PFLUGER HAUS

PRELIMINARY PLAN - NOT FOR RECORDATION

LEGAL DESCRIPTION:

A 99.654 ACRE TRACT OF LAND LOCATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 4.778 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 2005167323 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 2.019 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 2002169901 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER PORTION OF THE CALLED 129.137 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 1999104399 AND CORRECTED IN DOCUMENT NO. 2005047221 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER PORTION OF THE CALLED 136.45 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 1999104396 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT A 0.293 ACRE TRACT OF LAND BEING A REMAINDER PORTION OF THE CALLED 138.85 ACRE TRACT OF LAND CONVEYED TO BERNICE E. PFLUGER, RECORDED IN VOLUME 3787, PAGE 2275 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THE CALLED 0.294 ACRE TRACT OF LAND DESCRIBED IN CAUSE NO. D-1-GN-15-002098, 53RD JUDICIAL DISTRICT COURT, TRAVIS COUNTY, TEXAS. FOR A NET TOTAL AREA OF 99.361 ACRES OF LAND MORE OR LESS.

Owner
TERRELL TIMMERMANN ESTATE
501 VALE STREET
AUSTIN, TEXAS 78746
(512)479-6614
(512)479-6577 (FAX)

Engineer:
Matthew Mitchell, P.E.
ALM Engineering, Inc.
1705 S. Capital of TX Hwy.
Ste. 150
Austin, Texas 78746
512-431-9600
almeng@sbcglobal.net

Surveyor:
Shane Shafer, RPLS
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD,
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.onmicrosoft.com

Total Number of Blocks: 2
Total Number of Lots: 3
Total Acreage: 99.361 AC

LOT	BLOCK	ACREAGE	ZONING	PROPOSED USE	ESTIMATED UNITS	PHASE
1	A	35.390	CL-4	HEALTH/FITNESS	18,500 sf	**1**
				GENERAL OFFICE	130,000 sf	
				SHOPPING CENTER	71,000 sf	
				DRIVE-IN BANK	11,500 sf	
				FAST-FOOD W/DRV THRU	4,000 sf	
2	A	43.764	CL-4	SENIOR LIVING	300 d.u.	**2**
1	B	18.157	CL-4	GENERAL OFFICE	300,000 sf	**3**
ROW		1.660	GERALDINE DRIVE			**2**
ROW DEDICATION		0.390	DECEL LANE&ROUNDABOUT			
TOTAL		**99.361**				

LINEAR FEET OF NEW STREETS:
GERALDINE DRIVE - 1035 LF

Submittal Date:
Prepared: March 5, 2018

UTILITIES

WATER WILL BE PROVIDED BY EXTENDING A 12" WATER MAIN ALONG GERALDINE DRIVE TO CONNECT TO THE EXISTING WATER MAIN LOCATED IN PFLUGER FARM LANE.
WASTEWATER WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE BY CONNECTING TO THE WASTEWATER INTERCEPTOR ALONG WILBARGER CREEK AND THE STONE HILL TOWN CENTER 12" WASTEWATER MAIN.

Water and Wastewater Provider :
CITY OF PFLUGERVILLE
15500 Sun Light Near Way #B,
PO Box 589
Pflugerville, TX 78691
Phone: 512-990-6400

Electrical Supply
ONCOR ELECTRIC
3620 Franklin Av.
Waco, TX 76710
(512)244-5656

Gas Supply
Atmos Energy
823 Congress Av. #600
Austin, TX 78701-2435
1-888-286-6700

REPORT	COMPANY	DATE	
T.I.A. STUDY -	BOE Consulting Services, LLC, Bobak J. Tehrany, P.E.,	2-26-2018	512-632-7509
WATER MODEL-	ALM ENGINEERING, INC. F-3565	2-28-2018	(512)931-9600
WASTEWATER ANALYSIS-	ALM ENGINEERING, INC. F-3565	2-28-2018	
ENGINEER'S REPORT-	ALM ENGINEERING, INC. F-3565	2-28-2018	
DRAINAGE REPORT-	ALM ENGINEERING, INC. F-3565	2-28-2018	

AT&T - TEXAS NORTH ENGINEERING
MARK DAVIS
11220 JOSEPH CLAYTON DR., FLOOR 1
AUSTIN, TX 78753
512-870-4760

ATMOS
CHRIS LEBLANC
3110 N. I-35
ROUND ROCK, TX 78681
512-310-3801

ONCOR
PAUL LEMONS
350 TEXAS AVE.
ROUND ROCK, TX 78664
512-244-5693

SUDDENLINK COMMUNICATIONS
PHILLIP WOMACK
111 N COLLEGE RD.
GEORGETOWN, TX 78626
512-931-2964

GRANDE COMMUNICATIONS
GREGORY PEPPER
9601 DESSAU RD., #305
AUSTIN, TX 78754
512-220-4000

WINDERMERE UTILITY /
SOUTHWEST WATER
CORPORATION
JOE TORRALVA
512-219-2260

MANVILLE WSC
TONY GRAF
19109 ENGELMANN LANE
MANOR, TX 78653
512-856-2488 EXT— 223

CITY OF PFLUGERVILLE
P O BOX 589
PFLUGERVILLE, TX 78691-0589

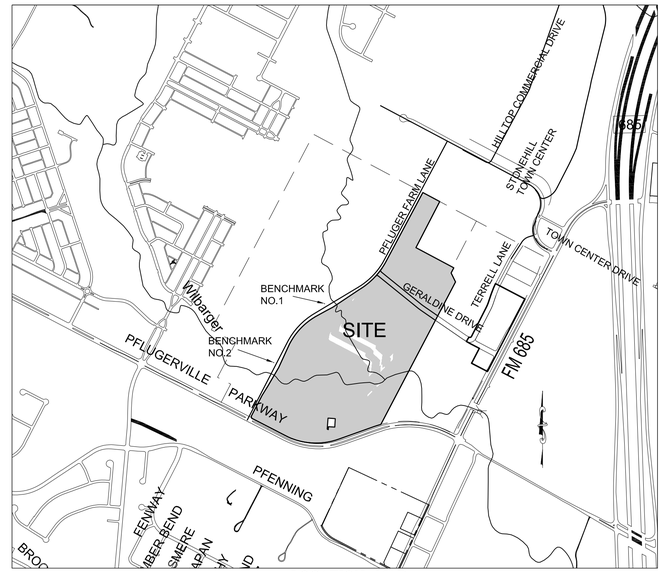
CITY OF PFLUGERVILLE -
DEVELOPMENT SERVICES CENTER
(PLANNING, ENGINEERING, &
BUILDING DEPARTMENTS)
201-B EAST PECAN STREET
P O BOX 589
PFLUGERVILLE, TX 78691-0589
512-990-6300

CITY OF PFLUGERVILLE -
PUBLIC WORKS DEPARTMENT
CONTACT: MATT WOODARD
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TX 78691-0589
512-990-6400

TRAVIS COUNTY ESD #2
CONTACT: MIKE SLAUGHTER
203 E. PECAN STREET
PFLUGERVILLE, TX 78660
512-989-4531

REVISIONS/CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE	CITY OF PFLUGERVILLE



LOCATION MAP
1"=2000'

NOTES

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. 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.
3. A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENTS DEDICATED TO THE PUBLIC 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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE NORTH AND SOUTH SIDES OF THE EXTENSION OF GERALDINE DRIVE AND THE EAST SIDE OF PFLUGER FARM LANE.. SIDEWALKS WILL BE CONSTRUCTED WITH SITE DEVELOPMENT PLAN PERMITS.
8. 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.
9. 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 .
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
11. 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.
12. 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.
13. 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.
14. 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.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITYOF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
16.A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE ZONE "AE" DEFINED 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C 0280J, THAT BECOMES EFFECTIVE JUNE 3, 2016.
ALL PORTIONS OF THE FLOOD PLAIN WILL BE CONTAINED WITHIN DRAINAGE EASEMENTS WHICH WILL BE RECORDED WITH THE FINAL PLAT.

EACH FINAL PLAT WILL INCLUDE A NOTE:

"THE FINISHED FLOOR ELEVATION MUST BE TWO FEET ABOVE THE HIGHEST BASE FLOOD ELEVATION DIRECTLY ADJACENT TO THE BUILDING."

17. ALL PROPOSED FENCES, WALLS AND LANDSCAPING 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.
18. 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.
19. DRAINAGE WILL COMPLY WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
20. PER THE CITY OF PFLUGERVILLE UDC SUBCHAPTER 15.3 D, THE PUBLIC INFRASTRUCTURE ASSOCIATED WITH THIS PROJECT MUST EITHER BE CONSTRUCTED AND FORMALLY ACCEPTED BY THE CITY OR FISCAL SECURITY IN THE AMOUNT OF 110% OF THE TOTAL CONSTRUCTION COST MUST BE SUBMITTED PRIOR TO RECORDATION OF ANY PLAT.
21. NO NEW OVERHEAD ELECTRIC POLES NOR AERIAL SERVICE TO INDIVIDUAL LOTS WILL BE PERMITTED.
22. IF A RESIDENTIAL LAND USE IS PROPOSED, A REVISED PRELIMINARY PLAN WILL BE REQUIRED AND PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24.
23. THIS PLAT WILL BE DEVELOPED IN THREE PHASES. EACH LOT WILL BE ITS OWN PHASE AND EITHER PHASE TWO OR THREE, WHICHEVER IS CONSTRUCTED FIRST, WILL INCLUDE THE EXTENSION OF GERALDINE DRIVE ALONG WITH ALL RELATED PUBLIC IMPROVEMENTS WITHIN THE R.O.W.
24. THE DEPICTED 10-FT WIDE TRAIL IS TO SIGNIFY THE EXPECTATION OF THE HIKE AND BIKE TRAIL SEGMENTS ADJACENT TO LOT 1 AND LOT 2, BLOCK "A" TO BE CONSTRUCTED WITH EACH SITE DEVELOPMENT PLAN. THE LOCATION OF THE TRAIL IS SUBJECT TO APPROVAL BY THE PARKS AND RECREATION DIRECTOR.
25. DRIVEWAY SPACING MUST MEET THE CITY'S DRIVEWAY SPACING REQUIREMENTS AS FOUND IN THE UDC SUBCHAPTER 10. DECEL LANES, AS REQUIRED, WILL BE REVIEWED/APPROVED WITH FUTURE CONSTRUCTION PLAN APPLICATIONS PRIOR TO CONSTRUCTION AND SHOULD MEET THE CITY'S DECEL LANE CRITERIA FOUND IN THE CITY'S ENGINEERING DESIGN MANUAL AND CONSTRUCTION STANDARDS.

BENCHMARK NO. 1: SQUARE CUT ON SOUTH END OF CONCRETE WALL AT (4) BOX CULVERTS, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE
ELEVATION = 703.46'
SURFACE COORDINATES:
NORTH = 10143046.87
EAST = 3155531.07

BENCHMARK NO. 2: SQUARE CUT ON TOP OF NORTH END OF CONCRETE WALL AT NORTHWEST CORNER OF BRIDGE OVER CREEK, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE.
ELEVATION = 707.77'
SURFACE COORDINATES
NORTH = 10142223.70
EAST = 3154820.61
ELEVATIONS SHOWN HEREON ARE (NAVD-88)

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

ESTIMATED DEVELOPMENT SCHEDULE			
PHASE	**LOT**	**BLOCK**	**DATE**
1	**1**	**A**	**2022**
2	**2**	**A**	**2026**
3	**1**	**B**	**2030**

FOR A 99.654 ACRE TRACT OF LAND LOCATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 4.778 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 2005167323 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 2.019 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 2002169901 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER PORTION OF THE CALLED 129.137 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 1999104399 AND CORRECTED IN DOCUMENT NO. 2005047221 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER PORTION OF THE CALLED 136.45 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 1999104396 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT A 0.293 ACRE TRACT OF LAND BEING A REMAINDER PORTION OF THE CALLED 138.85 ACRE TRACT OF LAND CONVEYED TO BERNICE E. PFLUGER, RECORDED IN VOLUME 3787, PAGE 2275 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THE CALLED 0.294 ACRE TRACT OF LAND DESCRIBED IN CAUSE NO. D-1-GN-15-002098, 53RD JUDICIAL DISTRICT COURT, TRAVIS COUNTY, TEXAS. FOR A NET TOTAL AREA OF 99.361 ACRES OF LAND MORE OR LESS. SAID 99.654 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING IN FEBRUARY 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2" iron rod found with cap marked "Diamond Surveying", monumenting the northeast corner of said remainder portion of the 136.45 acre Timmermann tract and the northwest corner of the remainder portion of the called 113.76 acre tract of land conveyed to Terrell Timmermann, recorded in Volume 12483, Page 71 of the Real Property Records of Travis County, Texas, same being on the south boundary line of Lot 8, Block 5, Stone Hill Town Center, a subdivision recorded in Document No. 200700201 of the Official Public Records of Travis County, Texas, from which an iron rod found monumenting the southeast corner of Lot 16, Block 5 of said Stone Hill Town Center and the northeast corner of Lot 1, Block 1, Final Plat Amending Shops at 685, Phase 1, a subdivision recorded in Document No. 201500278 of the Official Public Records of Travis County, Texas, same being on the west right-of-way line of F.M. 685, bears S 62°21'44" E for a distance of 928.07 feet;

THENCE, S 27°37'34" W with the west boundary line of said remainder portion of the 113.76 acre Timmermann tract and the east boundary line of said remainder portion of the 136.45 acre Timmermann tract for a distance of 887.68 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the most easterly northeast corner and POINT OF BEGINNING hereof;

THENCE, with the west boundary line of said remainder portion of the 113.76 acre Timmermann tract and the east boundary line of said remainder portion of the 136.45 acre Timmermann tract the following two (2) courses and distances:

1. S 27°37'34" W for a distance of 1350.20 feet to a 1/2" iron rod found;
2. S 27°39'51" W for a distance of 898.27 feet to an iron rod found with cap marked "Chaparral", monumenting the southwest corner of said remainder portion of the 113.76 acre Timmermann tract, the southeast corner of said remainder portion of the 136.45 acre Timmermann tract, the northwest corner of the called 2.917 acre tract of land conveyed to The City of Pflugerville, Texas (Pflugerville Loop Expansion), recorded in Document No. 2005211953 of the Official Public Records of Travis County, Texas, and the northeast corner of the called 3.047 acre tract of land conveyed to The City of Pflugerville, Texas (Pflugerville Loop Expansion), recorded in Document No. 2005211954 of the Official Public Records of Travis County, Texas, same being on the curving north right-of-way line of E. Pflugerville Parkway (115' right-of-way width), for the southeast corner hereof, from which a PK nail found monumenting the end of a curve to the right on said north right-of-way line of E. Pflugerville Parkway, same being on an angle point in the north boundary line of said 2.917 acre City of Pflugerville tract, same being on the south boundary line of said remainder portion of the 113.76 acre TImmermann tract, bears S 82°45'54" E for a distance of 1004.08 feet;

THENCE, with the south boundary line of said remainder portion of the 136.45 acre Timmermann tract, the north boundary line of said 3.047 acre City of Pflugerville tract and said north right-of-way line of E. Pflugerville Parkway, the following three (3) courses and distances:

3. With a curve to the left an arc length of 98.73 feet, said curve having a radius of 1310.14 feet, a delta angle of 04°19'04" and a chord which bears S 72°33'28" W for a distance of 98.71 feet to an iron rod found with cap marked "Chaparral" monumenting the end of this curve;
4. S 70°22'59" W for a distance of 526.41 feet to an iron rod found with cap (non-legible) monumenting the beginning of a curve to the right;
5. With said curve to the right for an arc length of 540.62 feet, said curve having a radius of 940.11 feet, a delta angle of 32°56'54" and a chord which bears S 86°52'10" W for a distance of 533.20 feet to an iron rod found with cap marked "Chaparral" monumenting the southwest corner of said remainder portion of the 136.45 acre Timmermann tract, the southeast corner of said remainder portion of the 129.137 acre Timmermann tract, the northwest corner of said 3.047 acre City of Pflugerville tract and the northeast corner of the called 3.263 acre tract of land conveyed to The City of Pflugerville, Texas (Pflugerville Loop Expansion), recorded in Document No. 2005211952 of the Official Public Records of Travis County, Texas;

THENCE, with the south boundary line of said remainder portion of the 129.137 acre Timmermann tract, the north boundary line of said 3.263 acre City of Pflugerville tract and said north right-of-way line of E. Pflugerville Parkway, the following two (2) courses and distances:

6. Continuing with said curve to the right for an arc length of 229.65 feet, said curve having a radius of 940.11 feet, a delta angle of 13°59'46" and a chord which bears N 69°39'30" W for a distance of 229.08 feet to an iron rod found with cap marked "Chaparral" monumenting the end of this curve;
7. N 62°40'03" W for a distance of 525.19 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southeast corner of the called 7.711 acre tract of land conveyed to The City of Pflugerville, Texas, recorded in Document No. 2013068431 of the Official Public Records of Travis County, Texas, same being on the most southerly southwest corner of said remainder portion of the 129.137 acre Timmermann tract, same being on the east right-of-way line of Pfluger Farm Lane (right-of-way varies), for the most southerly southwest corner hereof, from which an iron rod with cap found marked "Wallace" monumenting the southwest corner of said 3.263 acre City of Pflugerville tract, same being on the south right-of-way line of said E. Pflugerville Parkway, bears N 62°40'03" W for a distance of 481.78 feet and S 27°19'57" W for a distance of 114.83 feet;

THENCE, with the east boundary line of said 7.711 acre City of Pflugerville tract, said east right-of-way line of Pfluger Farm Lane, the west boundary line of said remainder portion of the 129.137 acre Timmermann tract and in part with the west boundary line of said remainder portion of the 136.45 acre Timmermann tract, the following eleven (11) courses and distances:

8. N 17°37'42" W for a distance of 28.29 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point;
9. N 27°24'49" E for a distance of 330.97 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point;
10. N 31°58'47" E for a distance of 150.75 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point;
11. N 30°17'02" E for a distance of 299.57 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point;
12. N 24°44'42" E for a distance of 365.12 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the right;
13. With said curve to the right for an arc length of 529.43 feet, said curve having a radius of 954.20 feet, a delta angle of 31°47'24" and a chord which bears N 43°17'39" E for a distance of 522.66 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;
14. N 61°22'29" E for a distance of 181.54 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point;
15. N 62°02'04" E for a distance of 99.88 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point;
16. N 56°16'26" E for a distance of 436.27 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the left;
17. With said curve to the left an arc length of 561.73 feet, said curve having a radius of 1035.00 feet, a delta angle of 31°05'48" and a chord which bears N 43°37'56" E for a distance of 554.87 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;
18. N 28°05'06" E for a distance of 1087.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the northeast corner of said 7.711 acre City of Pflugerville tract, the northwest corner of said remainder portion of the 136.45 acre Timmermann tract, the southwest corner of Lot 20, Block 5, Final Plat of Stone Hill Town Center Section Two, Phase One, a subdivision recorded in Document No. 201100162 of the Official Public Records of Travis County, Texas and the southeast corner of Pfluger Farm Lane (70' right-of-way) as recorded in said Document No. 201100162, for the northwest corner hereof, from which an iron rod found with cap (non-legible) monumenting the northwest corner of said 7.711 acre City of Pflugerville tract, the southwest corner of said Pfluger Farm Lane recorded in said Document No. 201100162, the southwest corner of Lot 19, Block 6 of said Stone Hill Town Center Section Two, Phase One and the northwest corner of the called 40.36 acre tract of land conveyed to Dimension-RPC Stone Hill, LP, recorded in Document No. 2012171807 of the Official Public Records of Travis County, Texas, bears N 61°55'06" W for a distance of 70.11 feet;

THENCE, departing said east right-of-way line of Pfluger Farm Lane, S 61°55'06" E with the north boundary line of said remainder portion of the 136.45 acre Timmermann tract and the south boundary line of said Lot 20, Block 5, Stone Hill Town Center Section Two, Phase One for a distance of 154.00 feet to an iron rod found with cap (non-legible) monumenting the southeast corner of said Lot 20, Block 5, Stone Hill Town Center Section Two, Phase One and the southwest corner of Lot 15, Block 5, of said Stone Hill Town Center;

THENCE, S 61°54'18" E with the north boundary line of said remainder portion of the 136.45 acre Timmermann tract and the south boundary line of said Lot 15, Block 5, Stone Hill Town Center for a distance of 113.28 feet to an iron rod found with cap marked "Chaparral" monumenting the northwest corner of the called 9.653 acre tract of land conveyed to The City of Pflugerville, recorded in Document No. 2011115870 of the Official Public Records of Travis County, Texas and an exterior ell corner of said remainder portion of the 136.45 acre Timmermann tract, for the northernmost northeast corner hereof, from which a mag nail found with washer marked "Chaparral" monumenting the northeast corner of said 9.653 acre City of Pflugerville tract and an exterior ell corner of said remainder portion of the 136.45 acre Timmermann tract, same being on the south boundary line of said Lot 8, Block 5, Stone Hill Town Center, bears S 61°54'18" E for a distance of 580.13 feet;

THENCE, S 27°19'19" W with the west boundary line of said 9.653 acre City of Pflugerville tract, common with said remainder portion of the 136.45 acre Timmermann tract for a distance of 725.06 feet to a 2" metal fence post found on the southwest corner of said 9.653 acre City of Pflugerville tract, same being on an interior ell corner of said remainder portion of the 136.45 acre Timmermann tract, for an interior ell corner hereof;

THENCE, S 61°54'37" E with the south boundary line of said 9.653 acre City of Pflugerville tract, common with said remainder portion of the 136.45 acre Timmermann tract for a distance of 579.90 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", monumenting the southeast corner of said 9.653 acre City of Pflugerville tract and an interior ell corner of said 136.45 acre Timmermann tract, for an angle point hereof;

THENCE, through the interior of said 136.45 acre Timmermann tract, the following three (3) courses and distances:

19. S 61°54'01" E for a distance of 20.00 feet to a 1/2" iron rod found with cap marked "Diamond Surveying";
20. S 27°20'26" W for a distance of 81.36 feet to a 1/2" iron rod found with cap marked "Diamond Surveying";
21. S 26°03'34" E for a distance of 138.91 feet to the POINT OF BEGINNING hereof and containing 99.654 acres of land more or less.

