

DESIGN PROFESSIONALS:

CIVIL ENGINEER / APPLICANT:

ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665
PH: (512) 505-8953
EMAIL: tony@w-pinc.com

AT&T TEXAS:

712 E. HUNTLAND DRIVE
AUSTIN, TEXAS 78752
PH: (512)870-4766 FAX: (512)870-4711

TIMEWARNER CABLE INC.:

12012 N. MOPAC EXPRESSWAY
AUSTIN, TEXAS 78758
PH: (512)682-8510 FAX: (512)682-8592

ATMOS ENERGY CORPORATION:

3110 N IH-35
ROUND ROCK, TEXAS 78681
PH: (512)310-3856 FAX: (512)310-3880

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT:

CONTACT: MATT WOODWARD
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TX 78691-0589
PH: (512)990-6400

STUDIES ASSOCIATED WITH THIS PROJECT:

- HIGHLAND PARK NORTH/STATE HIGHWAY 45 DEVELOPMENT DETENTION, HYDRAULIC & HYDROLOGIC ANALYSIS - HUFFCUT & ASSOCIATES, 2002
- ENGINEERING REPORT: VICTORY CITY CHURCH AUSTIN - PREPARED BY WAELTZ & PRETE, INC.

BENCHMARKS:

B.M. ID	ELEVATION	NORTHING	EASTING
CONTROL POINT #1001	769.54 FT	10150578.81	3154115.24
CONTROL POINT #1002	772.11 FT	10150364.62	3154557.53

NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10 FOOT PUBLIC UTILITY EASEMENT (PUE) 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 ALONG WILKE LANE.
- 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.
- OFF-SITE STORMWATER DETENTION IS PROVIDED FOR THIS PROPERTY BY THE HIGHLAND PARK NORTH REGIONAL POND. THE DETENTION POND ACCOUNTS 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 # 48453C0280J 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

SURVEYOR:

SHANE SHAFER, R.P.L.S.
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
PH: (512) 931-3100
EMAIL: shane@diamondsurveying.com

ONCOR:

350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
PH: (512)870-4766 FAX: (512)870-4711

TRAVIS COUNTY E.S.D. #2:

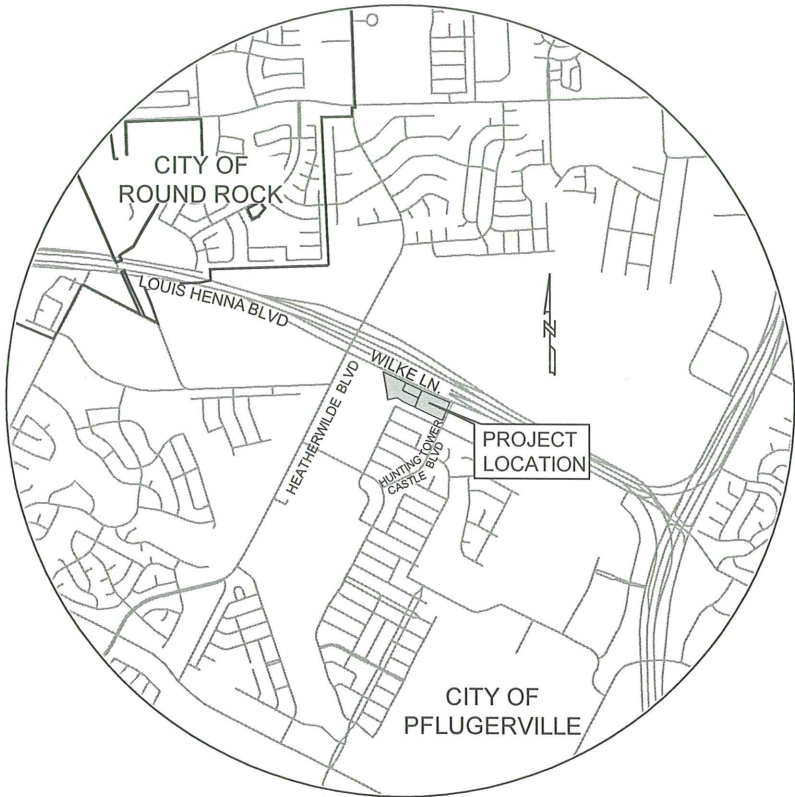
203 E. PECAN STREET
PFLUGERVILLE, TEXAS 78660
PH: (512)989-4531

SUDDENLINK COMMUNICATIONS:

111 N COLLEGE RD.
GEORGETOWN, TEXAS 78626
PH: (512)931-2964

PRELIMINARY PLAN FOR:
VICTORY CITY CHURCH AUSTIN
ABSTRACT #689 THOMAS G. STEWART SURVEY (12.840 AC)

WILKE LANE
PFLUGERVILLE, TEXAS 78660
MAY, 2018



LOCATION MAP
SCALE: 1"=2000'

SHEET INDEX

SHT. No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS
4	UTILITY PLAN
5	EXISTING DRAINAGE PLAN
6	PROPOSED DRAINAGE PLAN

LAND USE SUMMARY:

TOTAL ACREAGE = 12.840 AC

LAND USE:	AREA	BLOCK	LOT#
PLACE OF WORSHIP	7.000 AC	A	1
COMMERCIAL	5.840 AC	A	2

* NO PUBLIC STREETS

LEGAL DESCRIPTION:

12.840 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STEWART SURVEY, ABSTRACT NO. 689, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 5.500 ACRE TRACT OF LAND CONVEYED TO VICTORY AUSTIN, INC., RECORDED IN DOCUMENT NO. 201804398, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 1.500 ACRE TRACT OF LAND CONVEYED TO VICTORY AUSTIN, INC., RECORDED IN DOCUMENT NO. 2018046397, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF A REMNANT PORTION OF THE CALLED 80.2770 ACRE TRACT OF LAND CONVEYED TO HPN DEVELOPMENT, INC. RECORDED IN DOCUMENT NO. 2001136994, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:

THAT I, SHANE SHAFER, R.P.L.S., 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 THE CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAN ARE SHOWN HEREON.



