

PRELIMINARY PLAN (NOT FOR RECORDATION)
FOR

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
RENEWABLE ENERGY PARK
RESUBDIVISION OF LOT 1B

LEGAL DESCRIPTION:

BEING ALL OF LOT 1B, REPLAT OF LOT 1 - RENEWABLE ENERGY PARK AS RECORDED IN DOCUMENT NO. 123456789, TRAVIS COUNTY, TEXAS.

BENCHMARKS:

BM #1: ELEVATION 6311'
SQUARE CUT ON CONCRETE HEADWALL SOUTHEAST INTERSECTION OF SUNLIGHT NEAR WAY AND PECAN STREET
TRAVIS COUNTY, TEXAS (GRID COORDINATES)
TRAVIS COUNTY, TEXAS 78660
SQUARE CUT ON TOP OF CURB IN THE EAST RIGHT-OF-WAY OF IMPACT WAY
N. 1027574.38 E. 3169036.51 (GRID COORDINATES)

WATERSHED INFORMATION:

THIS PROPERTY IS LOCATED IN THE GILLESPIE CREEK WATERSHED AND IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
THIS PROJECT IS NOT LOCATED WITHIN A 100-YR FLOOD PLANE ACCORDING TO THE TRAVIS COUNTY FLOOD INSURANCE RATE MAP.
SINCE THE EDWARDS AQUIFER RECHARGE ZONE IS NOT A FLOOD PLANE, THE PROPERTY IS NOT SUBJECT TO FLOODING DUE TO AQUIFER RECHARGE.
COMMUNITY DEVELOPMENT CORPORATION FOR THE 100-COMMERCE CENTER, COMMUNITY IMPACT PRINTING FACILITY PLANS ARE IN THE SH130 COMMERCIAL CENTER - PHASE II, DATED SEPTEMBER 17, 2013 BY DCS ENGINEERING, LLC.

UTILITY SERVICE PROVIDERS:

WATER & WASTEWATER SHALL BE PROVIDED BY: CITY OF PFLUGERVILLE, TEXAS
1500 SUNLIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78660
CONTACT: MATT WOODARD
(512) 990-6490
ELECTRIC SERVICE BY: ONCOR
1500 SUNLIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78660
CONTACT: MATT WOODARD
(512) 990-6490
NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES
SEWER SERVICE BY: ONCOR
1500 SUNLIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78660
CONTACT: MATT WOODARD
(512) 990-6490

SUBMITTAL DATE: AUGUST 8, 2016
PLATTED ACREAGE: 3.830 ACRES
NO. OF LOTS: 2

EXISTING LOT 1B: 3.830 ACRES
PROPOSED LOT 1B: 2.329 ACRES - HOTEL USE
PROPOSED LOT 1C: 1.501 ACRES - OFFICE USE

OWNER

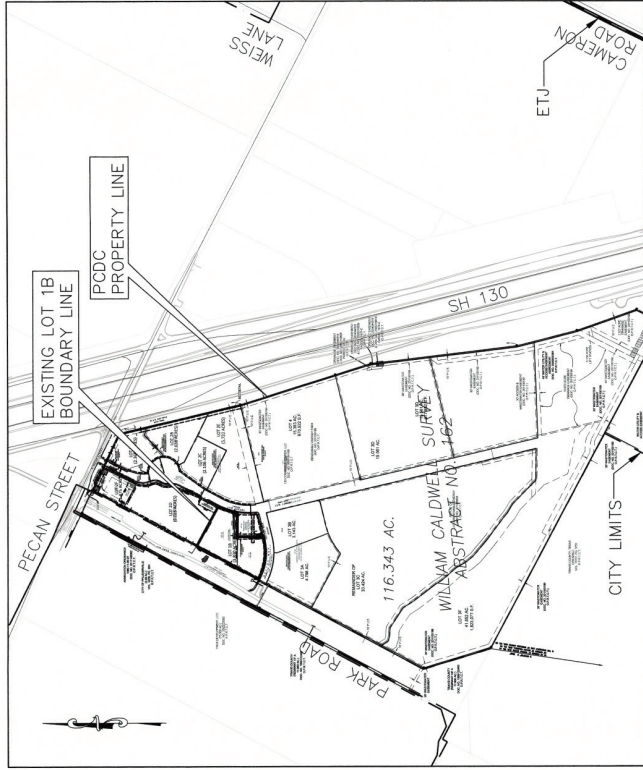
AMY MADISON
PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
16225 IMPACT WAY, SUITE 2
PFLUGERVILLE, TX 78660
PHONE 512-990-3725

CIVIL ENGINEER

TIMOTHY J. MOLTZ P.E.
CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660
PHONE 512-944-6077

SURVEYOR:

FRED DODD R.P.L.S.
DODD SURVEYING
203 WEST MAIN STREET SUITE D
PFLUGERVILLE, TEXAS 78660
PHONE 512-953-5705



SCALE 1"=500'

SUBMITTED FOR REVIEW BY:

A. TIMOTHY J. MOLTZ, P.E. DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF PFLUGERVILLE CITY ORDINANCE AND ENGINEERING STANDARDS.

TIMOTHY J. MOLTZ, P.E.
8-22-16
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, FRED L. DODD, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ORIGINAL SURVEY OF THE PROPERTY SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AND KNOWLEDGE OF THE FACTS AND CIRCUMSTANCES OF THE CASE AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

FRED L. DODD, JR.
P.L.S. NO. 6762
I, FRED L. DODD, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ORIGINAL SURVEY OF THE PROPERTY SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AND KNOWLEDGE OF THE FACTS AND CIRCUMSTANCES OF THE CASE AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.



FLOODPLAIN DISCLAIMER:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE TRAVIS COUNTY FLOOD INSURANCE RATE MAP, EFFECTIVE AUGUST 10, 2014 FOR TRAVIS COUNTY, TEXAS.

TRAFFIC IMPACT ANALYSIS

THIS PROPOSED DEVELOPMENT COMPLIES WITH THE ASSUMPTIONS MADE IN THE SH130 COMMERCIAL CENTER TRAFFIC IMPACT STUDY PERFORMED BY HOLEY-HORN & ASSOCIATES DATED AUGUST 19, 2013.

