

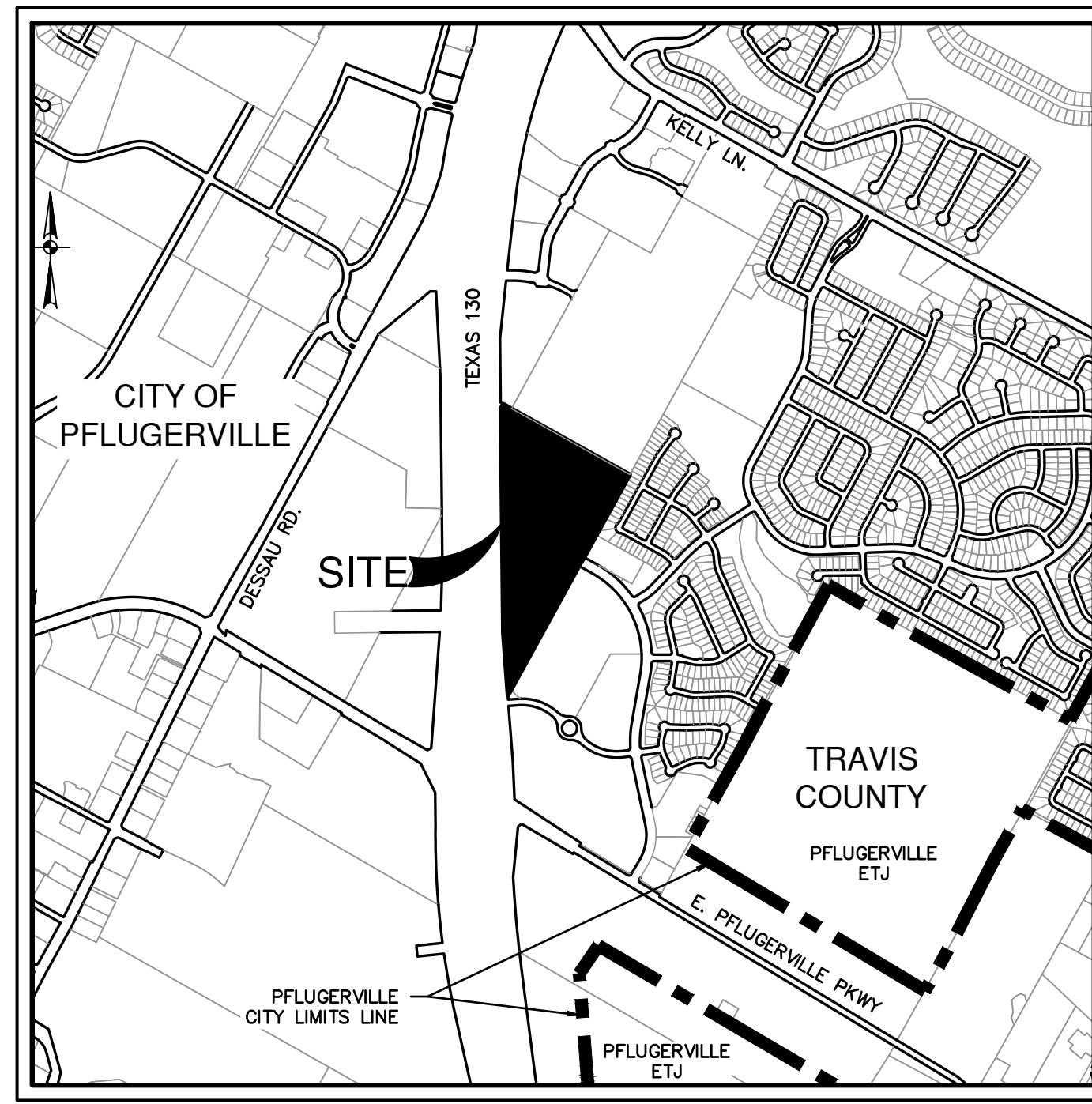
REVISIONS					
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

# NORTHPOINTE EAST TRACT

## TEXAS HWY 130 PFLUGERVILLE, TEXAS PRELIMINARY PLAN ONLY NOT FOR RECORDATION

### PRELIMINARY PLAN NOTES:

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. 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.
3. EASEMENTS 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 VERDOT AT PFLUGERVILLE EAST LLC & KEDMA VENTURES LLC, 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.
4. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
5. 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.
6. 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.
7. 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.
8. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
9. 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. NO NEGATIVE IMPACTS SHALL BE ALLOWED TO NEIGHBORING PROPERTIES.
10. 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.
11. 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.
12. 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.
13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
14. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
15. 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.
16. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. RELATED DOCUMENTS, CURRENTLY APPROVED:  
NORTHPOINTE PUD AMENDMENT #1: PREPARED BY NEGBA GROUP, DATED OCTOBER 3, 2019, AMENDED JANUARY 2022  
WASTEWATER ANALYSIS REPORT AND WATER DEMAND CALCULATIONS; PREPARED BY PAPE-DAWSON ENGINEERS, DATED: JULY 2022  
DRAINAGE REPORT; PREPARED BY PAPE-DAWSON ENGINEERS, DATED: FEBRUARY 2023  
ENGINEERING REPORT; PREPARED BY PAPE-DAWSON ENGINEERS, DATED: MARCH 2022  
LIFT STATION ANALYSIS; PREPARED BY LOGICAL ENVIRONMENTAL, DATED: DECEMBER 2022  
COLORADO SAND WASTEWATER LINE AND LIFT STATION ANALYSIS; PREPARED BY TIMLEY-HORN, DATED: FEBRUARY 2020  
PHASE 1 ENVIRONMENTAL ASSESSMENT; PREPARED BY LOGICAL ENVIRONMENTAL, DATED: MARCH 2018
18. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.