SAVE & EXCEPT

A 0.293 ACRE TRACT OF LAND LOCATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, SAID 0.293 ACRE TRACT OF LAND BEING THE REMAINDER PORTION OF THE CALLED 138.85 ACRE TRACT OF LAND CONVEYED TO BERNICE E. PFLUGER, RECORDED IN VOLUME 3787, PAGE 2275 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAME BEING ALL OF THE CALLED 0.294 ACRE TRACT OF LAND DESCRIBED IN CAUSE NO. D-1-GN-15-002098, 53RD JUDICIAL DISTRICT COURT, TRAVIS COUNTY, TEXAS. SAID 0.293 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with cap marked "Chaparral" monumenting the southwest corner of the remainder portion of the called 136.45 acre tract of land conveyed to Terrell Timmermann, recorded in Document No. 1999104396 of the Official Public Records of Travis County, Texas, the southeast corner of the remainder portion of the called 129.137 acre tract of land conveyed to Terrell Timmermann, recorded in Document No. 1999104399 of the Official Public Records of Travis County, Texas, the northwest corner of the called 3.047 acre tract of land conveyed to The City of Pflugerville, Texas (Pflugerville Loop Expansion), recorded in Document No. 2005211954 of the Official Public Records of Travis County, Texas and the northeast corner of the called 3.263 acre tract of land conveyed to The City of Pflugerville, Texas (Pflugerville Loop Expansion), recorded in Document No. 2005211952 of the Official Public Records of Travis County, Texas, same being on the curving north right-of-way line of E. Pflugerville Parkway (115' right-of-way width), from which an iron rod found with cap marked "Chaparral" monumenting the end of a curve to the right on said south boundary line of the remainder portion of the 129.137 acre Timmermann tract and the north boundary line of said 3.263 acre City of Pflugerville tract, same being on the north right-of-way line of said E. Pflugerville Parkway, bears N 69°39'30" W for a distance of 229.08 feet;

THENCE, N 27°34'05" E with the west boundary line of said remainder portion of the 136.45 acre Timmermann tract, in part with the east boundary line of said 129.137 acre Timmermann tract and in part with the east boundary line of the called 4.778 acre tract of land conveyed to Terrell Timmermann, recorded in Document No. 2005167323 of the Official Public Records of Travis County, Texas, passing at a distance of 300.14 feet an iron rod found with cap marked "Chaparral" monumenting the southeast corner of said 4.778 acre Timmermann tract and an exterior ell corner of said 129.17 acre Timmermann tract, in all a total distance of 323.15 feet to an iron rod found with cap marked "Chaparral" monumenting the southwest corner of the called 2.019 acre tract of land conveyed to Terrell Timmermann, recorded in Document No. 2002169901 of the Official Public Records of Travis County, Texas and an exterior ell corner of said 136.45 acre Timmermann tract;

THENCE, S 62°24'19" E with the south boundary line of said 2.019 acre Timmermann tract common with said remainder portion of the 136.45 acre Timmermann tract for a distance of 252.18 feet to an iron rod found with aluminum cap marked "Chaparral" monumenting the southwest corner of said 0.293 acre Bernice E. Pfluger tract and an exterior ell corner of said remainder portion of the 136.45 acre Timmermann tract, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, N 04°07'14" E with the west boundary line of said 0.293 acre Bernice E. Pfluger tract common with said 2.019 acre Timmermann tract for a distance of 154.99 feet to an iron rod found with aluminum cap marked "Chaparral" monumenting the northwest corner of said 0.293 acre Bernice E. Pfluger tract and an interior ell corner of said 2.019 acre Timmermann tract, for the northwest corner hereof;

THENCE, S 85°52'19" E with the north boundary line of said 0.293 acre Bernice E. Pfluger tract common with said 2.019 acre Timmermann tract for a distance of 101.64 feet to an iron rod found with aluminum cap marked "Chaparral" monumenting the northeast corner of said 0.293 acre Bernice E. Pfluger tract and an interior ell corner of said 2.019 acre Timmermann tract;

THENCE, with the east boundary line of said 0.293 acre Bernice E. Pfluger tract common with said 2.019 acre Timmermann tract, the following three (3) courses and distances:

22. vS 03°27'55" W for a distance of 119.17 feet to an iron rod found with aluminum cap monumenting the most easterly southeast corner of said 0.293 acre Bernice E. Pfluger tract and an interior ell corner of said 2.019 acre Timmermann tract, for the most easterly southeast corner hereof;
23. N 85°58'53" W for a distance of 88.08 feet to an iron rod found with aluminum cap marked "Chaparral" monumenting an interior ell corner of said 0.293 acre Bernice E. Pfluger tract and an interior ell corner of said 2.019 acre Timmermann tract, for an angle point hereof;
24. S 04°01'44" W for a distance of 42.16 feet to an iron rod found with aluminum cap marked "Chaparral" monumenting the most southerly southeast corner of said 0.293 acre Bernice E. Pfluger tract and an exterior ell corner of said 0.293 acre Timmermann tract, for the most southerly southeast corner hereof, from which a 1/2 iron rod found monumenting the southeast corner of said 2.019 acre Timmermann tract and an interior ell corner of said remainder portion of the 136.45 acre Timmermann tract, bears S 62°24'19" E for a distance of 120.75 feet;

THENCE, N 62°24'19" W for a distance of 16.34 feet to the POINT OF BEGINNING hereof and containing 0.293 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plain System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00010.

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

That I, SHANE SHAFER, RPLS, 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 the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

SHANE SHAFER
5281

Shane Shafer
SIGNATURE OF REGISTERED PROFESSIONAL
LAND SURVEYOR

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.

PFLUGER HAUS
PRELIMINARY PLAN
NOT FOR RECORDATION
PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

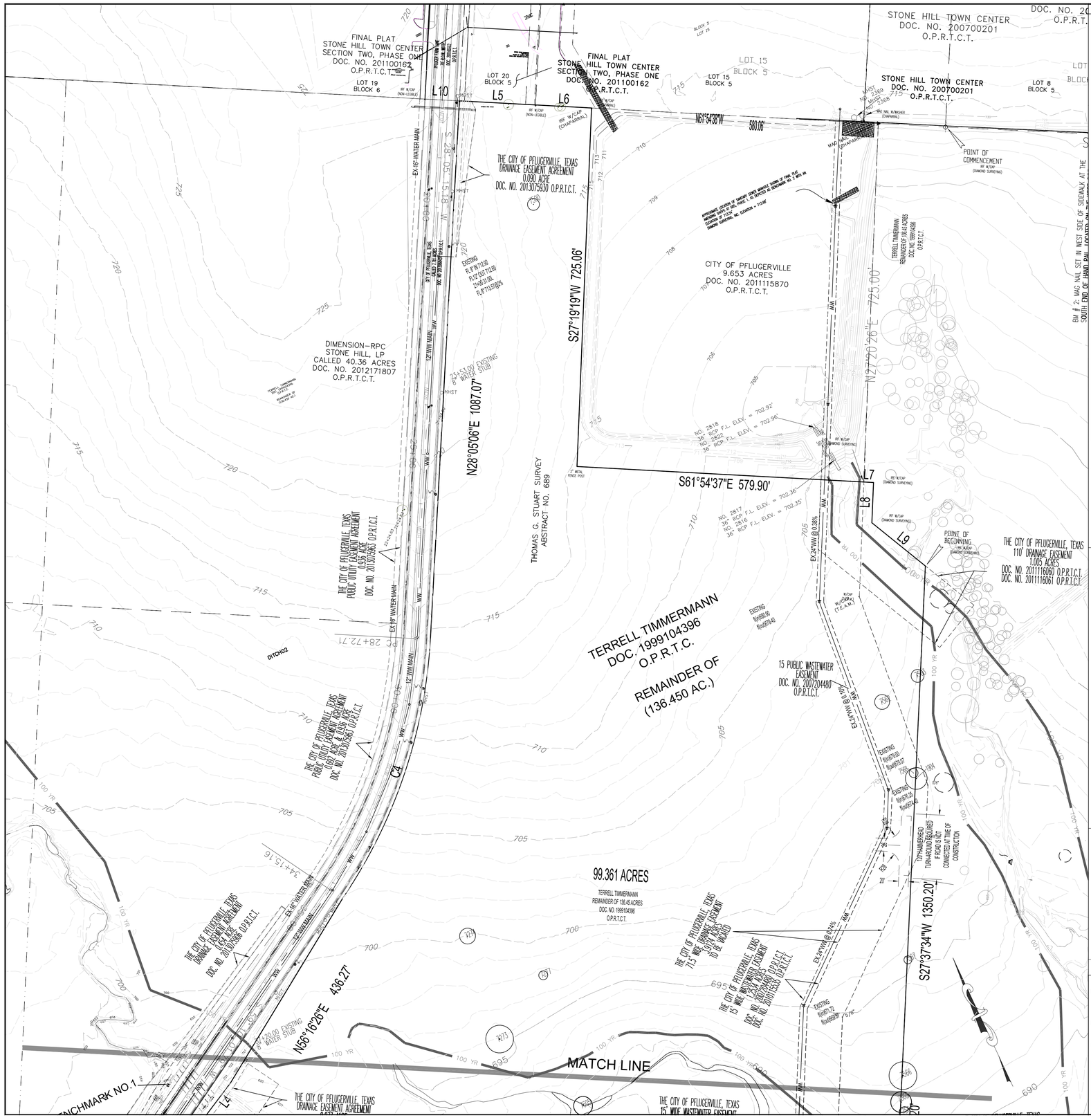
#	REVISION	DATE

SCALE:
DATE: 8/31/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

MATTHEW MITCHELL
83335
9-7-2018

PRELIMINARY PLAN
PFLUGER HAUS
PFLUGER FARM LANE
PFLUGERVILLE, TX



TREE LIST			TREE LIST			TREE LIST			TREE LIST		
TAG#	SIZE	TYPE	TAG#	SIZE	TYPE	TAG#	SIZE	TYPE	TAG#	SIZE	TYPE
1528	8"	TEXAS ASH	7101	9"	TEXAS ASH	7197	9"	TEXAS ASH	7574	9"	BOIS D'ARC
1529	8"	TEXAS ASH	7102	10"	TEXAS ASH	7198	9"	TEXAS ASH	7575	8"	BOIS D'ARC
1530	8"	TEXAS ASH	7103	9"	TEXAS ASH	7199	8"	CEDAR ELM	7576	24"	HAWTHORN
1531	8"	CEDAR ELM	7104	8"	TEXAS ASH	7200	8"	TEXAS ASH	7577	12"	BOIS D'ARC
1532	11"	TEXAS ASH	7105	24"	TEXAS ASH	7201	11"	TEXAS ASH	7578	18"	HAWTHORN
1533	9"	TEXAS ASH	7106	9"	TEXAS ASH	7202	13"	TEXAS ASH	7579	13"	BOIS D'ARC
1534	9"	TEXAS ASH	7107	10"	TEXAS ASH	7203	8"	CEDAR ELM	7580	13"	BOIS D'ARC
1535	10"	TEXAS ASH	7108	12"	TEXAS ASH	7204	9"	TEXAS ASH	7581	8"	BOIS D'ARC
1536	10"	TEXAS ASH	7109	8"	TEXAS ASH	7252	8"	MESQUITE	7582	10"	BOIS D'ARC
1537	10"	TEXAS ASH	7111	14"	WILLOW	7253	37"	PECAN	7583	23"	BOIS D'ARC
1538	12"	TEXAS ASH	7112	9"	TEXAS ASH	7254	16"	HAWTHORN	7584	20"	HAWTHORN
1539	16"	TEXAS ASH	7113	15"	TEXAS ASH	7255	11"	HAWTHORN	7585	20"	HAWTHORN
1543	8"	CEDAR ELM	7114	11"	TEXAS ASH	7256	12"	HAWTHORN	7586	16"	HAWTHORN
1544	8"	TEXAS ASH	7115	11"	TEXAS ASH	7257	23"	HAWTHORN	7587	8"	HAWTHORN
1545	9"	TEXAS ASH	7116	8"	TEXAS ASH	7258	9"	HAWTHORN	7588	27"	BOIS D'ARC
1546	11"	TEXAS ASH	7117	10"	TEXAS ASH	7259	31"	TEXAS ASH	7589	14"	HAWTHORN
1547	11"	TEXAS ASH	7118	10"	TEXAS ASH	7269	13"	HAWTHORN	7590	8"	HAWTHORN
1548	9"	TEXAS ASH	7119	9"	TEXAS ASH	7270	22"	HACKBERRY	7591	8"	HAWTHORN
1549	8"	TEXAS ASH	7120	16"	TEXAS ASH	7271	15"	HAWTHORN	7592	15"	HAWTHORN
1550	10"	TEXAS ASH	7121	29"	TEXAS ASH	7272	10"	HAWTHORN	7593	9"	HAWTHORN
1551	9"	TEXAS ASH	7122	14"	TEXAS ASH	7273	28"	HAWTHORN	7594	14"	HAWTHORN
1552	10"	TEXAS ASH	7123	28"	TEXAS ASH	7274	16"	HAWTHORN	7595	15"	BOIS D'ARC
1553	13"	TEXAS ASH	7124	36"	TEXAS ASH	7276	11"	HAWTHORN	7596	15"	HAWTHORN
1554	15"	TEXAS ASH	7125	13"	TEXAS ASH	7277	9"	HAWTHORN	7597	14"	HAWTHORN
1555	8"	TEXAS ASH	7126	9"	TEXAS ASH	7278	11"	TEXAS ASH	7598	12"	HAWTHORN
1556	8"	TEXAS ASH	7127	10"	TEXAS ASH	7500	12"	BOIS D'ARC	7599	17"	HAWTHORN
1557	25"	TEXAS ASH	7128	12"	TEXAS ASH	7501	14"	BOIS D'ARC	7600	11"	HAWTHORN
1558	18"	TEXAS ASH	7129	9"	TEXAS ASH	7502	17"	TEXAS ASH	7601	9"	HAWTHORN
1559	16"	TEXAS ASH	7130	13"	TEXAS ASH	7503	18"	TEXAS ASH	7602	10"	HAWTHORN
1560	8"	TEXAS ASH	7131	16"	TEXAS ASH	7504	14"	TEXAS ASH	7603	14"	HAWTHORN
1561	8"	TEXAS ASH	7132	11"	TEXAS ASH	7505	30"	TEXAS ASH	7604	13"	TEXAS ASH
1562	13"	TEXAS ASH	7133	16"	TEXAS ASH	7506	21"	TEXAS ASH	7605	19"	TEXAS ASH
1563	8"	CEDAR ELM	7134	11"	TEXAS ASH	7507	9"	TEXAS ASH	7606	14"	HAWTHORN
1564	8"	TEXAS ASH	7135	10"	ELM	7508	17"	TEXAS ASH	7607	11"	HAWTHORN
1565	13"	TEXAS ASH	7136	18"	TEXAS ASH	7509	8"	TEXAS ASH	7608	10"	HAWTHORN
1566	9"	TEXAS ASH	7137	10"	TEXAS ASH	7510	14"	TEXAS ASH	7609	16"	TEXAS ASH
1567	23"	TEXAS ASH	7138	13"	TEXAS ASH	7511	11"	TEXAS ASH	7610	8"	TEXAS ASH
1568	20"	TEXAS ASH	7139	12"	TEXAS ASH	7513	18"	TEXAS ASH	7611	9"	TEXAS ASH
1569	10"	TEXAS ASH	7140	8"	TEXAS ASH	7514	11"	TEXAS ASH	7612	10"	TEXAS ASH
1570	11"	TEXAS ASH	7141	16"	TEXAS ASH	7515	10"	TEXAS ASH	8018	19"	BOIS D'ARC
1571	8"	TEXAS ASH	7142	9"	TEXAS ASH	7516	10"	TEXAS ASH	8019	15"	HAWTHORN
1572	8"	TEXAS ASH	7143	9"	TEXAS ASH	7517	12"	TEXAS ASH	8020	13"	TEXAS ASH
1573	8"	TEXAS ASH	7144	11"	TEXAS ASH	7518	10"	TEXAS ASH	8022	11"	LOCUST
1574	10"	TEXAS ASH	7145	23"	TEXAS ASH	7519	9"	TEXAS ASH	8023	13"	MESQUITE
1575	10"	TEXAS ASH	7146	10"	TEXAS ASH	7520	8"	TEXAS ASH	8024	20"	HAWTHORN
1576	8"	TEXAS ASH	7147	8"	TEXAS ASH	7523	8"	TEXAS ASH	8025	14"	BOIS D'ARC
1577	9"	TEXAS ASH	7148	11"	CEDAR ELM	7525	8"	TEXAS ASH	8026	14"	BOIS D'ARC
1578	9"	TEXAS ASH	7149	9"	TEXAS ASH	7526	10"	TEXAS ASH	8027	11"	BOIS D'ARC
1579	23"	TEXAS ASH	7150	13"	TEXAS ASH	7527	9"	TEXAS ASH	8028	18"	TEXAS ASH
1580	10"	TEXAS ASH	7151	15"	TEXAS ASH	7528	9"	TEXAS ASH			
1581	10"	TEXAS ASH	7152	9"	ELM	7529	9"	TEXAS ASH			
1582	16"	TEXAS ASH	7153	8"	TEXAS ASH	7530	8"	TEXAS ASH			
1587	16"	TEXAS ASH	7154	8"	TEXAS ASH	7531	16"	TEXAS ASH			
1588	9"	TEXAS ASH	7155	10"	TEXAS ASH	7532	12"	TEXAS ASH			
1589	16"	TEXAS ASH	7156	14"	TEXAS ASH	7533	9"	TEXAS ASH			
1590	10"	TEXAS ASH	7157	8"	TEXAS ASH	7534	17"	TEXAS ASH			
1591	9"	TEXAS ASH	7158	10"	TEXAS ASH	7535	9"	TEXAS ASH			
1592	8"	TEXAS ASH	7159	11"	CEDAR ELM	7536	9"	TEXAS ASH			
1593	10"	TEXAS ASH	7160	12"	TEXAS ASH	7537	8"	TEXAS ASH			
1594	10"	TEXAS ASH	7161	10"	TEXAS ASH	7538	9"	TEXAS ASH			
1595	12"	TEXAS ASH	7162	8"	TEXAS ASH	7539	15"	TEXAS ASH			
1596	10"	TEXAS ASH	7163	10"	TEXAS ASH	7540	10"	TEXAS ASH			
1597	10"	TEXAS ASH	7164	12"	TEXAS ASH	7541	12"	TEXAS ASH			
1598	10"	TEXAS ASH	7165	15"	TEXAS ASH	7542	8"	TEXAS ASH			
1599	10"	TEXAS ASH	7166	9"	TEXAS ASH	7543	8"	CEDAR ELM			
1600	10"	TEXAS ASH	7167	10"	TEXAS ASH	7544	12"	CEDAR ELM			
1601	10"	TEXAS ASH	7168	10"	TEXAS ASH	7545	8"	TEXAS ASH			
1602	11"	TEXAS ASH	7169	9"	TEXAS ASH	7546	8"	TEXAS ASH			
1603	9"	TEXAS ASH	7170	11"	CEDAR ELM	7547	9"	CEDAR ELM			
1604	15"	TEXAS ASH	7171	12"	HACKBERRY	7548	14"	TEXAS ASH			
1605	13"	TEXAS ASH	7172	34"	HACKBERRY	7549	8"	TEXAS ASH			
1606	20"	TEXAS ASH	7173	18"	HACKBERRY	7550	8"	TEXAS ASH			
1607	13"	TEXAS ASH	7174	23"	HACKBERRY	7551	9"	TEXAS ASH			
1608	8"	TEXAS ASH	7175	25"	HACKBERRY	7552	8"	TEXAS ASH			
1609	11"	TEXAS ASH	7176	22"	HACKBERRY	7553	8"	BOIS D'ARC			
1610	8"	TEXAS ASH	7177	9"	TEXAS ASH	7554	11"	HAWTHORN			
1611	10"	TEXAS ASH	7178	8"	TEXAS ASH	7555	8"	HAWTHORN			
1612	24"	TEXAS ASH	7179	12"	TEXAS ASH	7556	12"	HAWTHORN			
1613	8"	TEXAS ASH	7180	11"	TEXAS ASH	7557	9"	ELM			
1614	8"	TEXAS ASH	7181	8"	TEXAS ASH	7558	19"	HAWTHORN			
1615	8"	CEDAR ELM	7182	10"	CEDAR ELM	7559	19"	BOIS D'ARC			
1616	11"	TEXAS ASH	7183	13"	TEXAS ASH	7560	10"	BOIS D'ARC			
1617	8"	TEXAS ASH	7184	10"	TEXAS ASH	7561	8"	BOIS D'ARC			
1618	8"	TEXAS ASH	7185	13"	TEXAS ASH	7562	15"	BOIS D'ARC			
1629	30"	BOIS D'ARC	7186	13"	TEXAS ASH	7563	13"	TEXAS ASH			
1634	24"	BOIS D'ARC	7187	11"	TEXAS ASH	7564	11"	HAWTHORN			
1635	23"	BOIS D'ARC	7188	16"	TEXAS ASH	7565	21"	HACKBERRY			
1636	24"	BOIS D'ARC	7189	13"	TEXAS ASH	7566	28"	HACKBERRY			
1637	17"	BOIS D'ARC	7190	9"	TEXAS ASH	7567	8"	HAWTHORN			
1638	14"	BOIS D'ARC	7191	9"	TEXAS ASH	7568	9"	TEXAS ASH			
1706	17"	HAWTHORN	7192	18"	TEXAS ASH	7569	29"	HACKBERRY			
1708	18"	BOIS D'ARC	7193	11"	TEXAS ASH	7570	11"	HAWTHORN			
1709	14"	HAWTHORN	7194	11"	TEXAS ASH	7571	18"	HACKBERRY			
1904	22"	HAWTHORN	7195	10"	TEXAS ASH	7572	12"	BOIS D'ARC			
			7196	18"	TEXAS ASH	7573	16"	BOIS D'ARC			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°37'42"W	28.29'
L2	N31°58'47"E	150.75'
L3	N61°22'29"E	181.54'
L4	N62°02'04"E	99.88'
L5	S61°55'06"E	154.00'
L6	S61°54'18"E	113.28'
L7	S61°54'01"E	20.00'
L8	S27°20'26"W	81.36'
L9	S26°03'34"E	138.91'
L10	N61°55'06"W	70.11'
L11	S61°54'38"E	135.95'
L12	N04°07'14"E	154.99'
L13	S85°52'19"E	101.64'
L14	S03°27'55"W	119.17'
L15	N85°58'53"W	88.08'
L16	S04°01'44"W	42.16'
L17	N62°24'19"W	16.34'
L18	S62°24'19"E	120.75'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1310.14'	98.73'	4°19'04"	S72°33'28"W	98.71'
C2	940.11'	770.27'	46°56'41"	N86°07'57"W	748.90'
C3	954.20'	529.43'	31°47'24"	N43°17'39"E	522.66'
C4	1035.00'	561.73'	31°05'48"	N43°37'56"E	554.87'
C5	1310.14'	1030.43'	45°03'48"	S82°45'54"E	1004.08'
C6	940.11'	540.62'	32°56'54"	S86°52'10"W	533.20'
C7	940.11'	229.65'	13°59'46"	N69°39'30"W	229.08'
C8	1035.00	297.16'		N 51°24'4"E	278.41'
C9	1035.00	170.02'		N 39°00'55" E	169.83'
C10	1035.00	112.45'		N 31°11'48" E	112.40'
C11	470.00	36.28		N 53°13'07" W	36.27

