

Drawing: \\pfsdc\apps\civil\lil-lic\Projects\860 - CSW Development\108 - Hutto 130\Civil\Plan Set\Current\860-108 COVER.dwg  
Last Modified: May 07, 20 - 07:03  
Plot Date/Time: May 13, 20 - 09:50:33

CITY OF PFLUGERVILLE STANDARD PRELIMINARY PLAN NOTES (COMMERCIAL, NO STREETS)

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE **EXTRATERRITORIAL JURISDICTION (ETJ)**.
- WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION, WASTEWATER SHALL BE PROVIDED CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES..
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- 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..
- A SIX (6) FOOT 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 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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 CONSTRUCTION.
- 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.
- 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.
- 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:

**BM # 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'

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.

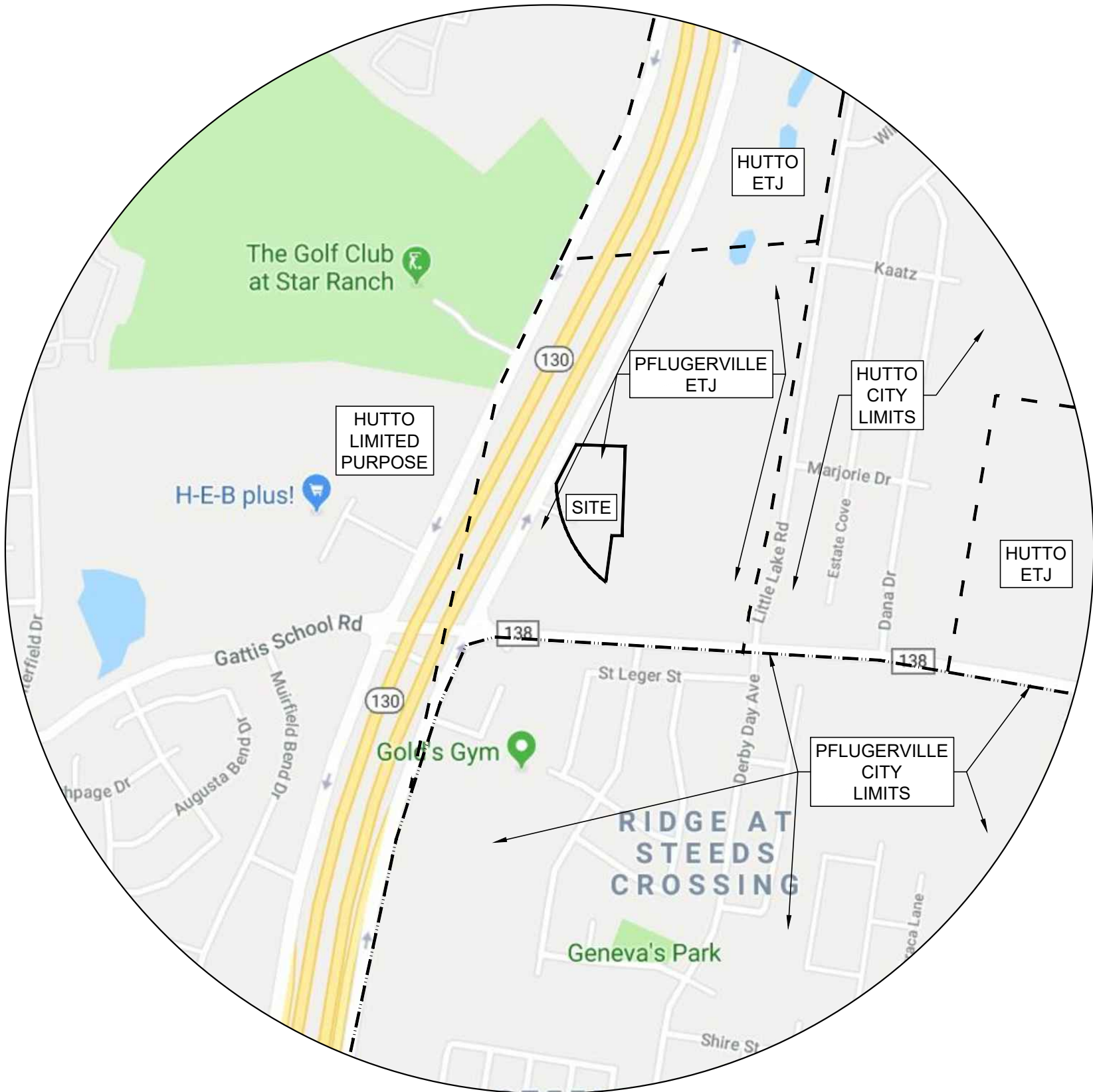
EDWARDS AQUIFER:

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	-	-

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

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



LOCATION MAP

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

OWNER INFORMATION

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

ENGINEER INFORMATION

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

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.

