

PRELIMINARY PLAN

SPRINGBROOK CORPORATE CENTER

REPLAT OF LOT 1, BLOCK A

TO CREATE LOTS 1, 6, 7, 8, & 9

1121 MEISTER LANE
PFLUGERVILLE, TEXAS 78660

SUBMITTAL DATE: MAY 9, 2019
REVISION DATE: JANUARY 6, 2019

SHEET LIST	
SHEET #	SHEET TITLE
01	COVER SHEET
02	LAND TITLE SURVEY
03	PRELIMINARY PLAN
04	PRELIMINARY PHASING PLAN
05	EXISTING CONDITIONS AND TREE PLAN
06	WATER & WASTEWATER UTILITY PLAN
07	EXISTING DRAINAGE AREA MAP
08	PROPOSED DRAINAGE AREA MAP

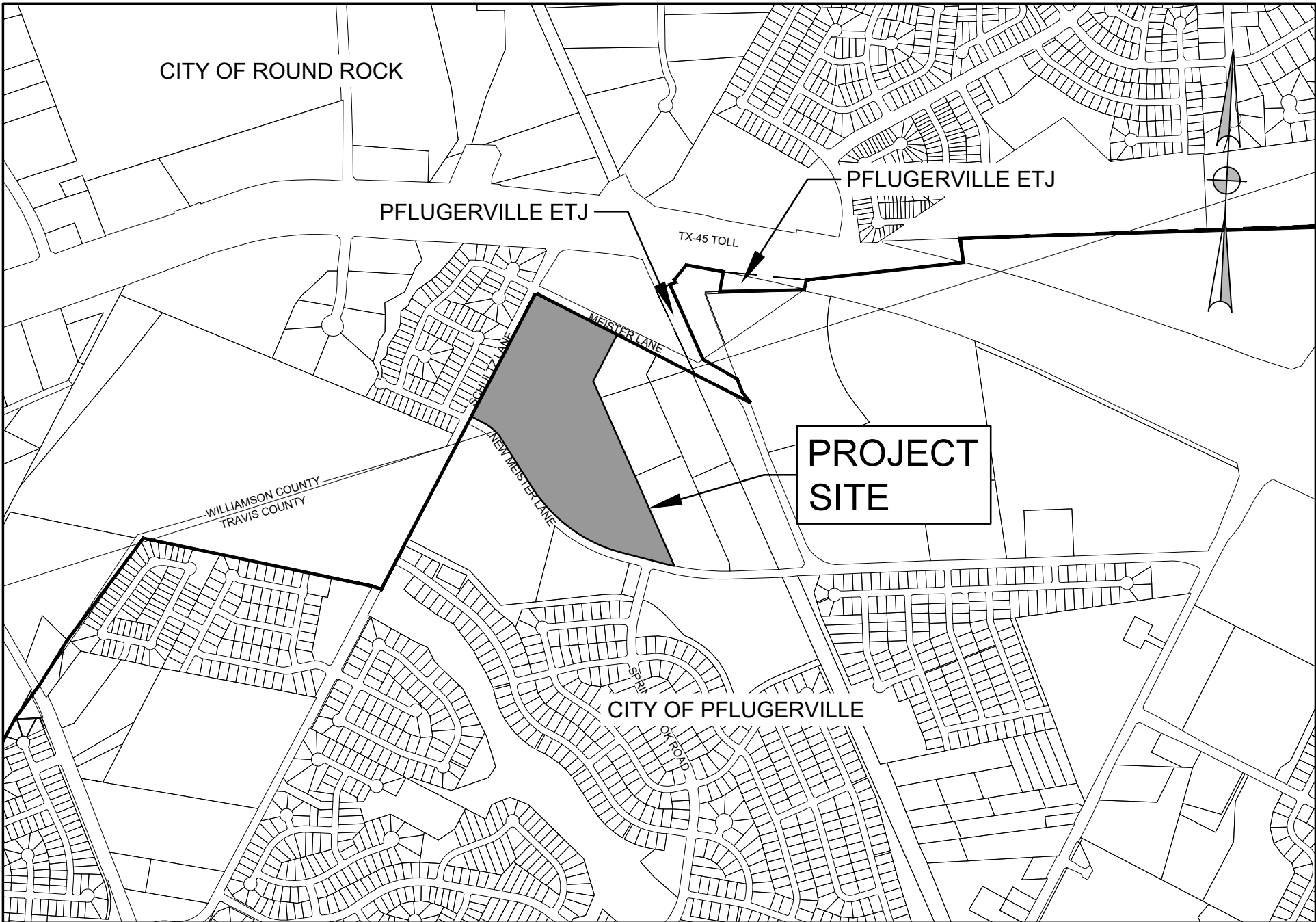
TABLE 1 – ESTIMATED SITE GENERATED ONE-WAY TRIPS

LAND USE (DENSITY) [ITE CODE]	AM PEAK HOUR OF ADJACENT STREET TRAFFIC			PM PEAK HOUR OF ADJACENT STREET TRAFFIC			24-HOUR WEEKDAY TOTAL
	IN	OUT	TOTAL	IN	OUT	TOTAL	
LIGHT INDUSTRIAL (2007 UPDATE) (1,004,400 SQUARE FEET) [150]	814	110	924	121	864	985	7,001
LIGHT INDUSTRIAL (CURRENT) (946,258 SQUARE FEET) [150]	583	79	662	77	519	596	4,693
DIFFERENCE (2007 UPDATE – CURRENT)	231	31	262	44	345	389	2,308

THE CURRENT PLAN GENERATES LESS TRIPS THAN THE 2007 PLAN, AS SHOWN IN THE ABOVE TABLE.

SINCE FEWER TRIPS ARE PROJECTED WITH THIS NEW PLAN (AND UPDATED TRIP GEN DATA), WE CAN SAY THAT THE DEVELOPMENT WILL PUT LESS TRAFFIC ON THE STUDY ROADWAY NETWORK THAN WHAT WAS ASSUMED IN THE 2007 TIA UPDATE.

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR INTERIM REVIEW ONLY



LOCATION MAP
1"=1000' (APPROX.)

RELATED STUDIES/REPORTS:

- THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS
- SPRING TRAILS DETENTION STUDY BY CARLSON, BRIGANCE, AND DOERING, INC. DATED 09/12/2013
 - SPRINGBROOK CORPORATE CENTER PHASE 2 GEOTECHNICAL REPORT, BY EITL ENGINEERS & CONSULTANTS INC. DATED 07/24/2019
 - 05/01/2007 UPDATE TO THE 11/19/2002 SPRING TRAILS TIA BY HDR, INC.

IDI Logistics

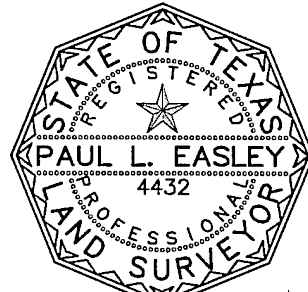
2300 N FIELD STREET
SUITE 2060
DALLAS, TEXAS 75201

PHONE: (972) 560-7000
FAX: (972) 560-7007

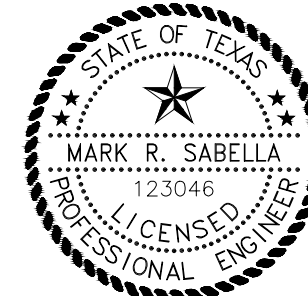
CIVIL ENGINEER



9500 AMBERGLEN BLVD
BUILDING F SUITE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPE FIRM #F-312



Paul Easley
1/30/2020



Mark Sabella
1/29/2020

PROJECT SUMMARY		
LOTS	ACRES	LAND USE
LOT 1	8.480 ACRES	NONRESIDENTIAL
LOT 6	8.890 ACRES	NONRESIDENTIAL
LOT 7	6.018 ACRES	NONRESIDENTIAL
LOT 8	4.358 ACRES	NONRESIDENTIAL
LOT 9	6.455 ACRES	NONRESIDENTIAL
TOTAL	34.201 ACRES	

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.

JANUARY 29, 2020

OWNER APPLICANT

IDI LOGISTICS
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TEXAS 75240
(972) 560-7000

CIVIL ENGINEER

HALFF ASSOCIATES, INC.
9800 AMBERGLEN BLVD
BUILDING F SUITE 125
AUSTIN, TEXAS 78729
(512) 777-4600

ARCHITECT

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
14643 DALLAS PARKWAY, SUITE 638
DALLAS, TEXAS 75254
(972) 980-8980

CITY OF PFLUGERVILLE

DEVELOPMENT SERVICES CENTER
201-B EAST PECAN ST.
PFLUGERVILLE, TEXAS 78660
(512) 990-6300

SURVEYOR

HALFF ASSOCIATES, INC.
9800 AMBERGLEN BLVD
BUILDING F SUITE 125
AUSTIN, TEXAS 78729
(512) 777-4600

UTILITY PROVIDERS

WATER:
CITY OF PFLUGERVILLE - (512) 990-6100

WASTEWATER:
CITY OF PFLUGERVILLE - (512) 990-6100

ELECTRIC:
ONCOR ELECTRIC - (888) 313-6862

GAS:
ATMOS ENERGY - (888) 286-6700

BENCHMARKS:

BM #1: SQUARE CUT ON SOUTHWEST CORNER OF INLET AT THE SOUTHWEST CORNER OF SPRINGBROOK ROAD AND NEW MEISTER LANE

N: 10150327.74
E: 3149653.57
ELEV: 778.94

BM #2: RAILROAD SPIKE IN POWER POLE AT SOUTHWEST CORNER OF NEW MEISTER LANE AND MOKAN R.O.W.

N: 10150195.46
E: 3149744.09
ELEV: 766.26

DEVELOPMENT NOTES:

LEGAL DESCRIPTION OF PROPERTY:
LOT 1, BLOCK A, OF THE FINAL PLAT FOR THE RESUBDIVISION OF LOT 1, BLOCK A, SPRINGBROOK CORPORATE CENTER

PROJECT DESCRIPTION:

THE EXISTING SITE CONSISTS OF VACANT LOTS ADJACENT TO FOUR LARGE WAREHOUSE/OFFICE BUILDINGS.

NEW CONSTRUCTION CONSISTS OF THE FOLLOWING:
FIVE LARGE WAREHOUSE/OFFICE FACILITIES (THREE OF WHICH ARE TO BE BUILT IN THE FIRST PHASE), WITH S-1 OCCUPANCY, TYPE II-B CONSTRUCTION, ONE STORY 35' HIGH WITH AN ESFR AUTOMATIC FIRE PROTECTION SYSTEM DESIGNED TO FOLLOW NFPA 13.

FLOODPLAIN NOTE:

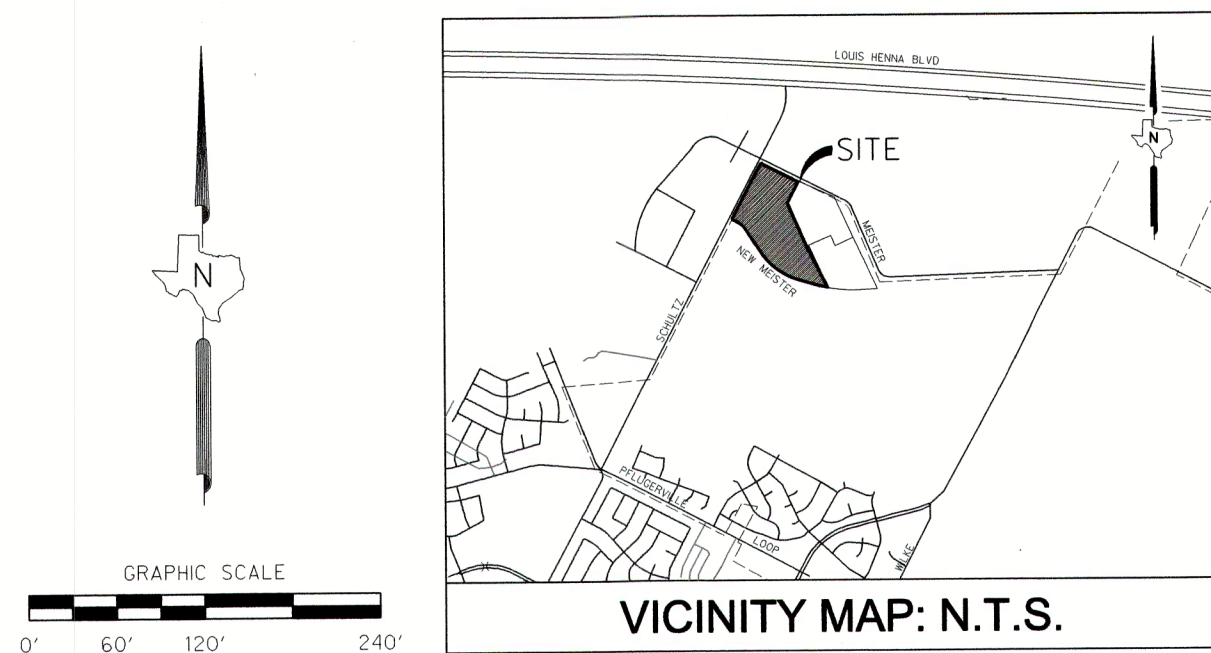
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANELS NO. 48491C0635E, DATED SEPTEMBER 26, 2008, AND NO. 48453C0260J, DATED AUGUST 18, 2014, FOR WILLIAMSON AND TRAVIS COUNTIES RESPECTIVELY, TEXAS AND INCORPORATED AREAS.