REVISIONS / CORRECTIONS					
NUMBER	DESCRIPTION	DATE	TOTAL # SHEETS IN PLAN SET	NET CHANGE (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)
1	ADD(A) SHEET NO. 5	8/22/16	5	0	0
2	ADD(A) SHEET NO. 6	8/22/16	6	0	0
3	ADD(A) SHEET NO. 7	8/22/16	7	0	0
4	ADD(A) SHEET NO. 8	8/22/16	8	0	0
5	ADD(A) SHEET NO. 9	8/22/16	9	0	0
6	ADD(A) SHEET NO. 10	8/22/16	10	0	0
7	ADD(A) SHEET NO. 11	8/22/16	11	0	0
8	ADD(A) SHEET NO. 12	8/22/16	12	0	0
9	ADD(A) SHEET NO. 13	8/22/16	13	0	0
10	ADD(A) SHEET NO. 14	8/22/16	14	0	0
11	ADD(A) SHEET NO. 15	8/22/16	15	0	0
12	ADD(A) SHEET NO. 16	8/22/16	16	0	0
13	ADD(A) SHEET NO. 17	8/22/16	17	0	0
14	ADD(A) SHEET NO. 18	8/22/16	18	0	0
15	ADD(A) SHEET NO. 19	8/22/16	19	0	0
16	ADD(A) SHEET NO. 20	8/22/16	20	0	0
17	ADD(A) SHEET NO. 21	8/22/16	21	0	0
18	ADD(A) SHEET NO. 22	8/22/16	22	0	0
19	ADD(A) SHEET NO. 23	8/22/16	23	0	0
20	ADD(A) SHEET NO. 24	8/22/16	24	0	0
21	ADD(A) SHEET NO. 25	8/22/16	25	0	0
22	ADD(A) SHEET NO. 26	8/22/16	26	0	0
23	ADD(A) SHEET NO. 27	8/22/16	27	0	0
24	ADD(A) SHEET NO. 28	8/22/16	28	0	0
25	ADD(A) SHEET NO. 29	8/22/16	29	0	0
26	ADD(A) SHEET NO. 30	8/22/16	30	0	0
27	ADD(A) SHEET NO. 31	8/22/16	31	0	0
28	ADD(A) SHEET NO. 32	8/22/16	32	0	0
29	ADD(A) SHEET NO. 33	8/22/16	33	0	0
30	ADD(A) SHEET NO. 34	8/22/16	34	0	0
31	ADD(A) SHEET NO. 35	8/22/16	35	0	0
32	ADD(A) SHEET NO. 36	8/22/16	36	0	0
33	ADD(A) SHEET NO. 37	8/22/16	37	0	0
34	ADD(A) SHEET NO. 38	8/22/16	38	0	0
35	ADD(A) SHEET NO. 39	8/22/16	39	0	0
36	ADD(A) SHEET NO. 40	8/22/16	40	0	0
37	ADD(A) SHEET NO. 41	8/22/16	41	0	0
38	ADD(A) SHEET NO. 42	8/22/16	42	0	0
39	ADD(A) SHEET NO. 43	8/22/16	43	0	0
40	ADD(A) SHEET NO. 44	8/22/16	44	0	0
41	ADD(A) SHEET NO. 45	8/22/16	45	0	0
42	ADD(A) SHEET NO. 46	8/22/16	46	0	0
43	ADD(A) SHEET NO. 47	8/22/16	47	0	0
44	ADD(A) SHEET NO. 48	8/22/16	48	0	0
45	ADD(A) SHEET NO. 49	8/22/16	49	0	0
46	ADD(A) SHEET NO. 50	8/22/16	50	0	0
47	ADD(A) SHEET NO. 51	8/22/16	51	0	0
48	ADD(A) SHEET NO. 52	8/22/16	52	0	0
49	ADD(A) SHEET NO. 53	8/22/16	53	0	0
50	ADD(A) SHEET NO. 54	8/22/16	54	0	0
51	ADD(A) SHEET NO. 55	8/22/16	55	0	0
52	ADD(A) SHEET NO. 56	8/22/16	56	0	0
53	ADD(A) SHEET NO. 57	8/22/16	57	0	0
54	ADD(A) SHEET NO. 58	8/22/16	58	0	0
55	ADD(A) SHEET NO. 59	8/22/16	59	0	0
56	ADD(A) SHEET NO. 60	8/22/16	60	0	0
57	ADD(A) SHEET NO. 61	8/22/16	61	0	0
58	ADD(A) SHEET NO. 62	8/22/16	62	0	0
59	ADD(A) SHEET NO. 63	8/22/16	63	0	0
60	ADD(A) SHEET NO. 64	8/22/16	64	0	0
61	ADD(A) SHEET NO. 65	8/22/16	65	0	0
62	ADD(A) SHEET NO. 66	8/22/16	66	0	0
63	ADD(A) SHEET NO. 67	8/22/16	67	0	0
64	ADD(A) SHEET NO. 68	8/22/16	68	0	0
65	ADD(A) SHEET NO. 69	8/22/16	69	0	0
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78	ADD(A) SHEET NO. 82	8/22/16	82	0	0
79	ADD(A) SHEET NO. 83	8/22/16	83	0	0
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83	ADD(A) SHEET NO. 87	8/22/16	87	0	0
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85	ADD(A) SHEET NO. 89	8/22/16	89	0	0
86	ADD(A) SHEET NO. 90	8/22/16	90	0	0
87	ADD(A) SHEET NO. 91	8/22/16	91	0	0
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89	ADD(A) SHEET NO. 93	8/22/16	93	0	0
