## Spanish Oak

**Preliminary Plan Only** Not for Recordation Pflugerville, Texas 78660 **Travis County** 

	Revisions/Corrections								
No.	Description	Revise (R) Add (A) Void (V) Sheet No's	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/ [%]	City of Pflugerville Approval /Date	Date Imaged		
-									
-									

**BENCHMARK INFORMATION:** 

BM #1: COTTON SPINDLE SET IN ASPHALT AT THE EDGE OF AN ASPHALT DRIVE APPROX. 11.5' FROM AN ELL CORNER OF LOT 1.

TEXAS STATE PLANE COORDINATES:

E 3153960.01 ELEVATION = 737.44'

BM #2: COTTON SPINDLE SET IN ASPHALT ALONG THE NORTH SIDE OF PFENNIG LANE

APPROX. 64.4' FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT. TEXAS STATE PLANE COORDINATES:

N 10139490.19

**ELEVATION = 734.37**'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

LEGAL DESCRIPTION:

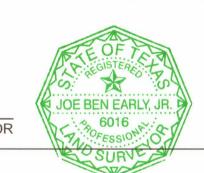
1.517 ACRES OUT OF THE HENRY BLESSING SURVEY NO. 3 ABSTRACT 99.

## SURVEYOR'S CERTIFICATION

STATE OF TEXAS **COUNTY OF TRAVIS** 

THAT I, JOE BEN EARLY, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL 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 CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR



PROJECT

LOCATION

104 Gabriels Loop Georgetown, Texas 78628 (940) 736-0532

Engineer:

Bleyl Engineering 12007 Technology Blvd, Ste 150 Austin, Texas 78727 Contact Person: Jason Rodgers jrodgers@bleylengineering.com

(512) 454-2400

Surveyor:

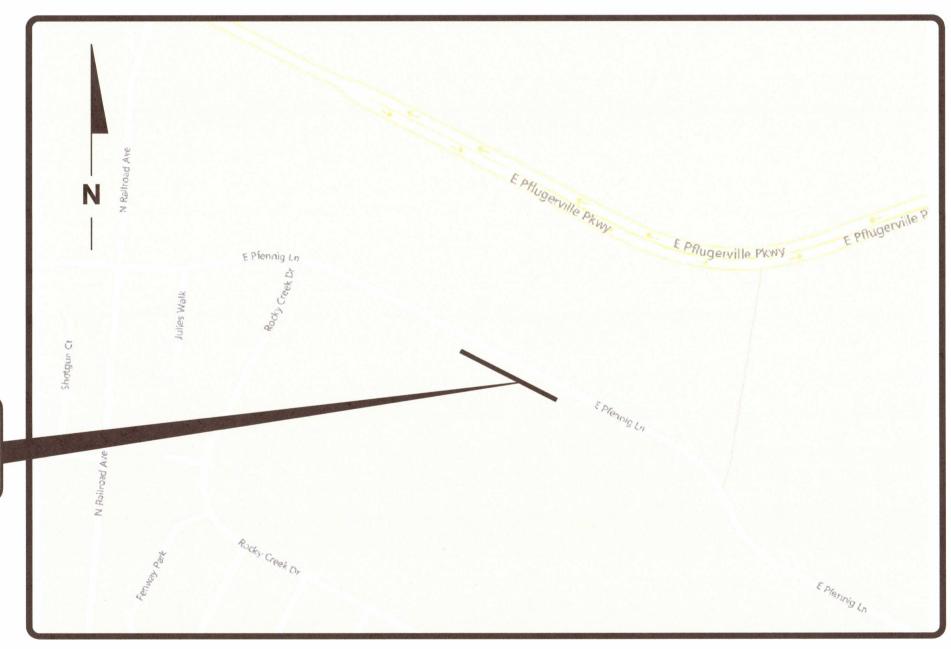
Early Land Surveying, LLC P.O. Box 92588 Austin, Texas 78709 (512) 202-8631

construction is anticipated other than providing wastewater service to the existing structure on the lot.

This plan is being submitted for the purpose of platting a one-lot subdivision. Public

wastewater service is required to be extended to the proposed subdivision. No other

Submittal Date: March 9, 2019



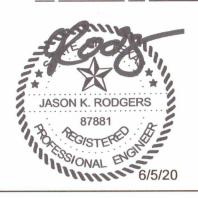
**Project Location Map** N.T.S.



TBPE Firm #F-630 12007 Technology, Suite 150 Austin, Texas 78727 (512) 454-2400

Jason K. Rodgers do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act. The plan or plat is complete, accurate and in compliance with Chapter 25-8 Subchapter A of the Land Development Code.

I certify that these engineering documents are complete, accurate and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.



Sheet List Table						
Sheet Number	Sheet Title					
1	Cover					
2	Existing Conditions Plan					
3	Preliminary Plan					
4	Wastewater Main Extension					

## STANDARD PRELIMINARY PLAN NOTES:

This plan lies within the City of Pflugerville full purpose jurisdiction.

Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.

A 10-ft PUE shall be dedicated along all street frontage(s).

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.

No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City. The property owner shall provide access to drainage and utility easements as may be necessary and shall

not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related

A six (6) foot wide sidewalk shall be provided on both sides of the street.

This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1224-09-08-25-8A.

The Community Impact Fee rate for water and wastewater will be assessed at the time of final plat. On-site storm water facilities shall be provided to mitigate post-development peak runoff rates for the 2

All electric utility infrastructure including but not limited to telephone, cable television, electric utility latera and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual.

The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville as amended.

Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision. Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any

No portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # 48453C0280J for Travis County, effective 8/18/2014.

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.

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

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Austin must rely upon the adequacy of the work of the Design Engineer

Water and Wastewater by: Electric By: City of Pflugerville Utilities **Oncor Electric** Matt Woodard Paul Lemons 350 Texas Ave 15500 Sun Light Near way #B Pflugerville, Texas 78660 Round Rock, Texas 78664 (512) 990-6400 (512) 244-5692

Engineering Summary Letter prepared by Jason Rodgers, P.E., Bleyl Engineering, dated March 9, 2020. Water & Wastewater Demand Calculations prepared by Jason Rodgers, P.E., Bleyl Engineering dated April 3, 2020.

> Total Acreage = 1.517 Acres Lots Acreage Nursing Home/ 1.517 Skilled Nursing

Spanish C Preliminary Pflugerville, Texas

Design: JKR CAD: AE Review: JKR Project No: DUL 70XXX

Sheet:

