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 LITER DEBRIS, AND TRASH
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY
- THE PROPERTY OWNERS 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 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 STRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE VISION 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 PLAIN HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48491C0515E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
- 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 & WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD 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

PROJECT DATA

DESCRIPTION:

5.925 ACRE TRACT OF LAND LOCATED IN THE N.D. WALLING SURVEY NO. 233, WILLIAMSON COUNTY, TEXAS.

BENCHMARKS:

CAPPED 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" SET IN CONCRETE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, LOCATED BETWEEN THE WESTERLY EDGE OF PAVEMENT OF THE NORTHBOUND ACCESS ROAD OF SAID HIGHWAY 130 AND THE EASTERLY EDGE OF PAVEMENT OF THE NORTHBOUND LANES OF SAID HIGHWAY 130, (± 95' NORTHWEST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 130 AND ± 210' SOUTHWEST OF THE NORTHWESTERLY CORNER OF THE

GRID COORDINATES:: NORTHING: 10157631.0600'; EASTING: 3164061.3060'; ELEVATION: 724.26'

MAG NAIL SET WITH ORANGE PLASTIC WASHER IN THE APPROXIMATE CENTER-LINE ASPHALT OF COUNTY ROAD 138, (± 50' SOUTH OF AND PARALLEL WITH THE SOUTHEASTERLY CORNER/EASTERLY PROPERTY LINE OF THE SUBJECT TRACT AND ± 131' WEST OF APPROXIMATE CENTER-LINE OF LITTLE LAKE ROAD).

GRID COORDINATES:: NORTHING: 10156498.9820'; EASTING: 3165198.7700'; ELEVATION: 732.34'

FLOODPLAIN:

THIS SITE IS LOCATED IN ZONE X, OTHER AREAS, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NFIP FLOOD INSURANCE RATE MAP NO. 48491C0515EM DATED 09/26/08.

NO.

EDWARDS AQUIFER:

NO PORTION OF THIS SITE LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING OR RECHARGE ZONES..

TYPE	BLOCKS	LOT NUMBERS	AREA (AC.)	WIDTH (FT.)	DEPTH (FT.)
NON-RESIDENTIAL	A	1	5.925	565	221
	TOTAL: 1 BLOCK	TOTAL: 1 LOT	TOTAL: 5.925	-	-

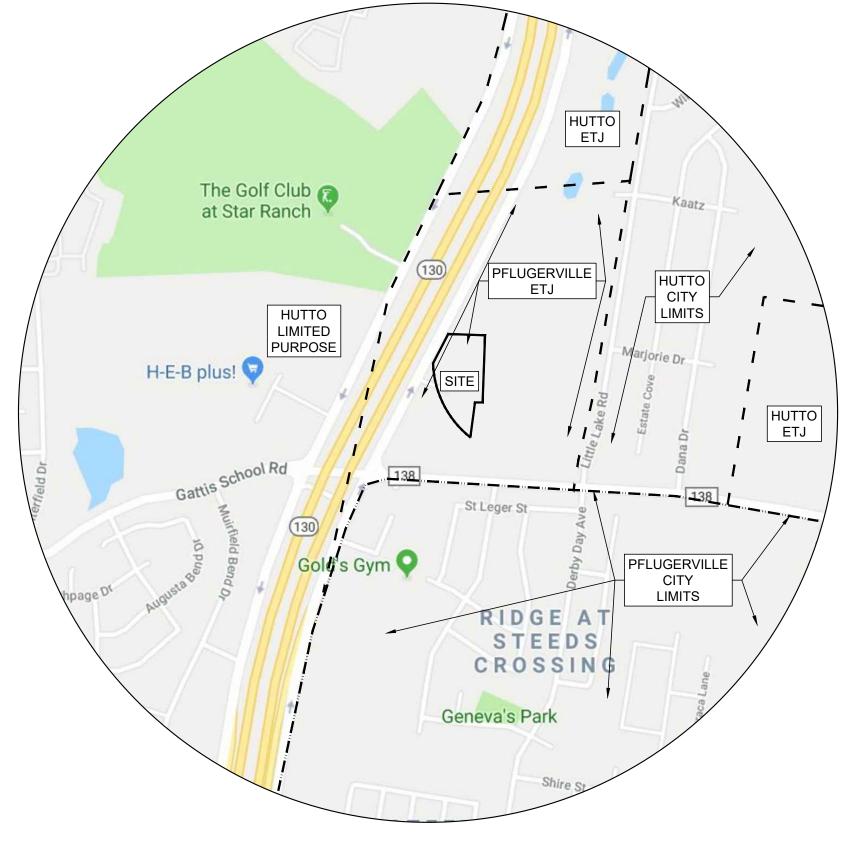
1. NO PHASING PROPOSED.