LOCATION MAP  
NOT TO SCALE

### LEGAL DESCRIPTION:

A 38.13 ACRE LOT OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, SECTION 13, ABSTRACT NO. 231 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.938 ACRE TRACT OF LAND CONVEYED TO NSEL PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMANT PORTION OF A CALLED 38.14 ACRE TRACT OF LAND CONVEYED TO VERDOT AT PFLUGERVILLE EAST LLC., RECORDED IN DOCUMENT NO. 2020007785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT #	PERMITTED USES	AREA
LOT 1	EC, GW, NI	13.04 AC
LOT 2	EC-SH, GW	4.83 AC
LOT 3	EC, GW	5.57 AC
LOT 4	EC, GW	7.92 AC
LOT 5	GW	2.59 AC
ELAN DR. ROW DEDICATION	ROW LENGTH 342 LF ROW WIDTH 60'	0.47 AC.
ALBA BONITA DR. ROW DEDICATION	596 LF 50'	0.69 AC.
NORTHPOINTE EAST TRACT: SUBTOTAL AREA		35.12 AC.
COLORADO SANDS ROW (DOC. #2024017970) 1.456 LF		85' 3.02 AC.
TOTAL AREA		38.14 AC.

FINAL LOT USES AND DETAILS WILL BE FINALIZED DURING THE SITE PLAN PROCESS WHICH ADHERE TO THE PUD ZONING. DOCUMENTS WILL BE RECORDED AT OR PRIOR TO THE FIRST FINAL PLAT IN THE SUBDIVISION.

### PARKLAND DEDICATION:

SEE TABLE TO RIGHT OF THIS NOTE.

Lot #	Permitted Uses	Area (Ac.)	Required	Provided (+/-)*
1	EC, NI, GW	13.04	0	0.15
2	EC-SH, GW	4.83	0	0.15
3	EC, GW	5.57	0	0.15
4	EC, GW	7.92	0	0.15
5	EC, GW	2.59	0	2.59
Totals		3.2	3.2	

\*PER THE NORTHPOINTE PUD, THE EAST TRACT IS REQUIRED TO DESIGNATE 3.2 ACRES OF GREENWAY. THE PUD ALSO REQUIRES A PARKLAND DEDICATION (OFFSET) OR FEE IN LIEU OF \$496 PER UNIT. THE PUD'S PARKLAND DEDICATION (OFFSET) FORMULA IS  $(6.6 \times \text{UNITS} \times 1.75)/1,000$  ACRES REQUIRED. THE AMENITY WATER POND (LOT 5) WILL SERVE TOWARDS 2.59 ACRES OF THE REQUIRED 3.2 ACRES OF GREENWAY AND PARKLAND REQUIREMENTS. THE REMAINING 0.61 ACRES OF GREENWAY WILL BE PROVIDED ON THE REMAINING LOTS (LOTS #1-4). THE REQUIREMENT WILL BE MET ACROSS MULTIPLE LOTS OR ON ONE OR MORE SPECIFIC LOTS UNTIL THE TOTAL REQUIREMENT IS FULFILLED. THE AMENITY WATER POND WILL BE ULTIMATELY DESIGNED AS AN ENHANCED PEDESTRIAN EXPERIENCE, WITH A MINIMUM WATER LEVEL, WALKING TRAIL AND BENCHES SURROUNDING. THE CITY REQUIRED PARKLAND WILL BE DESIGNATED AS REQUIRED, OR OFFSET BY A FEE IN LIEU PAYMENT AT PROJECT SITE PLAN.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

### SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	01
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PROPOSED DRAINAGE MAP PLAN	07
PHOTOMETRIC PLAN	08

OWNER  
VERDOT AT PFLUGERVILLE EAST LLC. &  
KEDMA VENTURES LLC  
477 MADISON AVE., 6TH FLOOR  
NEW YORK, NY 10022

ENGINEER  
PAPE-DAWSON ENGINEERS  
10801 N MOPAC EXPY, BLDG 3,  
SUITE 200  
AUSTIN, TX 78759  
PH: (512)454-8711

SURVEYOR  
PAPE-DAWSON ENGINEERS  
10801 N MOPAC EXPY, BLDG 3,  
SUITE 200  
AUSTIN, TX 78759  
PH: (512)454-8711

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT

CONTACT: MATT WOODWARD  
15600 SUNLIGHT NEAR WAY #B  
PFLUGERVILLE, TX 78660  
(512)990-6400

I, SHELLY MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREOF COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY: *Shelly Mitchell*

11/22/2024

PAPE-DAWSON ENGINEERS  
SHELLY MITCHELL  
VICE PRESIDENT

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

THAT I, PARKER GRAHAM, RPLS #5556, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MARKERS 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 PLAN ARE SHOWN HEREON.