BENCHMARK NO. 1: SQUARE CUT ON SOUTH END OF CONCRETE WALL AT (4) BOX CULVERTS, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE
ELEVATION = 703.46'
SURFACE COORDINATES:
NORTH = 10143046.87
EAST = 3155531.07

BENCHMARK NO. 2: SQUARE CUT ON TOP OF NORTH END O
CONCRETE WALL AT NORTHWEST CORNER OF BRIDGE OVE
CREEK, LOCATED ALONG WEST SIDE OF PFLUGER FARM LA
ELEVATION = 707.77'
SURFACE COORDINATES
NORTH = 10142223.70

LEGEND

EXISTING CONTOURS

FEMA ZONE "AE" — 100 YR —

EXISTING PROPERTY LINE — PL —

EXISTING WASTEWATER MAIN — WW —

EXISTING TREE

100 50 0 100 200
1"=100' ALM

PFLUGER HAUS
PRELIMINARY PLAN

NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

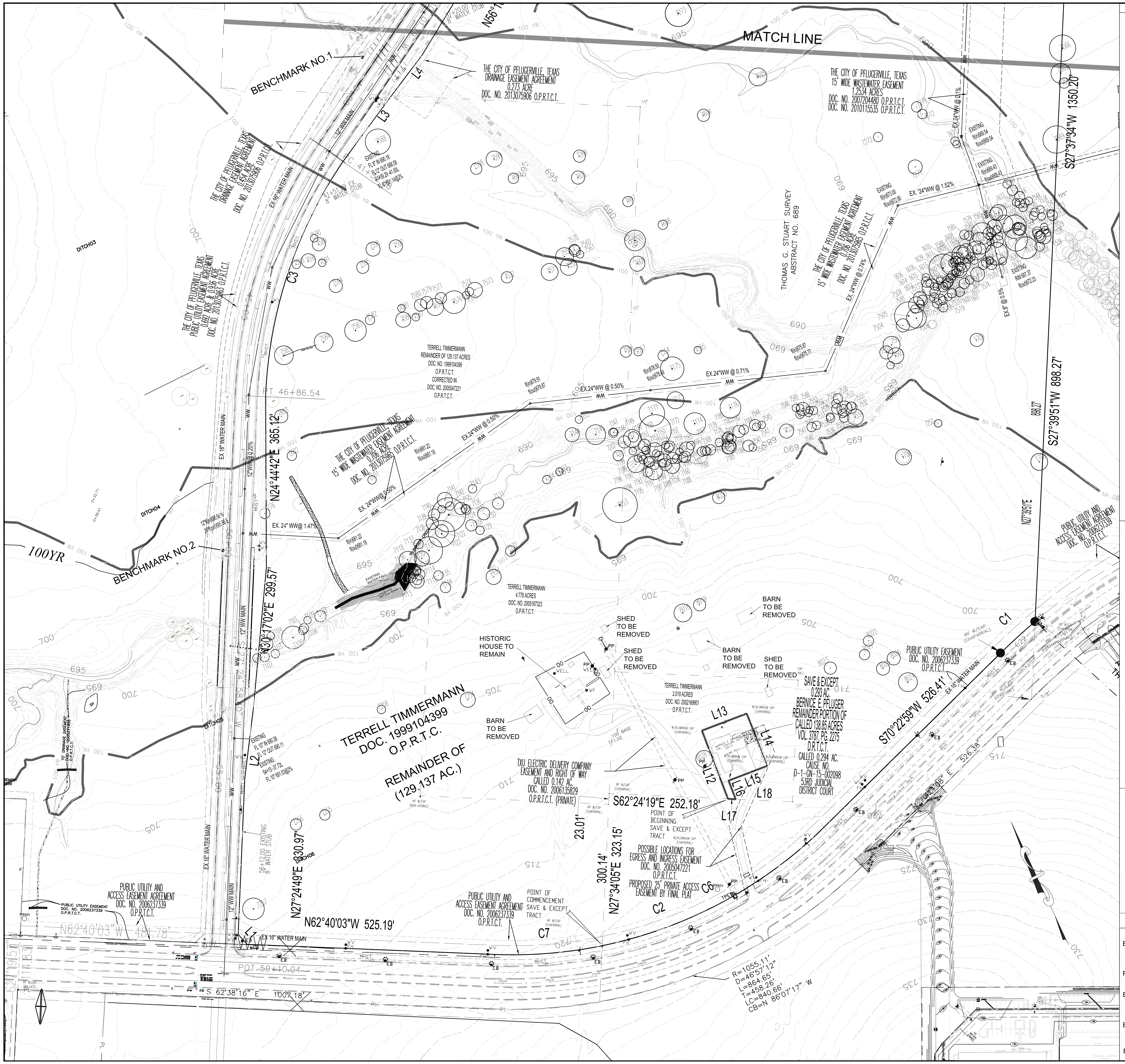
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

#	REVISION	DATE

SCALE: 1"=100'
DATE: 2/28/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net
F-3565

MATTHEW MITCHELL
83335
9-7-2018



TREE LIST

TAG#	SIZE	TYPE
1528	8"	TEXAS ASH
1529	8"	TEXAS ASH
1530	8"	TEXAS ASH
1531	8"	CEDAR ELM
1532	11"	TEXAS ASH
1533	9"	TEXAS ASH
1534	9"	TEXAS ASH
1535	10"	TEXAS ASH
1536	10"	TEXAS ASH
1537	10"	TEXAS ASH
1538	12"	TEXAS ASH
1539	16"	TEXAS ASH
1543	8"	CEDAR ELM
1544	8"	TEXAS ASH
1545	9"	TEXAS ASH
1546	11"	TEXAS ASH
1547	11"	TEXAS ASH
1548	9"	TEXAS ASH
1549	8"	TEXAS ASH
1550	10"	TEXAS ASH
1551	9"	TEXAS ASH
1552	10"	TEXAS ASH
1553	13"	TEXAS ASH
1554	15"	TEXAS ASH
1555	8"	TEXAS ASH
1556	8"	TEXAS ASH
1557	25"	TEXAS ASH
1558	18"	TEXAS ASH
1559	16"	TEXAS ASH
1560	8"	TEXAS ASH
1561	8"	TEXAS ASH
1562	13"	TEXAS ASH
1563	8"	CEDAR ELM
1564	8"	TEXAS ASH
1565	13"	TEXAS ASH
1566	9"	TEXAS ASH
1567	23"	TEXAS ASH
1568	20"	TEXAS ASH
1569	10"	TEXAS ASH
1570	11"	TEXAS ASH
1571	8"	TEXAS ASH
1572	8"	TEXAS ASH
1573	8"	TEXAS ASH
1574	10"	TEXAS ASH
1575	10"	TEXAS ASH
1576	8"	TEXAS ASH
1577	9"	TEXAS ASH
1578	9"	TEXAS ASH
1579	23"	TEXAS ASH
1580	10"	TEXAS ASH
1581	10"	TEXAS ASH
1582	16"	TEXAS ASH
1587	16"	TEXAS ASH
1588	9"	TEXAS ASH
1589	16"	TEXAS ASH
1590	10"	TEXAS ASH
1591	9"	TEXAS ASH
1592	8"	TEXAS ASH
1593	10"	TEXAS ASH
1594	10"	TEXAS ASH
1595	12"	TEXAS ASH
1596	10"	TEXAS ASH
1597	10"	TEXAS ASH
1598	10"	TEXAS ASH
1599	10"	TEXAS ASH
1600	10"	TEXAS ASH
1601	10"	TEXAS ASH
1602	11"	TEXAS ASH
1603	9"	TEXAS ASH
1604	15"	TEXAS ASH
1605	13"	TEXAS ASH
1606	20"	TEXAS ASH
1607	13"	TEXAS ASH
1608	8"	TEXAS ASH
1609	11"	TEXAS ASH
1610	8"	TEXAS ASH
1611	10"	TEXAS ASH
1612	24"	TEXAS ASH
1613	8"	TEXAS ASH
1614	8"	TEXAS ASH
1615	8"	CEDAR ELM
1616	11"	TEXAS ASH
1617	8"	TEXAS ASH
1618	8"	TEXAS ASH
1629	30"	BOIS D'ARC
1634	24"	BOIS D'ARC
1635	23"	BOIS D'ARC
1636	24"	BOIS D'ARC
1637	17"	BOIS D'ARC
1638	14"	BOIS D'ARC
1706	17"	HAWTHORN
1708	18"	BOIS D'ARC
1709	14"	HAWTHORN
1904	22"	HAWTHORN

TREE LIST

TAG#	SIZE	TYPE
7101	9"	TEXAS ASH
7102	10"	TEXAS ASH
7103	9"	TEXAS ASH
7104	8"	TEXAS ASH
7105	24"	TEXAS ASH
7106	9"	TEXAS ASH
7107	10"	TEXAS ASH
7108	12"	TEXAS ASH
7109	8"	TEXAS ASH
7111	14"	WILLOW
7112	10"	TEXAS ASH
7113	15"	TEXAS ASH
7114	11"	TEXAS ASH
7115	11"	TEXAS ASH
7116	8"	TEXAS ASH
7117	10"	TEXAS ASH
7118	10"	TEXAS ASH
7119	9"	TEXAS ASH
7120	16"	TEXAS ASH
7121	29"	TEXAS ASH
7122	14"	TEXAS ASH
7123	28"	TEXAS ASH
7124	36"	TEXAS ASH
7125	13"	TEXAS ASH
7126	9"	TEXAS ASH
7127	10"	TEXAS ASH
7128	12"	TEXAS ASH
7129	9"	TEXAS ASH
7130	13"	TEXAS ASH
7131	12"	TEXAS ASH
7132	11"	TEXAS ASH
7133	16"	TEXAS ASH
7134	11"	TEXAS ASH
7135	10"	ELM
7136	18"	TEXAS ASH
7137	10"	TEXAS ASH
7138	13"	TEXAS ASH
7139	12"	TEXAS ASH
7140	8"	TEXAS ASH
7141	16"	TEXAS ASH
7142	9"	TEXAS ASH
7143	9"	TEXAS ASH
7144	15"	TEXAS ASH
7145	21"	TEXAS ASH
7146	10"	TEXAS ASH
7147	8"	TEXAS ASH
7148	11'	CEDAR ELM
7149	19"	TEXAS ASH
7150	13"	TEXAS ASH
7151	15"	TEXAS ASH
7152	9"	ELM
7153	8"	TEXAS ASH
7154	8"	TEXAS ASH
7155	10"	TEXAS ASH
7156	14"	TEXAS ASH
7157	8"	TEXAS ASH
7158	10"	TEXAS ASH
7159	11"	CEDAR ELM
7160	12"	TEXAS ASH
7161	10"	TEXAS ASH
7162	8"	TEXAS ASH
7163	10"	TEXAS ASH
7164	12"	TEXAS ASH
7165	15"	TEXAS ASH
7166	9"	TEXAS ASH
7167	10"	TEXAS ASH
7168	10"	TEXAS ASH
7169	9"	TEXAS ASH
7170	11"	CEDAR ELM
7171	12"	HACKBERRY
7172	34"	HACKBERRY
7173	18"	HACKBERRY
7174	23"	HACKBERRY
7175	25"	HACKBERRY
7176	22"	HACKBERRY
7177	9"	TEXAS ASH
7178	8"	TEXAS ASH
7179	12"	TEXAS ASH
7180	11"	TEXAS ASH
7181	8"	TEXAS ASH
7182	10"	CEDAR ELM
7183	13"	TEXAS ASH
7184	10"	TEXAS ASH
7185	13"	TEXAS ASH
7186	15"	TEXAS ASH
7187	11"	TEXAS ASH
7188	16"	TEXAS ASH
7189	13"	TEXAS ASH
7190	9"	TEXAS ASH
7191	9"	TEXAS ASH
7192	18"	TEXAS ASH
7193	11"	TEXAS ASH
7194	11"	TEXAS ASH
7195	10"	TEXAS ASH
7196	18"	TEXAS ASH

TREE LIST

TAG#	SIZE	TYPE
7197	9"	TEXAS ASH
7198	9"	TEXAS ASH
7199	8"	CEDAR ELM
7200	8"	TEXAS ASH
7201	11"	TEXAS ASH
7202	13"	TEXAS ASH
7203	8"	CEDAR ELM
7204	9"	TEXAS ASH
7252	8"	MESQUITE
7253	37"	PECAN
7254	16'	HAWTHORN
7255	11"	HAWTHORN
7256	12"	HAWTHORN
7257	23"	HAWTHORN
7258	9"	HAWTHORN
7259	31"	TEXAS ASH
7269	13"	HAWTHORN
7270	22"	HACKBERRY
7271	15"	HAWTHORN
7272	10"	HAWTHORN
7273	28"	HAWTHORN
7274	16"	HAWTHORN
7276	11"	HAWTHORN
7277	9"	HAWTHORN
7278	11"	TEXAS ASH
7500	12"	BOIS D'ARC
7501	14"	BOIS D'ARC
7502	17"	TEXAS ASH
7503	18"	TEXAS ASH
7504	14"	TEXAS ASH
7505	30"	TEXAS ASH
7506	21"	TEXAS ASH
7507	9"	TEXAS ASH
7508	17"	TEXAS ASH
7509	8"	TEXAS ASH
7510	14"	TEXAS ASH
7511	11"	TEXAS ASH
7513	18"	TEXAS ASH
7514	11"	TEXAS ASH
7515	10"	TEXAS ASH
7516	10"	TEXAS ASH
7517	12"	TEXAS ASH
7518	10"	TEXAS ASH
7519	9"	TEXAS ASH
7520	8"	TEXAS ASH
7523	8"	TEXAS ASH
7525	8"	TEXAS ASH
7526	10"	TEXAS ASH
7527	9"	TEXAS ASH
7528	11"	TEXAS ASH
7529	9"	TEXAS ASH
7530	8"	TEXAS ASH
7531	16"	TEXAS ASH
7532	12"	TEXAS ASH
7533	9"	TEXAS ASH
7534	17"	TEXAS ASH
7535	10"	TEXAS ASH
7536	9"	TEXAS ASH
7537	8"	TEXAS ASH
7538	9"	TEXAS ASH
7539	15"	TEXAS ASH
7540	10"	TEXAS ASH
7541	12"	TEXAS ASH
7542	8"	TEXAS ASH
7543	8"	CEDAR ELM
7544	12"	CEDAR ELM
7545	8"	TEXAS ASH
7546	8"	TEXAS ASH
7547	9"	CEDAR ELM
7548	14"	TEXAS ASH
7549	8"	TEXAS ASH
7550	8"	TEXAS ASH
7551	9"	TEXAS ASH
7552	8"	TEXAS ASH
7553	8"	BOIS D'ARC
7554	11"	HAWTHORN
7555	8"	HAWTHORN
7556	12"	HAWTHORN
7557	9"	ELM
7558	19"	HAWTHORN
7559	19"	BOIS D'ARC
7560	10"	BOIS D'ARC
7561	8"	BOIS D'ARC
7562	15"	BOIS D'ARC
7563	13"	TEXAS ASH
7564	11"	HAWTHORN
7565	21"	HACKBERRY
7566	28"	HACKBERRY
7567	8"	HAWTHORN
7568	9"	TEXAS ASH
7569	29"	HACKBERRY
7570	11"	HAWTHORN
7571	18"	HACKBERRY
7572	12"	BOIS D'ARC
7573	16"	BOIS D'ARC

TREE LIST

TAG#	SIZE	TYPE
7574	9"	BOIS D'ARC
7575	8"	BOIS D'ARC
7576	24"	HAWTHORN
7577	12"	BOIS D'ARC
7578	18"	HAWTHORN
7579	13"	BOIS D'ARC
7580	13"	BOIS D'ARC
7581	8"	BOIS D'ARC
7582	10"	BOIS D'ARC
7583	23"	BOIS D'ARC
7584	20"	HAWTHORN
7585	20"	HAWTHORN
7586	16"	HAWTHORN
7587	8"	HAWTHORN
7588	27"	BOIS D'ARC
7589	14"	HAWTHORN
7590	8"	HAWTHORN
7591	8"	HAWTHORN
7592	15"	HAWTHORN
7593	9"	HAWTHORN
7594	14"	HAWTHORN
7595	15"	BOIS D'ARC
7596	15"	HAWTHORN
7597	14"	HAWTHORN
7598	12"	HAWTHORN
7599	17"	HAWTHORN
7600	11"	HAWTHORN
7601	9"	HAWTHORN
7602	10"	HAWTHORN
7603	14"	HAWTHORN
7604	13"	TEXAS ASH
7605	19"	TEXAS ASH
7606	14"	HAWTHORN
7607	11"	HAWTHORN
7608	10"	HAWTHORN
7609	16"	TEXAS ASH
7610	8"	TEXAS ASH
7611	9"	TEXAS ASH
7612	10"	TEXAS ASH
8018	19"	BOIS D'ARC
8019	15"	HAWTHORN
8020	13"	TEXAS ASH
8022	11"	LOCUST
8023	13"	MESQUITE
8024	20"	HAWTHORN
8025	14"	BOIS D'ARC
8026	14"	BOIS D'ARC
8027	11"	BOIS D'ARC
8028	18"	TEXAS ASH

LINE TABLE

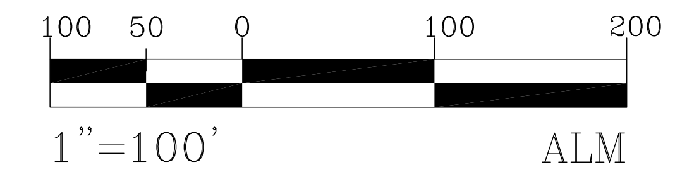
LINE	BEARING	DISTANCE
L1	N17°37'42"W	28.29'
L2	N31°58'47"E	150.75'
L3	N61°22'29"E	181.54'
L4	N62°02'04"E	99.88'
L5	S61°55'06"E	154.00'
L6	S61°54'18"E	113.28'
L7	S61°54'01"E	20.00'
L8	S27°20'26"W	81.36'
L9	S26°03'34"E	138.91'
L10	N61°55'06"W	70.11'
L11	S61°54'38"E	135.95'
L12	N04°07'14"E	154.99'
L13	S85°52'19"E	101.64'
L14	S03°27'55"W	119.17'
L15	N85°58'53"W	88.08'
L16	S04°01'44"W	42.16'
L17	N62°24'19"W	16.34'
L18	S62°24'19"E	120.75'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1310.14'	98.73'	4°19'04"	S72°33'28"W	98.71'
C2	940.11'	770.27'	46°56'41"	N86°07'57"W	748.90'
C3	954.20'	529.43'	31°47'24"	N43°17'39"E	522.66'
C4	1035.00'	561.73'	31°05'48"	N43°37'56"E	554.87'
C5	1310.14'	1030.43'	45°03'48"	S82°45'54"E	1004.08'
C6	940.11'	540.62'	32°56'54"	S86°52'10"W	533.20'
C7	940.11'	229.65'	13°59'46"	N69°39'30"W	229.08'
C8	1035.00	297.16'		N 51°24'4"E	278.41'
C9	1035.00	170.02'		N 39°00'55" E	169.83'
C10	1035.00	112.45'		N 31°11'48" E	112.40'
C11	470.00	36.28		N 53°13'07" W	36.27