STANDARD 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 PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. 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.
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 BOTH SIDES OF THE STREET
8. 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.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
10. 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.
11. 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.
12. 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS # 48491C0635E, DATED SEPTEMBER 26, 2008, AND NO. 48453C0260J, DATED AUGUST 18, 2014, FOR WILLIAMSON AND TRAVIS COUNTIES RESPECTIVELY, TEXAS AND INCORPORATED AREAS.
16. 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.
17. 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.
18. TREES AND SHRUBS IN THE LANDSCAPE EASEMENT WILL BE PROTECTED OR MITIGATED THROUGHOUT CONSTRUCTION.
19. ALL PUBLIC UTILITY LINES WILL BE LOCATED WITHIN SPECIFIC PUBLIC WASTEWATER OR WATER EASEMENTS.
20. THE PROJECT IS LOCATED WITHIN BOTH TRAVIS AND WILLIAMSON COUNTIES. THE PROPOSED DRIVEWAYS ALONG NEW MEISTER LANE ARE LOCATED WITHIN CITY OF PFLUGERVILLE RIGHT OF WAY AND WILL THEREFORE TAKE INTO CONSIDERATION THOSE JURISDICTIONAL STANDARDS. ALL OTHER DRIVEWAYS ARE WITHIN WILLIAMSON COUNTY RIGHT OF WAY AND WILL TAKE INTO CONSIDERATION THOSE JURISDICTIONAL STANDARDS.
21. THE PROPOSED DRAINAGE COMPLIES WITH THE SITE ASSUMPTIONS FOR ALLOWABLE RUNOFF AS STATED IN THE SPRING TRAILS DETENTION STUDY BY CARLSON, BRIGANCE, AND DOERING, INC. DATED 09/12/2013
22. SPRINGBROOK LOTS 1, 6-9 COMPLY WITH THE TRAFFIC ASSUMPTIONS STATED IN THE 05/01/2007 UPDATE TO THE 11/19/2002 SPRING TRAILS TIA BY HDR, INC.

CITY APPROVED REVISIONS & CORRECTIONS

NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) Sheet No.'s	NET CHANGE IMPERVIOUS COVER (SQ. FT.) / %	TOTAL IMPERVIOUS COVER (SQ. FT.) / %	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE



LEGEND:

PP	POWER POLE
GW	GUY WIRE
GTS	GAS TEST STATION
FH	FIRE HYDRANT
FP	FENCE POST
TS	TRAFFIC SIGN
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM SEWER MANHOLE
LP	LIGHT POLE
EM	ELECTRIC METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
SSCO	SANITARY CLEAN-OUT
O	1/2" SET IRON ROD STAMPED "HALFF ASSOC. INC."
●	1/2" FOUND IRON ROD (CAP NOTED)
△	CALCULATED POINT
()	RECORD INFORMATION
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY TEXAS
T.R.W.C.T.	TRUST DEED RECORDS OF WILLIAMSON COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
— OH —	ELECTRICAL OVERHEAD LINES
— X —	4' BARBED WIRE FENCE

LINE NO.	BEARING	DISTANCE
L1	N72°22'45"E	29.28'
L2	S62°52'13"E	11.00'
L3	N62°24'23"W	102.79'
(L1)	N74°42'00"E	29.28'
(L2)	S60°26'57"E	11.00'
(L3)	N60°05'08"W	102.79'

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	02°53'44"	1970.00'	99.56'	99.55'	N77°02'04"W
C2	43°14'44"	1170.00'	883.09'	862.28'	N53°57'49"W
C3	30°04'00"	330.00'	173.17'	171.19'	N47°22'26"W
C4	53°08'29"	25.00'	23.19'	22.37'	N35°50'09"W
(C1)	02°53'44"	1970.00'	99.56'	99.55'	N74°42'49"W
(C2)	43°14'44"	1170.00'	883.09'	862.28'	N51°38'34"W
(C3)	30°04'00"	330.00'	173.17'	171.19'	N45°03'11"W
(C4)	53°08'29"	25.00'	23.19'	22.37'	N33°30'54"W

NOTES:

- All bearings and coordinates shown herein are in reference to the Texas Coordinate System of 1983, NAD 83, Central Zone. All distances shown herein are surface distances, the grid to surface adjustment is 0.0000000000000000.
 2. The surveyor has relied on First American Title Insurance Company to provide copies of recorded deeds, plats or other instruments describing the subject property and adjoining tracts, used in the determination of the location of the intended boundaries of the land surveyed.
 3. The recorded easements, setbacks and encumbrances shown herein are from Schedule B of the commitment to First American Title Insurance Company, American Title Insurance Company, of No. NC5-951277-ATL, effective date March 06, 2019, issue date 03-22-2019. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
 4. The utility appearances shown herein include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existing underground utility, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
 5. No portion of the subject tract is within the boundaries of any proposed location of any waterway that is within the limits of study of the National Flood Insurance Program, FIRMS No. 4845502600 dated August 18, 2014 in Travis County, Texas, 4849406635 dated September 26, 2008 in Williamson County, Texas. The subject tract is in ZONE X Unshaded, defined as areas determined to be outside the 0.2% annual chance floodplain. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
 6. No markers, marking wetlands, were observed while conducting the field survey.
 7. The above referenced title commitment lists the following easements, restrictive covenants, mineral or other rights, or other encumbrances in connection with the property surveyed and have been addressed by the surveyor herein:
 10e. Any and all easements, building lines, and conditions, covenants and restrictions as set forth plat and dedication recorded in Plat No. 224, Plat Records of Travis County, Texas, and under Document No. 200702021, Plat Records of Travis County, Texas, as shown on the recorded plat and dedication recorded in Cabinet FF, Slide 210, Plat Records of Williamson County, Texas, and under Document No. 2007046336, Plat Records of Travis County, Texas, including but not limited to the following:
 -50' Public Utility Easement
 -50' Building Setback Line
 DOES AFFECT, AS SHOWN HERE ON.
 10f. Easement:
 To: Southwestern Bell Telephone, L.P.
 Recorded: December 10, 2007 in County Clerk's File No. 2007221504 as re-recorded in April 24, 2008 under County Clerk's File No. 2008067004, of the Official Public Records, of Travis County, Texas.
 Purpose: Telecommunications Facilities
 As shown on recorded plat filed for record under County Clerk's File No. 200800318, Plat Records of Travis County, Texas, and as shown on the recorded plat and dedication recorded in Cabinet FF, Slide 210, Plat Records of Williamson County, Texas.
 DOES AFFECT, AS SHOWN HERE ON.
 10g. Wastewater Easement Agreement as granted in favor of the City of Pflugerville, Texas, in that instrument Recorded: January 18, 2008 in County Clerk's File No. 2008009187, of the Official Public Records, of Travis County, Texas
 Purpose: Public Utility Easement
 As shown on recorded plat filed for record under County Clerk's File No. 200800318, Plat Records of Travis County, Texas, and as shown on the recorded plat and dedication recorded in Cabinet FF, Slide 210, Plat Records of Williamson County, Texas.
 DOES AFFECT, AS SHOWN HERE ON.
 10i. Easement:
 To: Concor Electric Delivery, LLC
 Recorded: April 29, 2008 in County Clerk's File No. 2008069451, of the Official Public Records, of Travis County, Texas.
 Purpose: Overhead/Underground Electric Supply and Communications Facilities Easements
 DOES AFFECT, AS SHOWN HERE ON.
 10j. Supplemental Final Order and Judgment rendered in favor of AT&T Communications-East Inc., et al, under Civil Cause No. 1999-CV-9313-DHH-TAB, U.S. District Court, Southern District of Texas, Eastern District of Texas, set Judgment recorded on November 05, 2007 under County Clerk's File No. 200701886, of the Official Public Records of Travis County, Texas, and on May 05, 2007 under County Clerk's File No. 2007029275, of the Official Public Records of Williamson County, Texas.
 DOES NOT AFFECT.
 10k. Easement Deed by Court order in Settlement of Landowner Action rendered in favor of Qwest Communications Company, LLC, et al, under Civil Cause No. 1999-CV-415, U.S. District Court, Eastern District of Texas, a certified copy of said order being recorded on July 08, 2005 under County Clerk's File No. 2015108105, of the Official Public Record of Travis County, Texas, and on August 28, 2015 under County Clerk's File No. 2015075890, of the Official Public Records of Williamson County, Texas.
 DOES NOT AFFECT.
 10l. Terms, Conditions, Provisions, assessments, easements, stipulations and restrictions contained in Agreement: Recorded: April 21, 2007, in County Clerk's File No. 2007015535, as amended in June 05, 2007 under County Clerk's File No. 2007010912, of the Official Public Records of Travis County, Texas; and on May 11, 2007 under County Clerk's File No. 2007039397 (as amended on June 05, 2007 under County Clerk's File No. 2007046896, of the Official Public Records, Williamson County, Texas).
 Type: Rightway Maintenance and Restriction Agreement
 As shown on recorded plat filed for record under County Clerk's File No. 200800318, Plat Records of Travis County, Texas, and as shown on the recorded plat and dedication recorded in Cabinet FF, Slide 210, Plat Records of Williamson County, Texas.
 DOES AFFECT, AS SHOWN HERE ON.
 10m. Terms, Conditions, and stipulations contained in Agreement: Recorded: April 27, 2007, under County Clerk's File No. 2007015557, as amended on June 05, 2007 under County Clerk's File No. 2007010912, of the Official Public Records of Travis County, Texas; and on May 14, 2007 under County Clerk's File No. 2007039397 (as amended on June 05, 2007 under County Clerk's File No. 2007046896, of the Official Public Records, Williamson County, Texas).
 Type: Landscape & Rightway Easement agreement
 DOES AFFECT, AS SHOWN HERE ON.
 10n. Terms, Conditions and Stipulations contained in Agreement: Recorded: October 05, 2007, under County Clerk's File No. 2007010913, of the Official Public Records of Travis County, Texas; and on October 06, 2007 under County Clerk's File No. 2007046897, of the Official Public Records, Williamson County, Texas.
 Type: Cost Sharing and Road Construction Agreement
 DOES AFFECT.
 10o. Terms, Conditions and stipulations contained in Agreement: Recorded: January 05, 2007, under County Clerk's File No. 2007010914, (as affected by that assignment recorded on June 05, 2007 under County Clerk's File No. 2007046890, of the Official Public Records, Williamson County, Texas, and on June 05, 2007 under County Clerk's File No. 2007046890, of the Official Public Records, Williamson County, Texas).
 Type: Facilities Construction Agreement
 DOES AFFECT, AS SHOWN HERE ON.
 10p. Terms, Conditions and stipulations contained in Agreement: Recorded: October 13, 2017, under County Clerk's File No. 2017164335, of the Official Public Records of Travis County, Texas; and on October 13, 2017 under County Clerk's File No. 2017095182, of the Official Public Records, Williamson County, Texas.
 Type: Water Pipeline Easement Agreement
 DOES AFFECT, AS SHOWN HERE ON.
 10q. Terms, Conditions and stipulations contained in agreement: Recorded: October 13, 2017 under County Clerk's File No. 2017164336, of the Official Public Records of Travis County, Texas; and on October 13, 2017 under County Clerk's File No. 2017095182, of the Official Public Records, Williamson County, Texas. Wastewater Pipeline Easement Agreement
 DOES AFFECT, AS SHOWN HERE ON.
 10r. Terms, Conditions, Provisions, restrictions, reservations, assessments, easements, stipulations and restrictions contained in Document: Declaration of Non-Build Easements Recorded: October 13, 2017 in County Clerk's File No. 2017164337, of the Official Public Records of Travis County, Texas; and 2017095118, of the Official Public Records, of Williamson County, Texas.
 DOES AFFECT, AS SHOWN HERE ON.
 10s. Terms, Conditions, Provisions, Easements, restrictions, reservations, obligations, assessments, repurchases rights and other matters: Document: Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements Recorded: February 08, 2019 in County Clerk's File No. 2019010752, of the Official Public Records of Travis County, Texas; and 2019010752, of the Official Public Records, of Williamson County, Texas.
 DOES AFFECT.

LEGAL DESCRIPTION

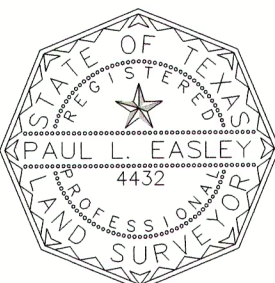
BEING A 34,201 ACRES TRACT SITUATED IN BOTH THE JOHN VAN WINKLE SURVEY NUMBER 70, ABSTRACT NUMBER 787, TRAVIS COUNTY, TEXAS, AND THE JOHN VAN WINKLE SURVEY NUMBER 70, ABSTRACT NUMBER 903, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, RESUBDIVISION OF LOT 1, BLOCK A, SPRINGBROOK CORPORATE CENTER, A LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NUMBER 200800318 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND CABINET FF, SLIDE 210 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.).

SURVEYOR'S CERTIFICATE

TO VERDE NASA LANE LP, A DELAWARE LIMITED PARTNERSHIP, FIRST AMERICAN TITLE INSURANCE COMPANY, AND REPUBLIC TITLE OF TEXAS, INC.; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS REQUIREMENTS FOR A CATEGORY 1A LAND TITLE SURVEY. THE FIELD WORK WAS COMPLETED APRIL 2019.


PAUL L. EASLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4432

This certification is revoked and the survey is null and void if it is relied upon or used by any party other than addressed above or if this document is altered by anyone other than the surveyor.



LAND TITLE SURVEY

LOT 1
RESUBDIVISION OF LOT 1, BLOCK A
SPRINGBROOK CORPORATE CENTER
JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 903
WILLIAMSON COUNTY, TEXAS
JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 787
TRAVIS COUNTY, TEXAS



5500 AMBERGLEN BLVD.
BLDG. F, STE. 125
AUSTIN, TEXAS 78729
TEL (512) 252-8184
FAX (512) 252-8141
TRPLS FIRM NO. 10029607

[illegible]

Project No.:	35614.002
Issued:	05/08/19
Drawn By:	MMII
Checked By:	DG
Scale:	1" = 120'
Sheet Title	