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91	ADD(A) SHEET NO. 95	8/22/16	95	0	0
92	ADD(A) SHEET NO. 96	8/22/16	96	0	0
93	ADD(A) SHEET NO. 97	8/22/16	97	0	0
94	ADD(A) SHEET NO. 98	8/22/16	98	0	0
95	ADD(A) SHEET NO. 99	8/22/16	99	0	0
96	ADD(A) SHEET NO. 100	8/22/16	100	0	0
97	ADD(A) SHEET NO. 101	8/22/16	101	0	0
98	ADD(A) SHEET NO. 102	8/22/16	102	0	0
99	ADD(A) SHEET NO. 103	8/22/16	103	0	0
100	ADD(A) SHEET NO. 104	8/22/16	104	0	0
101	ADD(A) SHEET NO. 105	8/22/16	105	0	0
102	ADD(A) SHEET NO. 106	8/22/16	106	0	0
103	ADD(A) SHEET NO. 107	8/22/16	107	0	0
104	ADD(A) SHEET NO. 108	8/22/16	108	0	0
105	ADD(A) SHEET NO. 109	8/22/16	109	0	0
106	ADD(A) SHEET NO. 110	8/22/16	110	0	0
107	ADD(A) SHEET NO. 111	8/22/16	111	0	0
108	ADD(A) SHEET NO. 112	8/22/16	112	0	0
109	ADD(A) SHEET NO. 113	8/22/16	113	0	0
110	ADD(A) SHEET NO. 114	8/22/16	114	0	0
111	ADD(A) SHEET NO. 115	8/22/16	115	0	0
112	ADD(A) SHEET NO. 116	8/22/16	116	0	0
113	ADD(A) SHEET NO. 117	8/22/16	117	0	0
114	ADD(A) SHEET NO. 118	8/22/16	118	0	0
115	ADD(A) SHEET NO. 119	8/22/16	119	0	0
116	ADD(A) SHEET NO. 120	8/22/16	120	0	0
117	ADD(A) SHEET NO. 121	8/22/16	121	0	0
118	ADD(A) SHEET NO. 122	8/22/16	122	0	0
119	ADD(A) SHEET NO. 123	8/22/16	123	0	0
120	ADD(A) SHEET NO. 124	8/22/16	124	0	0
121	ADD(A) SHEET NO. 125	8/22/16	125	0	0
122	ADD(A) SHEET NO. 126	8/22/16	126	0	0
123	ADD(A) SHEET NO. 127	8/22/16	127	0	0
124	ADD(A) SHEET NO. 128	8/22/16	128	0	0
125	ADD(A) SHEET NO. 129	8/22/16	129	0	0
126	ADD(A) SHEET NO. 130	8/22/16	130	0	0
127	ADD(A) SHEET NO. 131	8/22/16	131	0	0
128	ADD(A) SHEET NO. 132	8/22/16	132	0	0
129	ADD(A) SHEET NO. 133	8/22/16	133	0	0
130	ADD(A) SHEET NO. 134	8/22/16	134	0	0
131	ADD(A) SHEET NO. 135	8/22/16	135	0	0
132	ADD(A) SHEET NO. 136	8/22/16	136	0	0
133	ADD(A) SHEET NO. 137	8/22/16	137	0	0
134	ADD(A) SHEET NO. 138	8/22/16	138	0	0
135	ADD(A) SHEET NO. 139	8/22/16	139	0	0
136	ADD(A) SHEET NO. 140	8/22/16	140	0	0
137	ADD(A) SHEET NO. 141	8/22/16	141	0	0
138	ADD(A) SHEET NO. 142	8/22/16	142	0	0
139	ADD(A) SHEET NO. 143	8/22/16	143	0	0
140	ADD(A) SHEET NO. 144	8/22/16	144	0	0
141	ADD(A) SHEET NO. 145	8/22/16	145	0	0
142	ADD(A) SHEET NO. 146	8/22/16	146	0	0
143	ADD(A) SHEET NO. 147	8/22/16	147	0	0
144	ADD(A) SHEET NO. 148	8/22/16	148	0	0
145	ADD(A) SHEET NO. 149	8/22/16	149	0	0
146	ADD(A) SHEET NO. 150	8/22/16	150	0	0
147	ADD(A) SHEET NO. 151	8/22/16	151	0	0
148	ADD(A) SHEET NO. 152	8/22/16	152	0	0
149	ADD(A) SHEET NO. 153	8/22/16	153	0	0
150	ADD(A) SHEET NO. 154	8/22/16	154	0	0
151	ADD(A) SHEET NO. 155	8/22/16	155	0	0
152	ADD(A) SHEET NO. 156	8/22/16	156	0	0
153	ADD(A) SHEET NO. 157	8/22/16	157	0	0
154	ADD(A) SHEET NO. 158	8/22/16	158	0	0
155	ADD(A) SHEET NO. 159	8/22/16	159	0	0
156	ADD(A) SHEET NO. 160	8/22/16	160	0	0
157	ADD(A) SHEET NO. 161	8/22/16	161	0	0
158	ADD(A) SHEET NO. 162	8/22/16	162	0	0
159	ADD(A) SHEET NO. 163	8/22/16	163	0	0
160	ADD(A) SHEET NO. 164	8/22/16	164	0	0
161	ADD(A) SHEET NO. 165	8/22/16	165	0	0
162	ADD(A) SHEET NO. 166	8/22/16	166	0	0
163	ADD(A) SHEET NO. 167	8/22/16	167	0	0
164	ADD(A) SHEET NO. 168	8/22/16	168	0	0