Shane Shafer
SHANE SHAFER, R.P.L.S.
STATE OF TEXAS #5281
23MAY18
DATE

STATE OF TEXAS

COUNTY OF TRAVIS

I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF PFLUGERVILLE, TEXAS.



Antonio A. Prete, P.E.
ANTONIO A. PRETE, P.E.
STATE OF TEXAS #93759
05 Sept 18
DATE

9/7/2018
PRELIMINARY PLAN -
NOT FOR RECORDATION

CASE # PP1805-01

APPROVED BY: PLANNING AND ZONING
DATE: _____

JOB NO.: 099-001

LOT 1 OWNER / DEVELOPER:

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

MR. JIM KING
VICTORY AUSTIN, INC.
7625 N INTERSTATE 35
AUSTIN, TX 78752
PH: (512) 458-9100
EMAIL: jking@victorycity.church

LOT 2 OWNER / DEVELOPER:

MR. JOHN S. LLOYD
HPN DEVELOPMENT, INC.
4720-4 ROCKCLIFF RD.
AUSTIN, TX 78746
PH: (512) 750-3715
EMAIL: jsllloyd@me.com

ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

REVISIONS:

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT)	TOTAL SITE IMP. COVER (SQ. FT) / %	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

VICTORY CITY CHURCH AUSTIN



WAELTZ & PRETE, INC
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX, 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



05 Sep 18

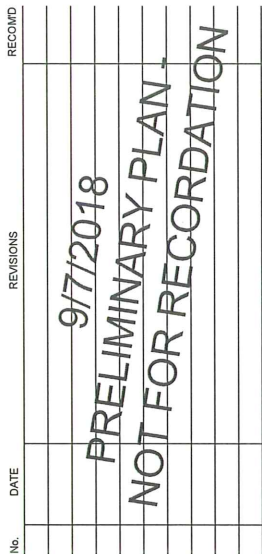
PROJECT:

VICTORY CITY
CHURCH AUSTIN

CLIENT:

VICTORY AUSTIN, INC.

DESIGNED: JBL APPROVED: AAP
DRAWN: JBL DATE: 05/25/18



SHEET TITLE:

PRELIMINARY PLAN

WP PROJECT NO.:
099-001

SHEET NO.:

2 OF 6

LEGEND

PKF = PK NAIL FOUND	= TREE CRITICAL ROOT ZONE TR 1002 = TREE TAG NO.	= UNDERGROUND WATER LINE AS MARKED ON THE GROUND WITH BLUE PAINT STRIPES MANVILLE WATER 1-888-856-2488
= TYPE II MONUMENT: BRASS DISC FOUND IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"	= CHAINLINK FENCE	= UNDERGROUND WASTEWATER LINE AS MARKED ON THE GROUND WITH UNLABELED PIN FLAGS AND DARK GREEN PAINT STRIPES
= 1/2" IRON ROD FOUND (UNLESS SIZE OTHERWISE STATED)	= WOODEN FENCE	= UNDERGROUND GAS LINE AS MARKED ON THE GROUND WITH PIN FLAGS LABELED "ATMOS ENERGY, WARNING BURIED GAS LINE, 1-866-322-8667" AND YELLOW PAINT STRIPES
CH = IRON ROD FOUND WITH CAP MARKED "CHAPARRAL"	= TELEPHONE JUNCTION BOX	= EXISTING TXU ELECTRIC COMPANY EASEMENT
CP = SURVEY CONTROL POINT/BENCHMARK	MHT = MANHOLE TELEPHONE	= EXISTING 6' SIDEWALK
FI = FIRE HYDRANT	GM = GAS METER	
WV = WATER VALVE	GV = GAS VALVE	
MHW = MANHOLE WASTEWATER (POINT NO.)	FO = FIBER OPTIC CABLE SIGN	
PP = POWER POLE	BT = BURIED TELEPHONE CABLE SIGN	
PM = POWER POLE METAL	O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS	
= OVERHEAD UTILITY LINES	EB = ELECTRICAL BOX	
	P.O.B. = POINT OF BEGINNING	

LINE TABLE		
NUM	DISTANCE	BEARING
L1	19.70'	S 21°16'59" E
L2	94.61'	S 25°22'49" W
L3	137.66'	N 55°36'40" W

CURVE TABLE

C1	11480.66'	461.28'	02°18'08"	S 65°53'28" E	461.25'
C2	100.00'	4.85'	02°46'34"	S 23°34'50" W	4.84'
C3	560.00'	115.79'	11°50'47"	N 03°55'00" W	115.58'
C4	11480.66'	181.01'	00°54'12"	S 65°11'30" E	181.01'
C5	11480.66'	280.27'	01°23'55"	S 66°20'34" E	280.27'

BENCHMARKS:

CONTROL POINT # 1001:

PK NAIL SET IN CONCRETE SIDEWALK ALONG SOUTH SIDE OF S.H. 45 EAST BOUND FRONTAGE ROAD, APPROX. 730 FEET S.E. OF INTERSECTION OF HEATHERWILDE BLVD. AND S.H. 45, APPROX. 5.9 FEET N.E. OF N.E. CORNER OF CONCRETE HEADWALL WITH 3-5'x6' WIDE BOX CULVERTS.