BENCHMARK NO. 1: SQUARE CUT ON SOUTH END OF CONCRETE WALL AT (4) BOX CULVERTS, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE
ELEVATION = 703.46'
SURFACE COORDINATES:
NORTH = 10143046.87
EAST = 3155531.07

BENCHMARK NO. 2: SQUARE CUT ON TOP OF NORTH END O
CONCRETE WALL AT NORTHWEST CORNER OF BRIDGE OVE
CREEK, LOCATED ALONG WEST SIDE OF PFLUGER FARM LA
ELEVATION = 707.77'
SURFACE COORDINATES
NORTH = 10142223.70



LEGEND

EXISTING CONTOURS	— — —
FEMA ZONE "AE"	100 YR
EXISTING PROPERTY LINE	— PL —
EXISTING WASTEWATER MAIN	— WW —
EXISTING TREE	7274

PFLUGER HAUS
PRELIMINARY PLAN

NOT FOR RECORDATION
PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

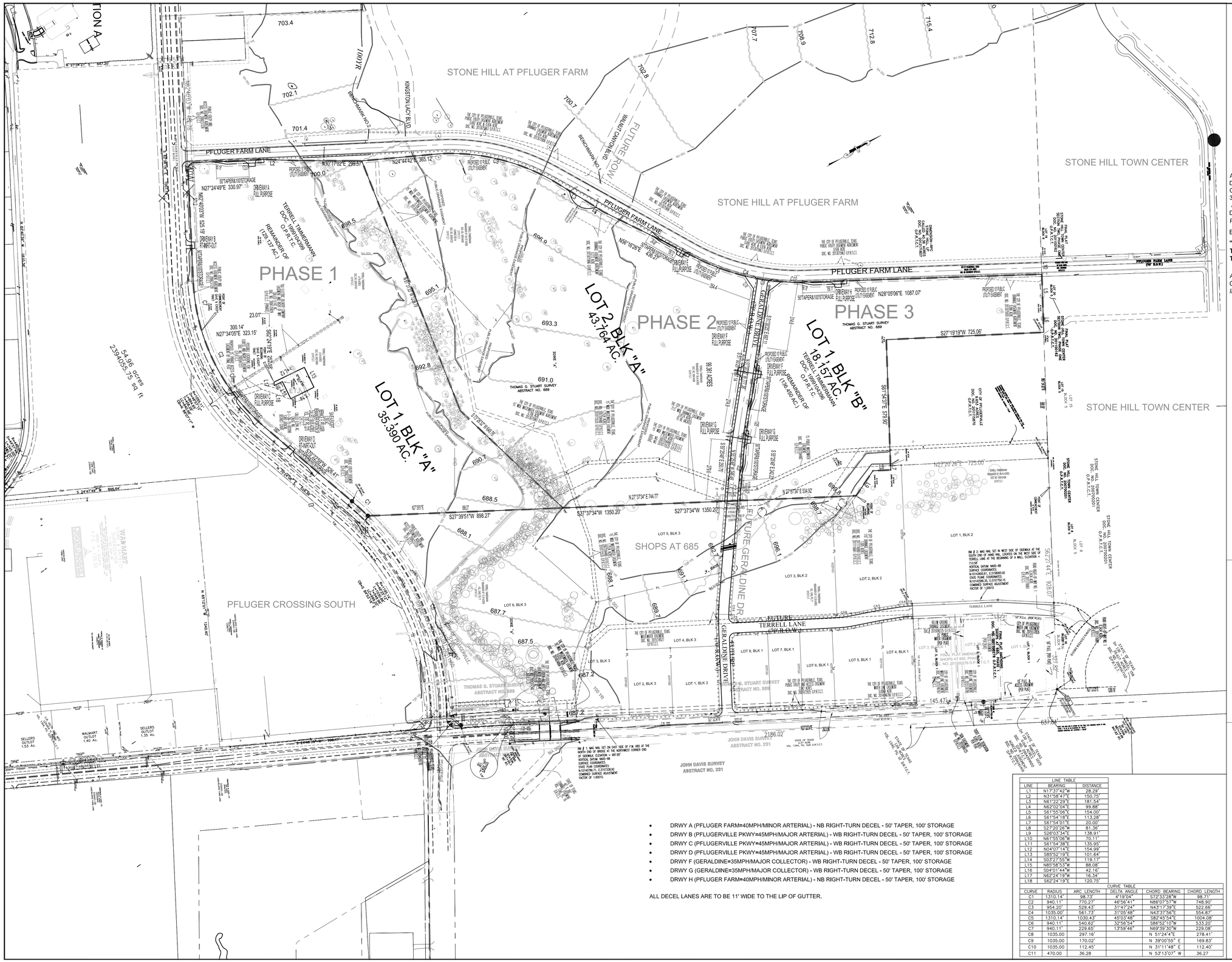
#	REVISION	DATE

SCALE: 1"=100'
DATE: 2/28/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

MATTHEW MITCHELL
83335
9-7-2018

EXISTING CONDITIONS (S)
PFLUGER HAUS PRELIMINARY
FM 685, PFLUGERVILLE, TX



- DRWY A (PFLUGER FARM=40MPH/MINOR ARTERIAL) - NB RIGHT-TURN DECEL - 50' TAPER, 100' STORAGE
- DRWY B (PFLUGERVILLE PKWY=45MPH/MAJOR ARTERIAL) - WB RIGHT-TURN DECEL - 50' TAPER, 100' STORAGE
- DRWY C (PFLUGERVILLE PKWY=45MPH/MAJOR ARTERIAL) - WB RIGHT-TURN DECEL - 50' TAPER, 100' STORAGE
- DRWY D (PFLUGERVILLE PKWY=45MPH/MAJOR ARTERIAL) - WB RIGHT-TURN DECEL - 50' TAPER, 100' STORAGE
- DRWY F (GERALDINE=35MPH/MAJOR COLLECTOR) - WB RIGHT-TURN DECEL - 50' TAPER, 100' STORAGE
- DRWY G (GERALDINE=35MPH/MAJOR COLLECTOR) - WB RIGHT-TURN DECEL - 50' TAPER, 100' STORAGE
- DRWY H (PFLUGER FARM=40MPH/MINOR ARTERIAL) - NB RIGHT-TURN DECEL - 50' TAPER, 100' STORAGE

ALL DECEL LANES ARE TO BE 11' WIDE TO THE LIP OF GUTTER.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°37'42"W	28.29'
L2	N31°58'47"E	150.75'
L3	N61°22'29"E	181.54'
L4	N62°02'04"E	99.88'
L5	S61°55'06"E	154.00'
L6	S61°54'18"E	113.28'
L7	S61°54'01"E	20.00'
L8	S27°20'26"W	81.36'
L9	S26°03'34"E	138.91'
L10	N61°55'06"W	70.11'
L11	S61°54'38"E	135.95'
L12	N04°00'14"E	154.99'
L13	S85°52'19"E	101.64'
L14	S03°27'55"W	119.17'
L15	N85°58'53"W	88.08'
L16	S04°01'44"W	42.16'
L17	N62°24'19"W	16.34'
L18	S62°24'19"E	120.75'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1310.14'	98.73'	4°19'04"	S72°33'28"W	98.71'
C2	940.11'	770.27'	46°56'41"	N86°07'57"W	748.90'
C3	954.20'	529.43'	31°47'24"	N43°17'39"E	522.66'
C4	1035.00'	561.73'	31°05'48"	N43°37'56"E	554.87'
C5	1310.14'	1030.43'	45°03'48"	S82°45'54"E	1004.08'
C6	940.11'	540.62'	32°56'54"	S86°52'10"W	533.20'
C7	940.11'	229.65'	13°59'46"	N69°39'30"W	229.08'
C8	1035.00	297.16'		N 51°24'4"E	278.41'
C9	1035.00	170.02'		N 39°00'55" E	169.83'
C10	1035.00	112.45'		N 31°11'48" E	112.40'
C11	470.00	36.28		N 53°13'07" W	36.27'

LEGEND

EXISTING CONTOURS
CENTERLINE
6' SIDEWALK
10' HIKE/BIKE TRAIL
FEMA ZONE "AE" — 100 YR ###.#
B.F.E.
EXISTING PROPERTY LINE — PL
PROPOSED PROPERTY LINE — PL
PROPOSED ROW LINE — ROW
PROPOSED EASEMENTS
PHASE LINES
EXISTING TREE

SEE PAGE 4 FOR TREE LIST

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE ZONE "AE" DEFINED 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C 0280J, THAT BECOMES EFFECTIVE JUNE 3, 2016.
ALL PORTIONS OF THE FLOOD PLAIN WILL BE CONTAINED WITHIN DRAINAGE EASEMENTS WHICH WILL BE RECORDED WITH THE FINAL PLAT.

EACH FINAL PLAT WILL INCLUDE A NOTE:

"THE FINISHED FLOOR ELEVATION MUST BE TWO FEET ABOVE THE HIGHEST BASE FLOOD ELEVATION DIRECTLY ADJACENT TO THE BUILDING."

AREAS LABELED "PROPOSED PUBLIC DRAINAGE EASEMENT" CONTAINING FLOOD PLAIN WILL BE DEDICATED BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLATTING.

DRIVEWAY SPACING MUST MEET THE CITY'S DRIVEWAY SPACING REQUIREMENTS AS FOUND IN THE UDC SUBCHAPTER 10

BENCHMARK NO. 1: SQUARE CUT ON SOUTH END OF CONCRETE WALL AT (4) BOX CULVERTS, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE
ELEVATION = 703.46'
SURFACE COORDINATES:
NORTH = 10143046.87
EAST = 3155531.07

BENCHMARK NO. 2: SQUARE CUT ON TOP OF NORTH END OF CONCRETE WALL AT NORTHWEST CORNER OF BRIDGE OVER CREEK, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE.
ELEVATION = 707.77'
SURFACE COORDINATES
NORTH = 10142223.70
EAST = 3154820.61
ELEVATIONS SHOWN HEREON ARE (NAVD-88)

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

200 100 0 200 400
1"=200' ALM

PFLUGER HAUS
PRELIMINARY PLAN

NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

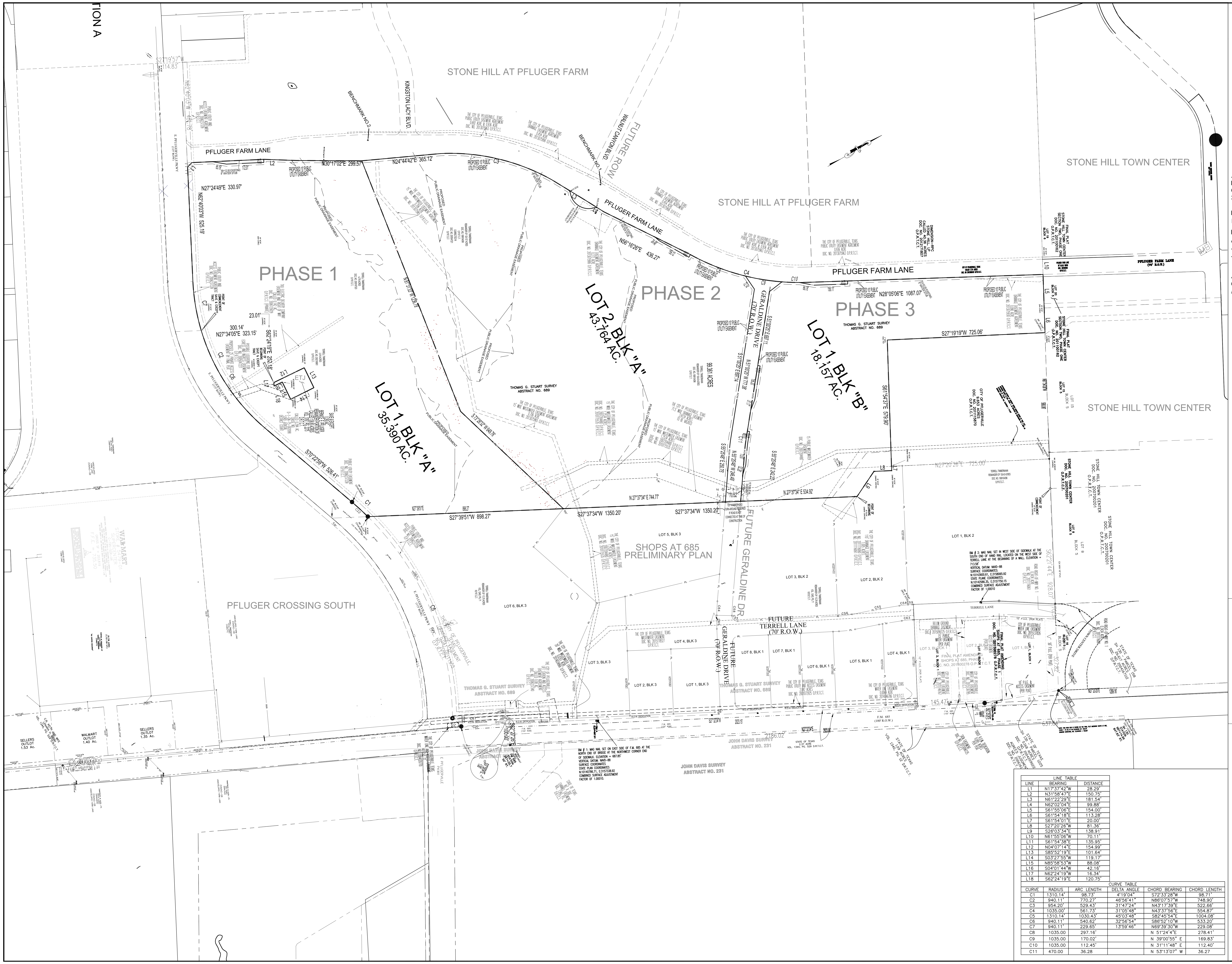
#	REVISION	DATE

SCALE: 1"=200'
DATE: 9/7/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746
(512)431-9600 * almeng@sbcglobal.net
F-3565

STATE OF TEXAS
MATTHEW MITCHELL
83535
LICENSED
9-7-2018

PRELIMINARY PLAN
PFLUGER HAUS PRELIMINARY
PFLUGER FARM LANE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°37'42"W	28.29'
L2	N31°58'47"E	150.75'
L3	N61°22'29"E	181.54'
L4	N62°02'04"E	99.88'
L5	S61°55'06"E	154.00'
L6	S61°54'18"E	113.28'
L7	S61°54'01"E	20.00'
L8	S27°20'26"W	81.36'
L9	S26°03'34"E	138.91'
L10	N61°55'06"W	70.11'
L11	S61°54'38"E	135.95'
L12	N04°07'14"E	154.99'
L13	S85°52'19"E	101.64'
L14	S03°27'55"W	119.17'
L15	N85°58'53"W	88.08'
L16	S04°01'44"W	42.16'
L17	N62°24'19"W	16.34'
L18	S62°24'19"E	120.75'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1310.14'	98.73'	4°19'04"	S72°33'28"W	98.71'
C2	940.11'	770.27'	46°56'41"	N86°07'57"W	748.90'
C3	954.20'	529.43'	31°47'24"	N43°17'39"E	522.66'
C4	1035.00'	561.73'	31°05'48"	N43°37'56"E	554.87'
C5	1310.14'	1030.43'	45°03'48"	S82°45'54"E	1004.08'
C6	940.11'	540.62'	32°56'54"	S86°52'10"W	533.20'
C7	940.11'	229.65'	13°59'46"	N69°39'30"W	229.08'
C8	1035.00	297.16'		N 51°24'4"E	278.41'
C9	1035.00	170.02'		N 39°00'55" E	169.83'
C10	1035.00	112.45'		N 31°11'48" E	112.40'
C11	470.00	36.28		N 53°13'07" W	36.27

LEGEND

EXISTING PROPERTY LINE	—— PL ——
PROPOSED PROPERTY LINE	—— PL ——
PROPOSED ROW LINE	—— ROW ——
PROPOSED EASEMENTS	— — — — — — — —
PHASE LINES	▨ ▨ ▨ ▨ ▨ ▨ ▨

SEE PAGE 2&3 FOR TREE LIST

#	REVISION	DATE

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE ZONE "AE" DEFINED 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C 0280J, THAT BECOMES EFFECTIVE JUNE 3, 2016.

ALL PORTIONS OF THE FLOOD PLAIN WILL BE CONTAINED WITHIN DRAINAGE EASEMENTS WHICH WILL BE RECORDED WITH THE FINAL PLAT.

EACH FINAL PLAT WILL INCLUDE A NOTE:

"THE FINISHED FLOOR ELEVATION MUST BE TWO FEET ABOVE THE HIGHEST BASE FLOOD ELEVATION DIRECTLY ADJACENT TO THE BUILDING."

AREAS LABELED "PROPOSED PUBLIC DRAINAGE EASEMENT" CONTAINING FLOOD PLAIN WILL BE DEDICATED BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLATTING.

SCALE:	1"=200'
DATE:	9/7/2018
JOB:	SITE
DRAWN BY:	MM
CHECKED BY:	MM

ALM ENGINEERING, INC.
F-3565
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

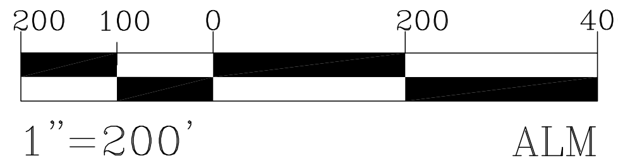
BENCHMARK NO. 1: SQUARE CUT ON SOUTH END OF CONCRETE WALL AT (4) BOX CULVERTS, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE
ELEVATION = 703.46'
SURFACE COORDINATES:
NORTH = 10143046.87
EAST = 3155531.07

BENCHMARK NO. 2: SQUARE CUT ON TOP OF NORTH END OF CONCRETE WALL AT NORTHWEST CORNER OF BRIDGE OVER CREEK, LOCATED ALONG WEST SIDE OF PFLUGER FARM LANE.
ELEVATION = 707.77'
SURFACE COORDINATES
NORTH = 10142223.70
EAST = 3154820.61
ELEVATIONS SHOWN HEREON ARE (NAVD-88)

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

MATTHEW MITCHELL
83335

9-7-2018



PFLUGER HAUS
PRELIMINARY PLAN

NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

PRELIMINARY PLAN DIMENSIONS
PFLUGER HAUS PRELIMINARY
PFLUGER FARM LANE

LEGEND

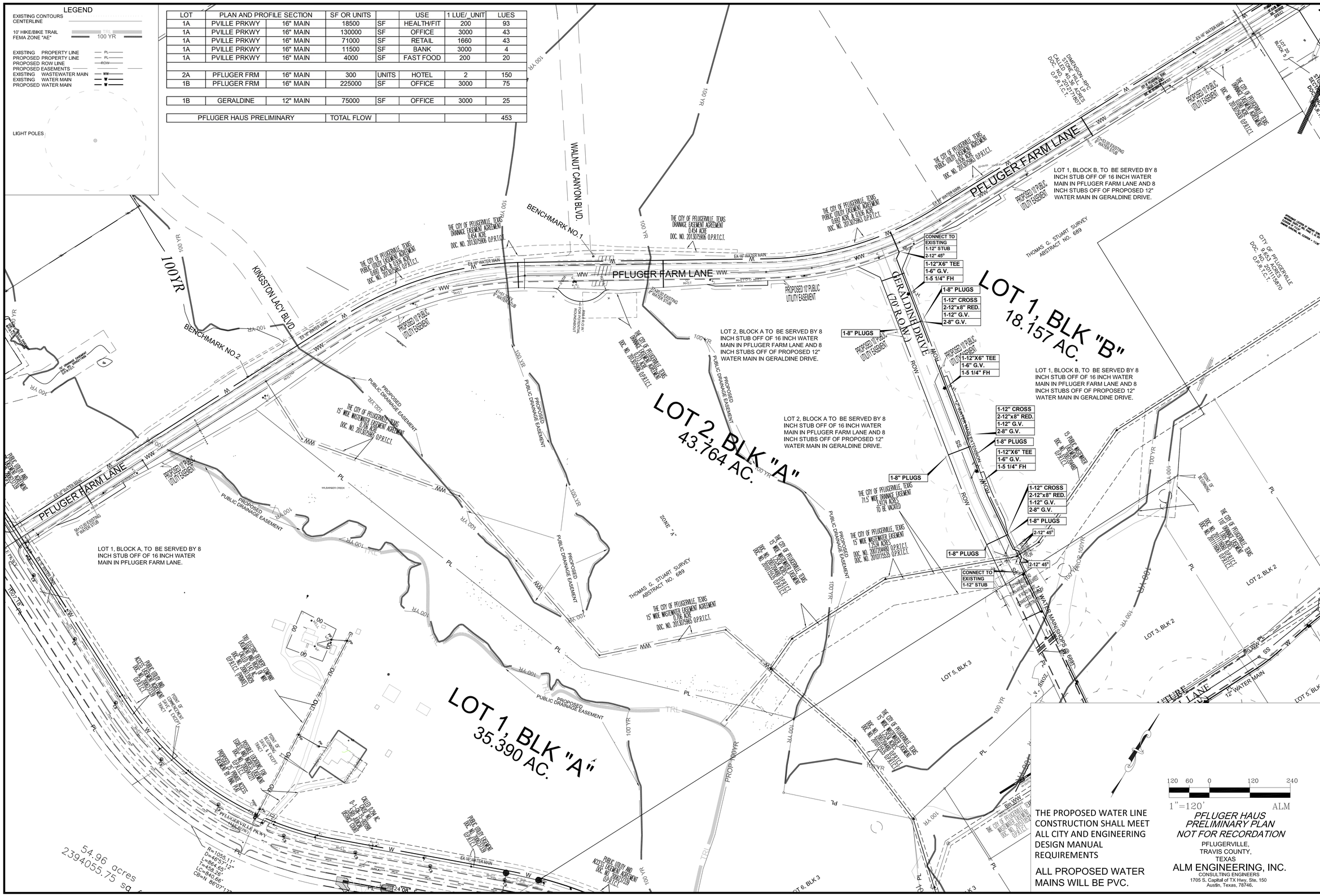
EXISTING CONTOURS
CENTERLINE

10' HIKE/BIKE TRAIL
FEMA ZONE "AE" — 100 YR

EXISTING PROPERTY LINE — PL
PROPOSED PROPERTY LINE — PL
PROPOSED ROW LINE — ROW
PROPOSED EASEMENTS
EXISTING WASTEWATER MAIN — WW
EXISTING WATER MAIN — W
PROPOSED WATER MAIN — W

LIGHT POLES

LOT	PLAN AND PROFILE SECTION		SF OR UNITS		USE	1 LUE/_UNIT	LUES
1A	PVILLE PRKWY	16" MAIN	18500	SF	HEALTH/FIT	200	93
1A	PVILLE PRKWY	16" MAIN	130000	SF	OFFICE	3000	43
1A	PVILLE PRKWY	16" MAIN	71000	SF	RETAIL	1660	43
1A	PVILLE PRKWY	16" MAIN	11500	SF	BANK	3000	4
1A	PVILLE PRKWY	16" MAIN	4000	SF	FAST FOOD	200	20
2A	PFLUGER FRM	16" MAIN	300	UNITS	HOTEL	2	150
1B	PFLUGER FRM	16" MAIN	225000	SF	OFFICE	3000	75
1B	GERALDINE	12" MAIN	75000	SF	OFFICE	3000	25
PFLUGER HAUS PRELIMINARY			TOTAL FLOW				453



THE PROPOSED WATER LINE CONSTRUCTION SHALL MEET ALL CITY AND ENGINEERING DESIGN MANUAL REQUIREMENTS

ALL PROPOSED WATER MAINS WILL BE PVC.