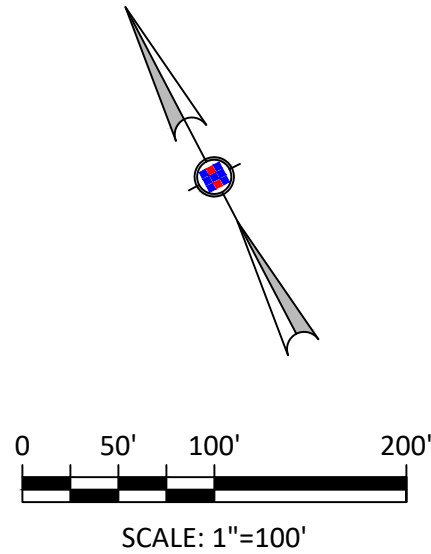
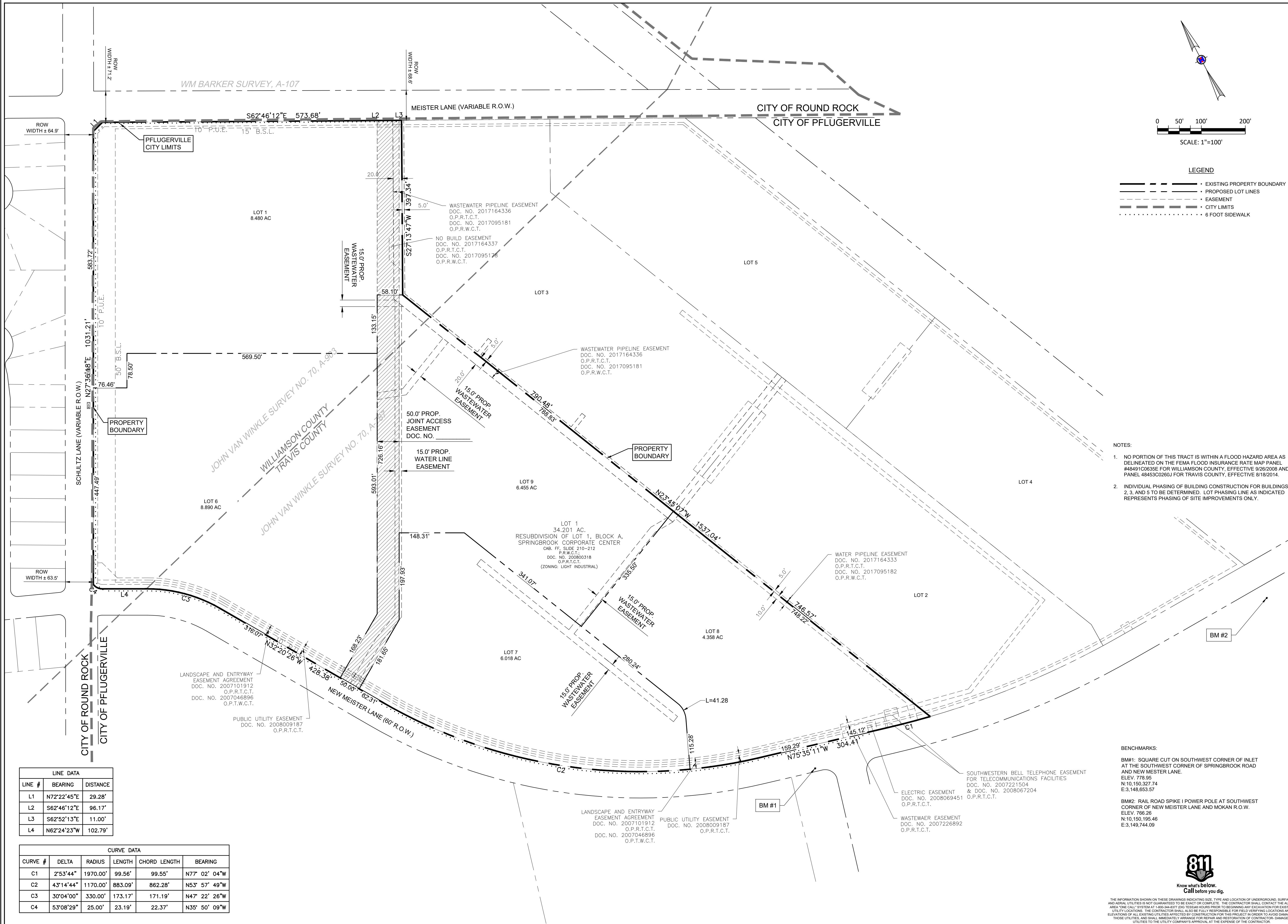
SV-TITLE-35614.dgn

Sheet Number

P:\SH-SITE-35614.dwg --- 1/29/2020 2:17 PM

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N72°22'45"E	29.28'
L2	S62°46'12"E	96.17'
L3	S62°52'13"E	11.00'
L4	N62°24'23"W	102.79'

CURVE DATA				
CURVE #	DELTA	RADIUS	LENGTH	CHORD LENGTH
C1	2°53'44"	1970.00'	99.56'	99.55'
C2	43°14'44"	1170.00'	883.09'	862.28'
C3	30°04'00"	330.00'	173.17'	171.19'
C4	53°08'29"	25.00'	23.19'	22.37'



- LEGEND
- EXISTING PROPERTY BOUNDARY
 - PROPOSED LOT LINES
 - EASEMENT
 - CITY LIMITS
 - 6 FOOT SIDEWALK

- NOTES:
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48491C0635E FOR WILLIAMSON COUNTY, EFFECTIVE 9/26/2008 AND PANEL 48453C0260J FOR TRAVIS COUNTY, EFFECTIVE 8/18/2014.
 - INDIVIDUAL PHASING OF BUILDING CONSTRUCTION FOR BUILDINGS 2, 3, AND 5 TO BE DETERMINED. LOT PHASING LINE AS INDICATED REPRESENTS PHASING OF SITE IMPROVEMENTS ONLY.

- BENCHMARKS:
- BM#1: SQUARE CUT ON SOUTHWEST CORNER OF INLET AT THE SOUTHWEST CORNER OF SPRINGBROOK ROAD AND NEW MEISTER LANE.
ELEV. 778.95
N:10,150,327.74
E:3,148,653.57
- BM#2: RAIL ROAD SPIKE / POWER POLE AT SOUTHWEST CORNER OF NEW MEISTER LANE AND MOKAN R.O.W.
ELEV. 766.26
N:10,150,195.46
E:3,149,744.09

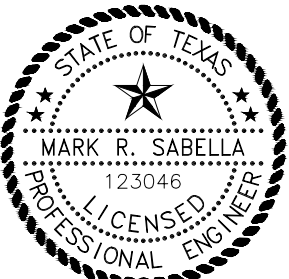


THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA ONE CALL SYSTEM AT 1-800-368-5877 (DUE TO THE HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

PRELIMINARY PLAN
SPRINGBROOK CORPORATE CENTER
REPLAT OF LOT 1, BLOCK A,
TO CREATE LOTS 1, 6, 7, 8, & 9
1105 & 1033 MEISTER LANE
PFLUGERVILLE, TEXAS 78660