*Parker Graham*

REGISTERED PROFESSIONAL LAND SURVEYOR  
PARKER J. GRAHAM, RPLS #5556

PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY, BLDG 3, SUITE 200  
AUSTIN, TX 78759  
512.454.8711

BENCHMARK:  
BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON  
NORTH SIDE OF FALCON VILLAGE LANE  
GRID NORTH: 10,140,648.01  
GRID EAST: 3,160,151.41  
ELEV: 693.73

BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
GRID NORTH: 10,141,904.28  
GRID EAST: 3,160,894.76  
ELEV: 714.34

### FLOODPLAIN:

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

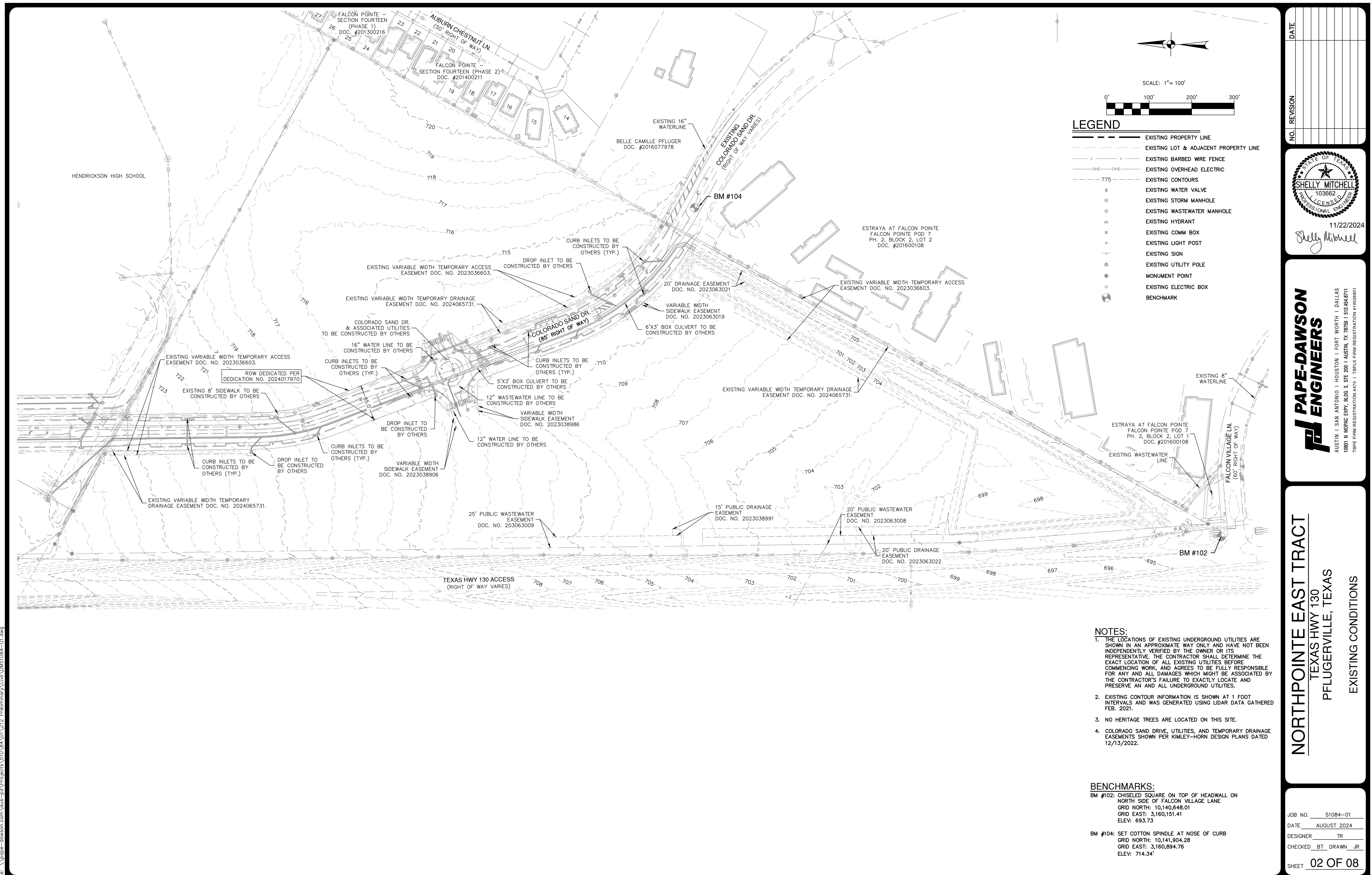
### NOTES:

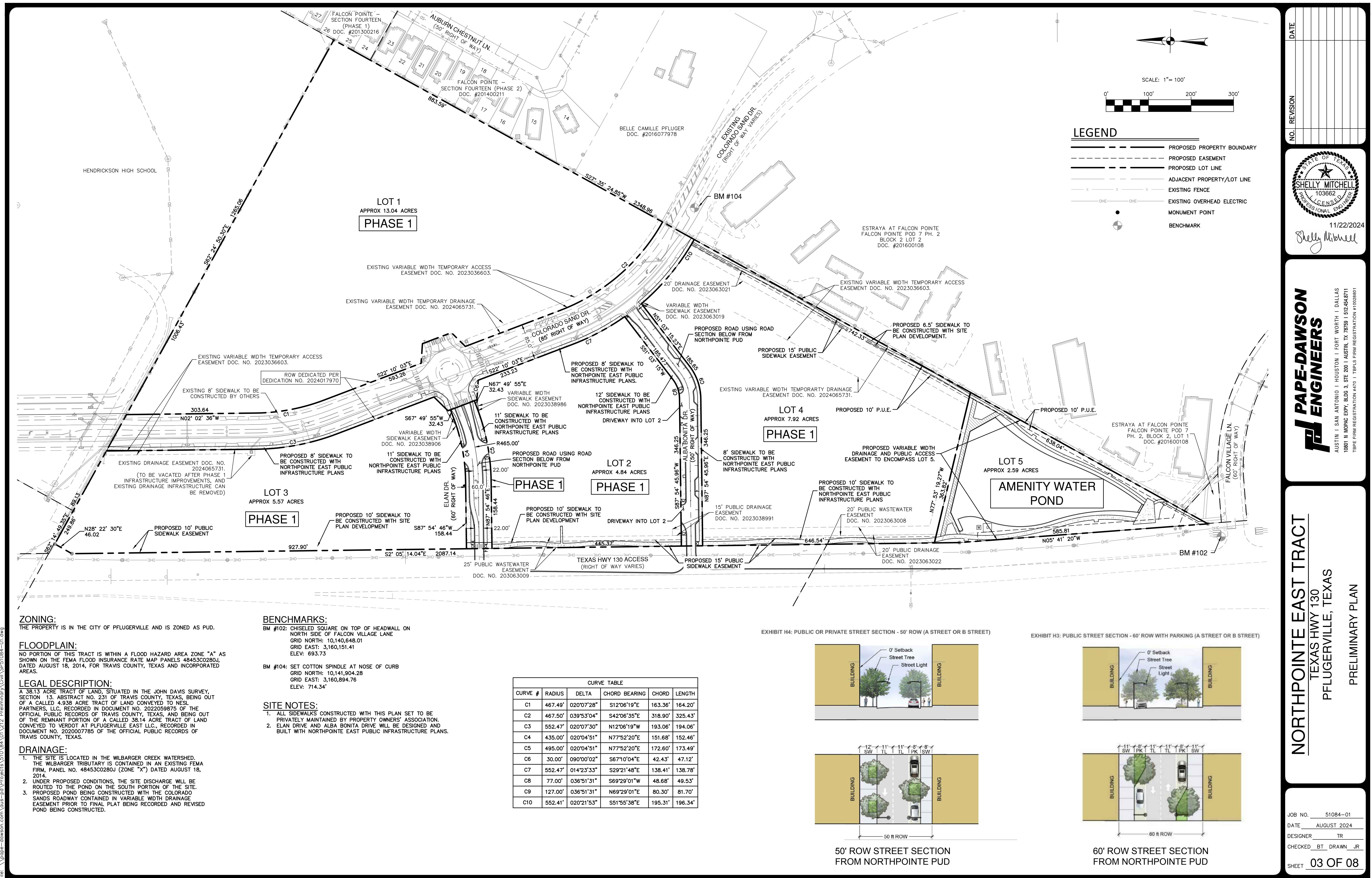
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