120 60 0 120 240
1"=120' ALM

PFLUGER HAUS PRELIMINARY PLAN NOT FOR RECORDATION

PFLUGERVILLE, TRAVIS COUNTY, TEXAS

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

#	REVISION	DATE

SCALE: 1"=120'
DATE: 2/28/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

MATTHEW MITCHELL 83335 LICENSED
9-7-2018

WATER UTILITY LAYOUT
PFLUGER HAUS PRELIMINARY
FM 685, PFLUGERVILLE, TX

LEGEND

EXISTING CONTOURS
CENTERLINE

10' HIKE/BIKE TRAIL — TRL
FEMA ZONE "AE" — 100 YR

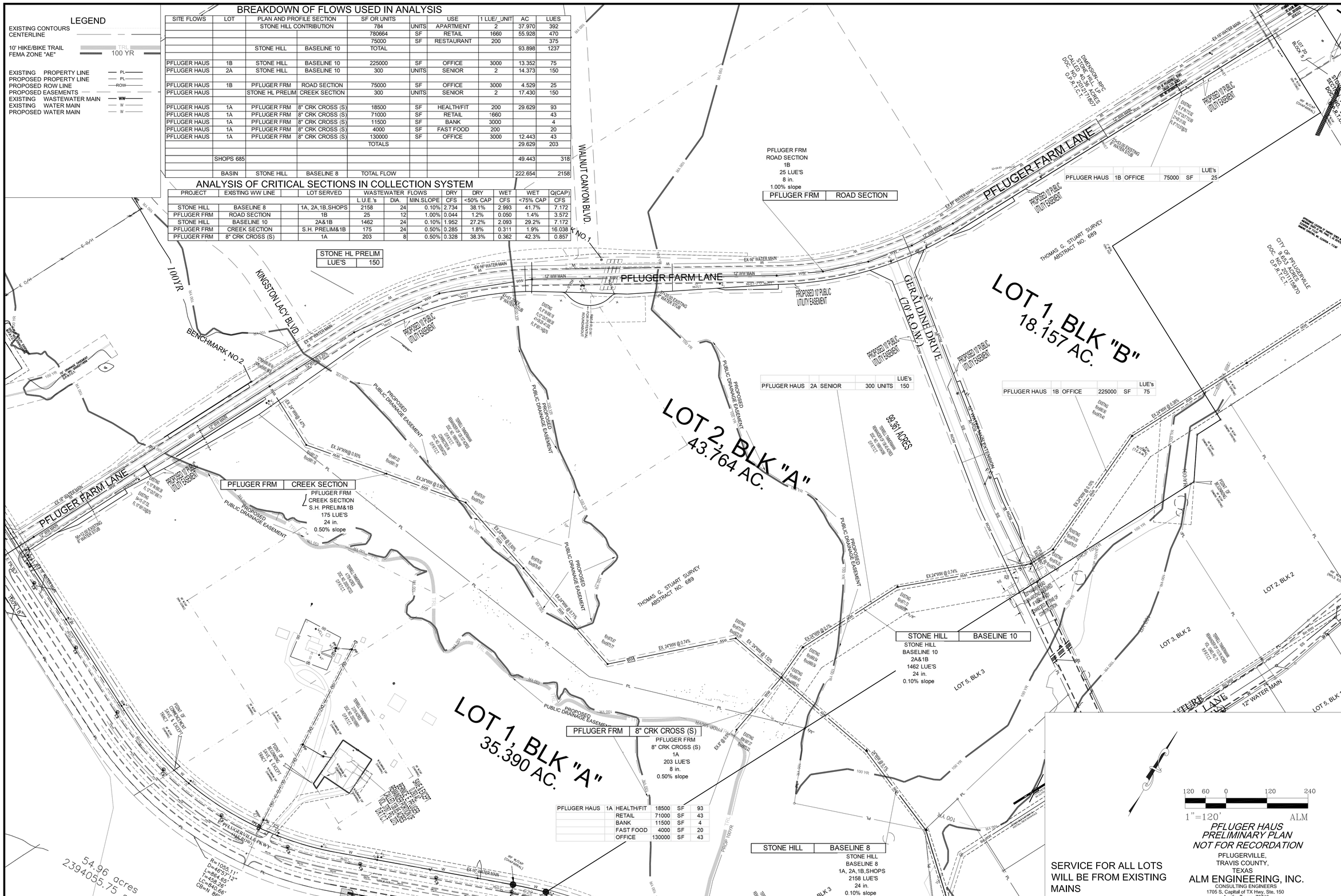
EXISTING PROPERTY LINE — PL
PROPOSED PROPERTY LINE — PL
PROPOSED ROW LINE — ROW
PROPOSED EASEMENTS
EXISTING WASTEWATER MAIN — WW
EXISTING WATER MAIN — W
PROPOSED WATER MAIN — W

BREAKDOWN OF FLOWS USED IN ANALYSIS

SITE FLOWS	LOT	PLAN AND PROFILE SECTION		SF OR UNITS		USE	1 LUE/_UNIT	AC	LUES
		STONE HILL CONTRIBUTION		784	UNITS	APARTMENT	2	37.970	392
				780664	SF	RETAIL	1660	55.928	470
				75000	SF	RESTAURANT	200		375
		STONE HILL	BASELINE 10	TOTAL				93.898	1237
PFLUGER HAUS	1B	STONE HILL	BASELINE 10	225000	SF	OFFICE	3000	13.352	75
PFLUGER HAUS	2A	STONE HILL	BASELINE 10	300	UNITS	SENIOR	2	14.373	150
PFLUGER HAUS	1B	PFLUGER FRM	ROAD SECTION	75000	SF	OFFICE	3000	4.529	25
PFLUGER HAUS		STONE HL PRELIM	CREEK SECTION	300	UNITS	SENIOR	2	17.430	150
PFLUGER HAUS	1A	PFLUGER FRM	8" CRK CROSS (S)	18500	SF	HEALTH/FIT	200	29.629	93
PFLUGER HAUS	1A	PFLUGER FRM	8" CRK CROSS (S)	71000	SF	RETAIL	1660		43
PFLUGER HAUS	1A	PFLUGER FRM	8" CRK CROSS (S)	11500	SF	BANK	3000		4
PFLUGER HAUS	1A	PFLUGER FRM	8" CRK CROSS (S)	4000	SF	FAST FOOD	200		20
PFLUGER HAUS	1A	PFLUGER FRM	8" CRK CROSS (S)	130000	SF	OFFICE	3000	12.443	43
				TOTALS				29.629	203
	SHOPS 685							49.443	318
	BASIN	STONE HILL	BASELINE 8	TOTAL FLOW				222.654	2158

ANALYSIS OF CRITICAL SECTIONS IN COLLECTION SYSTEM

PROJECT	EXISTING WW LINE	LOT SERVED	WASTEWATER FLOWS			DRY	DRY	WET	WET	Q(CAP)
			L.U.E.'s	DIA.	MIN.SLOPE	CFS	<50% CAP	CFS	<75% CAP	CFS
STONE HILL	BASELINE 8	1A, 2A,1B,SHOPS	2158	24	0.10%	2.734	38.1%	2.993	41.7%	7.172
PFLUGER FRM	ROAD SECTION	1B	25	12	1.00%	0.044	1.2%	0.050	1.4%	3.572
STONE HILL	BASELINE 10	2A&1B	1462	24	0.10%	1.952	27.2%	2.093	29.2%	7.172
PFLUGER FRM	CREEK SECTION	S.H. PRELIM&1B	175	24	0.50%	0.285	1.8%	0.311	1.9%	16.038
PFLUGER FRM	8" CRK CROSS (S)	1A	203	8	0.50%	0.328	38.3%	0.362	42.3%	0.857



SERVICE FOR ALL LOTS WILL BE FROM EXISTING MAINS

120 60 0 120 240
1"=120' ALM

PFLUGER HAUS
PRELIMINARY PLAN
NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

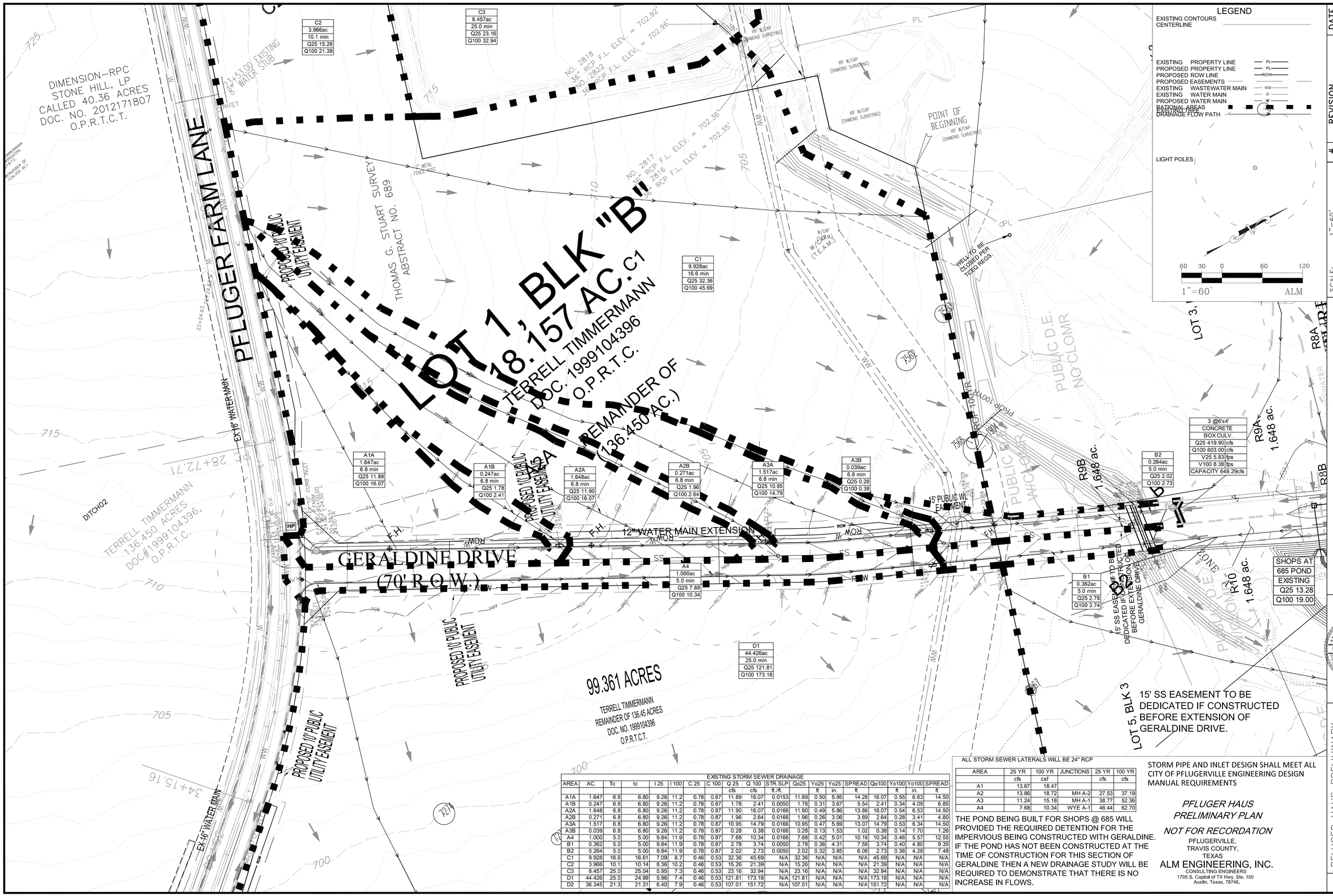
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.

#	REVISION	DATE

SCALE: 1"=120'
DATE: 9/27/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

WASTEWATER UTILITY LAYOUT
PFLUGER HAUS PRELIMINARY
FM 685, PFLUGERVILLE, TX



EXISTING STORM SEWER DRAINAGE																			
AREA	AC.	Tc	tc	I 25	I 100	C 25	C 100	Q 25	Q 100	STR.SLP	Qo25	Yo25	Vo25	SPREAD	Qo100	Yo100	Vo100	SPREAD
								cfs	cfs	ft./ft.		ft	in.	ft		ft	in.	ft
A1A	1.647	6.8	6.80	9.26	11.2	0.78	0.87	11.89	16.07	0.0153	11.89	0.50	5.95	14.26	16.07	0.55	6.63	14.50
A1B	0.247	6.8	6.80	9.26	11.2	0.78	0.87	1.78	2.41	0.0050	1.78	0.31	3.67	5.54	2.41	0.34	4.09	6.85
A2A	1.648	6.8	6.80	9.26	11.2	0.78	0.87	11.90	16.07	0.0166	11.90	0.49	5.86	13.86	16.07	0.54	6.53	14.50
A2B	0.271	6.8	6.80	9.26	11.2	0.78	0.87	1.96	2.64	0.0166	1.96	0.26	3.06	3.89	2.64	0.28	3.41	4.80
A3A	1.517	6.8	6.80	9.26	11.2	0.78	0.87	10.95	14.79	0.0166	10.95	0.47	5.69	13.07	14.79	0.53	6.34	14.50
A3B	0.039	6.8	6.80	9.26	11.2	0.78	0.87	0.28	0.38	0.0166	0.28	0.13	1.53	1.02	0.38	0.14	1.70	1.26
A4	1.000	5.0	5.00	9.84	11.9	0.78	0.87	7.68	10.34	0.0166	7.68	0.42	5.01	10.16	10.34	0.46	5.57	12.55
B1	0.362	5.0	5.00	9.84	11.9	0.78	0.87	2.78	3.74	0.0050	2.78	0.36	4.31	7.58	3.74	0.40	4.80	9.35
B2	0.264	5.0	5.00	9.84	11.9	0.78	0.87	2.02	2.73	0.0050	2.02	0.32	3.85	6.06	2.73	0.36	4.28	7.48
C1	9.928	16.6	16.61	7.09	8.7	0.46	0.53	32.36	45.69	N/A	32.36	N/A	N/A	N/A	45.69	N/A	N/A	N/A
C2	3.966	10.1	10.14	8.36	10.2	0.46	0.53	15.26	21.39	N/A	15.26	N/A	N/A	N/A	21.39	N/A	N/A	N/A
C3	8.457	25.0	25.04	5.95	7.3	0.46	0.53	23.16	32.94	N/A	23.16	N/A	N/A	N/A	32.94	N/A	N/A	N/A
D1	44.426	25.0	24.99	5.96	7.4	0.46	0.53	121.81	173.18	N/A	121.81	N/A	N/A	N/A	173.18	N/A	N/A	N/A
D2	36.345	21.3	21.31	6.40	7.9	0.46	0.53	107.01	151.72	N/A	107.01	N/A	N/A	N/A	151.72	N/A	N/A	N/A

ALL STORM SEWER LATERALS WILL BE 24" RCP

AREA	25 YR	100 YR	JUNCTIONS	25 YR	100 YR
	cfs	csf		cfs	cfs
A1	13.67	18.47			
A2	13.86	18.72	MH A-2	27.53	37.19
A3	11.24	15.18	MH A-1	38.77	52.36
A4	7.68	10.34	WYE A-1	46.44	62.70

THE POND BEING BUILT FOR SHOPS @ 685 WILL PROVIDED THE REQUIRED DETENTION FOR THE IMPERVIOUS BEING CONSTRUCTED WITH GERALDINE. IF THE POND HAS NOT BEEN CONSTRUCTED AT THE TIME OF CONSTRUCTION FOR THIS SECTION OF GERALDINE THEN A NEW DRAINAGE STUDY WILL BE REQUIRED TO DEMONSTRATE THAT THERE IS NO INCREASE IN FLOWS.

STORM PIPE AND INLET DESIGN SHALL MEET ALL CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL REQUIREMENTS

PFLUGER HAUS
PRELIMINARY PLAN

NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

#	REVISION	DATE

SCALE: 1"=60'
DATE: 9/7/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED ENGINEER
9-7-2018

PFLUGER HAUS PRELIMINARY
STORM SEWER LAYOUT
FM 685, PFLUGERVILLE, TX

25 YR EVENT					
	Q(100)	PIPE SIZE	S	DEPTH	VELOCITY
	(cfs)	(in)	(%)	(in)	(ft/s)
Pipe 1	46.45	36	1.30	20.31	11.30
Pipe 2	46.45	36	0.60	26.65	8.28
Pipe 3	32.78	36	1.00	27.37	5.68
Pipe 4	18.92	30	1.50	28.05	3.96
Pipe 5	18.92	30	1.25	17.77	6.25
Pipe 6	7.68	24	1.90	20.16	2.73
Pipe 7	7.68	24	0.69	13.45	4.24
OUTFLOW VELOCITY = 11.30fps					

100 YR EVENT					
	Q(100)	PIPE SIZE	S	DEPTH	VELOCITY
	(cfs)	(in)	(%)	(in)	(ft/s)
Pipe 1	62.42	36	1.30	24.84	12.00
Pipe 2	62.42	36	0.60	30.53	9.77
Pipe 3	44.03	36	1.00	35.72	6.24
Pipe 4	25.40	30	1.50	30.00	5.17
Pipe 5	25.40	30	1.25	20.71	7.03
Pipe 6	10.29	24	1.90	24.00	3.28
Pipe 7	10.29	24	0.69	15.77	4.70
OUTFLOW VELOCITY = 12.00 fps					

STORM PIPE AND INLET DESIGN SHALL MEET ALL CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL REQUIREMENTS.

INLET FLOWS ARE BASED ON UNDEVELOPED CONDITIONS. RUN-OFF TO INLETS CAN NOT BE INCREASED. ANY INCREASE DUE TO DEVELOPMENT MUST BE DETAINED DURING SITE DEVELOPMENT.