20 20

- 2. NO RESIDENTIAL LOTS PROPOSED.
- 4. NO PARKLAND LOTS, OPEN SPACE LOTS, PRIVATE LOTS, OR DETENTION LOTS PROPOSED.
- 5. DETENTION WILL BE DESIGNED AT SITE DEVELOPMENT AND CONTAINED WITHIN THE
- NON-RESIDENTIAL LOTS IN DRAINAGE EASEMENT(S) AS APPROPRIATE. 6. THERE ARE NO STUDIES ASSOCIATED WITH THIS PROJECT.
- 7. NO WAIVERS OR VARIANCES ARE PROPOSED.

HUTTO 130 SUBDIVISION PRELIMINARY PLAN (PRELIMINARY ONLY - NOT FOR RECORDATION)

Sheet List Table			
Sheet Number	Sheet Title		
1	COVER		
2	PRELIMINARY PLAN		
3	EXISTING CONDITIONS		
4	UTILITY PLAN		
5	EXISTING DRAINAGE AREA MAP		



LOCATION MAP

TAX PARCEL ID NUMBERS: R021025, R347309, R090186, R568963

SUBMITTAL DATE: 10/07/2019

DATE

REVISIONS

OWNER INFORMATION

CSW DEVELOPMENT 1703 WEST 5TH STREET, SUITE 850 **AUSTIN, TX 78703** (512) 861-3550

CONTACT: KEVIN HUNTER

DESCRIPTION

ENGINEER INFORMATION

TDI ENGINEERING, LLC. 5609 OLD FREDERICKSBURG RD SUITE 300 AUSTIN, TX 78749 (512) 301-3389 CONTACT: JEFFREY B. SHINDLER, P.E.

CITY OF

PFLUGERVILLE

APPROVAL

SURVEYOR INFORMATION

EAGLE EYE CONSTRUCTION LAYOUT 1807 S. US HIGHWAY 183 LEANDER, TX 78641 (512) 464-4468 CONTACT: CHARLES M. BENSON, R.P.L.S.

WILLIAMSON

COUNTY

APPROVAL

DATE

UTILITIES PROVIDED BY:

WASTEWATER - CITY OF PFLUGERVILLE WATER - MANVILLE W.S.C. GAD - ATMOS GAS ELECTRIC - ONCOR ELECTRIC

MANVILLE WSC

APPROVAL

DATE

- 1. NO STRUCTURE OR LAND SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 2. EXCEPT WHERE REQUIRED BY ADA CRITERIA, THE MINIMUM FLOOR ELEVATION FOR ALL STRUCTURES SHALL BE
- 3. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. (WCSR 8.6)
- 4. DRIVEWAY ACCESS FROM CR 138 TO THE LOT IS SUBJECT TO THE TERMS, REQUIREMENTS AND OBLIGATIONS

OTHER NOTES

- 1. 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.
- 2. THE APPLICATION SHALL BE SUBMITTED TO THE APPROPRIATE EMERGENCY SERVICES DISTRICT (ESD) FOR REVIEW AND COMMENTS.
- 3. PLAT RECORDATION FOR THESE LOTS CANNOT OCCUR UNTIL EITHER THIS OFF-SITE PUBLIC INFRASTRUCTURE IS CONSTRUCTED AND ACCEPTED BY THE CITY, OR A FISCAL BOND IS PROVIDED IN THE AMOUNT OF 110 PERCENT THE COST OF THE PUBLIC IMPROVEMENTS.

STATE OF TEXAS COUNTY OF TRAVIS §

I, JEFFREY B. SHINDLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE PFLUGERVILLE CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ENGINEERING BY: TDI ENGINEERING, LLC

JEFFREY B SHINDLER, P.E. NO. 91160 TDI ENGINEERING, LLC 5906 OLD FREDERICKSBURG RD,. STE. 300 **AUSTIN, TX 78749**

STATE OF TEXAS COUNTY OF TRAVIS §

(512) 301-3389

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, CHARLES M. BENSON, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS

WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

SURVEYING BY: EAGLE EYE CONSTRUCTION LAYOUT, LLC

May 15, 2020 DATE

CHARLES M. BENSON, RPLS, STATE OF TEXAS NO. 4863 EAGLE EYE CONSTRUCTION LAYOUT, LLC

1807 S. US HWY 183 LEANDER, TX 78641 (512) 528-5308



CZ PAMPI

SUBDIVISIO

JEFFREY B. SHINDLER FIRM REG. # F-8601

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SHEET

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