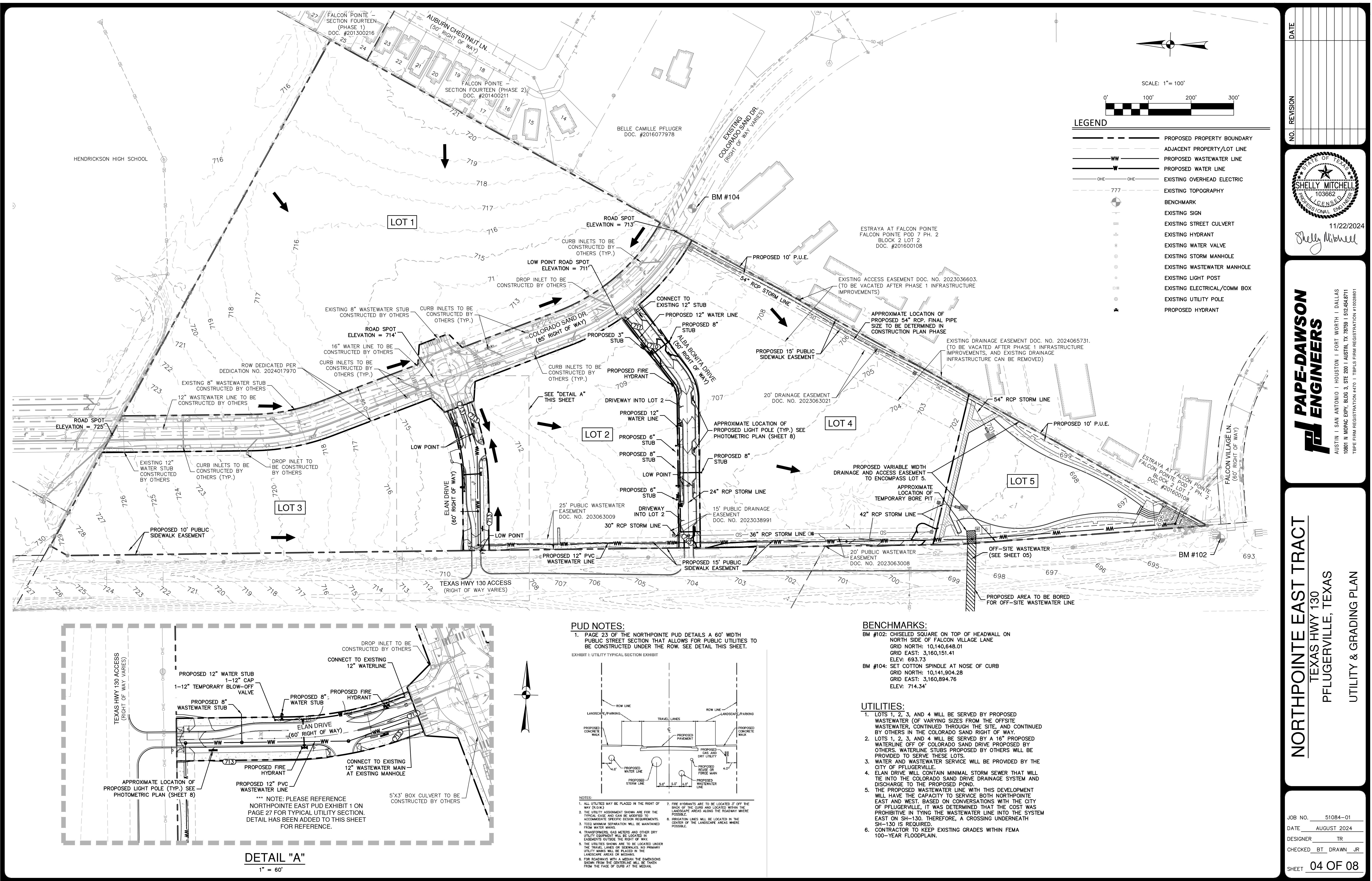
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