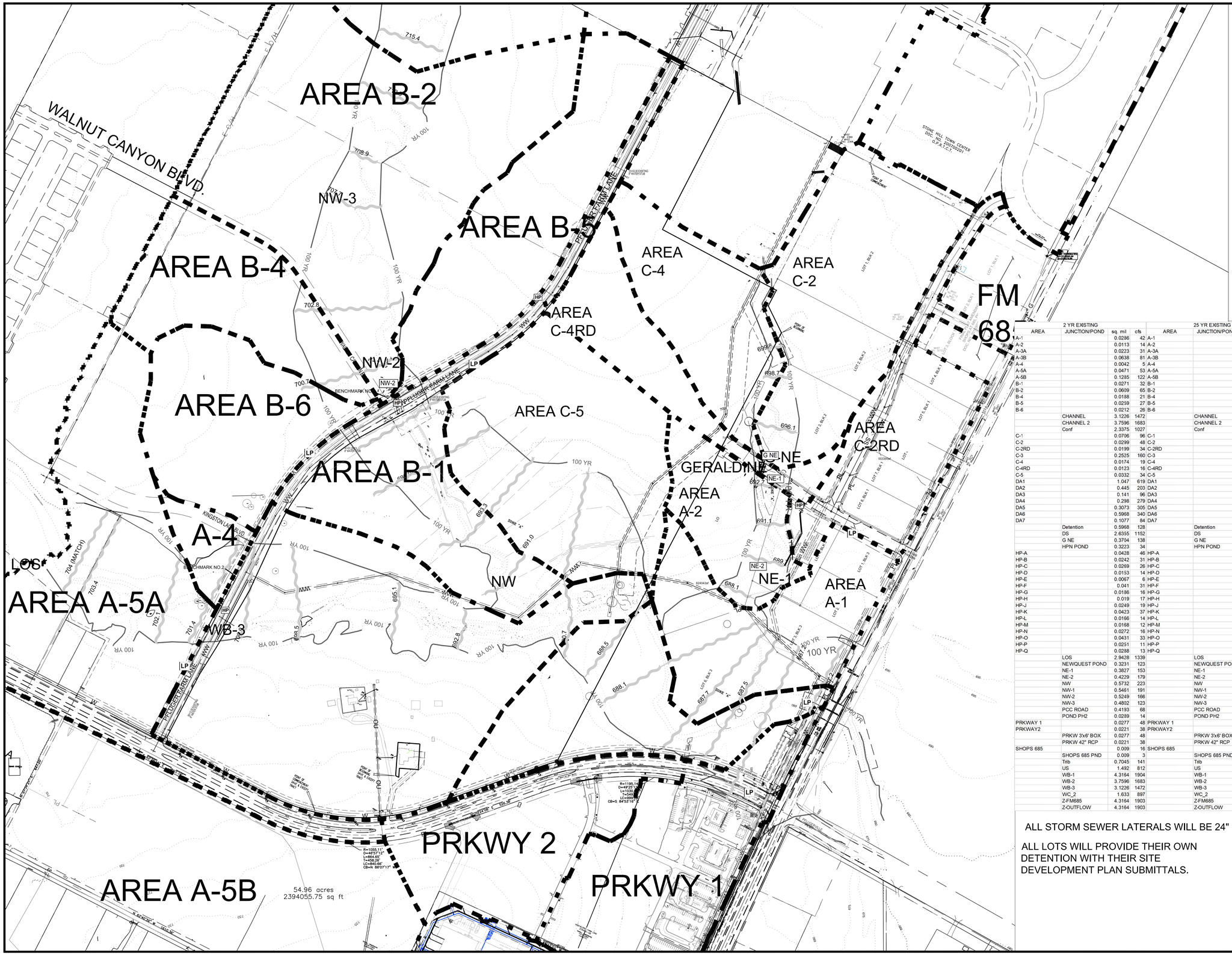
#	REVISION	DATE

SCALE: 1"=50'
DATE: 2/28/2018
JOB:
DRAWN BY:
CHECKED BY: MM

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste 150
Austin, Texas, 78746
office (512)457-0344 fax (512)457-0349

STATE OF TEXAS
MATHEW MITCHELL
83335
LICENSED PROFESSIONAL ENGINEER
9-7-2018

PFLUGER HAUS PRELIMINARY
GRADING AND STORM SEWER
GERALDINE DRIVE



LEGEND

EXISTING CONTOURS

FEMA ZONE "AE" — 100 YR ###.#

B.F.E.

EXISTING PROPERTY LINE — PL

EXISTING WASTEWATER MAIN — WW

EXISTING WATER MAIN — W

100 100 0 100 200

1"=200' ALM

	2 YR EXISTING				25 YR EXISTING				100 YR EXISTING			
AREA	JUNCTION/POND	sq. mil	cfs	AREA	JUNCTION/POND	sq. mil	cfs	AREA	JUNCTION/POND	sq. mil	cfs
A-1		0.0286	42	A-1		0.0286	109	A-1		0.0286	150
A-2		0.0113	14	A-2		0.0113	37	A-2		0.0113	51
A-3A		0.0223	31	A-3A		0.0223	80	A-3A		0.0223	110
A-3B		0.0638	81	A-3B		0.0638	221	A-3B		0.0638	307
A-4		0.0042	5	A-4		0.0042	13	A-4		0.0042	19
A-5A		0.0471	53	A-5A		0.0471	143	A-5A		0.0471	199
A-5B		0.1285	122	A-5B		0.1285	345	A-5B		0.1285	484
B-1		0.0271	32	B-1		0.0271	85	B-1		0.0271	118
B-2		0.0609	65	B-2		0.0609	177	B-2		0.0609	247
B-4		0.0188	21	B-4		0.0188	58	B-4		0.0188	80
B-5		0.0259	27	B-5		0.0259	77	B-5		0.0259	109
B-6		0.0212	26	B-6		0.0212	68	B-6		0.0212	94
	CHANNEL	3.1226	1472		CHANNEL	3.1226	4563		CHANNEL	3.1226	6652
	CHANNEL 2	3.7596	1683		CHANNEL 2	3.7596	5344		CHANNEL 2	3.7596	7930
	Conf	2.3375	1027		Conf	2.3375	3445		Conf	2.3375	5062
C-1		0.0706	96	C-1		0.0706	241	C-1		0.0706	328
C-2		0.0299	48	C-2		0.0299	114	C-2		0.0299	155
C-2RD		0.0199	34	C-2RD		0.0199	80	C-2RD		0.0199	108
C-3		0.2525	160	C-3		0.2525	414	C-3		0.2525	569
C-4		0.0174	19	C-4		0.0174	55	C-4		0.0174	77
C-4RD		0.0123	16	C-4RD		0.0123	43	C-4RD		0.0123	60
C-5		0.0332	34	C-5		0.0332	98	C-5		0.0332	138
DA1		1.047	619	DA1		1.047	1902	DA1		1.047	2693
DA2		0.445	203	DA2		0.445	676	DA2		0.445	974
DA3		0.141	96	DA3		0.141	296	DA3		0.141	418
DA4		0.298	279	DA4		0.298	860	DA4		0.298	1217
DA5		0.3073	305	DA5		0.3073	883	DA5		0.3073	1235
DA6		0.5968	340	DA6		0.5968	1039	DA6		0.5968	1470
DA7		0.1077	84	DA7		0.1077	259	DA7		0.1077	368
	Detention	0.5968	128		Detention	0.5968	725		Detention	0.5968	1115
	DS	2.6355	1152		DS	2.6355	3768		DS	2.6355	5524
	G NE	0.3704	138		G NE	0.3704	419		G NE	0.3704	601
	HPN POND	0.3223	34		HPN POND	0.3223	345		HPN POND	0.3223	648
HP-A		0.0428	46	HP-A		0.0428	115	HP-A		0.0428	156
HP-B		0.0242	31	HP-B		0.0242	76	HP-B		0.0242	104
HP-C		0.0269	26	HP-C		0.0269	73	HP-C		0.0269	103
HP-D		0.0153	14	HP-D		0.0153	40	HP-D		0.0153	56
HP-E		0.0067	6	HP-E		0.0067	18	HP-E		0.0067	25
HP-F		0.041	31	HP-F		0.041	89	HP-F		0.041	126
HP-G		0.0186	16	HP-G		0.0186	46	HP-G		0.0186	65
HP-H		0.019	17	HP-H		0.019	48	HP-H		0.019	69
HP-J		0.0249	19	HP-J		0.0249	56	HP-J		0.0249	80
HP-K		0.0423	37	HP-K		0.0423	106	HP-K		0.0423	150
HP-L		0.0166	14	HP-L		0.0166	41	HP-L		0.0166	58
HP-M		0.0168	12	HP-M		0.0168	35	HP-M		0.0168	50
HP-N		0.0272	16	HP-N		0.0272	53	HP-N		0.0272	78
HP-O		0.0431	33	HP-O		0.0431	97	HP-O		0.0431	137
HP-P		0.0251	11	HP-P		0.0251	39	HP-P		0.0251	59
HP-Q		0.0288	13	HP-Q		0.0288	43	HP-Q		0.0288	65
	LOS	2.9428	1339		LOS	2.9428	4237		LOS	2.9428	6188
	NEWQUEST POND	0.3231	123		NEWQUEST POND	0.3231	400		NEWQUEST POND	0.3231	574
	NE-1	0.3827	153		NE-1	0.3827	424		NE-1	0.3827	608
	NE-2	0.4229	179		NE-2	0.4229	457		NE-2	0.4229	657
	NW	0.5732	223		NW	0.5732	718		NW	0.5732	1186
	NW-1	0.5461	191		NW-1	0.5461	662		NW-1	0.5461	1116
	NW-2	0.5249	166		NW-2	0.5249	622		NW-2	0.5249	1064
	NW-3	0.4802	123		NW-3	0.4802	555		NW-3	0.4802	973
	PCC ROAD	0.4193	68		PCC ROAD	0.4193	473		PCC ROAD	0.4193	862
	POND PH2	0.0289	14		POND PH2	0.0289	36		POND PH2	0.0289	50
PRKWAY 1		0.0277	48	PRKWAY 1		0.0277	111	PRKWAY 1		0.0277	150
PRKWAY2		0.0221	38	PRKWAY2		0.0221	89	PRKWAY2		0.0221	119
	PRKW 3'x6' BOX	0.0277	48		PRKW 3'x6' BOX	0.0277	111		PRKW 3'x6' BOX	0.0277	150
	PRKW 42" RCP	0.0221	38		PRKW 42" RCP	0.0221	89		PRKW 42" RCP	0.0221	119
SHOPS 685		0.009	16	SHOPS 685		0.009	38	SHOPS 685		0.009	51
	SHOPS 685 PND	0.009	3		SHOPS 685 PND	0.009	13		SHOPS 685 PND	0.009	19
	Trib	0.7045	141		Tib	0.7045	791		Trib	0.7045	1220
	US	1.492	812		US	1.492	2550		US	1.492	3628
	WB-1	4.3164	1904		WB-1	4.3164	5868		WB-1	4.3164	8719
	WB-2	3.7596	1683		WB-2	3.7596	5344		WB-2	3.7596	7930
	WB-3	3.1226	1472		WB-3	3.1226	4563		WB-3	3.1226	6652
	WC_2	1.633	897		WC_2	1.633	2813		WC_2	1.633	4001
	Z-FM685	4.3164	1903		Z-FM685	4.3164	5832		Z-FM685	4.3164	8470
	Z-OUTFLOW	4.3164	1903		Z-OUTFLOW	4.3164	5832		Z-OUTFLOW	4.3164	8470

ALL STORM SEWER LATERALS WILL BE 24" RCP

ALL LOTS WILL PROVIDE THEIR OWN DETENTION WITH THEIR SITE DEVELOPMENT PLAN SUBMITTALS.

PFLUGER HAUS
PRELIMINARY PLAN

NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

#	REVISION	DATE

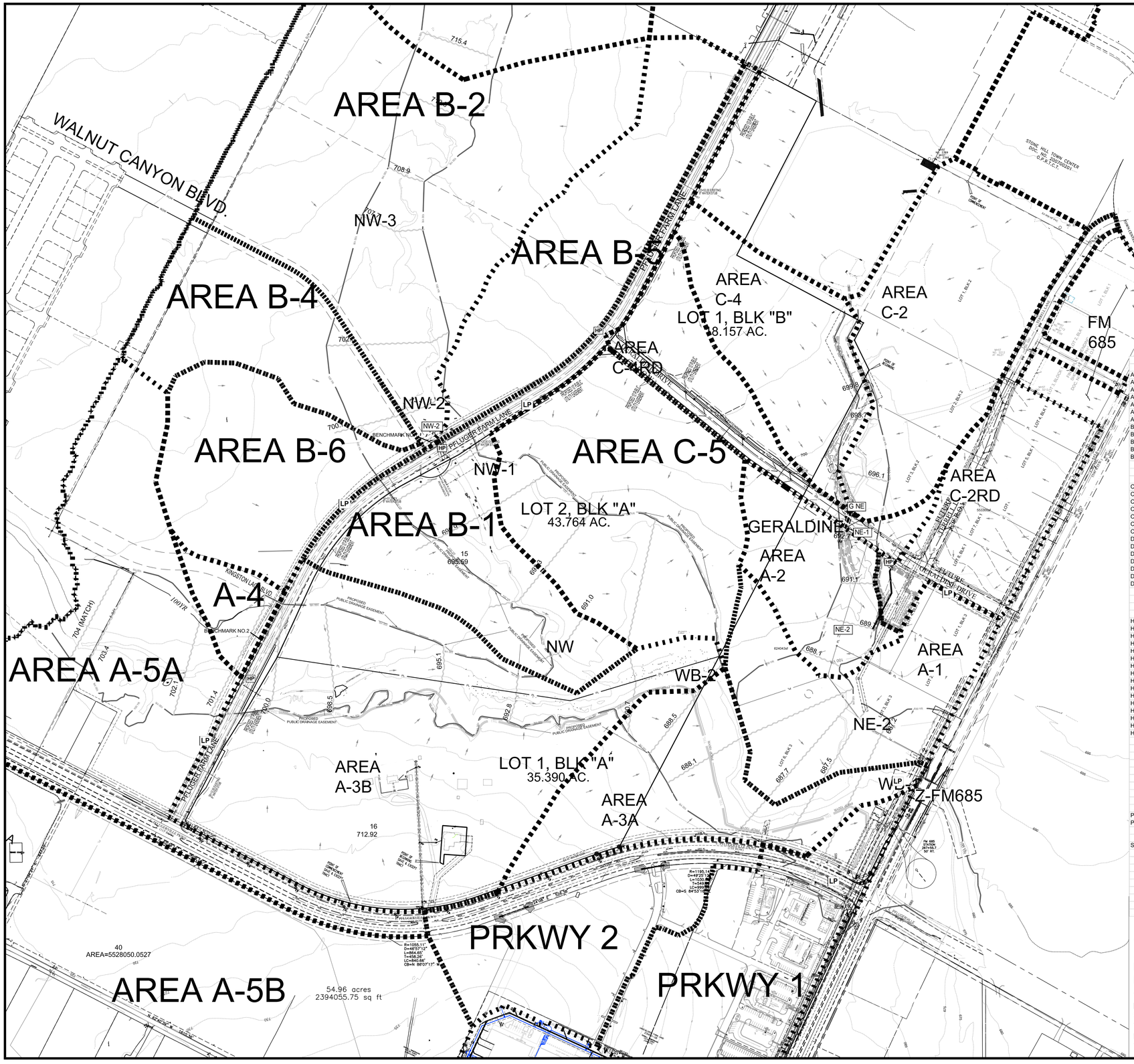
SCALE: 1"=200'
DATE: 2/27/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED
PROFESSIONAL ENGINEER

9-7-2018

PFLUGER HAUS PRELIMINARY
EXISTING DRAINAGE AREA PLAN
PFLUGER FARM LN



LEGEND

EXISTING CONTOURS
CENTERLINE
10' HIKE/BIKE TRAIL — TRL
FEMA ZONE "AE" — 100 YR ###.#
B.F.E.
EXISTING PROPERTY LINE — PL
PROPOSED PROPERTY LINE — PL
PROPOSED ROW LINE — ROW
PROPOSED EASEMENTS
EXISTING WATER MAIN — W
PROPOSED WATER MAIN — W

100 100 0 100 200
1"=200' ALM

2 YR DEVELOPED				25 YR DEVELOPED				100 YR DEVELOPED			
AREA	JUNCTION/POND	sq. mil	cfs	AREA	JUNCTION/POND	sq. mil	cfs	AREA	JUNCTION/POND	sq. mil	cfs
A-1		0.0286	42	A-1		0.0286	109	A-1		0.0286	150
A-2		0.0113	14	A-2		0.0113	37	A-2		0.0113	51
A-3A		0.0223	31	A-3A		0.0223	80	A-3A		0.0223	110
A-3B		0.0638	81	A-3B		0.0638	221	A-3B		0.0638	307
A-4		0.0042	5	A-4		0.0042	13	A-4		0.0042	19
A-5A		0.0471	53	A-5A		0.0471	143	A-5A		0.0471	199
A-5B		0.1285	122	A-5B		0.1285	345	A-5B		0.1285	484
B-1		0.0271	32	B-1		0.0271	85	B-1		0.0271	118
B-2		0.0609	65	B-2		0.0609	177	B-2		0.0609	247
B-4		0.0188	21	B-4		0.0188	58	B-4		0.0188	80
B-5		0.0259	27	B-5		0.0259	77	B-5		0.0259	109
B-6		0.0212	26	B-6		0.0212	68	B-6		0.0212	94
	CHANNEL	3.1226	1472		CHANNEL	3.1226	4563		CHANNEL	3.1226	6652
	CHANNEL 2	3.7596	1683		CHANNEL 2	3.7596	5344		CHANNEL 2	3.7596	7930
	Conf	2.3375	1027		Conf	2.3375	3445		Conf	2.3375	5082
C-1		0.0706	96	C-1		0.0706	241	C-1		0.0706	328
C-2		0.0299	48	C-2		0.0299	114	C-2		0.0299	155
C-2RD		0.0199	34	C-2RD		0.0199	80	C-2RD		0.0199	108
C-3		0.2525	160	C-3		0.2525	414	C-3		0.2525	569
C-4		0.0174	19	C-4		0.0174	55	C-4		0.0174	77
C-4RD		0.0123	18	C-4RD		0.0123	45	C-4RD		0.0123	62
C-5		0.0332	34	C-5		0.0332	98	C-5		0.0332	138
DA1		1.047	619	DA1		1.047	1902	DA1		1.047	2693
DA2		0.445	203	DA2		0.445	676	DA2		0.445	974
DA3		0.141	96	DA3		0.141	296	DA3		0.141	418
DA4		0.298	279	DA4		0.298	860	DA4		0.298	1217
DA5		0.3073	305	DA5		0.3073	883	DA5		0.3073	1235
DA6		0.5968	340	DA6		0.5968	1039	DA6		0.5968	1470
DA7		0.1077	84	DA7		0.1077	259	DA7		0.1077	368
	Detention	0.5968	128		Detention	0.5968	725		Detention	0.5968	1115
	DS	2.6355	1152		DS	2.6355	3768		DS	2.6355	5524
	G NE	0.3704	138		G NE	0.3704	419		G NE	0.3704	601
	HPN POND	0.3223	34		HPN POND	0.3223	345		HPN POND	0.3223	648
HP-A		0.0428	46	HP-A		0.0428	115	HP-A		0.0428	156
HP-B		0.0242	31	HP-B		0.0242	76	HP-B		0.0242	104
HP-C		0.0269	28	HP-C		0.0269	73	HP-C		0.0269	103
HP-D		0.0153	14	HP-D		0.0153	40	HP-D		0.0153	56
HP-E		0.0067	6	HP-E		0.0067	18	HP-E		0.0067	25
HP-F		0.041	31	HP-F		0.041	89	HP-F		0.041	126
HP-G		0.0186	16	HP-G		0.0186	46	HP-G		0.0186	65
HP-H		0.019	17	HP-H		0.019	48	HP-H		0.019	69
HP-J		0.0249	19	HP-J		0.0249	56	HP-J		0.0249	80
HP-K		0.0423	37	HP-K		0.0423	106	HP-K		0.0423	150
HP-L		0.0166	14	HP-L		0.0166	41	HP-L		0.0166	58
HP-M		0.0168	12	HP-M		0.0168	35	HP-M		0.0168	50
HP-N		0.0272	16	HP-N		0.0272	53	HP-N		0.0272	78
HP-O		0.0431	33	HP-O		0.0431	97	HP-O		0.0431	137
HP-P		0.0251	11	HP-P		0.0251	39	HP-P		0.0251	59
HP-Q		0.0288	13	HP-Q		0.0288	43	HP-Q		0.0288	65
	LOS	2.9428	1339		LOS	2.9428	4237		LOS	2.9428	6188
	NEWQUEST POND	0.3231	123		NEWQUEST POND	0.3231	400		NEWQUEST POND	0.3231	574
	NE-1	0.3827	155		NE-1	0.3827	424		NE-1	0.3827	608
	NE-2	0.4229	180		NE-2	0.4229	457		NE-2	0.4229	657
	NW	0.5732	223		NW	0.5732	718		NW	0.5732	1186
	NW-1	0.5461	191		NW-1	0.5461	662		NW-1	0.5461	1116
	NW-2	0.5249	166		NW-2	0.5249	622		NW-2	0.5249	1064
	NW-3	0.4802	123		NW-3	0.4802	555		NW-3	0.4802	973
	PCC ROAD	0.4193	68		PCC ROAD	0.4193	473		PCC ROAD	0.4193	862
	POND PH2	0.0289	14		POND PH2	0.0289	36		POND PH2	0.0289	50
PRKWAY 1		0.0277	48	PRKWAY 1		0.0277	111	PRKWAY 1		0.0277	150
PRKWAY2		0.0221	38	PRKWAY2		0.0221	89	PRKWAY2		0.0221	119
	PRKW 3'x6' BOX	0.0277	48		PRKW 3'x6' BOX	0.0277	111		PRKW 3'x6' BOX	0.0277	150
	PRKW 42" RCP	0.0221	38		PRKW 42" RCP	0.0221	89		PRKW 42" RCP	0.0221	119
SHOPS 685		0.009	16	SHOPS 685		0.009	38	SHOPS 685		0.009	51
	SHOPS 685 PND	0.009	3		SHOPS 685 PND	0.009	13		SHOPS 685 PND	0.009	19
	Trib	0.7045	141		Trib	0.7045	791		Trib	0.7045	1220
	US	1.492	812		US	1.492	2550		US	1.492	3628
	WB-1	4.3164	1904		WB-1	4.3164	5867		WB-1	4.3164	8718
	WB-2	3.7596	1683		WB-2	3.7596	5344		WB-2	3.7596	7930
	WB-3	3.1226	1472		WB-3	3.1226	4563		WB-3	3.1226	6652
	WC_2	1.633	897		WC_2	1.633	2813		WC_2	1.633	4001
	Z-FM685	4.3164	1903		Z-FM685	4.3164	5831		Z-FM685	4.3164	8470
	Z-OUTFLOW	4.3164	1903		Z-OUTFLOW	4.3164	5831		Z-OUTFLOW	4.3164	8470

ALL STORM SEWER LATERALS WILL BE 24" RCP

ALL LOTS WILL PROVIDE THEIR OWN DETENTION WITH THEIR SITE DEVELOPMENT PLAN SUBMITTALS.

