

- ## PROJECT DATA

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

TBM # 101
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 SUBJECT TRACT).

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

TBM # 150
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'

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 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.
2. NO RESIDENTIAL LOTS PROPOSED.
3. NO STREETS 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.

The map shows the Ridge at Steeds Crossing area. Key features include:

- Proposed Site:** A black-outlined polygon labeled "SITE" located east of Highway 130 and north of Highway 138.
- Highways:** Highway 130 runs diagonally from the top left to the bottom right. Highway 138 runs horizontally across the middle of the map.
- Landmarks:**
 - The Golf Club at Star Ranch:** A large green area in the top left.
 - Golf's Gym:** A green pin icon located south of Highway 130.
 - Geneva's Park:** A green area in the bottom right.
 - H-E-B plus!** A blue pin icon located west of Highway 130.
 - Hutto ETJ:** A label in the top right corner.
 - Pflugerville ETJ:** A label in the center-right area.
 - Hutto City Limits:** A label in the top right area.
 - Pflugerville City Limits:** A label in the bottom right area.
- Roads:**
 - Gattis School Rd:** A road running diagonally from the bottom left towards the center.
 - Little Lake Rd:** A road running diagonally from the center towards the bottom right.
 - Derby Day Ave:** A road running vertically from the center towards the bottom right.
 - St Leger St:** A road running horizontally from the center towards the bottom right.
 - Shire St:** A road running horizontally from the bottom center towards the bottom right.
 - Other roads:** Kautz, Marjorie Dr, Estate Cove, Dana Dr, and Page Dr are also labeled.
- Other Labels:**
 - HUTTO LIMITED PURPOSE:** A label in the top left area.
 - 130:** Highway shields for Highway 130.
 - 138:** Highway shields for Highway 138.
 - RIDGE AT STEEDS CROSSING:** A large blue label in the bottom center.

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

CSW DEVELOPMENT
1703 WEST 5TH STREET, SUITE 850
AUSTIN, TX 78703
(512) 861-3550
CONTACT: KEVIN HUNTER

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

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

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

REVISIONS

[illegible]

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

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 AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN 5-FT OUTSIDE THE PERIMETER OF THE BUILDING.
3. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. (WC SR 8.6)
4. DRIVEWAY ACCESS FROM CR 138 TO THE LOT IS SUBJECT TO THE TERMS, REQUIREMENTS AND OBLIGATIONS OF THE AGREEMENT EXECUTED APRIL 26, 2018 BETWEEN WILLIAMSON COUNTY AND CSW SR HUTTO, LLC

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.

ENGINEER'S CERTIFICATION:
I, JEFFREY B. SHINDLER, AM AUTHORIZED UNDER THE LAWS OF THE
STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING
AND CERTIFY THAT THIS PLAN 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.

JEFFREY B. SHINDLER, P.E. NO. 91160 DATE
TDI ENGINEERING, LLC
5906 OLD FREDERICKSBURG RD., STE. 300
AUSTIN, TX 78749
(512) 301-3389

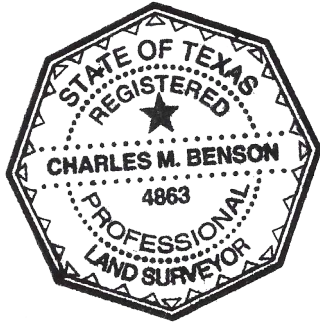
SURVEYOR'S CERTIFICATION

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 PROPERLY 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.

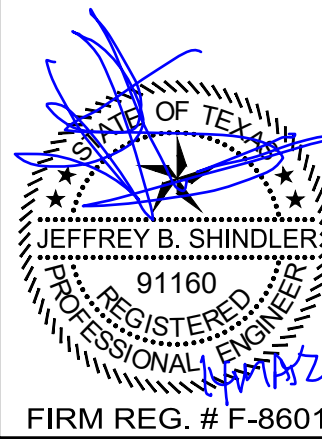
SURVEYING BY: EAGLE EYE CONSTRUCTION LAYOUT, LLC

CHARLES M. BENSON, RPLS, STATE OF TEXAS NO. 4863 DATE
EAGLE EYE CONSTRUCTION LAYOUT, LLC
1807 S. US HWY 183
LEANDER, TX 78641
(512) 528-5308



HUTTO 130 SUBDIVISION
NE CORNER CR 138 & SH 130
PFLUGERVILLE ETJ, TX

CSW DEVELOPMENT



COVER

PROJECT #
860-108

DATE
5/13/20

SHEET

C1

1 OF 5