N: 10150578.81
E: 3154115.24
ELEV. = 769.54'

CONTROL POINT # 1002:

PK NAIL SET NEAR THE S.W. CORNER OF CONCRETE PAD WITH ELECTRIC BOX ALONG SOUTH SIDE OF S.H. 45 EAST BOUND FRONTAGE ROAD, APPROX. 1,215 FEET S.E. OF INTERSECTION OF HEATHERWILDE BLVD. AND S.H. 45.

N: 10150364.62
E: 3154557.53
ELEV. = 772.11'

NOTES:

- 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. 48453C0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.
- DISTANCES ARE SURFACE DISTANCES.
- DIRECTIONAL CONTROL: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL(4203). PER LEICA (SMARTNET) VRS GPS NETWORK, ESTABLISHED ON SITE 4-02-2018. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED OF A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011. (SURFACE=GRID X SURFACE ADJ. FACTOR)
- ELEVATION REFERENCES: VERTICAL DATUM IS THE NAVD-88 (GEOID 2012A). PER LEICA (SMARTNET) VRS GPS NETWORK, ESTABLISHED ON SITE 4-02-2018.
- ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- THE PROPOSED DRIVEWAY LOCATIONS ONTO THE FRONTAGE ROAD REQUIRE TXDOT APPROVAL PRIOR TO CONSTRUCTION PLAN OR SITE PLAN APPROVAL FOR THE DRIVEWAYS.

METES AND BOUNDS DESCRIPTION

FOR A 12.840 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STEWART SURVEY, ABSTRACT NO. 689, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 5.500 ACRE TRACT OF LAND CONVEYED TO VICTORY AUSTIN, INC., RECORDED IN DOCUMENT NO. 201804389, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 1.500 ACRE TRACT OF LAND CONVEYED TO VICTORY AUSTIN, INC., RECORDED IN DOCUMENT NO. 2018046397, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF A REMNANT PORTION OF THE CALLED 80.2770 ACRE TRACT OF LAND CONVEYED TO HPN DEVELOPMENT, INC. RECORDED IN DOCUMENT NO. 2001136994, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12.840 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "CHAPARRAL" on the northwest corner of said 5.500-acre VICTORY AUSTIN, INC. tract, same being on a point in the easterly boundary line of LOT 39, BLOCK C of HIGHLAND PARK NORTH PHASE A, SECTION 1, a subdivision recorded in Document No. 200200341, Official Public Records of Travis County, Texas, same being on a point in the southerly right-of-way line of S.H. 45 (right-of-way width varies), same being on a point in the southerly boundary line of a called 7.544-acre tract of land (Parcel 223, Part 1), conveyed to the STATE OF TEXAS, recorded in Document No. 200711392, Official Public Records of Travis County, Texas, monumenting the northwest corner and POINT OF BEGINNING hereof;

THENCE S 64°43'30" E with the northerly boundary line of said 5.500-acre VICTORY AUSTIN, INC. tract, same being with said southerly boundary line of the 7.544-acre STATE OF TEXAS tract, same being with said southerly right-of-way line of S.H. 45, for a distance of 530.95 feet to an iron rod found with cap marked "CHAPARRAL" on the northeast corner of said 5.500-acre VICTORY AUSTIN, INC. tract, same being on the northwest corner of said 1.500-acre VICTORY AUSTIN, INC. tract, for a point in the northerly boundary line hereof;

THENCE with the northerly boundary line of said 1.500-acre VICTORY AUSTIN, INC. tract, same being with said southerly boundary line of the 7.544-acre STATE OF TEXAS tract, same being with said southerly right-of-way line of S.H. 45 the following two (2) courses and distances:

1. S 64°43'30" E for a distance of 187.66 feet to a TYPE II disc found in concrete (TXDOT STATION 767+40.25, 354.93' RT) on the beginning of a curve to the left hereof;

2. With the arc of a curve to the left, having a radius of 11480.66 feet, an arc length of 181.01 feet, a central angle of 0°54'12", and having a chord which bears S 65°11'30" E for a distance of 181.01 feet to an iron rod found with cap marked "CHAPARRAL" on the northeast corner of said 1.500-acre VICTORY AUSTIN, INC. tract, same being on northwest corner of said remnant portion of the called 80.2770-acre HPN DEVELOPMENT, INC. tract, for a point in the northerly boundary line hereof;

THENCE with the southerly boundary line of said 7.544-acre STATE OF TEXAS tract, same being with said southerly right-of-way line of S.H. 45 the following three (3) courses and distances:

1. With the arc of a curve to the left, having a radius of 11480.66 feet, an arc length of 280.27 feet, a central angle of 01°23'55", and having a chord which bears S 66°20'34" E for a distance of 280.27 feet to TYPE II disc found in concrete (TXDOT STATION 772+00.54, 324.85' RT), for the end of this curve hereof;

2. S 67°01'55" E for a distance of 349.80 feet to a TYPE II disc found in concrete (TXDOT STATION 775+48.92, 295.06' RT) for the upper northeast corner hereof;

3. S 21°16'59" E for a distance of 19.70 feet to a TYPE II disc found in concrete (TXDOT STATION 775+63.72, 308.04' RT), on the southeast corner of said 7.544-acre STATE OF TEXAS tract, same being on a point in the westerly right-of-way line of HUNTINGTOWER CASTLE BOULEVARD (right-of-way width varies) as shown on plat of HIGHLAND PARK NORTH PHASE A SECTION 2, recorded in Document No. 200200340, Official Public Records of Travis County, Texas, for lower northeast corner hereof;

