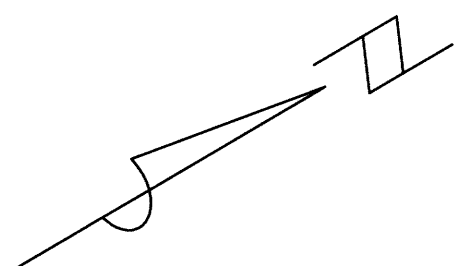
SHEET 1 OF 7 SHEETS

NO.	DATE	REVISION DESCRIPTION	KW	BY
1	7/29/14	AMENITY AREA/OPEN SPACE FRONAGE		
REVISIONS				

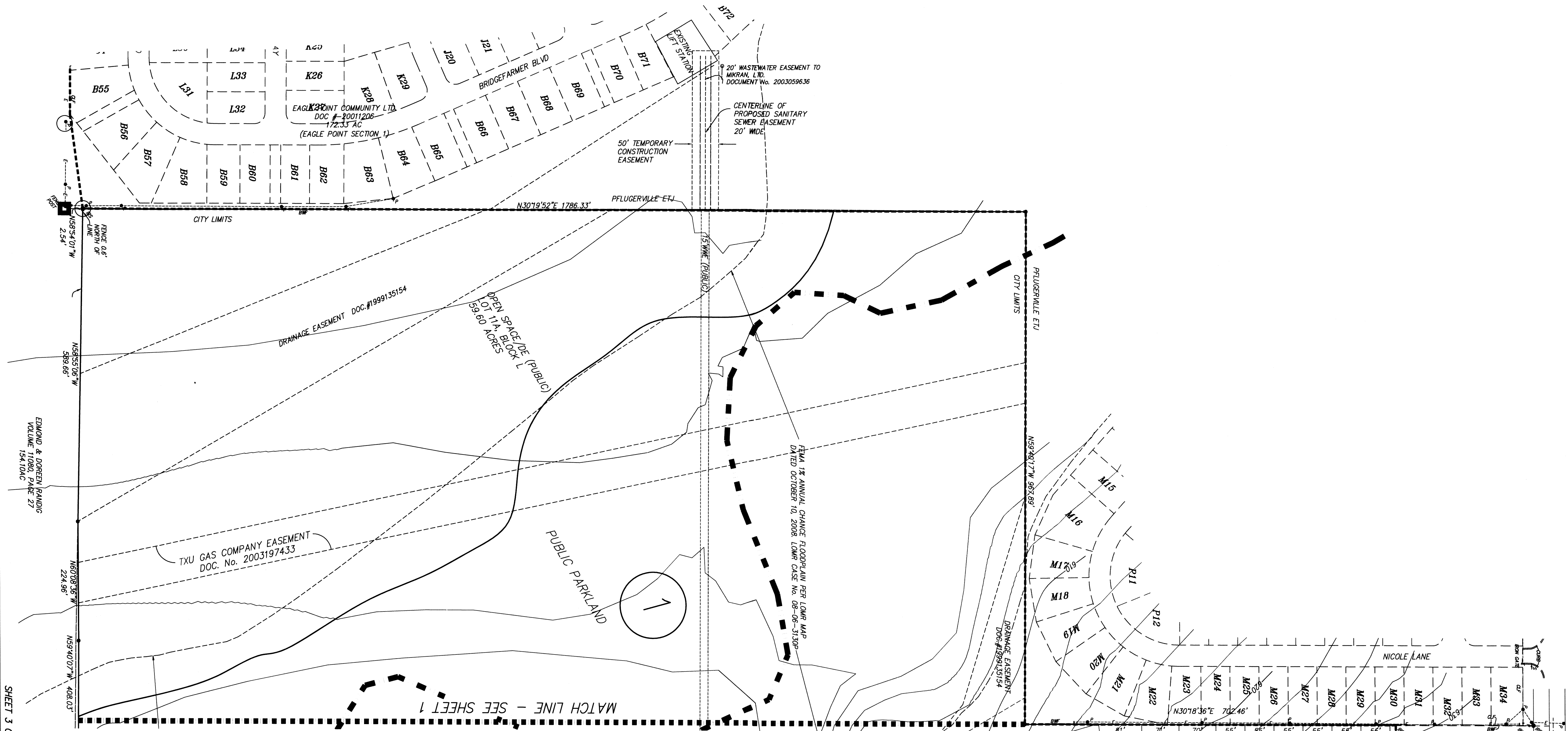
PRELIMINARY PLAT ONLY - NOT FOR REPRODUCTION