PCDC RESUBDIVISION LOT 1B
OVERALL LOT LAYOUT
RENEWABLE ENERGY PARK
PFLUGERVILLE, TEXAS 78660

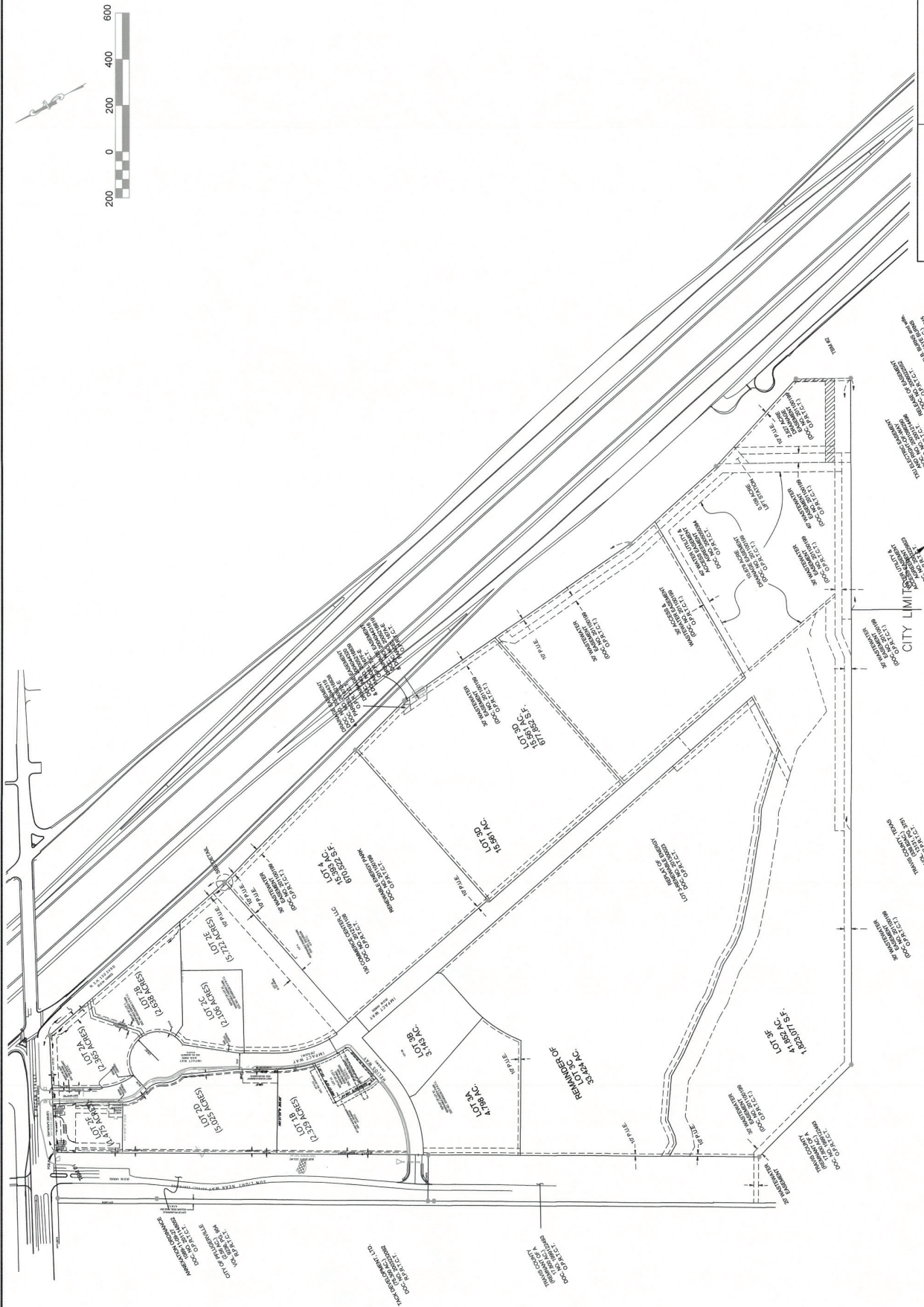
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

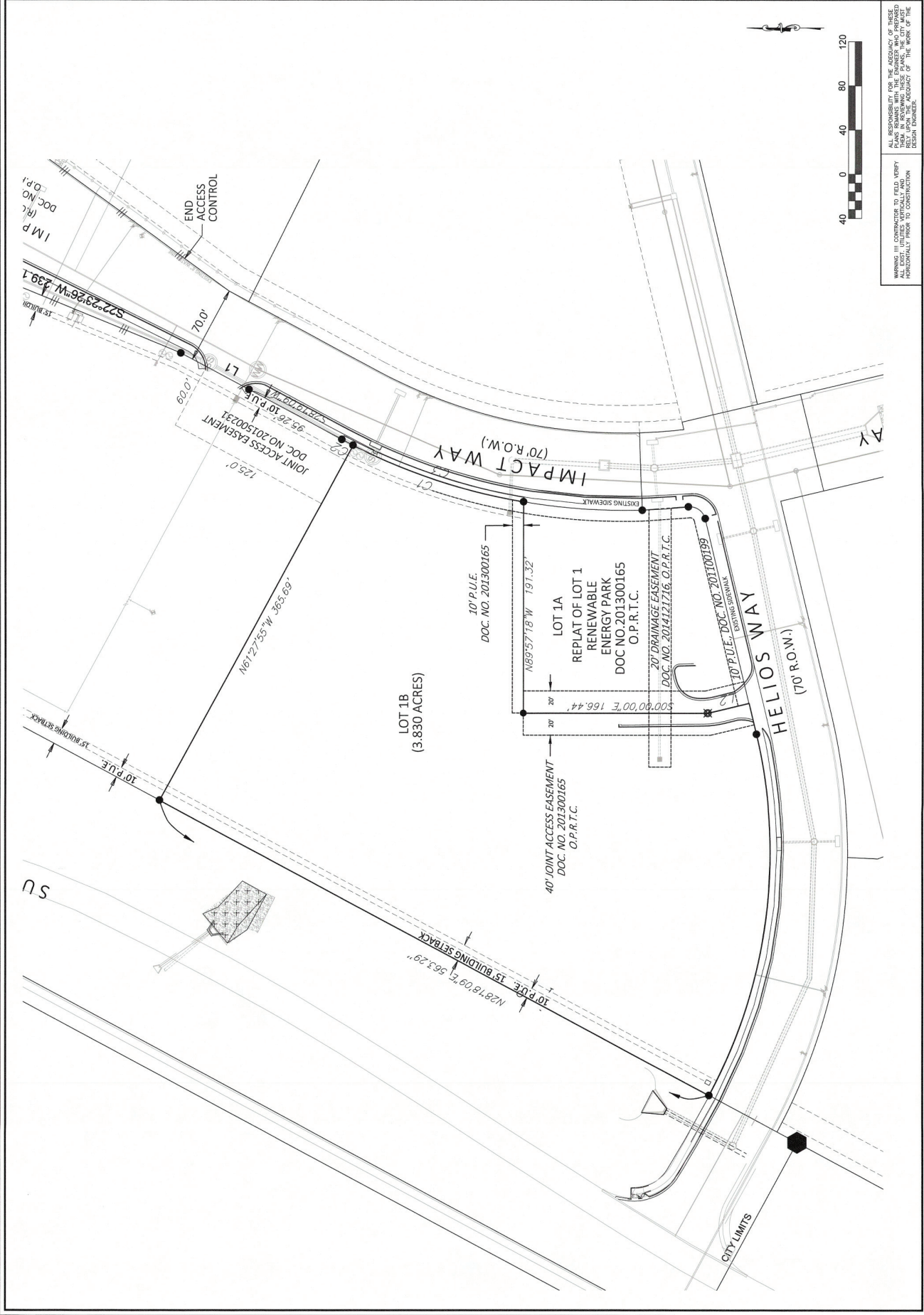
Catalyst Engineering Group
100 South 2nd Street
Pflugerville, Texas 78660
Office (512) 944-6077
Mobile (512) 944-6077



DESIGNED: TMA	
DRAWN: EJM	
CHECKED: JLM	
DATE: 02/07/2018	
FILE NAME: PCDC LOT 1B	
DATE: 02/07/2018	
SCALE:	

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS IS ASSIGNED TO THE DESIGNER. THE CITY MUST REVIEW THESE PLANS AND APPROVE THEM IN ORDER TO CONSIDER THEM FOR CONSTRUCTION. THE CITY MUST REVIEW THESE PLANS AND APPROVE THEM IN ORDER TO CONSIDER THEM FOR CONSTRUCTION. THE CITY MUST REVIEW THESE PLANS AND APPROVE THEM IN ORDER TO CONSIDER THEM FOR CONSTRUCTION.