REVISION NO.	DATE	DESCRIPTION



Mark R. Sabella 1/29/2020

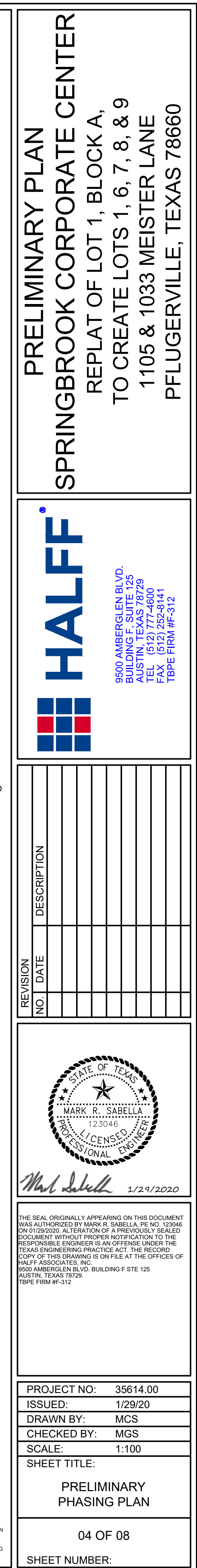
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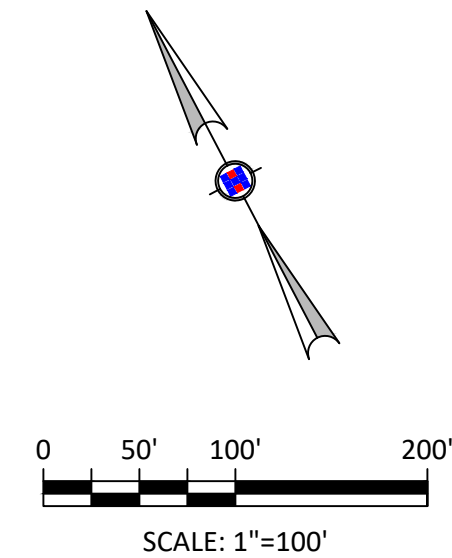
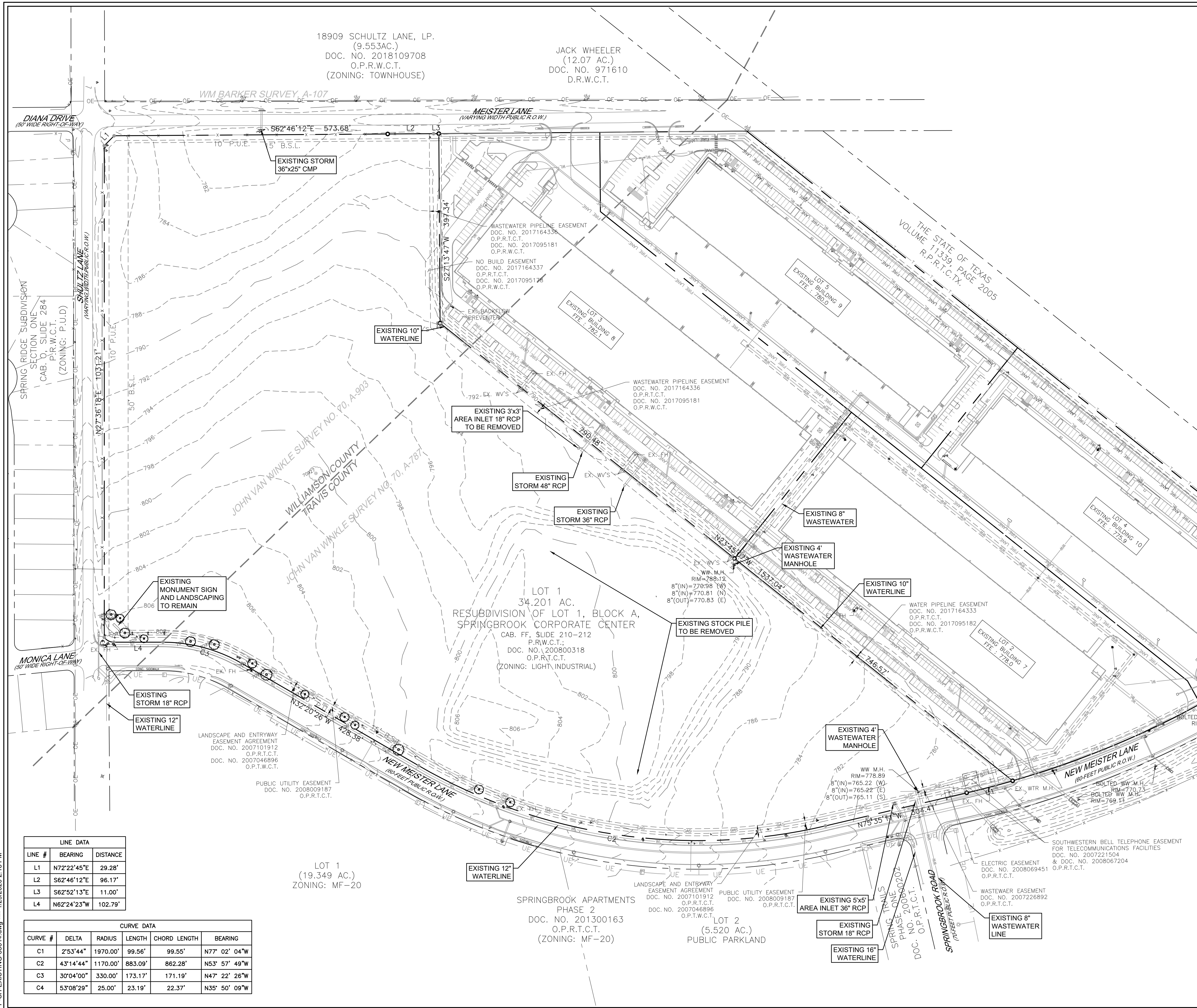
PROJECT NO:	35614.00
ISSUED:	1/29/20
DRAWN BY:	MCS
CHECKED BY:	MGs
SCALE:	1:100
SHEET TITLE:	

PRELIMINARY PLAN

03 OF 08

SHEET NUMBER:





LEGEND

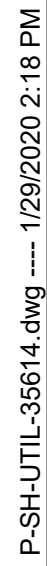
NOTES

TREE LIST		
TREE NUMBER	DESCRIPTION	REMOVE
70913	10in OAK	
70914	8in OAK	
70915	10in OAK	
70916	8in OAK	
70917	10in OAK	
70918	10in OAK	
70919	9in OAK	
70920	11in OAK	
70921	8in OAK	
70922	9in OAK	
70923	8in OAK	
70924	11in OAK	R
70925	9in OAK	
70926	9in OAK	
70927	14in HACKBERRY	R

1/29/2020

PROJECT NO:	35614.00
ISSUED:	1/29/20
DRAWN BY:	MCS
CHECKED BY:	MGs
SCALE:	1:100
SHEET TITLE:	
EXISTING CONDITION AND TREE PLAN	

SHEET NUMBER:



- NOTES:
1. WATER VESSELS SHALL BE INSTALLED AT ALL TEES AND CROSSES.
 2. PUBLIC WASTEWATER MANHOLES SHALL BE SPACED NO MORE THAN 400' APART.
 3. WATER AND WASTEWATER LINES SHALL MAINTAIN A MINIMUM 9" SEPARATION.
 4. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN CLASS 150), WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (200 PSI, DR9).
 5. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN CLASS 150). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (SDR 26). SD-35 WASTEWATER IS NOT ALLOWED IN THE RIGHT-OF-WAY OF ANY PUBLIC UTILITY.
 6. ALL WATER AND WASTEWATER LINES WILL BE LOCATED WITHIN SPECIFIC PUBLIC WASTEWATER OR WATER EASEMENTS.
 7. ALL PUBLIC UTILITY CALCULATIONS ARE DETAILED IN THE ENGINEERING REPORT ASSOCIATED WITH THIS SUBMITTAL.
 8. WATER AND WASTEWATER DESIGN SHALL MEET ALL REQUIREMENTS AS FOUND IN THE ENGINEERING DESIGN MANUAL SECTIONS 5 AND 6.