VERONA

PFLUGERVILLE, TRAVIS COUNTY, TEXAS



- LEGEND
- = ROUND 1/2" IRON ROD
 - = SEWAGE EASEMENT
 - = ELECTRIC UTILITY POLE
 - = OVERHEAD ELECTRIC
 - = EXISTING FENCE
 - = EXISTING FENCE
 - = OPEN AREA IN SQUARE FEET
 - = CITY LIMITS/ETJ BOUNDARY
 - = NEIGHBORHOOD MAILBOX UNIT
 - = HIKING AND BIKE TRAIL



DATE: JUNE 17, 2014 SCALE: 1" = 100'

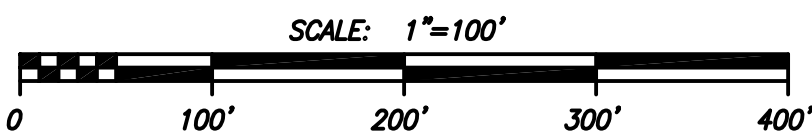
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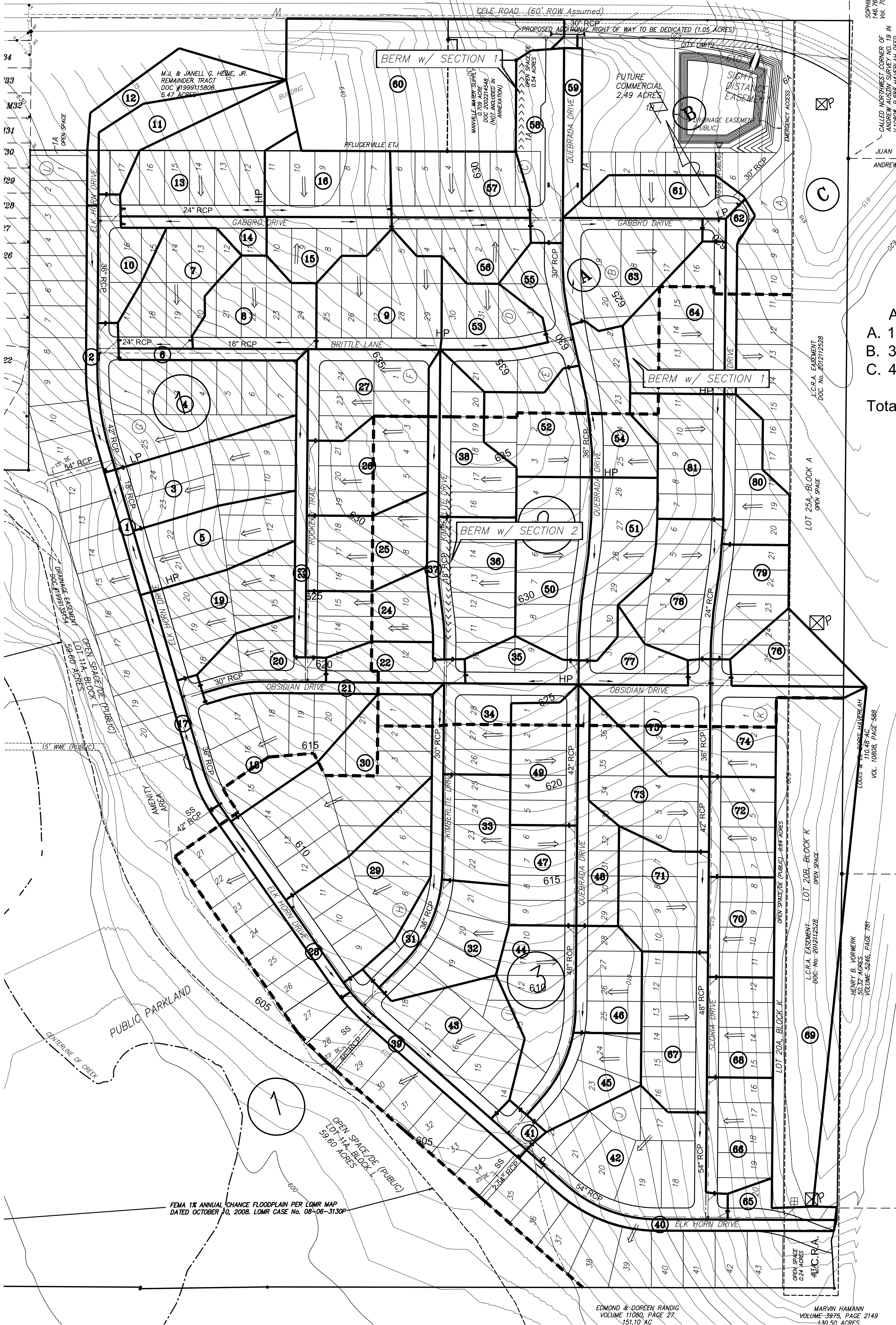
SITE PLAN