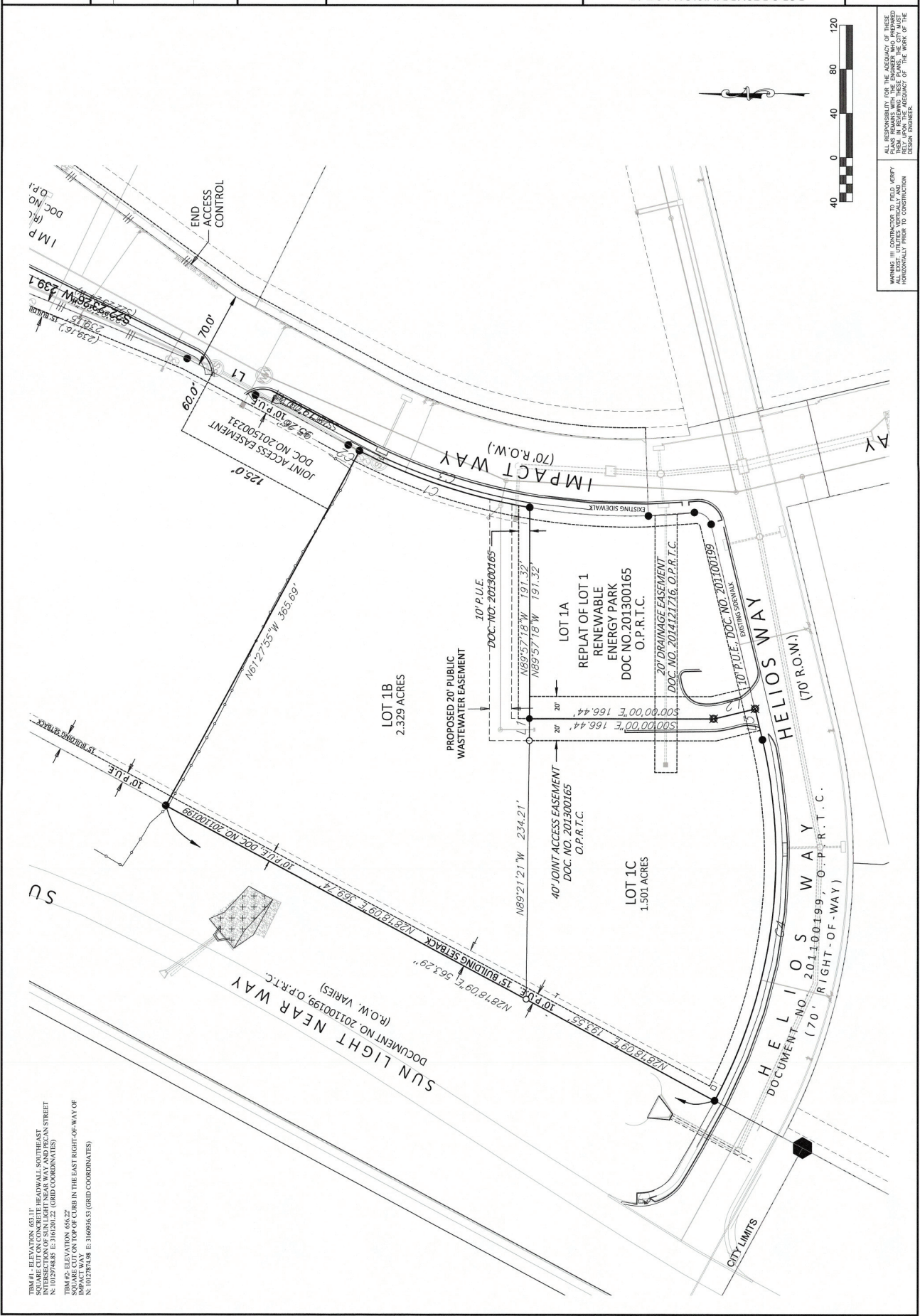


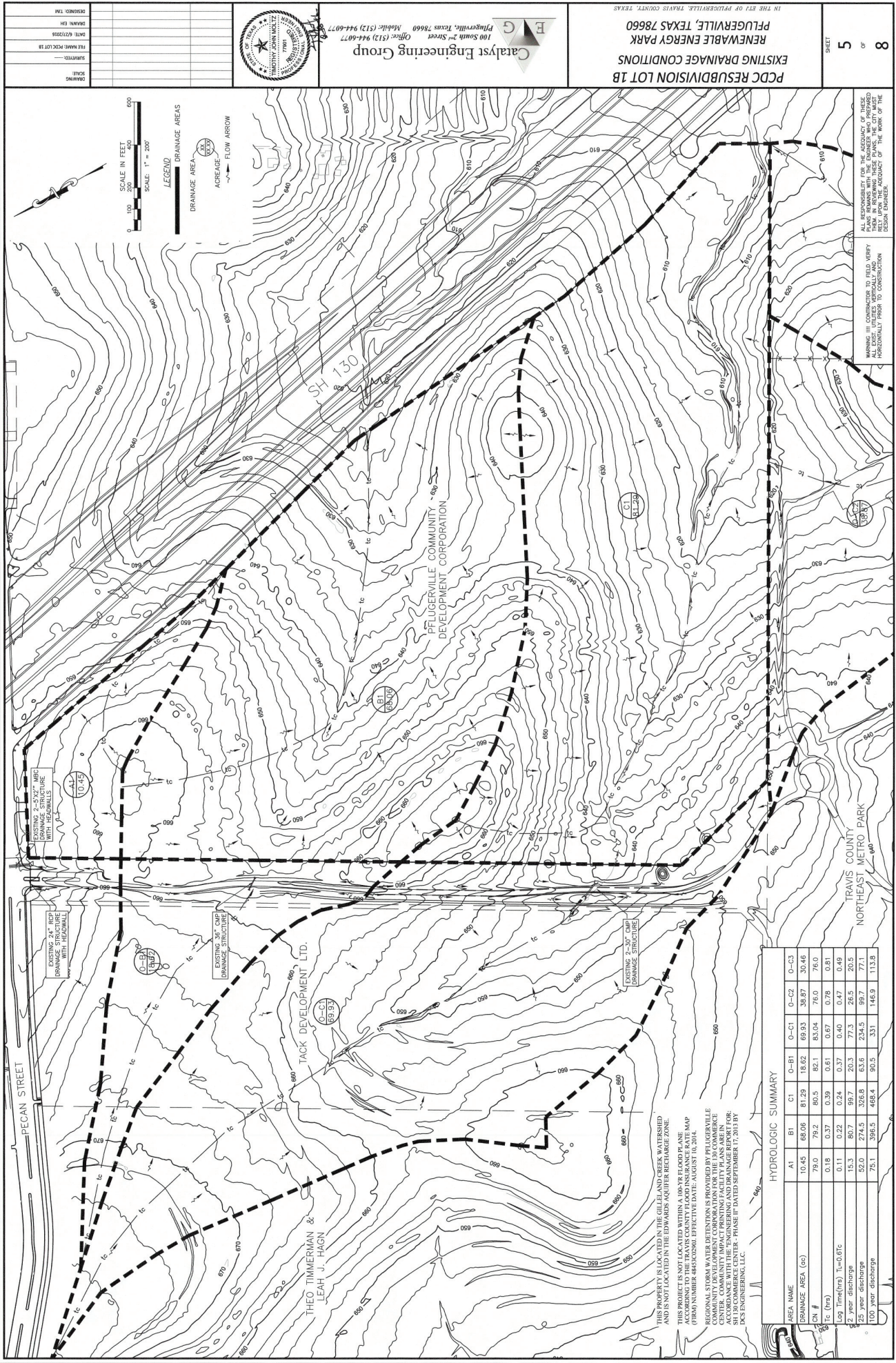


ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS AND THE INFORMATION CONTAINED THEREIN IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY MUST BE ADVISED IN WRITING OF ANY CHANGES TO THE PLANS BY THE DESIGN ENGINEER.

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







DESIGNED: TMA	
DRAWN: EKH	
DATE: 6/27/2018	
FILE NAME: PCD LOT 1B	
SHEET: 5	
PROJECT: PCD RESUBDIVISION LOT 1B	
SCALE: 1" = 200'	



Catalyst Engineering Group
100 South 2nd Street
Pflugerville, Texas 78660
Office: (512) 944-4077
Mobile: (512) 944-4077



PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

PCDC RESUBDIVISION LOT 1B
EXISTING DRAINAGE CONDITIONS
PFLUGERVILLE, TEXAS 78660
RENEWABLE ENERGY PARK
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

8
5
OF
SHEET

ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IS ASSIGNED TO THE DESIGN ENGINEER. THE CITY MUST BE ADVISED IN WRITING OF ANY CHANGES TO THE INFORMATION CONTAINED HEREIN. THE CITY MUST BE ADVISED IN WRITING OF ANY CHANGES TO THE INFORMATION CONTAINED HEREIN. THE CITY MUST BE ADVISED IN WRITING OF ANY CHANGES TO THE INFORMATION CONTAINED HEREIN.