UTILITIES PROVIDED BY:

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

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

WILLIAMSON COUNTY NOTES

- 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.
- 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.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. (WCSR 8.6)
- 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

- 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.
- THE APPLICATION SHALL BE SUBMITTED TO THE APPROPRIATE EMERGENCY SERVICES DISTRICT (ESD) FOR REVIEW AND COMMENTS.
- 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 §

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 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  
(512) 301-3389

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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.

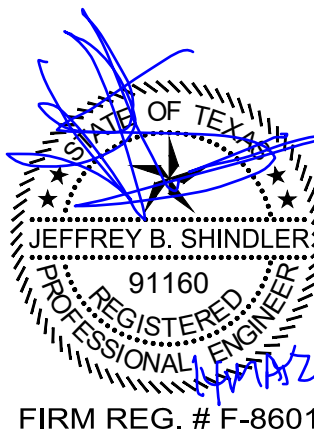
SURVEYING BY: EAGLE EYE CONSTRUCTION LAYOUT, LLC

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



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

CSW DEVELOPMENT



COVER

PROJECT #  
860-108

DATE  
5/13/20

SHEET

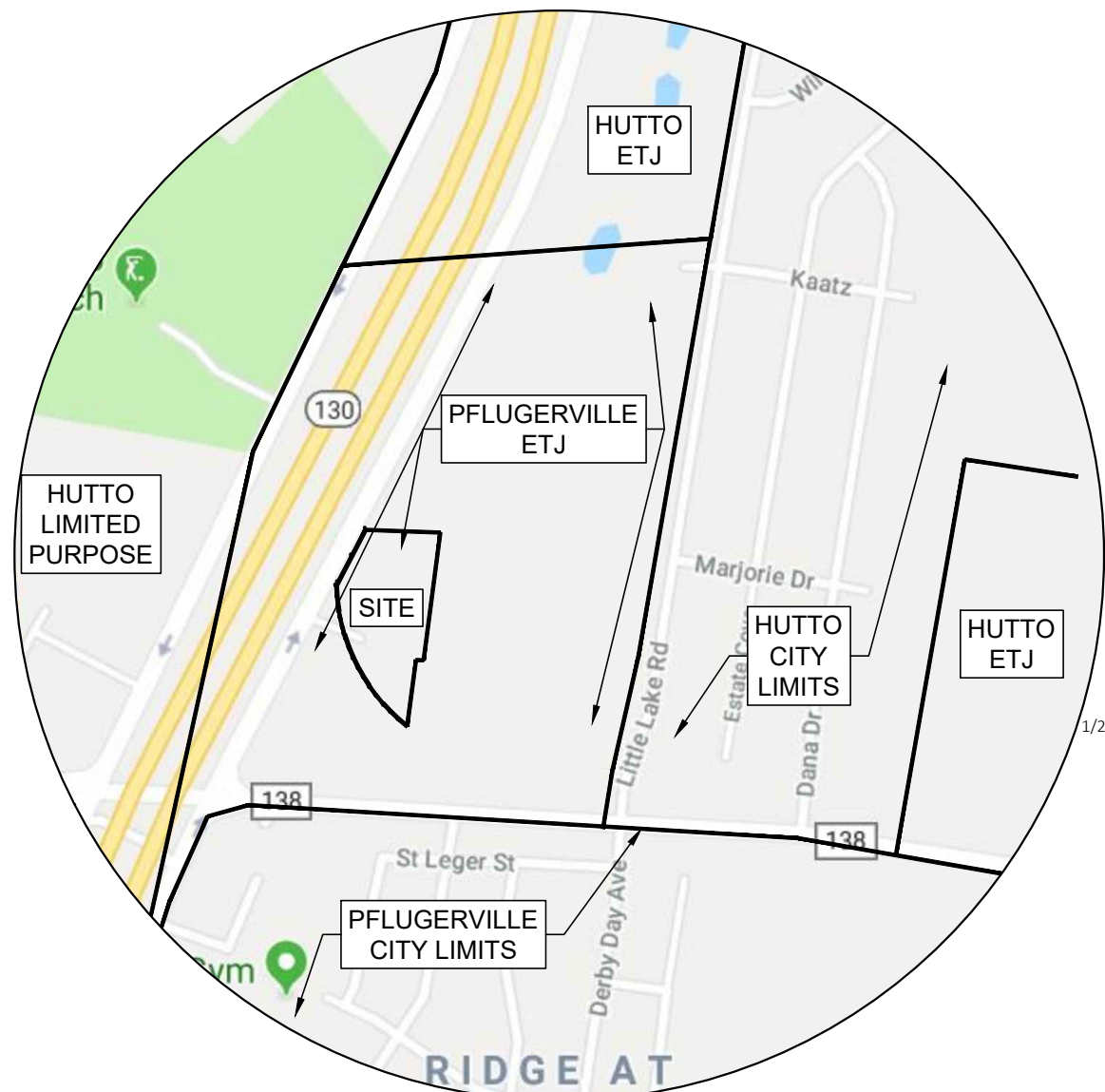
C1

1 OF 5



TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net  
CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON  
\*THINK DESIGN innovate, integrate, implement.\*