PRELIMINARY DRAINAGE LAYOUT 1 OF 2
VERONA

PFLUGERVILLE, TRAVIS COUNTY, TEXAS



EVELYN BOHLS
VOLUME 5075, PAGE 523
150.60 ACRES



Area
A. 11.79 ac
B. 3.03 ac
C. 4.73 ac
Total: 19.55 ac

LEGEND

- 10" INLET
- FLOW ARROW
- BASIN #
- HEADWALL
- DIVERSION BERM
- DRAINAGE FLOW ARROW

DATE: JANUARY 3, 2013 SCALE: 1" = 100'

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PRELIMINARY DRAINAGE LAYOUT 2 OF 2

VERONA

PFLUGERVILLE, TRAVIS COUNTY, TEXAS

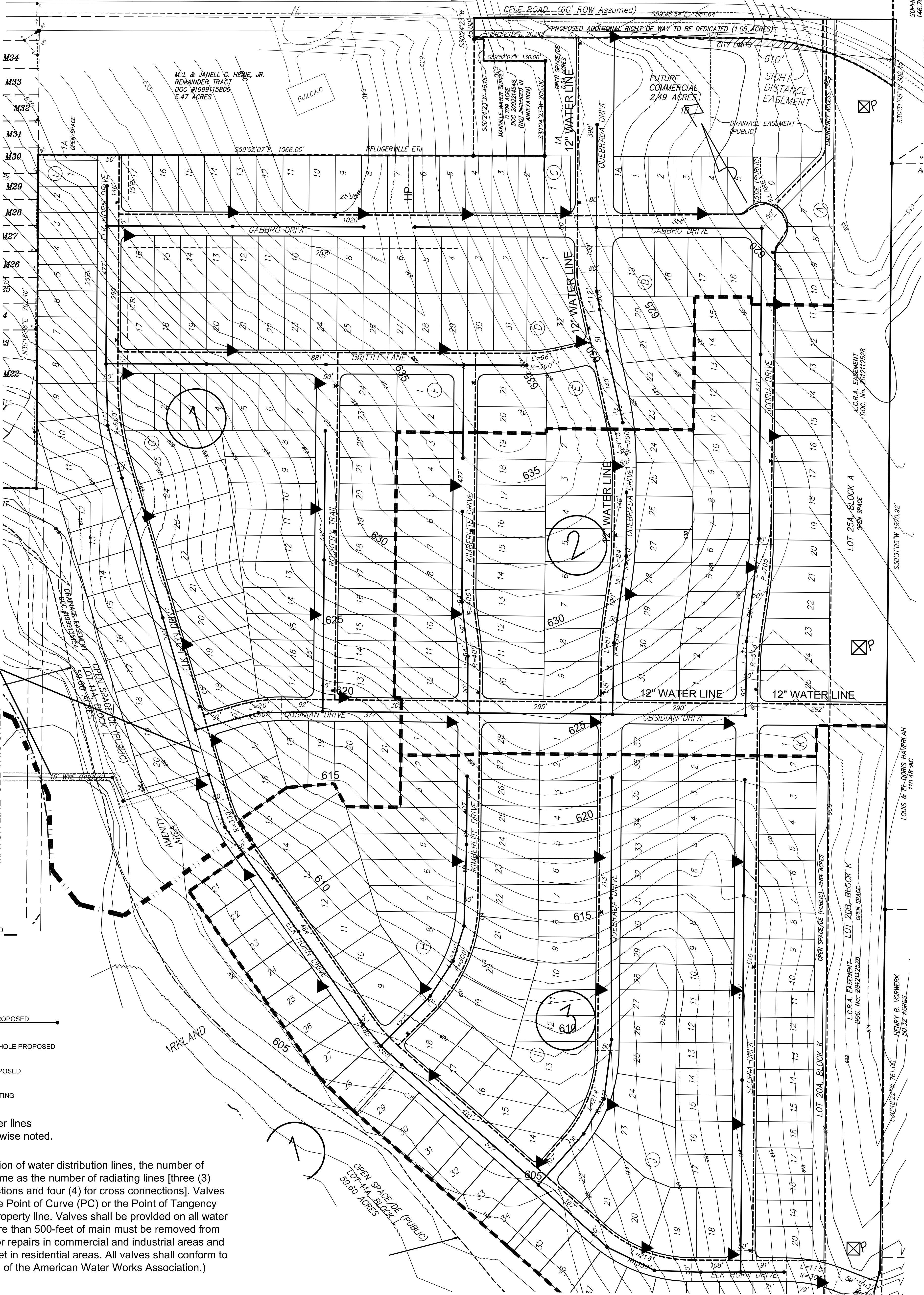
VERONA								
PROPOSED CONDITIONS DRAINAGE CALCULATION TABLE								
D.A.#	AC.	Tc	I25	I100	C25	C100	Q25	Q100
1	0.16	5.00	10.11	12.54	0.75	0.83	1.21	1.67
2	0.34	5.00	10.11	12.54	0.75	0.83	2.56	3.54
3	1.30	10.00	8.19	10.40	0.56	0.64	6.00	8.66
4	1.89	10.00	8.19	10.40	0.60	0.68	9.32	13.37
5	1.06	10.00	8.19	10.40	0.57	0.64	4.92	7.09
6	0.22	5.00	10.11	12.54	0.76	0.85	1.70	2.34
7	1.01	10.00	8.19	10.40	0.66	0.74	5.43	7.74
8	0.99	10.00	8.19	10.40	0.67	0.75	5.41	7.70
9	1.33	10.00	8.19	10.40	0.65	0.74	7.13	10.17
10	0.56	5.00	10.11	12.54	0.63	0.71	3.59	5.01
11	0.67	10.00	8.19	10.40	0.48	0.55	2.63	3.85
12	0.67	10.00	8.19	10.40	0.44	0.51	2.41	3.56
13	1.60	10.00	8.19	10.40	0.57	0.64	7.42	10.71
14	0.30	5.00	10.11	12.54	0.71	0.79	2.14	2.97
15	0.65	10.00	8.19	10.40	0.67	0.76	3.59	5.10
16	0.96	10.00	8.19	10.40	0.65	0.73	5.14	7.33
TOTAL								100.83
17	0.28	5.00	10.11	12.54	0.75	0.83	2.12	2.93
18	1.61	10.00	8.19	10.40	0.58	0.66	7.68	11.06
19	1.17	10.00	8.19	10.40	0.61	0.69	5.85	8.38
20	0.35	5.00	10.11	12.54	0.81	0.90	2.86	3.93
21	0.61	5.00	10.11	12.54	0.57	0.64	3.49	4.93
22	0.53	5.00	10.11	12.54	0.63	0.71	3.37	4.71
23	0.38	5.00	10.11	12.54	0.75	0.83	2.87	3.96
24	0.85	10.00	8.19	10.40	0.66	0.74	4.58	6.53