PRELIMINARY PLAN
SPRINGBROOK CORPORATE CENTER
REPLAT OF LOT 1, BLOCK A,
TO CREATE LOTS 1, 6, 7, 8, & 9
1105 & 1033 MEISTER LANE
PFLUGERVILLE, TEXAS 78660

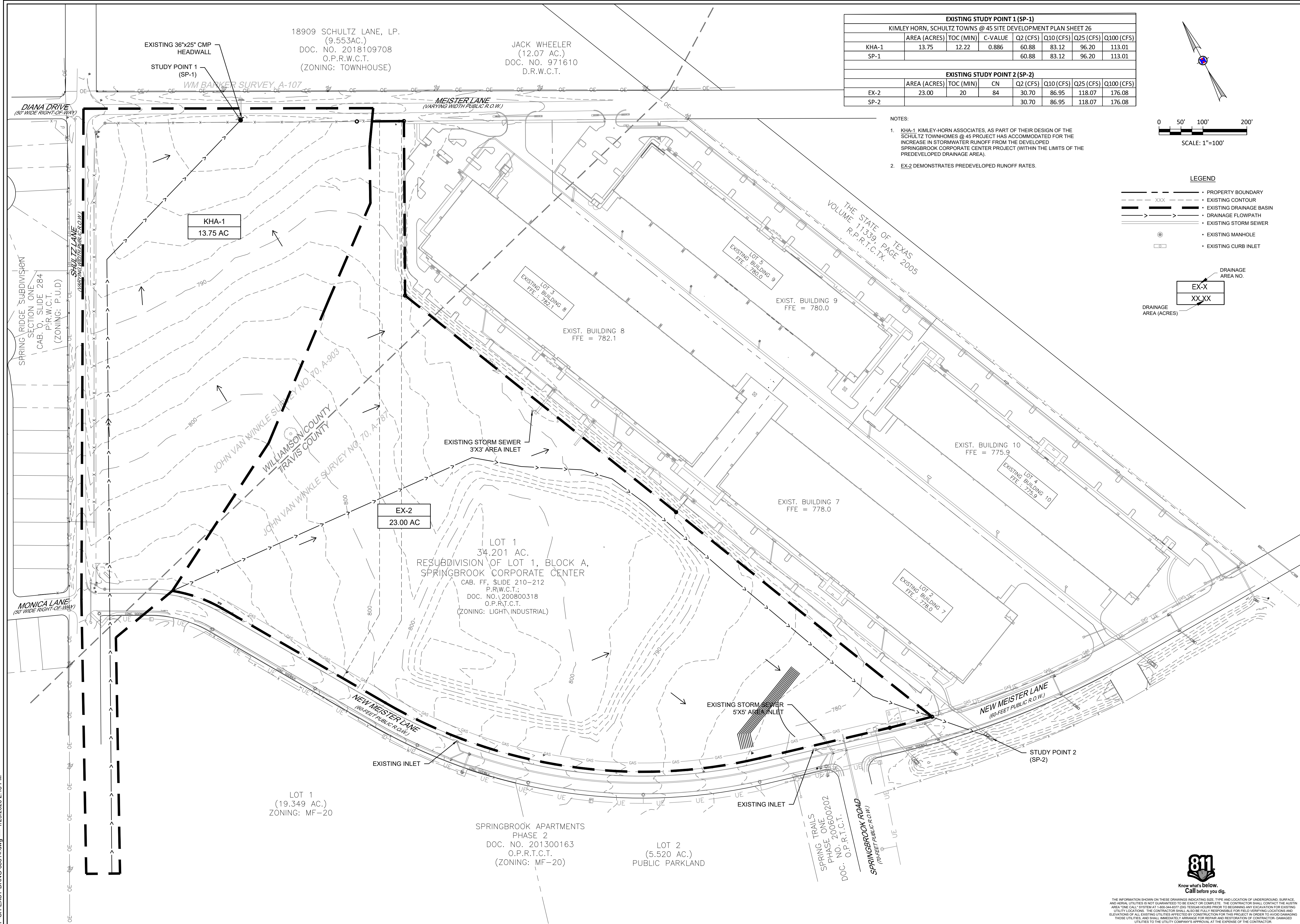


A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. Inside the ring is a five-pointed star. Below the star, the name "MARK R. SABELLA" is written, followed by the license number "123046" and the word "LICENSED" below that.

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK R. SABELLA, PE NO. 123046 ON 01/29/2020. ALTERATION OF A PREVIOUSLY SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD., BUILDING F STE 125
AUSTIN, TEXAS 78729.
TBPE FIRM #F-312

06 OF 08

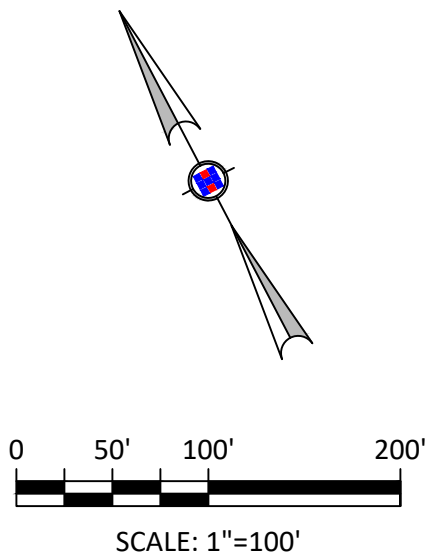
SHEET NUMBER:










EXISTING STUDY POINT 1 (SP-1)							
KIMLEY HORN, SCHULTZ TOWNS @ 45 SITE DEVELOPMENT PLAN SHEET 26							
	AREA (ACRES)	TOC (MIN)	C-VALUE	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
KHA-1	13.75	12.22	0.886	60.88	83.12	96.20	113.01
SP-1				60.88	83.12	96.20	113.01
EXISTING STUDY POINT 2 (SP-2)							
	AREA (ACRES)	TOC (MIN)	CN	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
EX-2	23.00	20	84	30.70	86.95	118.07	176.08
SP-2				30.70	86.95	118.07	176.08

NOTES:

1. KHA-1. KIMLEY-HORN ASSOCIATES, AS PART OF THEIR DESIGN OF THE SCHULTZ TOWNHOMES @ 45 PROJECT HAS ACCOMMODATED FOR THE INCREASE IN STORMWATER RUNOFF FROM THE DEVELOPED SPRINGBROOK CORPORATE CENTER PROJECT (WITHIN THE LIMITS OF THE PREDEVELOPED DRAINAGE AREA).
2. EX-2 DEMONSTRATES PREDEVELOPED RUNOFF RATES.



- LEGEND**
- | | |
|---|---------------------------|
|  | • PROPERTY BOUNDARY |
|  | • EXISTING CONTOUR |
|  | • EXISTING DRAINAGE BASIN |
|  | • DRAINAGE FLOWPATH |
|  | • EXISTING STORM SEWER |
|  | • EXISTING MANHOLE |
|  | • EXISTING CURB INLET |

DRAINAGE AREA NO.