THE POND BEING BUILT FOR SHOPS @ 685 WILL PROVIDED THE REQUIRED DETENTION FOR THE IMPERVIOUS BEING CONSTRUCTED WITH GERALDINE. IF THE POND HAS NOT BEEN CONSTRUCTED AT THE TIME OF CONSTRUCTION FOR THIS SECTION OF GERALDINE THEN A NEW DRAINAGE STUDY WILL BE REQUIRED TO DEMONSTRATE THAT THERE IS NO INCREASE IN FLOWS.

PFLUGER HAUS
PRELIMINARY PLAN

NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.

#	REVISION	DATE

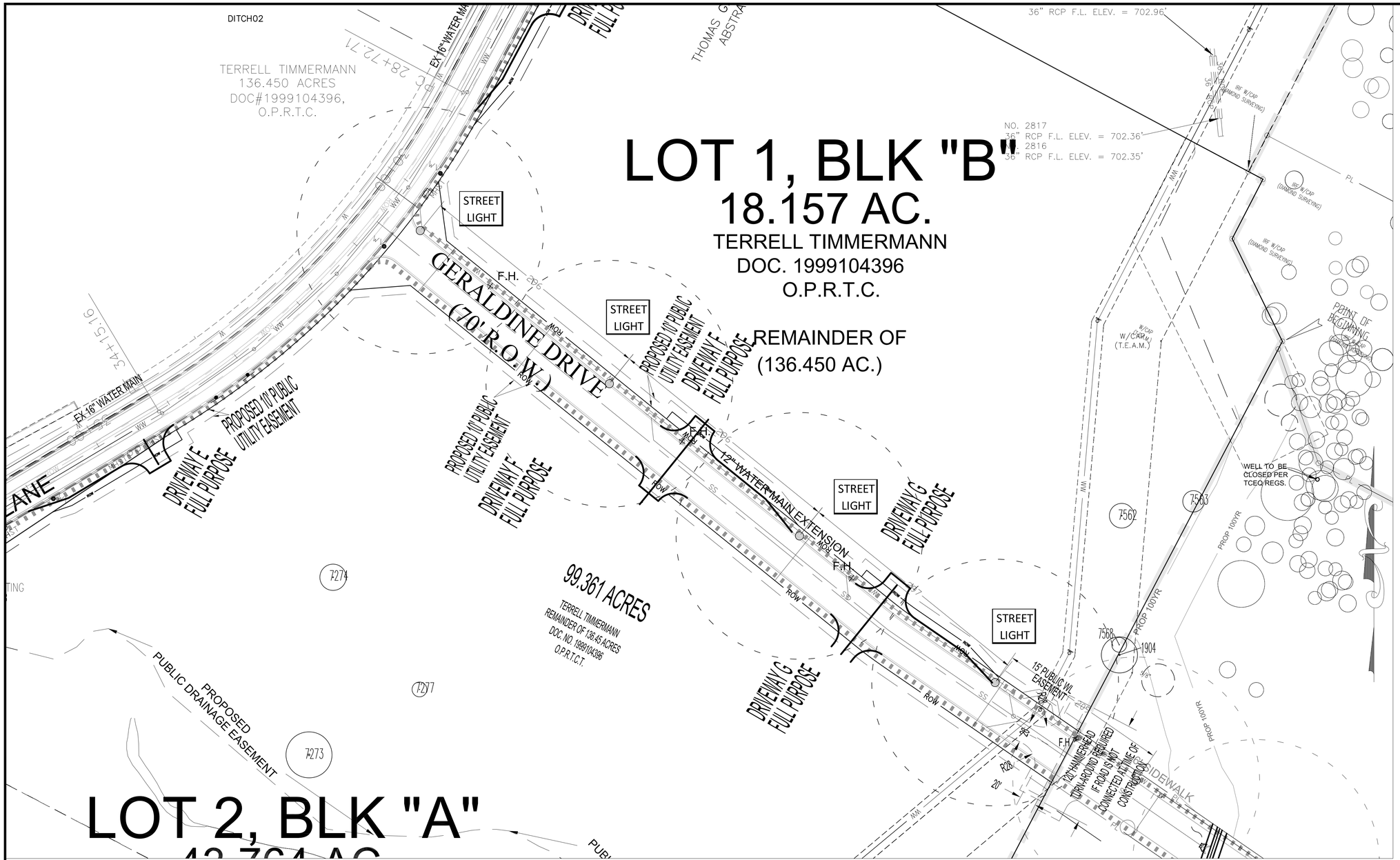
SCALE: 1"=200'
DATE: 2/27/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED
PROFESSIONAL ENGINEER

9-7-2018

PFLUGER HAUS PRELIMINARY
DRAINAGE AREA W/ GERALDINE
PFLUGER FARM LN



LEGEND

EXISTING CONTOURS
CENTERLINE
6' SIDEWALK

EXISTING PROPERTY LINE — PL —
PROPOSED PROPERTY LINE — PL —
PROPOSED ROW LINE — ROW —
PROPOSED EASEMENTS
EXISTING WASTEWATER MAIN — WW —
EXISTING WATER MAIN — W —
PROPOSED WATER MAIN — W —
EXISTING TREE — 7774 —

LIGHT POLES

SEE PAGE 4 FOR TREE LIST

STREET DESIGN, LIGHTING, STRIPING, AND SIGNAGE SHALL FOLLOW ALL CITY OF PFLUGERVILLE AND ENGINEERING DESIGN MANUAL REQUIREMENTS

ALL LIGHTING SHALL BE DOWNCAST AND FULL CUT OFF.

NO OVERHEAD ELECTRIC SHALL BE PERMITTED.

60 30 0 60 120
1"=60' ALM

PFLUGER HAUS
PRELIMINARY

NOT FOR RECORDATION

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy. Ste. 150
Austin, Texas, 78746.

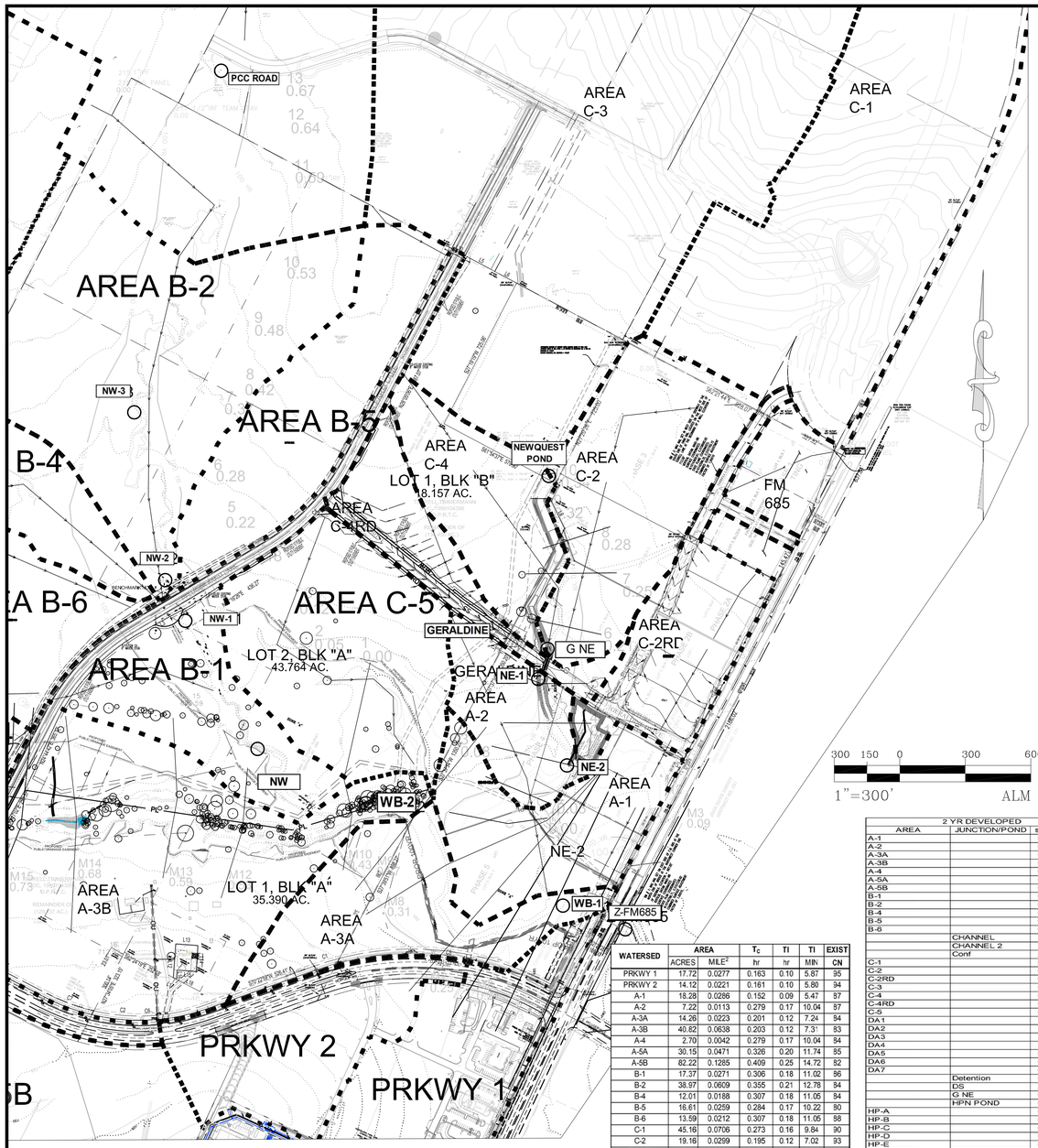
#	REVISION	DATE

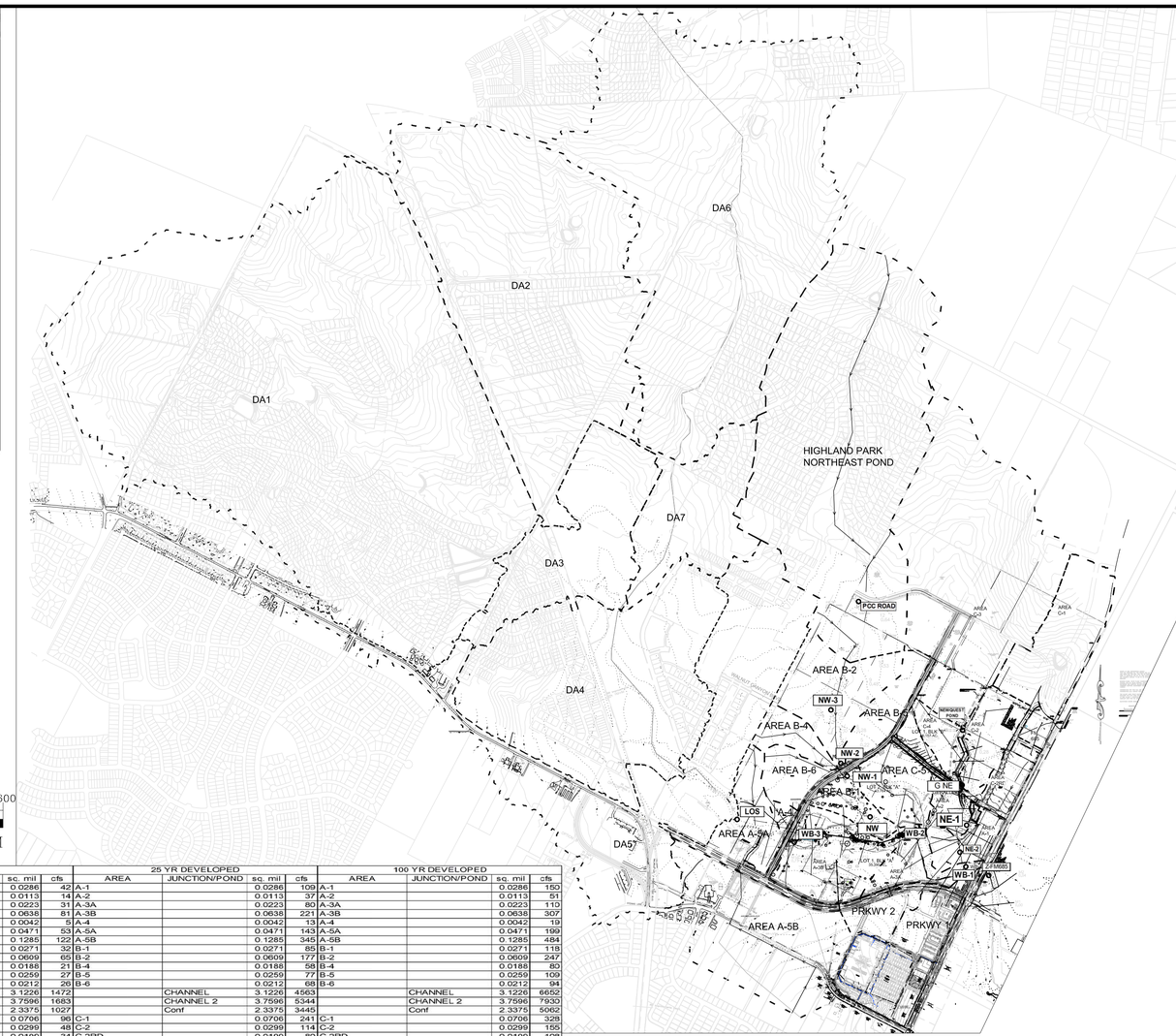
SCALE: 1"=60'
DATE: 2/28/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
1705 S. Capital of TX Hwy., Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED
9-27-2018

LIGHTING PLAN
PFLUGER HAUS PRELIMINARY
PFLUGER FARM LANE





300 150 0 300 600

1"=300' ALM

1000 500 0 1000 2000

1"=1000' ALM

WATERSED		AREA ACRES	AREA MILE^2	T_c hr	TI hr	TI MIN	EXIST CN
PRKWY 1		17.72	0.0277	0.163	0.10	5.87	95
PRKWY 2		14.12	0.0221	0.161	0.10	5.80	94
A-1		18.28	0.0286	0.152	0.09	5.47	87
A-2		7.22	0.0113	0.279	0.17	10.04	87
A-3A		14.26	0.0223	0.201	0.12	7.24	84
A-3B		40.82	0.0638	0.203	0.12	7.3'	83
A-4		2.70	0.0042	0.279	0.17	10.04	84
A-5A		30.15	0.0471	0.326	0.20	11.74	85
A-5B		82.22	0.1285	0.409	0.25	14.72	82
B-1		17.37	0.0271	0.306	0.18	11.02	86
B-2		38.97	0.0609	0.355	0.21	12.78	84
B-4		12.01	0.0188	0.307	0.18	11.05	84
B-5		16.61	0.0259	0.284	0.17	10.22	80
B-6		13.59	0.0212	0.307	0.18	11.05	88
C-1		45.16	0.0706	0.273	0.16	9.84	90
C-2		19.16	0.0299	0.195	0.12	7.02	93
FM 685		5.76	0.0090	0.103	0.06	3.72	92
C-2RD		8.81	0.0138	0.153	0.09	5.5'	93
C-3		161.62	0.2525	1.287	0.77	46.32	88
C-4		11.15	0.0174	0.265	0.16	9.54	82
C-4RD		7.88	0.0123	0.186	0.11	6.70	88
C-5		21.25	0.0332	0.303	0.18	10.91	81
DA1	HIGHLAND PARK STUDY		1.0470			33.20	83.0
DA2			0.4450			41.40	80.1
DA3			0.1410			25.10	83.0
DA4			0.2980			11.70	82.7
DA5			0.3073			13.10	85.1
DA6			0.5968			36.10	83.2
DA7			0.1077			18.20	82.6
A	HIGHLAND PARK STUDY		0.0428		0.31	18.60	90.1
B			0.0242		0.21	12.60	90.8
C			0.0289		0.24	14.40	82.3
D			0.0153		0.25	15.00	80.0
E			0.0067		0.25	15.00	82.3
F			0.0410		0.37	22.20	79.5
G			0.0186		0.28	16.80	80.0
H			0.0190		0.26	15.60	80.0
J			0.0249		0.32	19.20	77.8
K			0.0423		0.27	16.20	80.0
L			0.0166		0.27	16.20	79.0
M			0.0168		0.38	22.80	78.0
N			0.0272		0.34	20.40	70.5
O			0.0431		0.35	21.00	80.0
P			0.0251		0.38	22.80	60.5
Q			0.0288		0.48	28.80	65.3

2 YR DEVELOPED				25 YR DEVELOPED				100 YR DEVELOPED			
AREA	JUNCTION/POND	sq. mil	cfs	AREA	JUNCTION/POND	sq. mil	cfs	AREA	JUNCTION/POND	sq. mil	cfs
A-1		0.0286	42	A-1		0.0286	109	A-1		0.0286	150
A-2		0.0113	14	A-2		0.0113	37	A-2		0.0113	51
A-3A		0.0223	31	A-3A		0.0223	80	A-3A		0.0223	110
A-3B		0.0638	81	A-3B		0.0638	221	A-3B		0.0638	307
A-4		0.0042	5	A-4		0.0042	13	A-4		0.0042	19
A-5A		0.0471	53	A-5A		0.0471	143	A-5A		0.0471	199
A-5B		0.1285	122	A-5B		0.1285	345	A-5B		0.1285	484
B-1		0.0271	32	B-1		0.0271	85	B-1		0.0271	118
B-2		0.0609	65	B-2		0.0609	177	B-2		0.0609	247
B-4		0.0188	21	B-4		0.0188	58	B-4		0.0188	80
B-5		0.0259	27	B-5		0.0259	77	B-5		0.0259	109
B-6		0.0212	26	B-6		0.0212	68	B-6		0.0212	94
	CHANNEL	3.1226	1472		CHANNEL	3.1226	4563		CHANNEL	3.1226	6652
	CHANNEL 2	3.7596	1683		CHANNEL 2	3.7596	5344		CHANNEL 2	3.7596	7930
	Conf	2.3375	1027		Conf	2.3375	3445		Conf	2.3375	5062
C-1		0.0706	96	C-1		0.0706	241	C-1		0.0706	328
C-2		0.0299	48	C-2		0.0299	114	C-2		0.0299	155
C-2RD		0.0199	34	C-2RD		0.0199	80	C-2RD		0.0199	108
C-3		0.2525	160	C-3		0.2525	414	C-3		0.2525	569
C-4		0.0174	19	C-4		0.0174	55	C-4		0.0174	77
C-4RD		0.0123	18	C-4RD		0.0123	45	C-4RD		0.0123	62
C-5		0.0332	34	C-5		0.0332	98	C-5		0.0332	138
DA1		1.047	619	DA1		1.047	1902	DA1		1.047	2693
DA2		0.445	203	DA2		0.445	676	DA2		0.445	974
DA3		0.141	98	DA3		0.141	298	DA3		0.141	418
DA4		0.298	279	DA4		0.298	860	DA4		0.298	1217
DA5		0.3073	305	DA5		0.3073	883	DA5		0.3073	1235
DA6		0.5968	340	DA6		0.5968	1039	DA6		0.5968	1470
DA7		0.1077	84	DA7		0.1077	259	DA7		0.1077	368
	Detention	0.5968	128		Detention	0.5968	725		Detention	0.5968	1115
	DS	2.6355	1152		DS	2.6355	3768		DS	2.6355	5524
	G NE	0.3704	138		G NE	0.3704	419		G NE	0.3704	601
	HPN POND	0.3223	34		HPN POND	0.3223	345		HPN POND	0.3223	648
HP-A		0.0428	46	HP-A		0.0428	115	HP-A		0.0428	156
HP-B		0.0242	31	HP-B		0.0242	76	HP-B		0.0242	104
HP-C		0.0269	26	HP-C		0.0269	73	HP-C		0.0269	103
HP-D		0.0153	14	HP-D		0.0153	40	HP-D		0.0153	56
HP-E		0.0067	6	HP-E		0.0067	18	HP-E		0.0067	25
HP-F		0.041	31	HP-F		0.041	89	HP-F		0.041	128
HP-G		0.0186	16	HP-G		0.0186	46	HP-G		0.0186	65
HP-H		0.019	17	HP-H		0.019	48	HP-H		0.019	69
HP-J		0.0249	19	HP-J		0.0249	56	HP-J		0.0249	80
HP-K		0.0423	37	HP-K		0.0423	106	HP-K		0.0423	150
HP-L		0.0166	14	HP-L		0.0166	41	HP-L		0.0166	58
HP-M		0.0168	12	HP-M		0.0168	35	HP-M		0.0168	50
HP-N		0.0272	16	HP-N		0.0272	53	HP-N		0.0272	78
HP-O		0.0431	33	HP-O		0.0431	97	HP-O		0.0431	137
HP-P		0.0251	11	HP-P		0.0251	39	HP-P		0.0251	59
HP-Q		0.0288	13	HP-Q		0.0288	43	HP-Q		0.0288	65
	LOS	2.9428	1339		LOS	2.9428	4237		LOS	2.9428	6188
	NEWQUEST POND	0.3231	123		NEWQUEST POND	0.3231	400		NEWQUEST POND	0.3231	574
	NE-1	0.3827	155		NE-1	0.3827	424		NE-1	0.3827	608
	NE-2	0.4229	180		NE-2	0.4229	457		NE-2	0.4229	657
	NW	0.5732	223		NW	0.5732	718		NW	0.5732	1186
	NW-1	0.5461	191		NW-1	0.5461	662		NW-1	0.5461	1118
	NW-2	0.5249	166		NW-2	0.5249	622		NW-2	0.5249	1064
	NW-3	0.4802	123		NW-3	0.4802	555		NW-3	0.4802	973
	PCC ROAD	0.4193	68		PCC ROAD	0.4193	473		PCC ROAD	0.4193	862
	POND PH2	0.0289	14		POND PH2	0.0289	36		POND PH2	0.0289	50
PRKWAY 1		0.0277	48	PRKWAY 1		0.0277	111	PRKWAY 1		0.0277	150
PRKWAY2		0.0221	38	PRKWAY2		0.0221	89	PRKWAY2		0.0221	119
	PRKW 3'x6' BOX	0.0277	48		PRKW 3'x6' BOX	0.0277	111		PRKW 3'x6' BOX	0.0277	150
	PRKW 42" RCP	0.0221	38		PRKW 42" RCP	0.0221	89		PRKW 42" RCP	0.0221	119
SHOPS 685		0.009	16	SHOPS 685		0.009	38	SHOPS 685		0.009	51
	SHOPS 685 PND	0.009	3		SHOPS 685 PND	0.009	13		SHOPS 685 PND	0.009	19
	Trib	0.7045	141		Trib	0.7045	791		Trib	0.7045	1220
	US	1.492	812		US	1.492	2550		US	1.492	3628
	WB-1	4.3164	1904		WB-1	4.3164	5867		WB-1	4.3164	8718
	WB-2	3.7596	1683		WB-2	3.7596	5344		WB-2	3.7596	7930
	WB-3	3.1226	1472		WB-3	3.1226	4563		WB-3	3.1226	6652
	WC_2	1.633	897		WC_2	1.633	2813		WC_2	1.633	4001
	Z-FM685	4.3164	1903		Z-FM685	4.3164	5831		Z-FM685	4.3164	8470
	Z-OUTFLOW	4.3164	1903		Z-OUTFLOW	4.3164	5831		Z-OUTFLOW	4.3164	8470