THENCE with said westerly right-of-way line HUNTINGTOWER CASTLE BOULEVARD the following three (3) courses and distances:

1. S 25°22'49" W for a distance of 94.61 feet to an iron rod found on the beginning of a curve to the left hereof;

2. With the arc of a curve to the left, having a radius of 100.00 feet, an arc length of 4.85 feet, a central angle of 02°46'34", and having a chord which bears S 23°34'50" W for a distance of 4.84 feet to an iron rod found with cap marked "CHAPARRAL" on the end of this curve hereof;

3. S 22°30'59" W for a distance of 295.60 feet to an iron rod found on the northeast corner of LOT 3B, BLOCK C, of said HIGHLAND PARK NORTH PHASE A SECTION 2, for the southeast corner hereof;

THENCE N 64°41'17" W in part with the northerly boundary line of said LOT 3B, and in part with the northerly boundary line of HIGHLAND PARK NORTH PHASE B SECTION 1, a subdivision recorded in Document No. 200300282, Official Public Records of Travis County, Texas, for a distance of 644.30 feet to an iron rod found on the southeast corner of said 5.500-acre VICTORY AUSTIN, INC. tract, same being on the northwest corner of LOT 30, BLOCK C of said HIGHLAND PARK NORTH PHASE B SECTION 1, same being on the northeast corner of LOT 29, BLOCK C of said HIGHLAND PARK NORTH PHASE B SECTION 1, for a point in the southerly boundary line hereof;

THENCE with the common boundary line of said 5.500-acre VICTORY AUSTIN, INC. tract and said HIGHLAND PARK NORTH PHASE B SECTION 1 the following three (3) courses and distances:

1. N 64°41'17" W for a distance of 280.19 feet to a PK nail found, for an angle point hereof;

2. N 55°36'40" W for a distance of 137.66 feet to an iron rod found, for an angle point hereof;

3. S 77°50'13" W for a distance of 210.26 feet to an iron rod found on the southwest corner of said 5.500-acre VICTORY AUSTIN, INC. tract, same being on an angle point in the northerly boundary line of LOT 22, BLOCK C, of said HIGHLAND PARK NORTH PHASE B SECTION 1, same being on a point in the easterly boundary line of said LOT 39, BLOCK C, of said HIGHLAND PARK NORTH PHASE A, SECTION 1, for the southwest corner hereof;

THENCE with the common boundary line of said 5.500-acre VICTORY AUSTIN, INC. tract and said LOT 39, BLOCK C, of said HIGHLAND PARK NORTH PHASE A SECTION 1 the following two (2) courses and distances:

1. With the arc of a curve to the left, having a radius of 560.00 feet, an arc length of 115.79 feet, a central angle of 11°50'47", and having a chord which bears N 03°55'00" W for a distance of 115.58 feet to an iron rod found with cap marked "CHAPARRAL" on the end of this curve hereof;

2. N 09°50'54" W for a distance of 476.00 feet to the POINT OF BEGINNING hereof and containing 12.840 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00011.



Shane Shaffer
23 MAY 18



WAELTZ & PRETE, INC
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TX, 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



05 Sept 18

PROJECT:

VICTORY CITY
CHURCH AUSTIN

CLIENT:

VICTORY AUSTIN, INC.