25	1.01	10.00	8.19	10.40	0.66	0.74	5.44	7.75
26	1.12	10.00	8.19	10.40	0.63	0.71	5.79	8.28
27	1.04	10.00	8.19	10.40	0.67	0.75	5.69	8.10
TOTAL								70.57
28	0.30	5.00	10.11	12.54	0.73	0.82	2.22	3.07
29	1.56	10.00	8.19	10.40	0.57	0.65	7.29	10.50
30	2.26	10.00	8.19	10.40	0.57	0.64	10.48	15.11
31	0.53	5.00	10.11	12.54	0.69	0.78	3.72	5.17
32	1.01	10.00	8.19	10.40	0.57	0.64	4.68	6.75
33	0.80	10.00	8.19	10.40	0.65	0.73	4.24	6.05
34	0.80	10.00	8.19	10.40	0.65	0.73	4.28	6.10
35	0.43	5.00	10.11	12.54	0.70	0.78	3.04	4.22
36	1.11	10.00	8.19	10.40	0.64	0.72	5.85	8.35
37	0.38	5.00	10.11	12.54	0.74	0.83	2.86	3.95
38	0.95	10.00	8.19	10.40	0.63	0.71	4.91	7.02
TOTAL								76.30
39	0.31	5.00	10.11	12.54	0.74	0.82	2.31	3.20
40	0.42	5.00	10.11	12.54	0.75	0.83	3.17	4.38
41	0.14	5.00	10.11	12.54	0.62	0.70	0.88	1.24
42	1.88	10.00	8.19	10.40	0.59	0.67	9.09	13.07
43	1.42	10.00	8.19	10.40	0.60	0.68	6.99	10.03
44	1.17	10.00	8.19	10.40	0.60	0.68	5.77	8.28
45	0.73	5.00	10.11	12.54	0.59	0.67	4.34	6.10
46	0.74	5.00	10.11	12.54	0.67	0.75	5.00	6.96
47	0.74	10.00	8.19	10.40	0.66	0.75	4.02	5.73
48	0.68	5.00	10.11	12.54	0.69	0.77	4.75	6.60
49	0.93	10.00	8.19	10.40	0.67	0.75	5.07	7.22
50	1.35	10.00	8.19	10.40	0.61	0.69	6.78	9.71
51	1.09	10.00	8.19	10.40	0.63	0.71	5.62	8.04
52	0.99	10.00	8.19	10.40	0.58	0.66	4.69	6.76
53	0.89	5.00	10.11	12.54	0.58	0.65	5.18	7.29
54	0.89	10.00	8.19	10.40	0.60	0.68	4.39	6.30
55	0.97	5.00	10.11	12.54	0.61	0.68	5.94	8.33
56	0.72	10.00	8.19	10.40	0.64	0.72	3.77	5.39
57	0.98	10.00	8.19	10.40	0.67	0.76	5.41	7.70
TOTAL								132.32
58	0.90	5.00	10.11	12.54	0.52	0.60	4.73	6.72
59	0.33	5.00	10.11	12.54	0.67	0.75	2.22	3.09
60	3.50	15.00	6.95	8.94	0.43	0.50	10.36	15.57