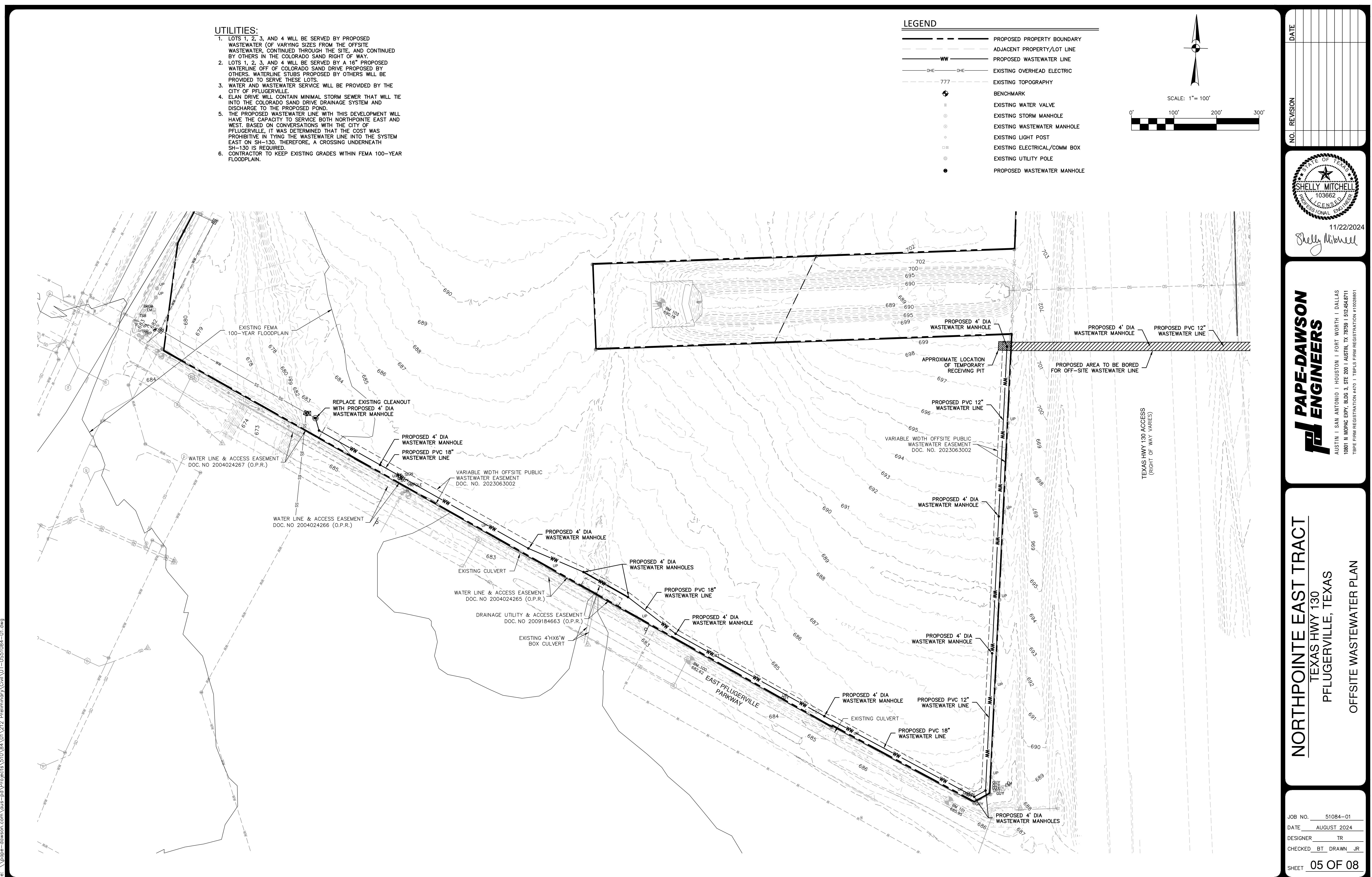
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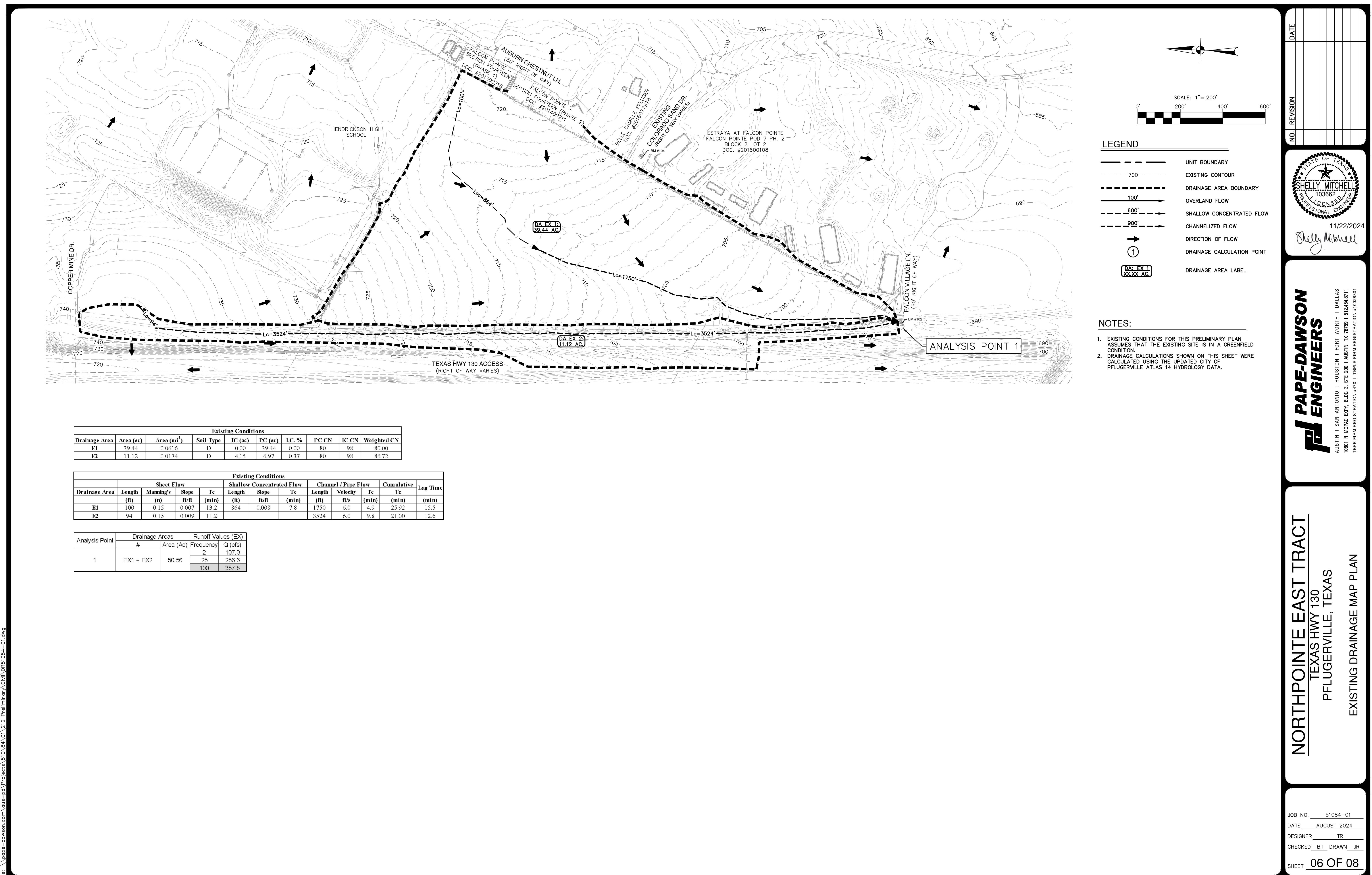