DESIGNED: JBL APPROVED: AAP
DRAWN: JBL DATE: 05/25/18

RECORD	
9/7/2018	PRELIMINARY PLAN - NOT FOR RECORDATION
REVISIONS	
No.	DATE

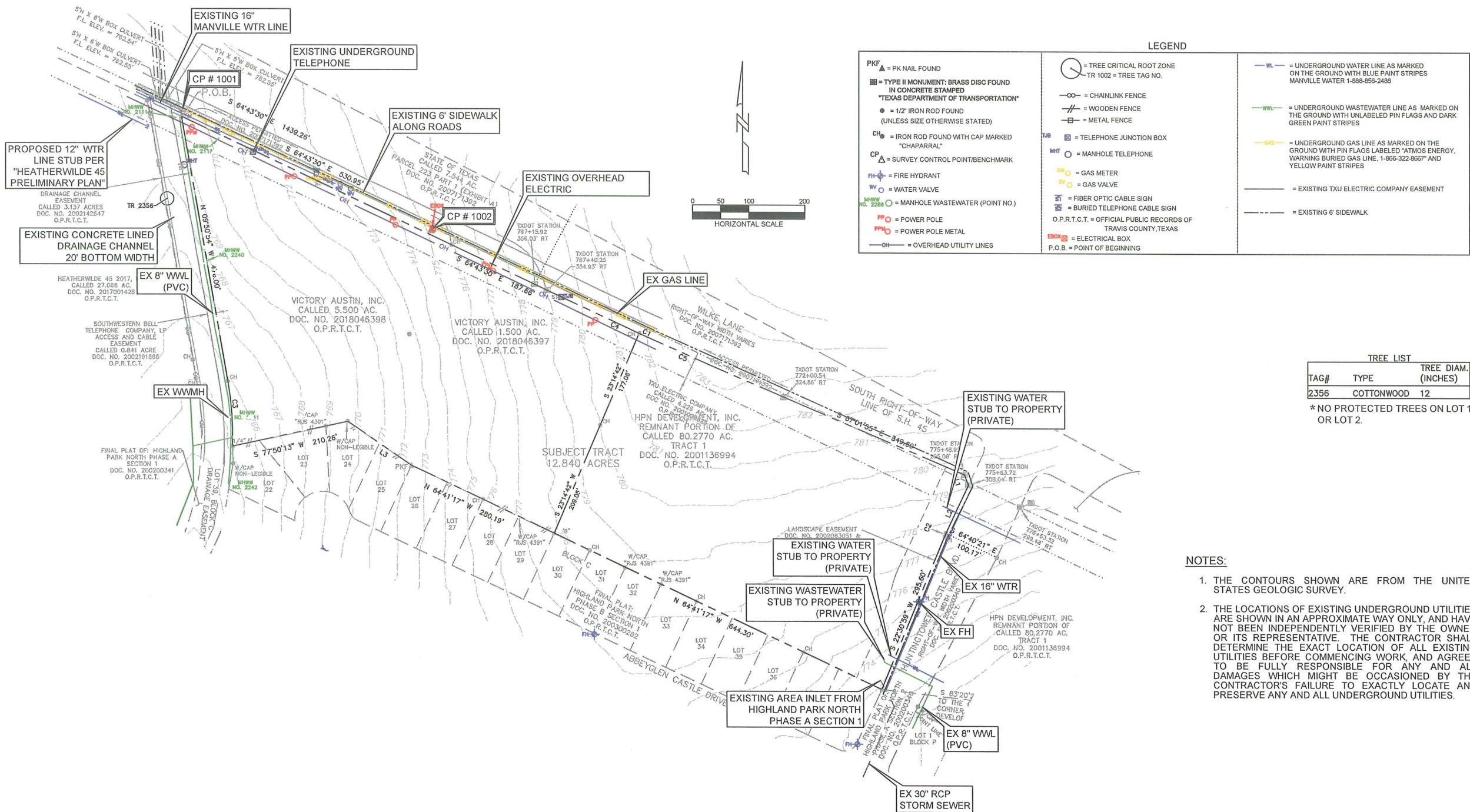
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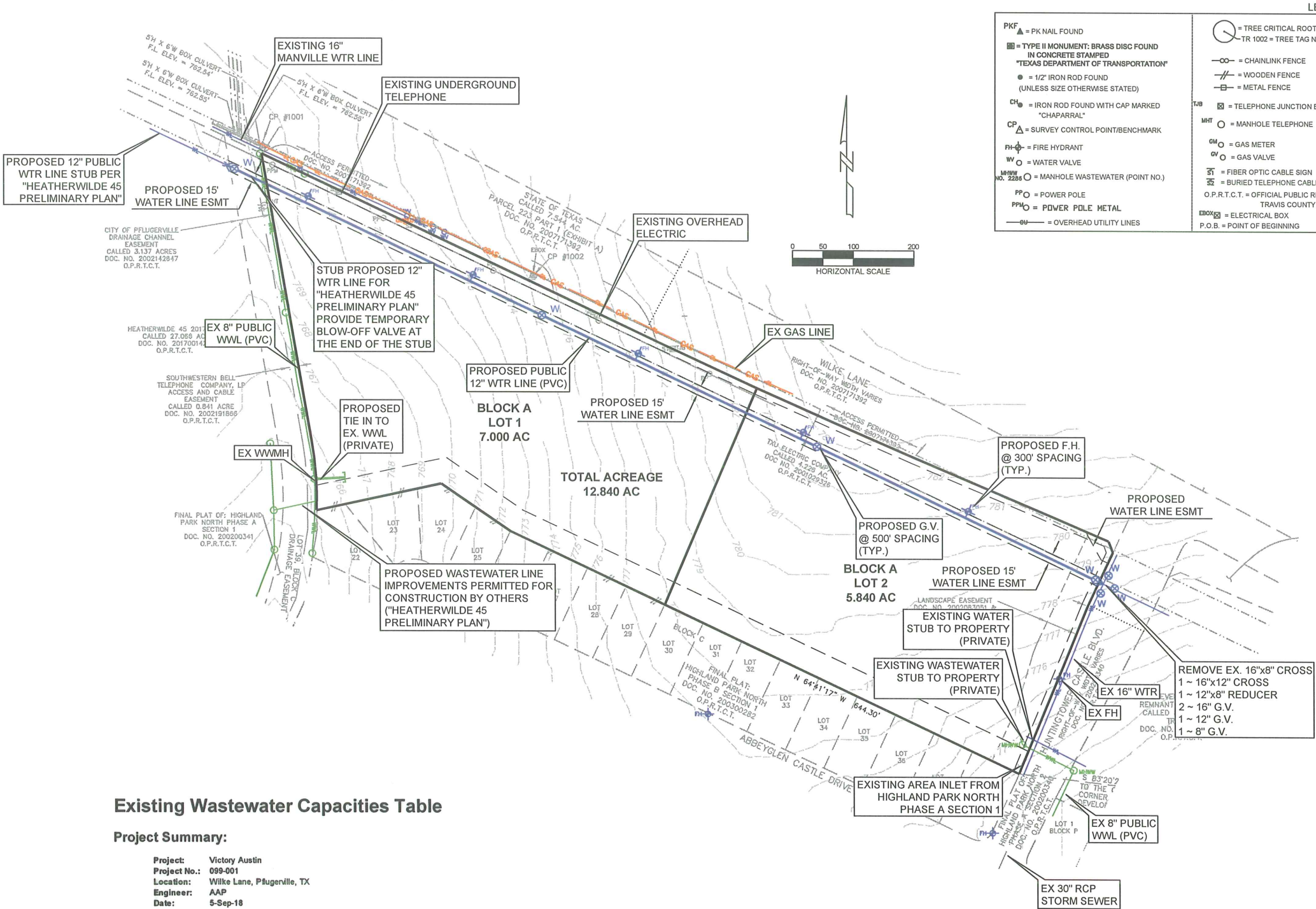
EXISTING CONDITIONS

WP PROJECT NO.:
099-001

SHEET NO.:

3 OF 6





LEGEND

PKF = PK NAIL FOUND

= TYPE II MONUMENT: BRASS DISC FOUND IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

= IRON ROD FOUND WITH CAP MARKED "CHAPARRAL"

CP = SURVEY CONTROL POINT/BENCHMARK

PH = FIRE HYDRANT

WV = WATER VALVE

MWH = MANHOLE WASTEWATER (POINT NO.)