61	0.70	5.00	10.11	12.54	0.64	0.72	4.54	6.34
62	0.28	5.00	10.11	12.54	0.70	0.78	1.99	2.76
63	1.27	10.00	8.19	10.40	0.59	0.67	6.19	8.89
64	1.32	10.00	8.19	10.40	0.63	0.71	6.82	9.76
TOTAL								27.74
65	0.25	5.00	10.11	12.54	0.74	0.83	1.88	2.60
66	0.81	10.00	8.19	10.40	0.72	0.80	4.78	6.77
67	1.13	10.00	8.19	10.40	0.66	0.74	6.13	8.74
68	0.73	10.00	8.19	10.40	0.67	0.75	3.99	5.68
69	3.70	15.00	6.95	8.94	0.39	0.46	10.02	15.21
70	0.73	10.00	8.19	10.40	0.67	0.75	3.99	5.68
71	1.04	10.00	8.19	10.40	0.68	0.76	5.79	8.23
72	0.73	10.00	8.19	10.40	0.67	0.75	3.99	5.68
73	1.15	10.00	8.19	10.40	0.64	0.72	6.06	8.65
74	0.82	10.00	8.19	10.40	0.67	0.76	4.53	6.44
75	0.94	10.00	8.19	10.40	0.67	0.75	5.15	7.33
76	0.67	5.00	10.11	12.54	0.54	0.61	3.63	5.14
77	0.47	5.00	10.11	12.54	0.68	0.76	3.21	4.46
78	1.12	10.00	8.19	10.40	0.66	0.74	6.03	8.60
79	0.77	10.00	8.19	10.40	0.66	0.74	4.17	5.94
80	0.80	10.00	8.19	10.40	0.67	0.75	4.41	6.27
81	1.03	10.00	8.19	10.40	0.67	0.75	5.62	8.00
TOTAL								119.45

PRELIMINARY WATER AND WASTEWATER LAYOUT
VERONA

PFLUGERVILLE, TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

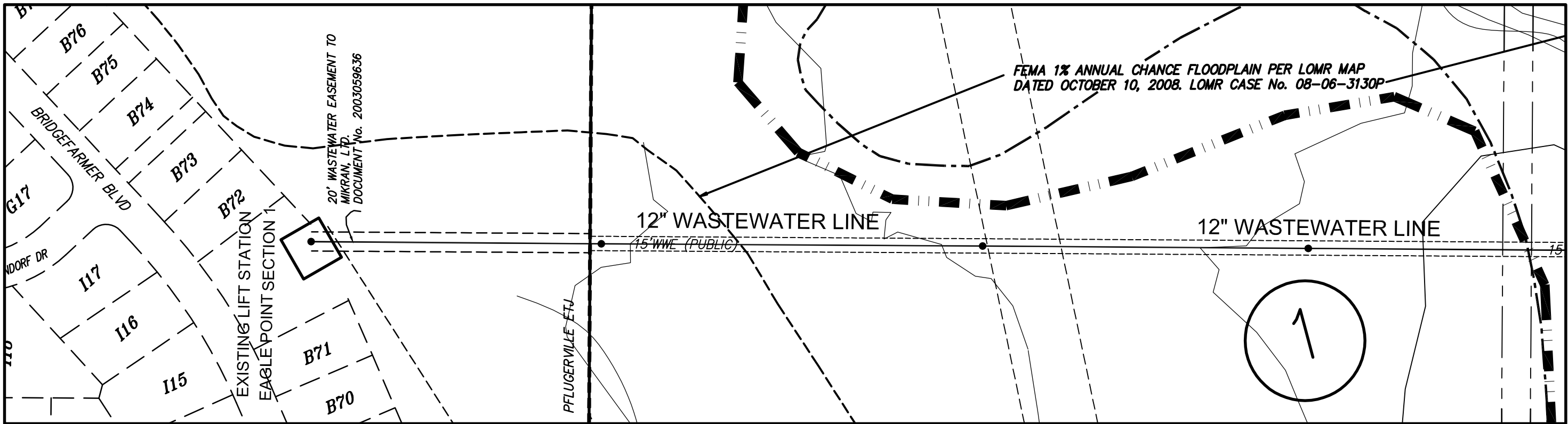


MATCH LINE - SEE THIS SHEET

- WATER LINE PROPOSED
- = FIRE HYDRANT
- ▲ = WATER VALVE
- ⊥ = WATER PLUG
- WASTEWATER LINE PROPOSED
- = WASTEWATER MANHOLE PROPOSED
- ▶ = STREET LIGHT PROPOSED
- ◐ = STREET LIGHT EXISTING

All water & wastewater lines to be 8" unless other wise noted.

Note: At the intersection of water distribution lines, the number of valves shall be the same as the number of radiating lines [three (3) valves for tee connections and four (4) for cross connections]. Valves shall be located at the Point of Curve (PC) or the Point of Tangency (PT) of the nearest property line. Valves shall be provided on all water mains so that not more than 500-feet of main must be removed from service at one time for repairs in commercial and industrial areas and not more than 800-feet in residential areas. All valves shall conform to the current standards of the American Water Works Association.)