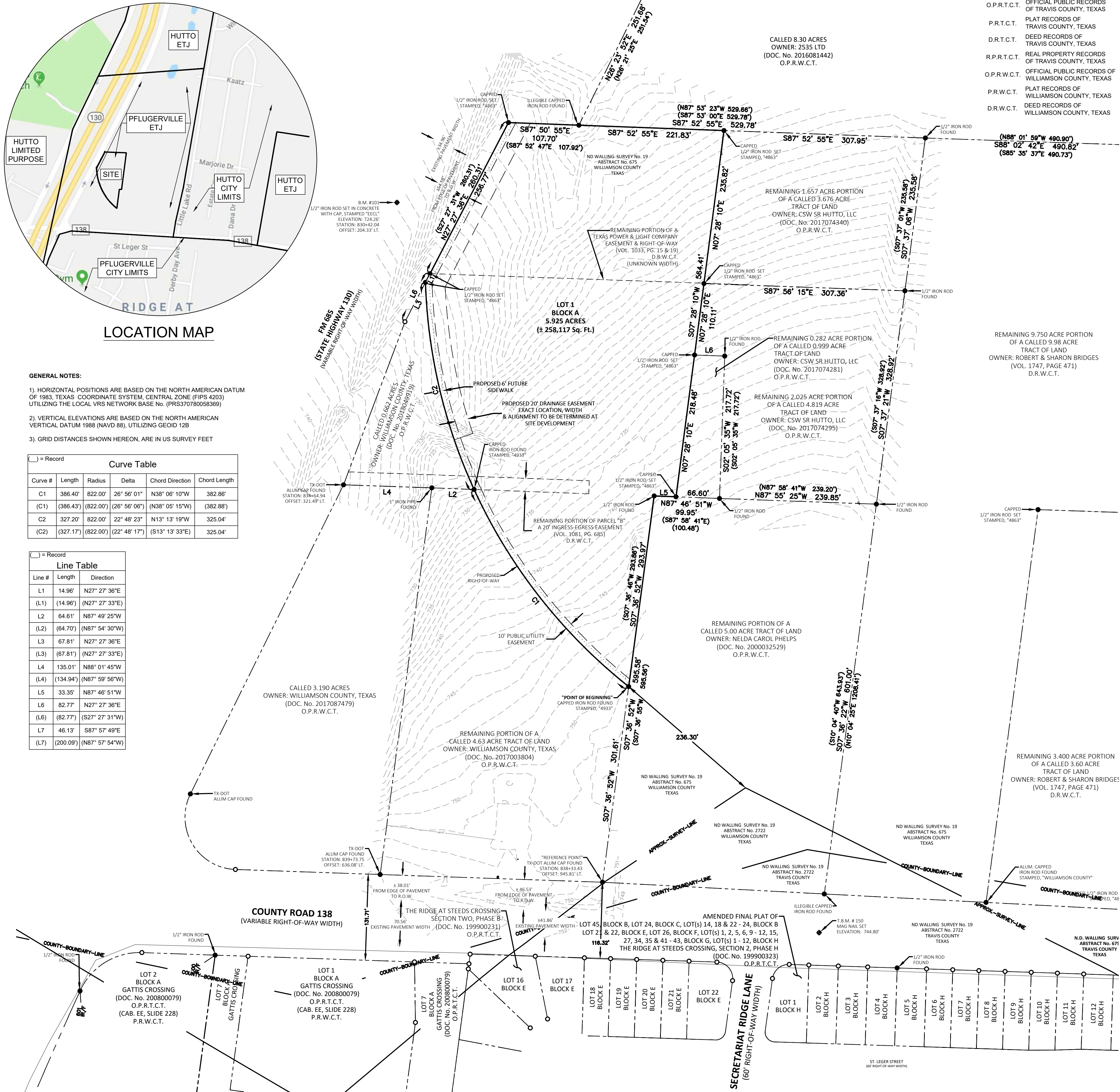
## LOCATION MAP

### GENERAL NOTES:

- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369)
- VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
- GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	386.40'	822.00'	26° 56' 01"	N38° 06' 10"W	382.86'
(C1)	(386.43')	(822.00')	(26° 56' 06")	(N38° 05' 15"W)	(382.88')
C2	327.20'	822.00'	22° 48' 23"	N13° 13' 19"W	325.04'
(C2)	(327.17')	(822.00')	(22° 48' 17")	(S13° 13' 33"E)	(325.04')