PP = POWER POLE

PPM = POWER POLE METAL

= OVERHEAD UTILITY LINES

= TREE CRITICAL ROOT ZONE
TR 1002 = TREE TAG NO.

= CHAINLINK FENCE

= WOODEN FENCE

= METAL FENCE

TJB = TELEPHONE JUNCTION BOX

MHT = MANHOLE TELEPHONE

GM = GAS METER

GV = GAS VALVE

FOC = FIBER OPTIC CABLE SIGN

BTC = BURIED TELEPHONE CABLE SIGN

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

EBX = ELECTRICAL BOX

P.O.B. = POINT OF BEGINNING

= UNDERGROUND WATER LINE AS MARKED ON THE GROUND WITH BLUE PAINT STRIPES
MANVILLE WATER 1-888-856-2488

= UNDERGROUND WASTEWATER LINE AS MARKED ON THE GROUND WITH UNLABELED PIN FLAGS AND DARK GREEN PAINT STRIPES

= UNDERGROUND GAS LINE AS MARKED ON THE GROUND WITH PIN FLAGS LABELED "ATMOS ENERGY, WARNING BURIED GAS LINE, 1-866-322-8667" AND YELLOW PAINT STRIPES

= EXISTING TXU ELECTRIC COMPANY EASEMENT

- 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 OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - WATER LINE SHALL MAINTAIN A MINIMUM OF 48" OF COVER, MINIMUM SLOPE OF 0.1%, AND 18" VERTICAL SEPARATION FROM OTHER UTILITIES.

Existing Wastewater Capacities Table

Project Summary:

Project: Victory Austin
Project No.: 099-001
Location: Wilke Lane, Pflugerville, TX
Engineer: AAP
Date: 5-Sep-18

DESCRIPTION	Existing Pipe Size [in]	Existing Slope [%]	Existing Capacity		Demand	
			50% Full [GPM]	75% Full [GPM]	PDWF [GPM]	PWWF [GPM]
WWL Service West	8	0.50	225.9	412.2	14.7	18.4
WWL Service East	8	0.40	202.0	368.7	9.8	12.8



WAELTZ & PRETE, INC
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



05 Sep 18

PROJECT:

VICTORY CITY
CHURCH AUSTIN

CLIENT:

VICTORY AUSTIN, INC.

DESIGNED: JBL APPROVED: AAP
DRAWN: JBL DATE: 05/25/18

RECORD	NO.	DATE	REVISIONS	DATE
9/7/2018 PRELIMINARY PLAN - NOT FOR RECORDATION				

SHEET TITLE:

UTILITY PLAN

WP PROJECT NO.:
099-001

SHEET NO.:



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Civil Engineers

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SHEET TITLE:

EXISTING DRAINAGE
PLAN

WP PROJECT NO.:
099-001

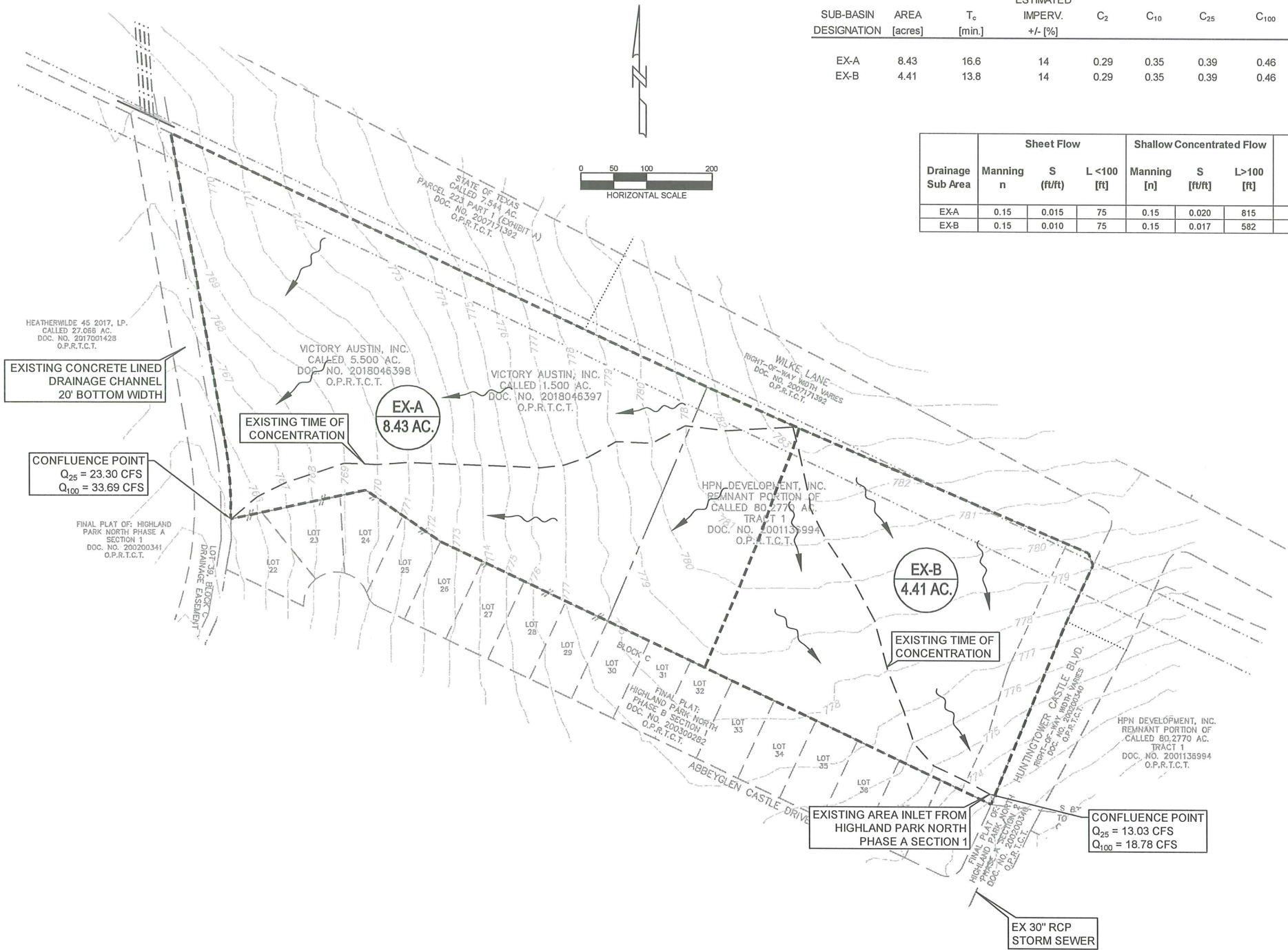
SHEET NO.:

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EXISTING CONDITIONS DRAINAGE TABLE (RATIONAL METHOD):

SUB-BASIN DESIGNATION	AREA [acres]	T _c [min.]	ESTIMATED IMPERV. +/- [%]	C ₂	C ₁₀	C ₂₅	C ₁₀₀	I ₂ [in/hr]	I ₁₀ [in/hr]	I ₂₅ [in/hr]	I ₁₀₀ [in/hr]	Q ₂ [cfs]	Q ₁₀ [cfs]	Q ₂₅ [cfs]	Q ₁₀₀ [cfs]
EX-A	8.43	16.6	14	0.29	0.35	0.39	0.46	4.40	6.08	7.09	8.69	10.76	17.95	23.30	33.69
EX-B	4.41	13.8	14	0.29	0.35	0.39	0.46	4.76	6.53	7.57	9.26	6.08	10.07	13.03	18.78

Drainage Sub Area	Sheet Flow			Shallow Concentrated Flow			Channel Flow		Shallow Channel/ Pipe		Total Tc [min]	
	Manning n	S [ft/ft]	L <100 [ft]	Manning [n]	S [ft/ft]	L >100 [ft]	L [ft]	Velocity [ft/sec]	Sheet Tc [min]	Concentrated Tc [min]		
EXA	0.15	0.015	75	0.15	0.020	815	0	4	2.19	14.41	0.00	16.59
EXB	0.15	0.010	75	0.15	0.017	582	0	4	2.68	11.16	0.00	13.84



LEGEND

DRAINAGE BOUNDARY

FLOW DIRECTION

EX-A

0.40 AC.

DRAINAGE AREA LABEL

- NOTES:
- CONTOURS SHOWN ARE FROM THE UNITED STATES GEOLOGIC SURVEY.
 - 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. 48453C0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

PROPOSED CONDITIONS DRAINAGE TABLE (RATIONAL METHOD):

SUB-BASIN DESIGNATION	AREA [acres]	T _c [min.]	ESTIMATED IMPERV. +/- [%]	C ₂	C ₁₀	C ₂₅	C ₁₀₀	I ₂ [in/hr]	I ₁₀ [in/hr]	I ₂₅ [in/hr]	I ₁₀₀ [in/hr]	Q ₂ [cfs]	Q ₁₀ [cfs]	Q ₂₅ [cfs]	Q ₁₀₀ [cfs]
PROP-A	8.43	6.4	80	0.66	0.73	0.78	0.87	6.12	8.21	9.38	11.35	33.97	50.78	61.84	83.07
PROP-B	4.41	45.0	80	0.66	0.73	0.78	0.87	6.48	8.64	9.84	11.88	18.80	27.97	33.93	45.48

* MINIMUM 5 MINUTE TIME OF CONCENTRATION ASSUMED

TIMES OF CONCENTRATION (PER COA):

Drainage Sub Area	Sheet Flow			Shallow Concentrated Flow			Channel Flow		Shallow Channel/ Total			
	Manning n	S (ft/ft)	L <100 [ft]	Manning [n]	S (ft/ft)	L >100 [ft]	L [ft]	Velocity [ft/sec]	Sheet Tc [min]	Concentrated Tc [min]	Pipe Tc [min]	Total Tc [min]
PROP-A	0.15	0.055	43	0.15	0.045	0	1378	4	0.65	0.00	5.74	6.40

REGIONAL DETENTION FOR PROP-A WAS ACCOUNTED FOR IN THE 2002 HUFFCUT STUDY. DEVELOPED FLOWS FOR THE HUFFCUT STUDY ALONG WITH PROPOSED FLOWS BY WAELTZ & PRETE ARE SHOWN BELOW.