MATCH LINE - SEE THIS SHEET

DATE: JANUARY 3, 2013

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

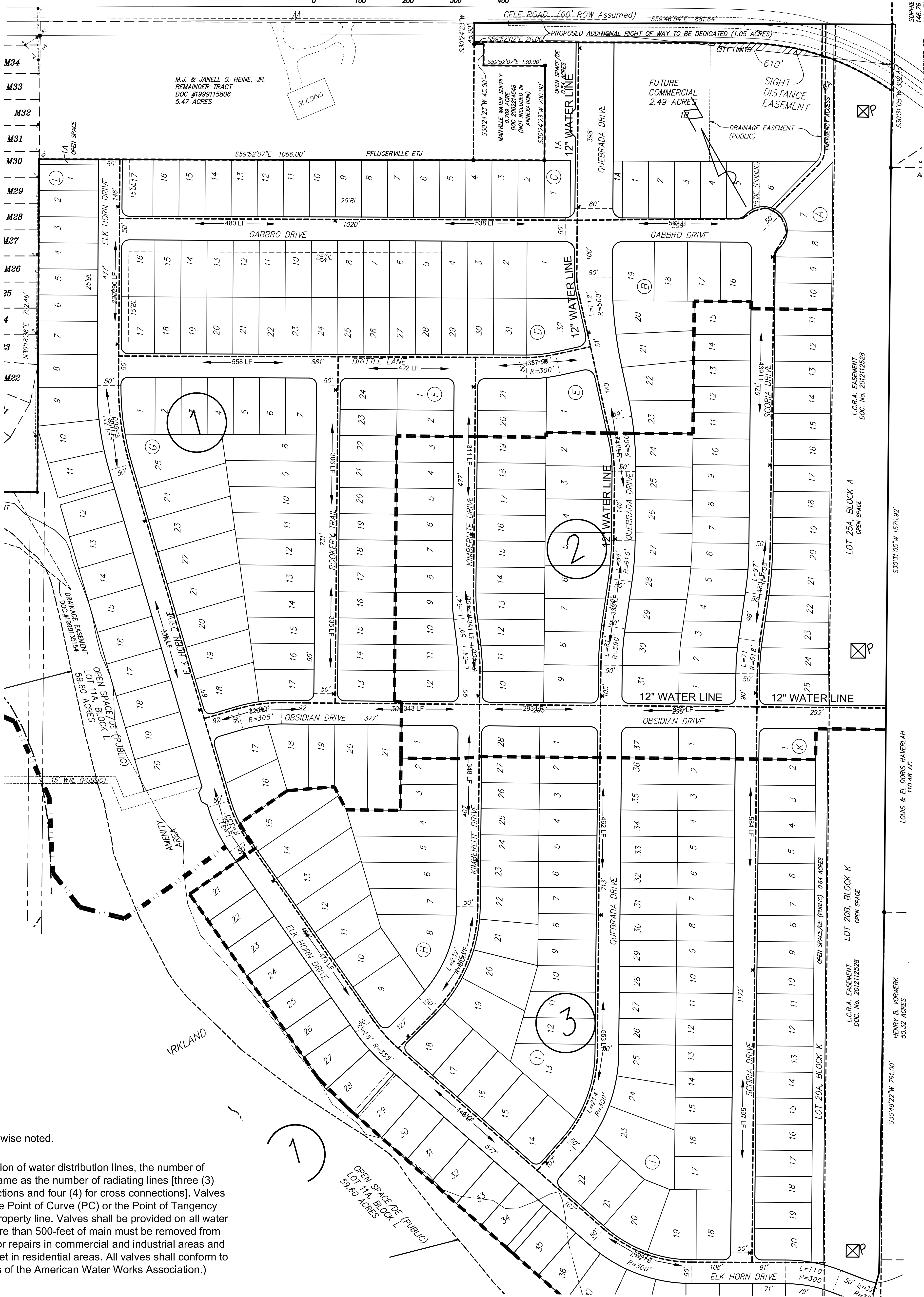
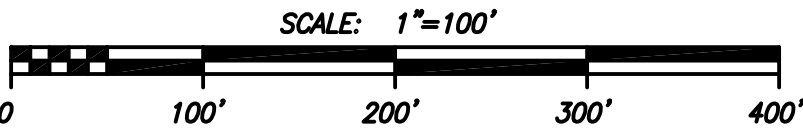
(512) 836-4793 FAX: (512) 836-4817

F-9784

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PRELIMINARY FIRE PROTECTION WATER
VERONA

PFLUGERVILLE, TRAVIS COUNTY, TEXAS



WATER LINE PROPOSED

- * =FIRE HYDRANT
- ▲ =WATER VALVE
- ⬮ =WATER PLUG

All water lines
to be 8" unless other wise noted.

Note: At the intersection of water distribution lines, the number of valves shall be the same as the number of radiating lines [three (3) valves for tee connections and four (4) for cross connections]. Valves shall be located at the Point of Curve (PC) or the Point of Tangency (PT) of the nearest property line. Valves shall be provided on all water mains so that not more than 500-feet of main must be removed from service at one time for repairs in commercial and industrial areas and not more than 800-feet in residential areas. All valves shall conform to the current standards of the American Water Works Association.)

DATE: August 27, 2013

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
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