HYDROLOGIC SUMMARY											
AREA NAME	A1	B1	C1	O-B1	O-C1	O-C2	O-C3				
DRAINAGE AREA (ac)	10.45	68.06	81.29	18.62	69.93	38.87	30.46				
CN #	79.0	79.2	80.5	82.1	83.04	76.0	76.0				
Tc (hrs)	0.18	0.37	0.39	0.61	0.67	0.76	0.81				
Log Time(hrs) Tc=0.61c	0.11	0.22	0.24	0.37	0.40	0.47	0.49				
2 year discharge	15.3	80.7	95.7	20.3	77.3	26.5	20.5				
25 year discharge	52.0	274.5	326.8	63.6	234.5	99.7	77.1				
100 year discharge	75.1	396.5	488.4	90.5	331	148.9	113.8				

THIS PROPERTY IS LOCATED IN THE GUILLELAND CREEK WATERSHED AND IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. THIS PROJECT IS NOT LOCATED WITHIN A 100-YR FLOOD PLANE ACCORDING TO THE TRAVIS COUNTY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 4806X0200. EFFECTIVE DATE: AUGUST 16, 2014. REGIONAL FLOOD WATER DETENTION IS PROVIDED BY PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION. THE TRAVIS COUNTY CENTER COMMUNITY IMPACT PRINTING FACILITY PLANS ARE IN THE PUBLIC DOMAIN. THE TRAVIS COUNTY CENTER COMMUNITY IMPACT PRINTING FACILITY PLANS ARE IN THE PUBLIC DOMAIN. THE TRAVIS COUNTY CENTER COMMUNITY IMPACT PRINTING FACILITY PLANS ARE IN THE PUBLIC DOMAIN.

DKS ENGINEERING, LLC

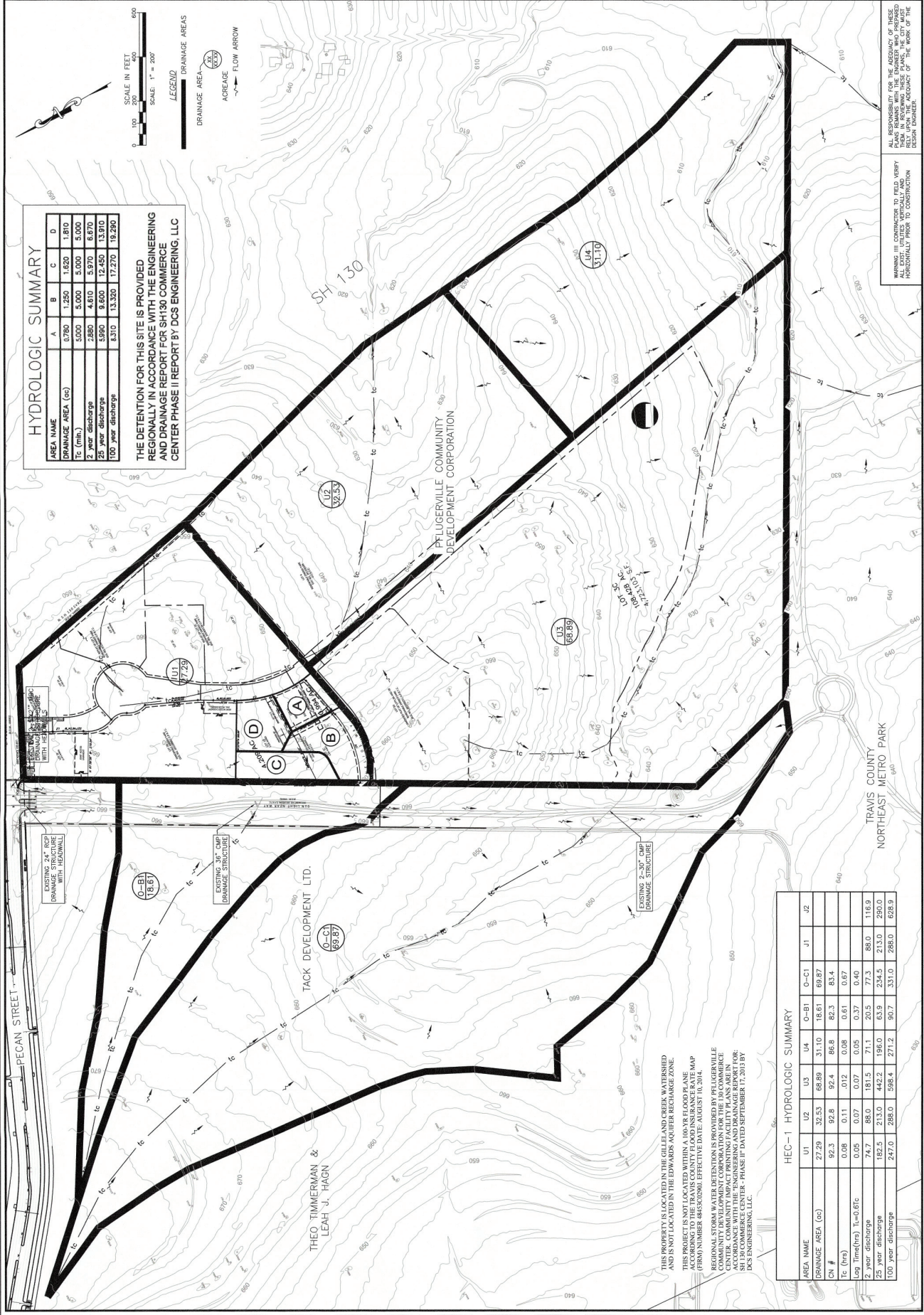
DESIGNED: TMD	
DRAWN: EKH	
DATE: 6/27/2016	
FILE NAME: PCDR LOT 1B	
SHEET: 8	
DRAWING: 8	



Catalyst Engineering Group
 100 South 2nd Street
 Pflugerville, Texas 78660
 Office: (512) 944-6077
 Mobile: (512) 944-6077

PCDC RESUBDIVISION LOT 1B
ULTIMATE DRAINAGE CONDITIONS
RENEWABLE ENERGY PARK
PFLUGERVILLE, TEXAS 78660
 IN THE E.T. OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

SHEET
 8
 9



HYDROLOGIC SUMMARY

AREA NAME	A	B	C	D
DRAINAGE AREA (ac)	0.760	1.250	1.820	1.810
Tc (hrs)	5.000	5.000	5.000	5.000
2 year discharge	2.860	4.810	5.970	6.970
25 year discharge	5.960	9.860	12.450	13.970
100 year discharge	8.310	13.320	17.270	19.290

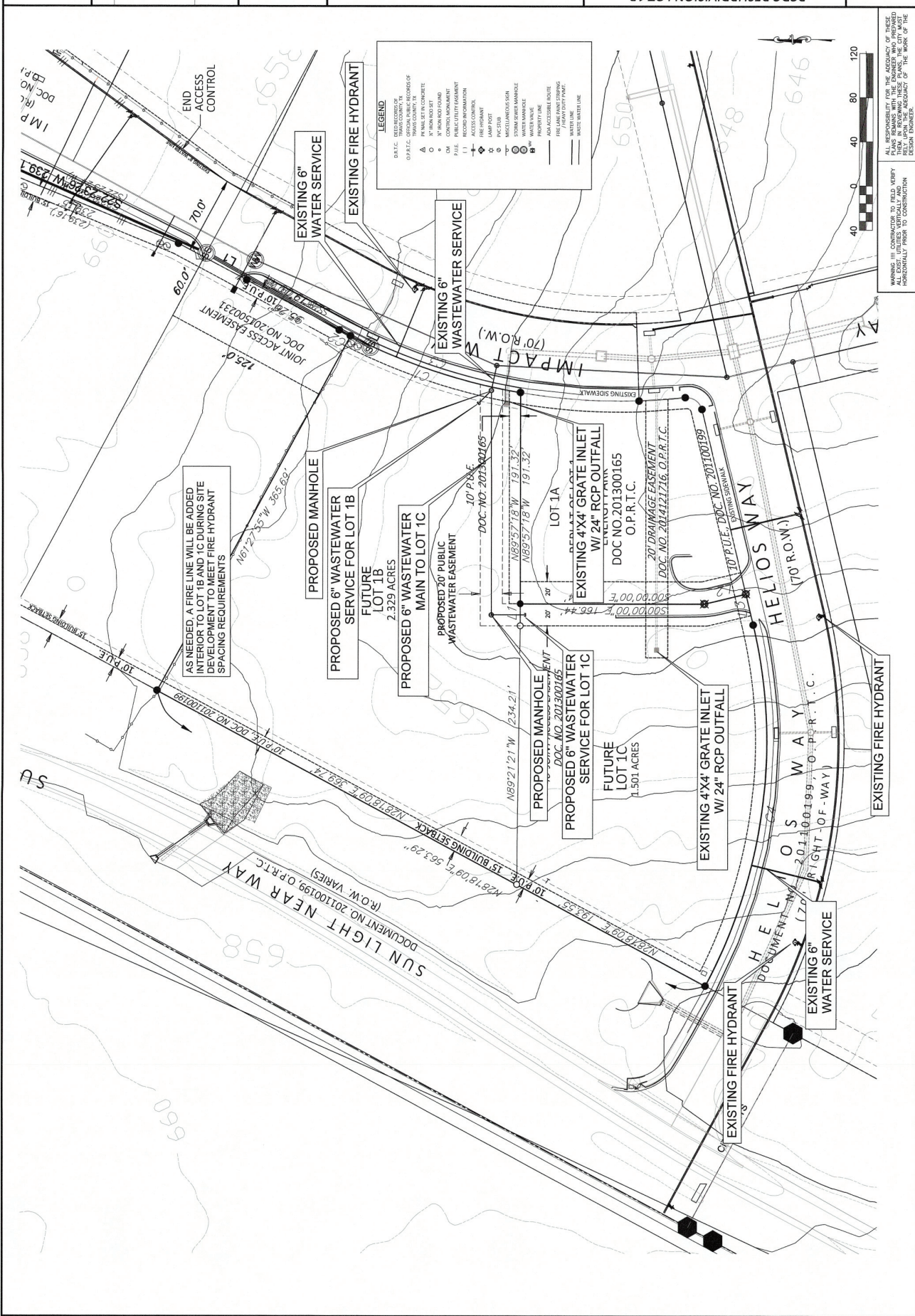
THE DETENTION FOR THIS SITE IS PROVIDED REGIONALLY IN ACCORDANCE WITH THE ENGINEERING AND DRAINAGE REPORT FOR SH130 COMMERCE CENTER PHASE II REPORT BY DCS ENGINEERING, LLC

HEC-1 HYDROLOGIC SUMMARY

AREA NAME	U1	U2	U3	U4	O-C1	J1	J2
DRAINAGE AREA (ac)	27.29	32.53	68.89	31.10	16.61	69.87	
CW #	92.3	92.8	92.4	86.8	82.3	83.4	
Tc (hrs)	0.08	0.11	0.12	0.08	0.61	0.67	
Log Time(hrs)	0.05	0.07	0.07	0.05	0.37	0.40	
2 year discharge	74.7	88.0	181.5	71.1	20.5	77.3	116.9
25 year discharge	182.5	213.0	442.2	196.0	63.9	234.5	290.0
100 year discharge	247.0	288.0	598.4	271.2	90.7	331.0	426.9

THIS PROPERTY IS LOCATED IN THE GILLESPIE CREEK WATERSHED AND IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. THIS PROJECT IS NOT LOCATED WITHIN A 100-YR FLOOD PLANE (FIRM) NUMBER 48530286, EFFECTIVE DATE: AUGUST 10, 2014. REGIONAL STORM WATER DETENTION IS PROVIDED BY PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION FOR THE 130 COMMERCE CENTER PHASE II REPORT BY DCS ENGINEERING, LLC. ACCORDANCE WITH THE ENGINEERING AND DRAINAGE REPORT FOR SH 130 COMMERCE CENTER - PHASE II DATED SEPTEMBER 17, 2013 BY DCS ENGINEERING, LLC.

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS AND THE INFORMATION THEREON SHALL REMAIN WITH THE DESIGNER. THE CITY MUST REVIEW THESE PLANS AND THE INFORMATION THEREON AND APPROVE THEM IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT. WARNING: CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



TREE SURVEY

NOTE:

- TRM # 1
NORTHEAST CORNER OF 159 ACRES IN THE SOUTH
EAST QUARTER SECTION 34, T1N 20S, R10E, S4E,
HIGHWAY 130, 5/8" IRON ROD W/ TYPED ALUMINUM CAP.
ELEVATION 650.69'
- TRM # 2
WEST CORNER OF 159 ACRES TRACT IN THE NORTH LINE
OF THE EDWARDS BURNS 34 ACRE TRACT AND WEST
RIGHT-OF-WAY OF STATE HIGHWAY 130, 5/8" IRON ROD W/
ALUMINUM CAP
ELEVATION 607.74'
- BENCHMARK INFORMATION IS BASED ON LCRA GPS MONUMENT
4681 VERTICAL DATUM NAVD 88.

LINE	BEARING	DISTANCE	POINT	REMARKS
1	N 28° 17' 11" E	1068.19	L6	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
2	S 06° 54' 12" E	1068.35	L2	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
3	N 62° 04' 10" W	159.788	L3	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
4	N 17° 08' 01" W	563.95	L4	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
5	N 59° 02' 00" W	159.788	L5	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
6	N 62° 04' 10" W	159.788	L6	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
7	N 28° 17' 11" E	1068.19	L7	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
8	N 28° 17' 11" E	1068.19	L8	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
9	S 17° 26' 43" E	753.89	L9	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
10	S 06° 54' 12" E	1068.35	L10	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP

CERTIFICATION: I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, OCTOBER 06, 2009, UNDER MY DIRECTION AND SUPERVISION.



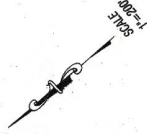
ROBERT E. HYSMITH, RPLS NO. 5131
STATE OF TEXAS

G & R SURVEYING, LLC
Land Engineering &
Construction Surveys

1805 DUBA STREET, AUSTIN, TEXAS 78728
PH: 512-297-7430 FAX: 512-297-0085



Legend
1/2" Iron Rod Found
1/2" Iron Rod Found With TYPED Aluminum Cap



LINE	BEARING	DISTANCE	POINT	REMARKS
1	N 28° 17' 11" E	1068.19	L6	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
2	S 06° 54' 12" E	1068.35	L2	1/2" IRON ROD FOUND WITH TYPED ALUMINUM CAP
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DATE OF SURVEY: OCTOBER 06, 2009

JOB NO. 9164 **6 of 74**

ALL INFORMATION FOR THE RECORD OF THIS
PLAN IS REMAINED WITH THE SURVEYOR AND
ALL EXISTING UTILITIES, ETC., MUST BE
PROTECTED AND NOT TO BE REMOVED BY THE
DESIGN ENGINEER.

8
OF
8
SHEET

PCDC RESUBDIVISION LOT 1B
TREE SURVEY
RENEWABLE ENERGY PARK
PFLUGERVILLE, TEXAS 78660
IN THE E1/4 OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Catalyst Engineering Group
100 South 2nd Street
Pflugerville, Texas 78660
Office (512) 944-6077
Mobile (512) 944-6077



DESIGNED: TM
DRAWN: EJM
CHECKED: EJM
DATE: 02/27/2010
FILE NAME: PCDC LOT 1B
SURVEYED: —
SCALE: —