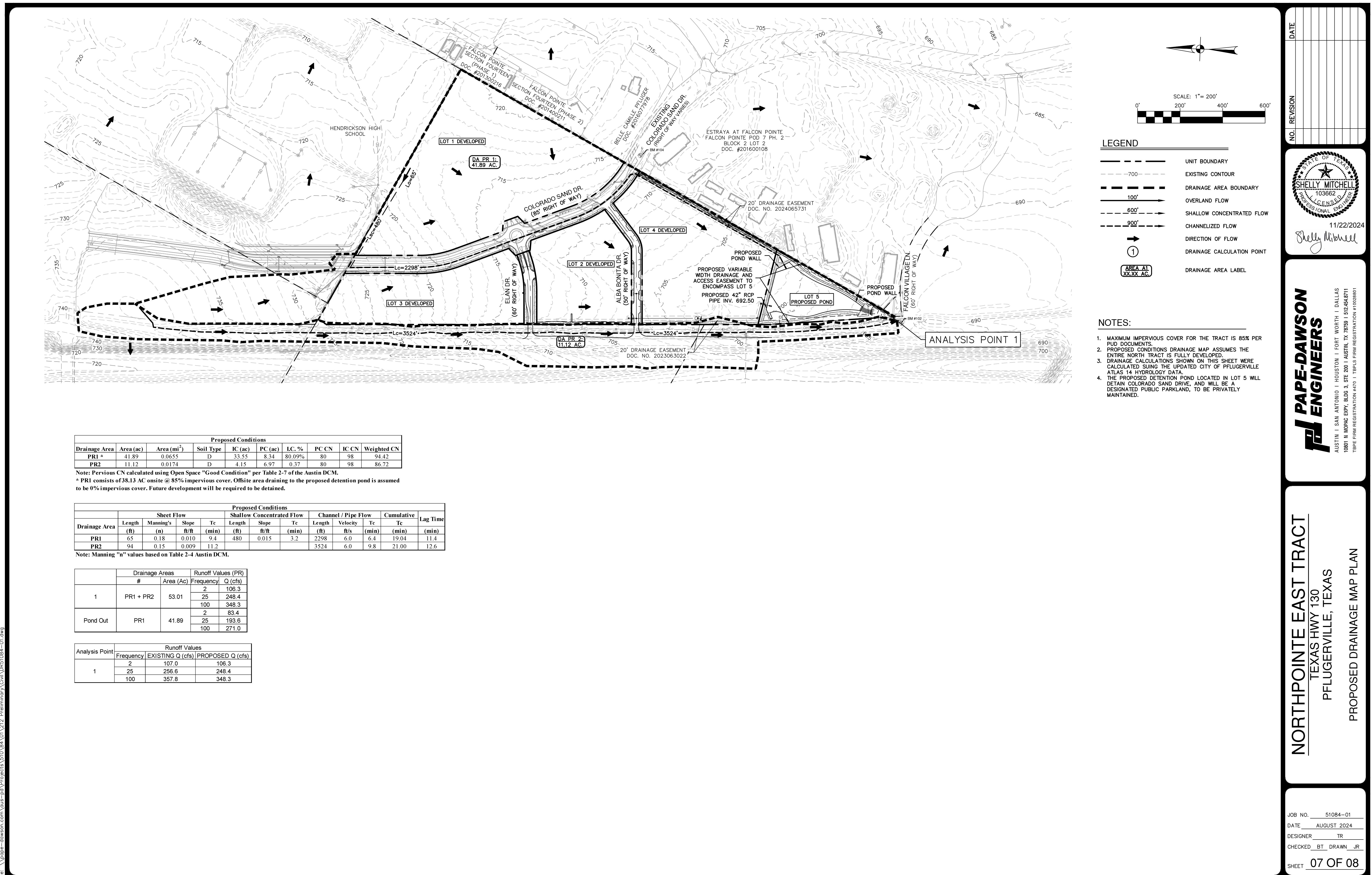








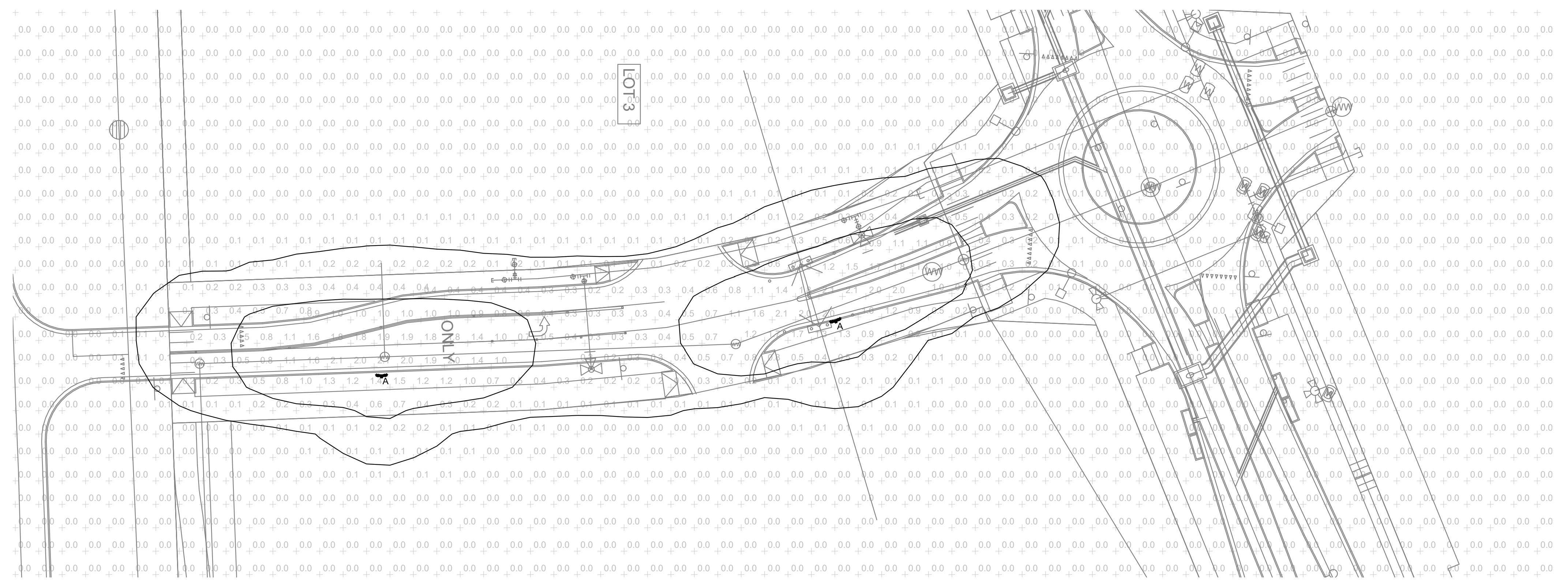




Symbol					
Description	Avg	Max	Min	Max/Min	Avg/Min
North - Roadway	1.0 fc	2.1 fc	0.2 fc	10.5:1	5.0:1
South - Roadway	1.5 fc	2.3 fc	0.3 fc	7.7:1	5.0:1

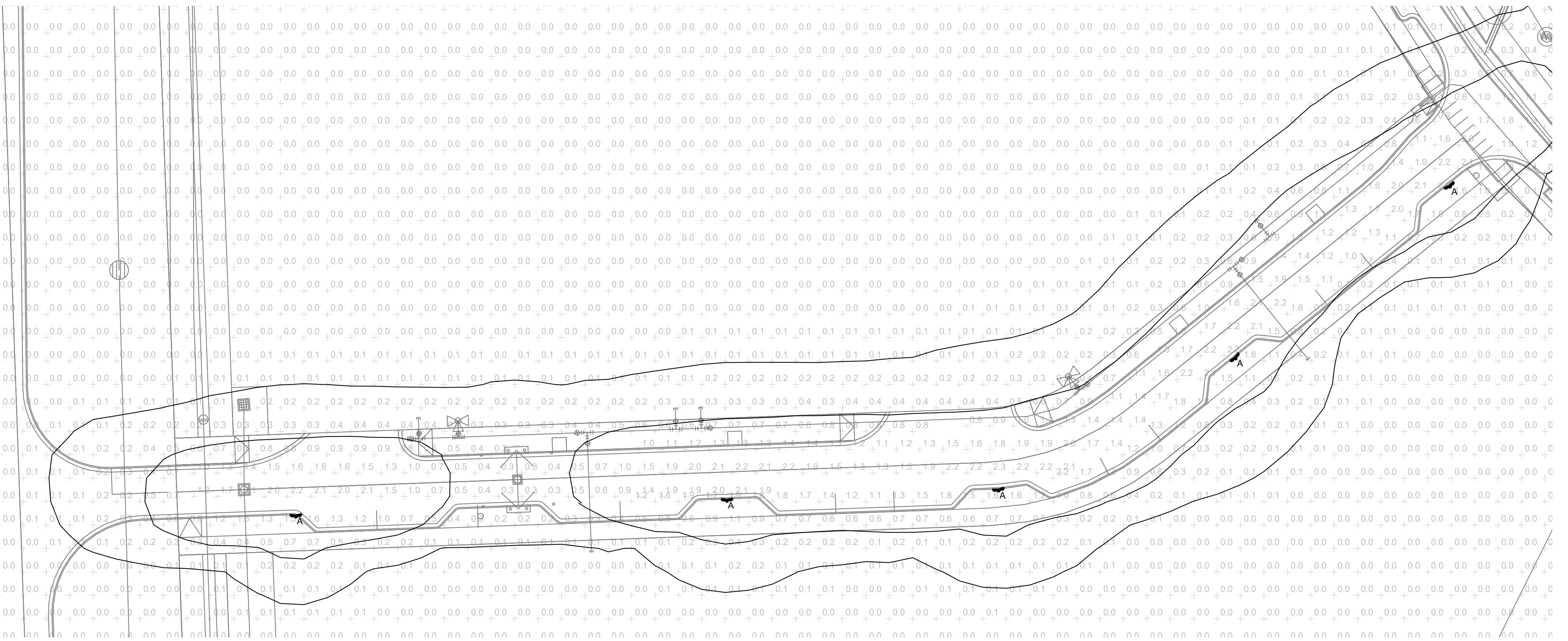
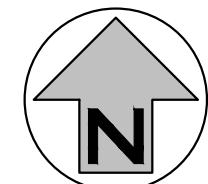


## NORTHPOINTE EAST TRACT TEXAS HWY 130 - PFLUGERVILLE, TEXAS



### 1 PHOTOMETRIC PLAN - NORTH

1" = 30'



### 2 PHOTOMETRIC PLAN - SOUTH

1" = 30'

Preliminary Plan  
APPROVED  
City of Pflugerville  
04/11/2023

08 OF 08