LEGEND

EXISTING CONTOURS
CENTERLINE
FEMA ZONE "AE" — 100 YR
EXISTING PROPERTY LINE — PL
PROPOSED PROPERTY LINE — PL
PROPOSED ROW LINE — ROW
PROPOSED EASEMENTS — ESM
EXISTING WATER MAIN — W
EXISTING TREE

PFLUGERVILLE,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

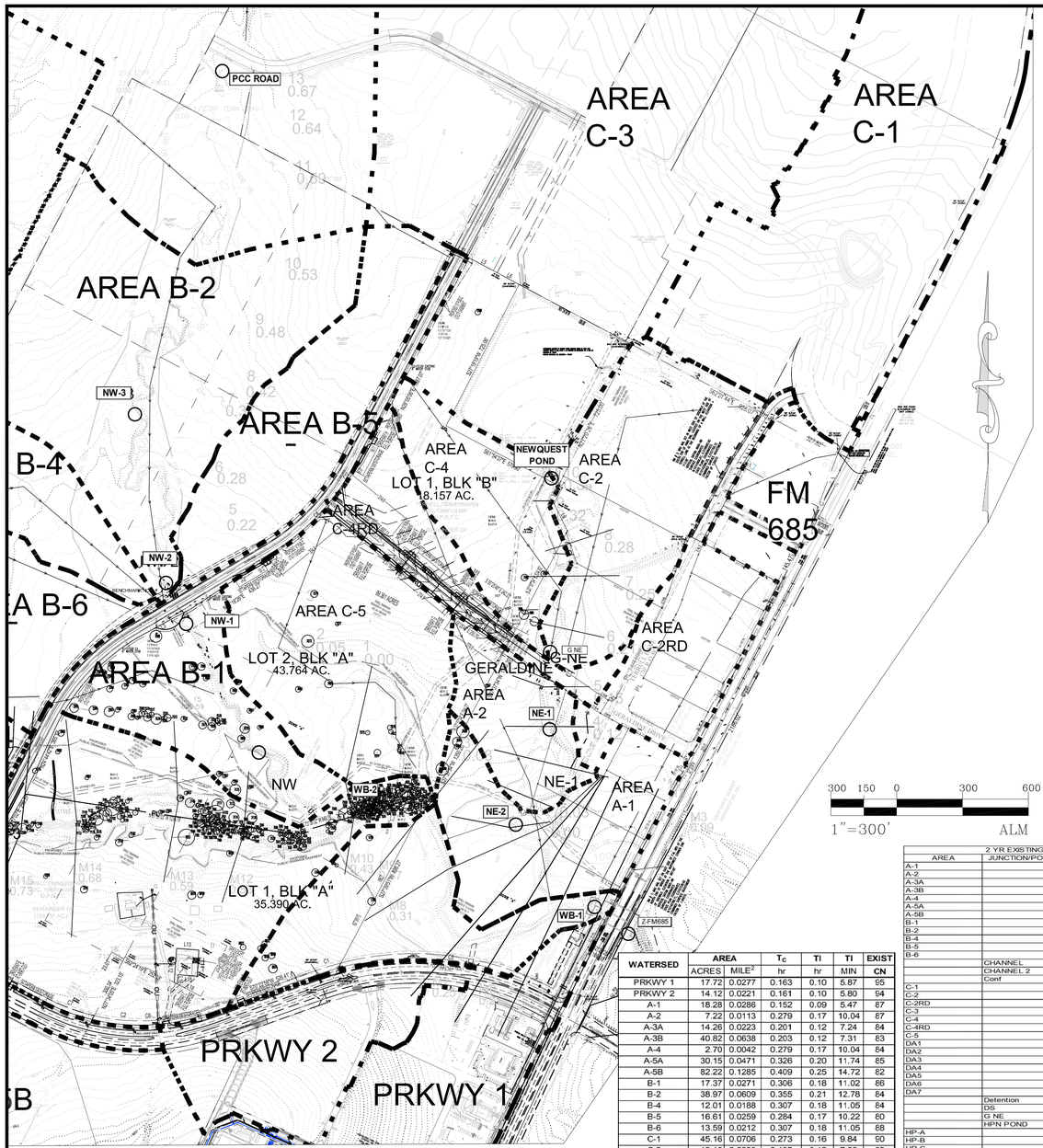
#	REVISION	DATE

SCALE: 1"=300'
DATE: 9/7/2018
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net
F-3565

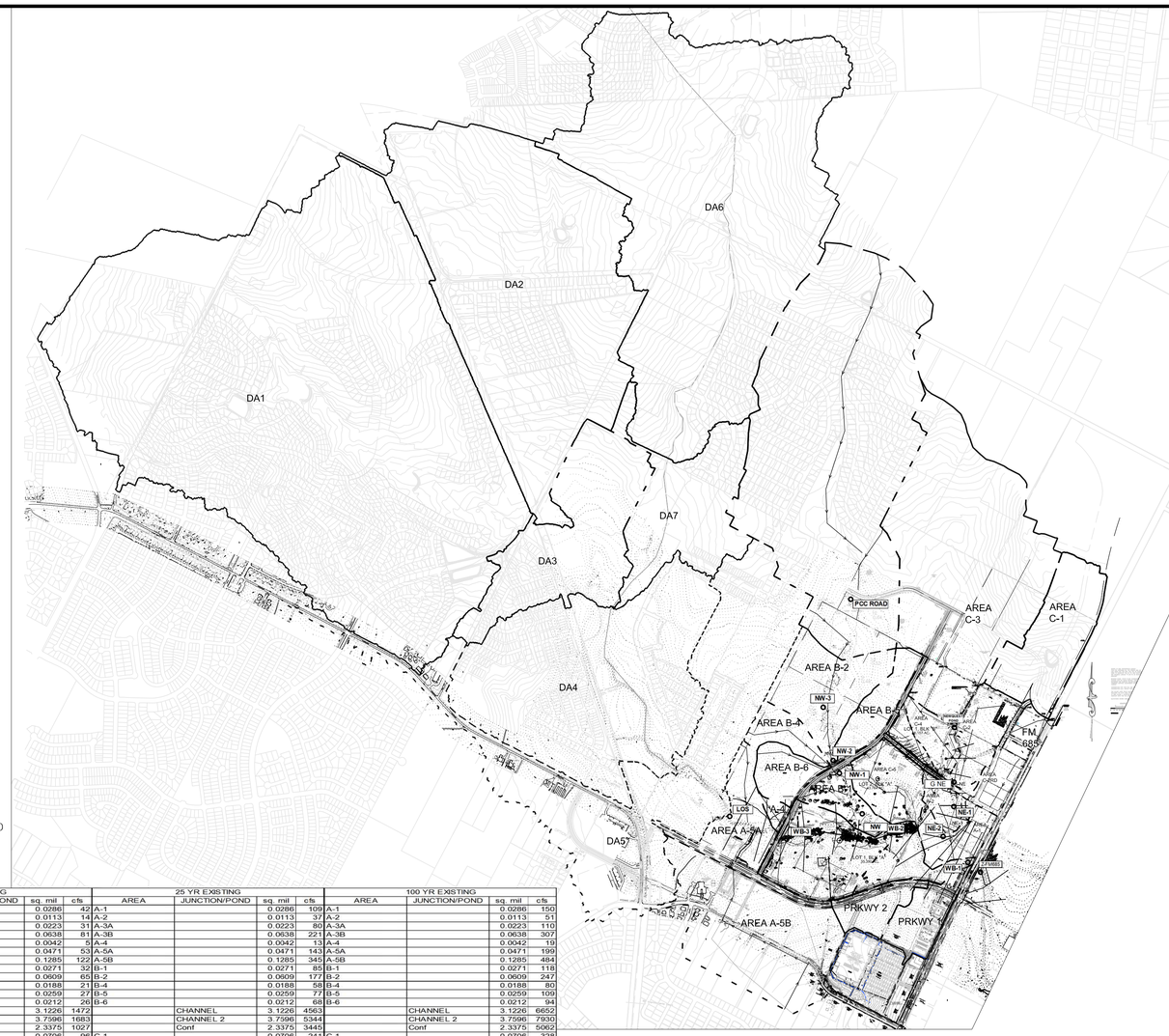
MATTHEW MITCHELL
83335
9-7-2018

DEVELOPED HEC-HMS STUDY
PFLUGER HAUS PRELIMINARY
PFLUGER FARM LANE



300 150 0 300 600

1"=300' ALM



1000 500 0 1000 2000

1"=1000' ALM

WATERSED		AREA ACRES	AREA MILE²	T_C hr	TI hr	TI MIN	EXIST CN
PRKWY 1		17.72	0.0277	0.163	0.10	5.87	95
PRKWY 2		14.12	0.0221	0.161	0.10	5.80	94
A-1		18.28	0.0286	0.152	0.09	5.47	87
A-2		7.22	0.0113	0.279	0.17	10.04	87
A-3A		14.26	0.0223	0.201	0.12	7.24	84
A-3B		40.82	0.0638	0.203	0.12	7.31	83
A-4		2.70	0.0042	0.279	0.17	10.04	84
A-5A		30.15	0.0471	0.326	0.20	11.74	85
A-5B		82.22	0.1285	0.409	0.25	14.72	82
B-1		17.37	0.0271	0.306	0.18	11.02	86
B-2		38.97	0.0609	0.355	0.21	12.78	84
B-4		12.01	0.0188	0.307	0.18	11.05	84
B-5		16.61	0.0259	0.284	0.17	10.22	80
B-6		13.59	0.0212	0.307	0.18	11.05	88
C-1		45.16	0.0706	0.273	0.16	9.84	90
C-2		19.16	0.0299	0.195	0.12	7.02	93
FM 685		5.76	0.0090	0.103	0.06	3.72	92
C-2RD		8.81	0.0138	0.153	0.09	5.51	93
C-3		161.62	0.2525	1.287	0.77	46.32	88
C-4		11.15	0.0174	0.265	0.16	9.54	82
C-4RD		7.88	0.0123	0.202	0.12	7.27	85
C-5		21.25	0.0332	0.303	0.18	10.91	81
DA1	HIGHLAND PARK STUDY		1.0470			33.20	83.0
DA2			0.4450			41.40	80.1
DA3			0.1410			25.10	83.0
DA4			0.2860			11.70	82.7
DA5			0.3073			13.10	85.1
DA6			0.5968			36.10	85.2
DA7			0.1077			18.20	82.6
A	HIGHLAND PARK STUDY		0.0428	90.1	0.31	18.60	90.10
B			0.0242	90.8	0.21	12.60	90.80
C			0.0269	82.3	0.24	14.40	82.30
D			0.0153	80.0	0.25	15.00	80.00
E			0.0067	82.3	0.25	15.00	82.30
F			0.0410	79.5	0.37	22.20	79.50
G			0.0186	80.0	0.28	16.80	80.00
H			0.0190	80.0	0.26	15.60	80.00
J			0.0249	77.8	0.32	19.20	77.80
K			0.0423	80.0	0.27	16.20	80.00
L			0.0166	79.0	0.27	16.20	79.00
M			0.0168	78.0	0.38	22.80	78.00
N			0.0272	70.5	0.34	20.40	70.50
O			0.0431	80.0	0.35	21.00	80.00
P			0.0251	60.5	0.38	22.80	60.50
Q			0.0288	65.3	0.48	28.80	65.30

2 YR EXISTING AREA	JUNCTION/POND	sq. mil	cfs	25 YR EXISTING AREA	JUNCTION/POND	sq. mil	cfs	100 YR EXISTING AREA	JUNCTION/POND	sq. mil	cfs
A-1		0.0286	42	A-1		0.0286	109	A-1		0.0286	150
A-2		0.0113	14	A-2		0.0113	37	A-2		0.0113	51
A-3A		0.0223	31	A-3A		0.0223	80	A-3A		0.0223	110
A-3B		0.0638	81	A-3B		0.0638	221	A-3B		0.0638	307
A-4		0.0042	5	A-4		0.0042	13	A-4		0.0042	19
A-5A		0.0471	53	A-5A		0.0471	143	A-5A		0.0471	199
A-5B		0.1285	122	A-5B		0.1285	345	A-5B		0.1285	484
B-1		0.0271	32	B-1		0.0271	85	B-1		0.0271	118
B-2		0.0609	65	B-2		0.0609	177	B-2		0.0609	247
B-4		0.0188	21	B-4		0.0188	58	B-4		0.0188	80
B-5		0.0259	27	B-5		0.0259	77	B-5		0.0259	109
B-6		0.0212	26	B-6		0.0212	68	B-6		0.0212	94
	CHANNEL	3.1226	1472		CHANNEL	3.1226	4563		CHANNEL	3.1226	6652
	CHANNEL 2	3.7596	1683		CHANNEL 2	3.7596	5344		CHANNEL 2	3.7596	7930
	Conf	2.3375	1027		Conf	2.3375	3445		Conf	2.3375	5062
C-1		0.0706	96	C-1		0.0706	241	C-1		0.0706	328
C-2		0.0299	48	C-2		0.0299	114	C-2		0.0299	155
C-2RD		0.0199	34	C-2RD		0.0199	80	C-2RD		0.0199	108
C-3		0.2525	160	C-3		0.2525	414	C-3		0.2525	569
C-4		0.0174	19	C-4		0.0174	55	C-4		0.0174	77
C-4RD		0.0123	16	C-4RD		0.0123	43	C-4RD		0.0123	60
C-5		0.0332	34	C-5		0.0332	98	C-5		0.0332	138
DA1		1.047	619	DA1		1.047	1902	DA1		1.047	2693
DA2		0.445	203	DA2		0.445	676	DA2		0.445	974
DA3		0.141	96	DA3		0.141	296	DA3		0.141	418
DA4		0.298	279	DA4		0.298	860	DA4		0.298	1217
DA5		0.3073	305	DA5		0.3073	883	DA5		0.3073	1235
DA6		0.5968	340	DA6		0.5968	1039	DA6		0.5968	1470
DA7		0.1077	84	DA7		0.1077	259	DA7		0.1077	368
	Detention	0.5968	128		Detention	0.5968	725		Detention	0.5968	1115
	DS	2.6355	1152		DS	2.6355	3768		DS	2.6355	5524
	G NE	0.3704	136		G NE	0.3704	419		G NE	0.3704	601
	HPN POND	0.3223	34		HPN POND	0.3223	345		HPN POND	0.3223	648
HP-A		0.0428	46	HP-A		0.0428	115	HP-A		0.0428	156
HP-B		0.0242	31	HP-B		0.0242	76	HP-B		0.0242	104
HP-C		0.0269	26	HP-C		0.0269	73	HP-C		0.0269	103
HP-D		0.0153	14	HP-D		0.0153	40	HP-D		0.0153	56
HP-E		0.0067	6	HP-E		0.0067	18	HP-E		0.0067	25
HP-F		0.041	31	HP-F		0.041	89	HP-F		0.041	126
HP-G		0.0186	16	HP-G		0.0186	46	HP-G		0.0186	65
HP-H		0.019	17	HP-H		0.019	48	HP-H		0.019	69
HP-J		0.0249	19	HP-J		0.0249	56	HP-J		0.0249	80
HP-K		0.0423	37	HP-K		0.0423	106	HP-K		0.0423	150
HP-L		0.0166	14	HP-L		0.0166	41	HP-L		0.0166	58
HP-M		0.0168	12	HP-M		0.0168	35	HP-M		0.0168	50
HP-N		0.0272	16	HP-N		0.0272	53	HP-N		0.0272	78
HP-O		0.0431	33	HP-O		0.0431	97	HP-O		0.0431	137
HP-P		0.0251	11	HP-P		0.0251	39	HP-P		0.0251	59
HP-Q		0.0288	13	HP-Q		0.0288	43	HP-Q		0.0288	65
	LOS	2.9428	1339		LOS	2.9428	4237		LOS	2.9428	6188
	NEWQUEST POND	0.3231	123		NEWQUEST POND	0.3231	400		NEWQUEST POND	0.3231	574
	NE-1	0.3827	153		NE-1	0.3827	424		NE-1	0.3827	608
	NE-2	0.4229	179		NE-2	0.4229	457		NE-2	0.4229	657
	NW	0.5732	223		NW	0.5732	718		NW	0.5732	1186
	NW-1	0.5461	191		NW-1	0.5461	662		NW-1	0.5461	1116
	NW-2	0.5249	166		NW-2	0.5249	622		NW-2	0.5249	1064
	NW-3	0.4802	123		NW-3	0.4802	555		NW-3	0.4802	973
	PCC ROAD	0.4193	68		PCC ROAD	0.4193	473		PCC ROAD	0.4193	862
	POND PH2	0.0289	14		POND PH2	0.0289	36		POND PH2	0.0289	50
PRKWAY 1		0.0277	48	PRKWAY 1		0.0277	111	PRKWAY 1		0.0277	150
PRKWAY2		0.0221	38	PRKWAY2		0.0221	89	PRKWAY2		0.0221	119
	PRKW 3'x6' BOX	0.0277	48		PRKW 3'x6' BOX	0.0277	111		PRKW 3'x6' BOX	0.0277	150
	PRKW 42" RCP	0.0221	38		PRKW 42" RCP	0.0221	89		PRKW 42" RCP	0.0221	119
SHOPS 685		0.009	16	SHOPS 685		0.009	36	SHOPS 685		0.009	51
	SHOPS 685 PND	0.009	3		SHOPS 685 PND	0.009	13		SHOPS 685 PND	0.009	19
	Trib	0.7045	141		Trib	0.7045	791		Trib	0.7045	1220
	US	1.492	812		US	1.492	2550		US	1.492	3628
	WB-1	4.3164	1904		WB-1	4.3164	5868		WB-1	4.3164	8719
	WB-2	3.7596	1683		WB-2	3.7596	5344		WB-2	3.7596	7930
	WB-3	3.1226	1472		WB-3	3.1226	4563		WB-3	3.1226	6652
	WC_2	1.633	897		WC_2	1.633	2813		WC_2	1.633	4001
	Z-FM685	4.3164	1903		Z-FM685	4.3164	5832		Z-FM685	4.3164	8470
	Z-OUTFLOW	4.3164	1903		Z-OUTFLOW	4.3164	5832		Z-OUTFLOW	4.3164	8470

LEGEND

EXISTING CONTOURS
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STATE OF TEXAS
MATTHEW MITCHELL
83335
9-7-2018

EXISTING HEC-HMS STUDY
PFLUGER HAUS PRELIMINARY
PFLUGER FARM LANE