EX-X

XX.XX

DRAINAGE AREA (ACRES)

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SPRINGBROOK CORPORATE CENTER
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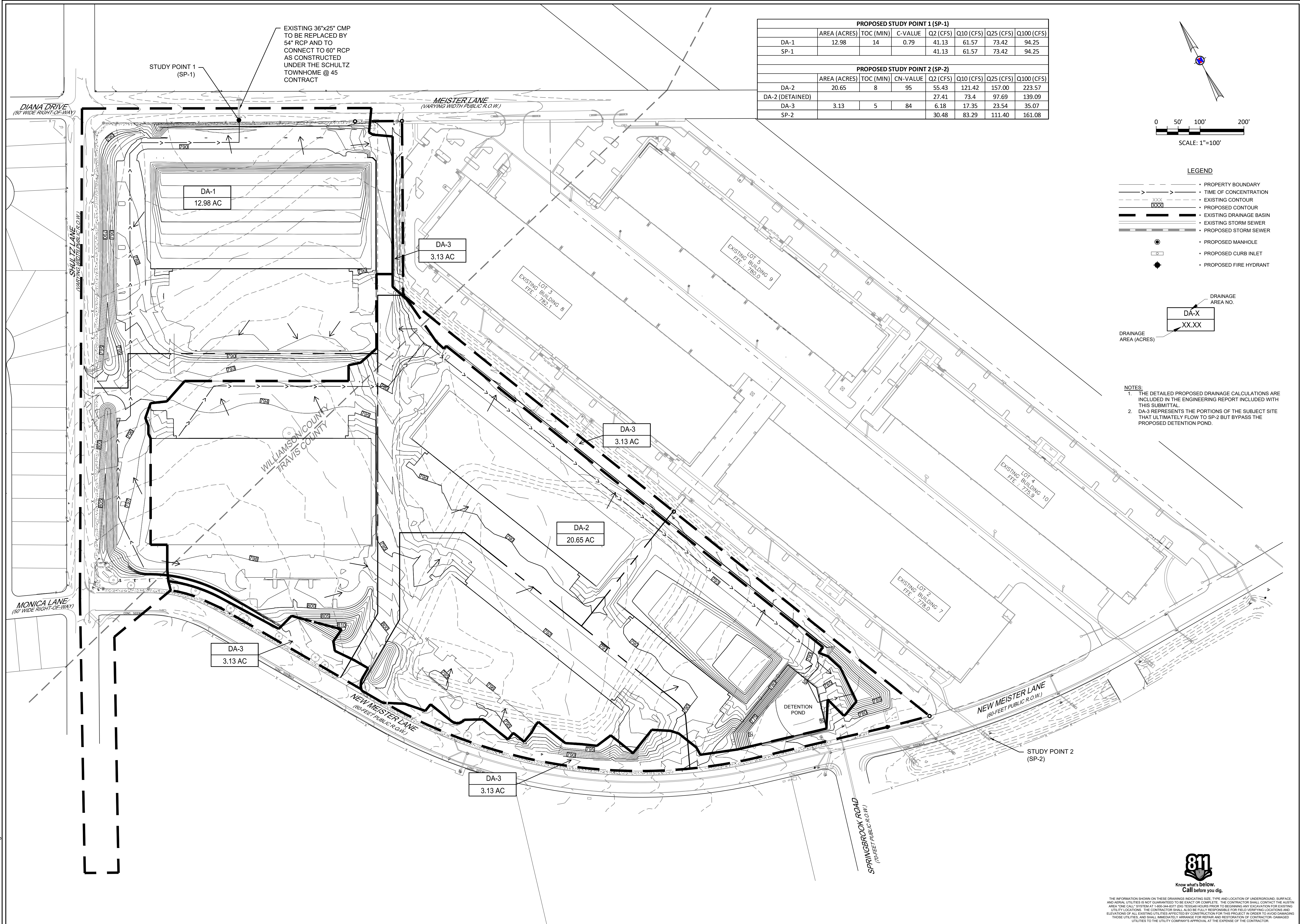
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPE FIRM #F-312

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1/29/2020

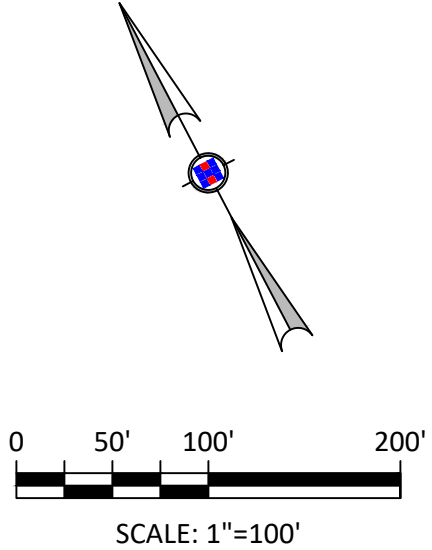
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9500 AMBERGLEN BLVD, BUILDING F STE 125
AUSTIN, TEXAS 78729.
TBP# FIRM #F-312

PROJECT NO:	35614.00
ISSUED:	1/29/20
DRAWN BY:	MCS
CHECKED BY:	MGS
SCALE:	1:100
SHEET TITLE:	
EXISTING DRAINAGE AREA MAP	

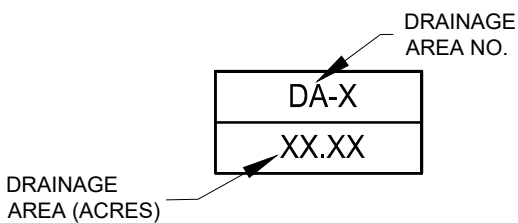


PROPOSED STUDY POINT 1 (SP-1)							
	AREA (ACRES)	TOC (MIN)	C-VALUE	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
DA-1	12.98	14	0.79	41.13	61.57	73.42	94.25
SP-1				41.13	61.57	73.42	94.25

PROPOSED STUDY POINT 2 (SP-2)							
	AREA (ACRES)	TOC (MIN)	CN-VALUE	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
DA-2	20.65	8	95	55.43	121.42	157.00	223.57
DA-2 (DETAINED)				27.41	73.4	97.69	139.09
DA-3	3.13	5	84	6.18	17.35	23.54	35.07
SP-2				30.48	83.29	111.40	161.08



- LEGEND
- PROPERTY BOUNDARY
 - TIME OF CONCENTRATION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING DRAINAGE BASIN
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE
 - PROPOSED CURB INLET
 - PROPOSED FIRE HYDRANT



- NOTES:
- THE DETAILED PROPOSED DRAINAGE CALCULATIONS ARE INCLUDED IN THE ENGINEERING REPORT INCLUDED WITH THIS SUBMITTAL.
 - DA-3 REPRESENTS THE PORTIONS OF THE SUBJECT SITE THAT ULTIMATELY FLOW TO SP-2 BUT BYPASS THE PROPOSED DETENTION POND.

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HALFF

9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TEXAS 78729
TEL: (512) 252-3440
FAX: (512) 252-3441
TXPE FRM #F-312

REVISION NO.	DATE	DESCRIPTION

STATE OF TEXAS
MARK R. SABELLA
12504S
LICENSED PROFESSIONAL ENGINEER

Mark Sabella 1/29/2020

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9500 AMBERGLEN BLVD., BUILDING F, SUITE 125
AUSTIN, TEXAS 78729
TXPE FRM #F-312

PROJECT NO:	35614.00
ISSUED:	1/29/20
DRAWN BY:	MCS
CHECKED BY:	MGs
SCALE:	1:100
SHEET TITLE:	PROPOSED DRAINAGE AREA MAP