HUFFCUT STUDY

Q₂ = 34 CFS
Q₂₅ = 88 CFS
Q₁₀₀ = 120 CFS

WAELTZ & PRETE PROP.

Q₂ = 33.97 CFS
Q₂₅ = 61.84 CFS
Q₁₀₀ = 83.07 CFS

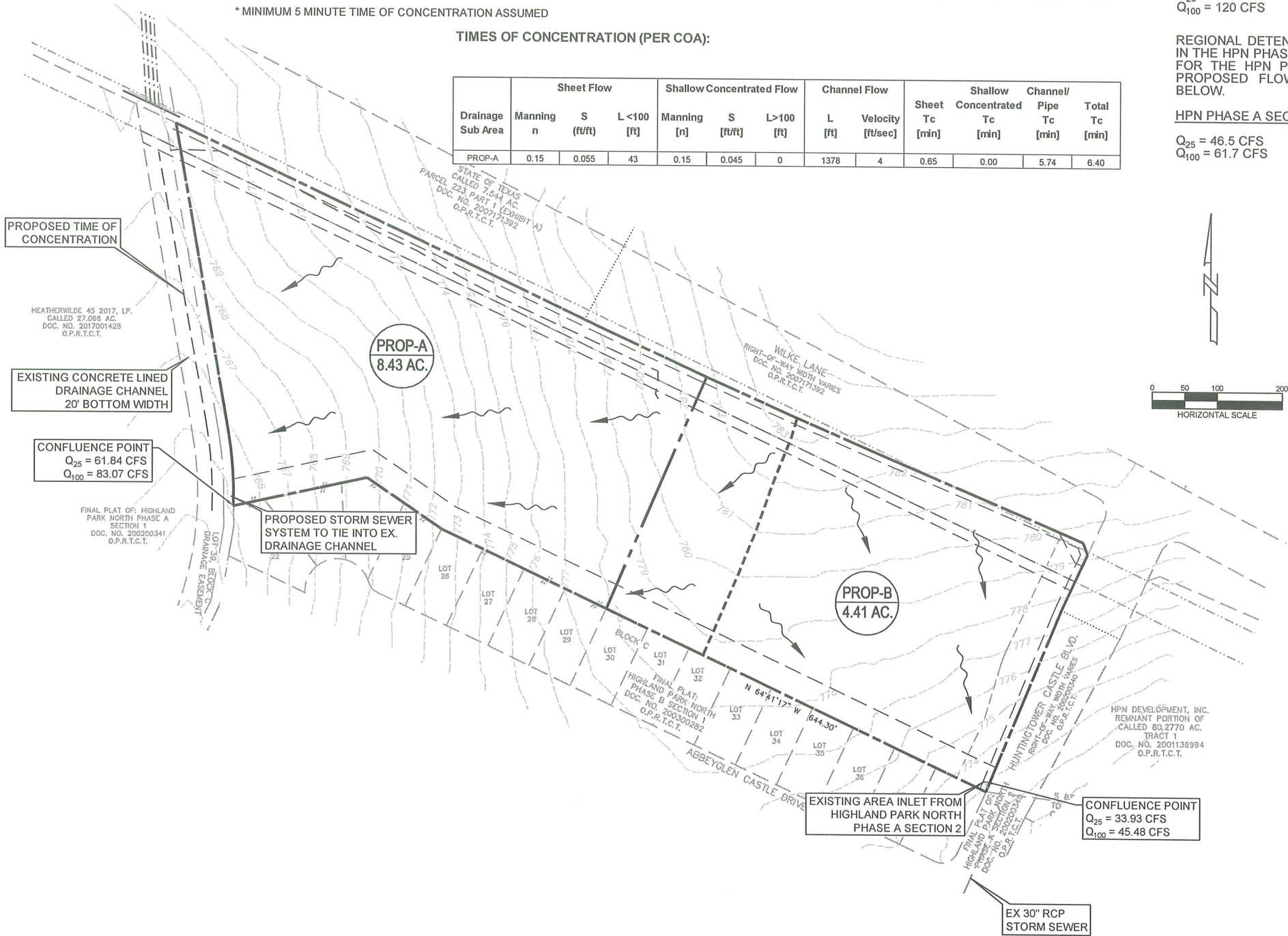
REGIONAL DETENTION FOR PROP-B WAS ACCOUNTED FOR IN THE HPN PHASE A SECTION 2 PLANS. DEVELOPED FLOWS FOR THE HPN PHASE A SECTION 2 PLANS ALONG WITH PROPOSED FLOWS BY WAELTZ & PRETE ARE SHOWN BELOW.

HPN PHASE A SECTION 2

Q₂₅ = 46.5 CFS
Q₁₀₀ = 61.7 CFS

WAELTZ & PRETE PROP.

Q₂₅ = 33.93 CFS
Q₁₀₀ = 45.48 CFS



LEGEND

DRAINAGE BOUNDARY

FLOW DIRECTION

DA-A

0.40 AC.

DRAINAGE AREA LABEL

NOTES:

- 1. CONTOURS SHOWN ARE FROM THE UNITED STATES GEOLOGIC SURVEY.
- 2. OFF-SITE STORMWATER DETENTION IS PROVIDED FOR THIS PROPERTY BY THE HIGHLAND PARK NORTH REGIONAL POND. THE DETENTION POND ACCOUNTS FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- 3. 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. 48453C0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.



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SHEET TITLE:

PROPOSED DRAINAGE
PLAN

WP PROJECT NO.:

099-001

SHEET NO.:

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