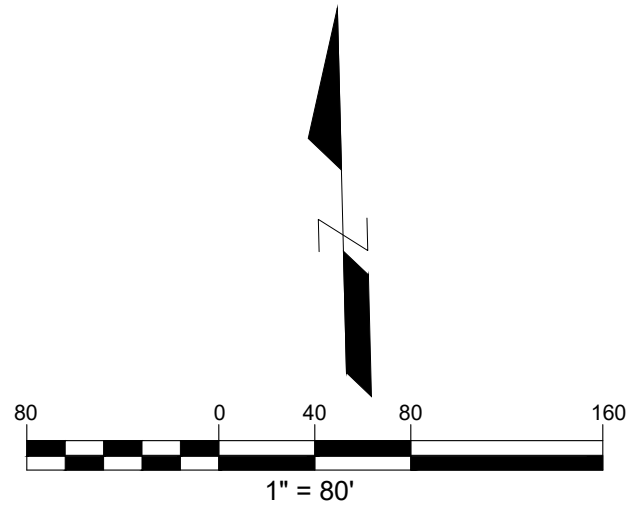
Line Table		
Line #	Length	Direction
L1	14.96'	N27° 27' 36"E
(L1)	(14.96')	(N27° 27' 33"E)
L2	64.61'	N87° 49' 25"W
(L2)	(64.70')	(N87° 54' 30"W)
L3	67.81'	N27° 27' 36"E
(L3)	(67.81')	(N27° 27' 33"E)
L4	135.01'	N88° 01' 45"W
(L4)	(134.94')	(N87° 59' 56"W)
L5	33.35'	N87° 46' 51"W
L6	82.77'	N27° 27' 36"E
(L6)	(82.77')	(S27° 27' 31"W)
L7	46.13'	S87° 57' 49"E
(L7)	(200.09')	(N87° 57' 54"W)



O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

### LEGEND

●	SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
○	CALCULATED POINT
⬢	BENCHMARK LOCATION
—	SUBJECT PROPERTY LINE
- - -	ADJOINING TRACTS PROPERTY LINE
- - - -	EXISTING EASEMENT
- - - - -	PROPOSED EASEMENT



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### OTHER NOTES

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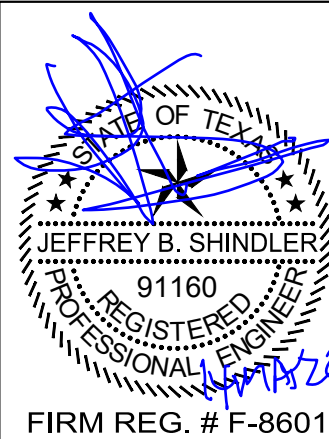
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### NOTES:

- THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1, B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- MAILBOX KIOSK TO BE LOCATED DURING SITE DEVELOPMENT.
- THERE ARE NO EXISTING STORMSEWER OR WASTEWATER LINES WITHIN OR ADJACENT TO THIS SUBDIVISION.
- THERE IS A MANVILLE WSC WATERLINE ALONG THE SH 130 FRONTAGE.
- THERE IS A MANVILLE WATERLINE ACROSS CR 138 ALONG THE CR 138 FRONTAGE.
- WILLIAMSON COUNTY DRIVEWAY PERMIT HAS BEEN ISSUED FOR CR 138 DRIVEWAY.

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

CSW DEVELOPMENT



PRELIMINARY PLAN

PROJECT #  
860-108

DATE  
5/13/20

SHEET

C2

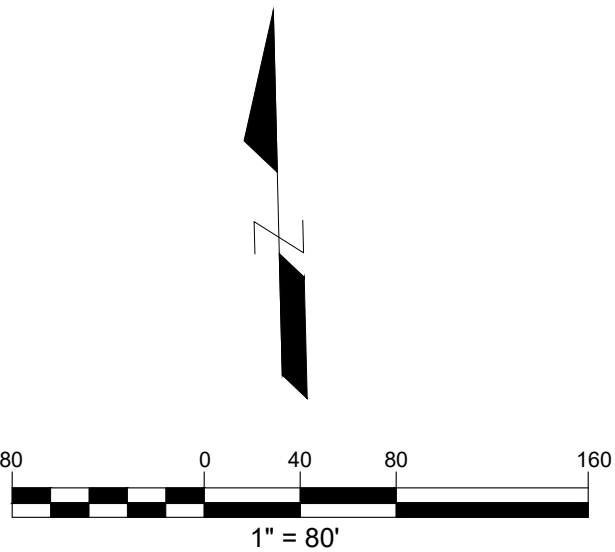
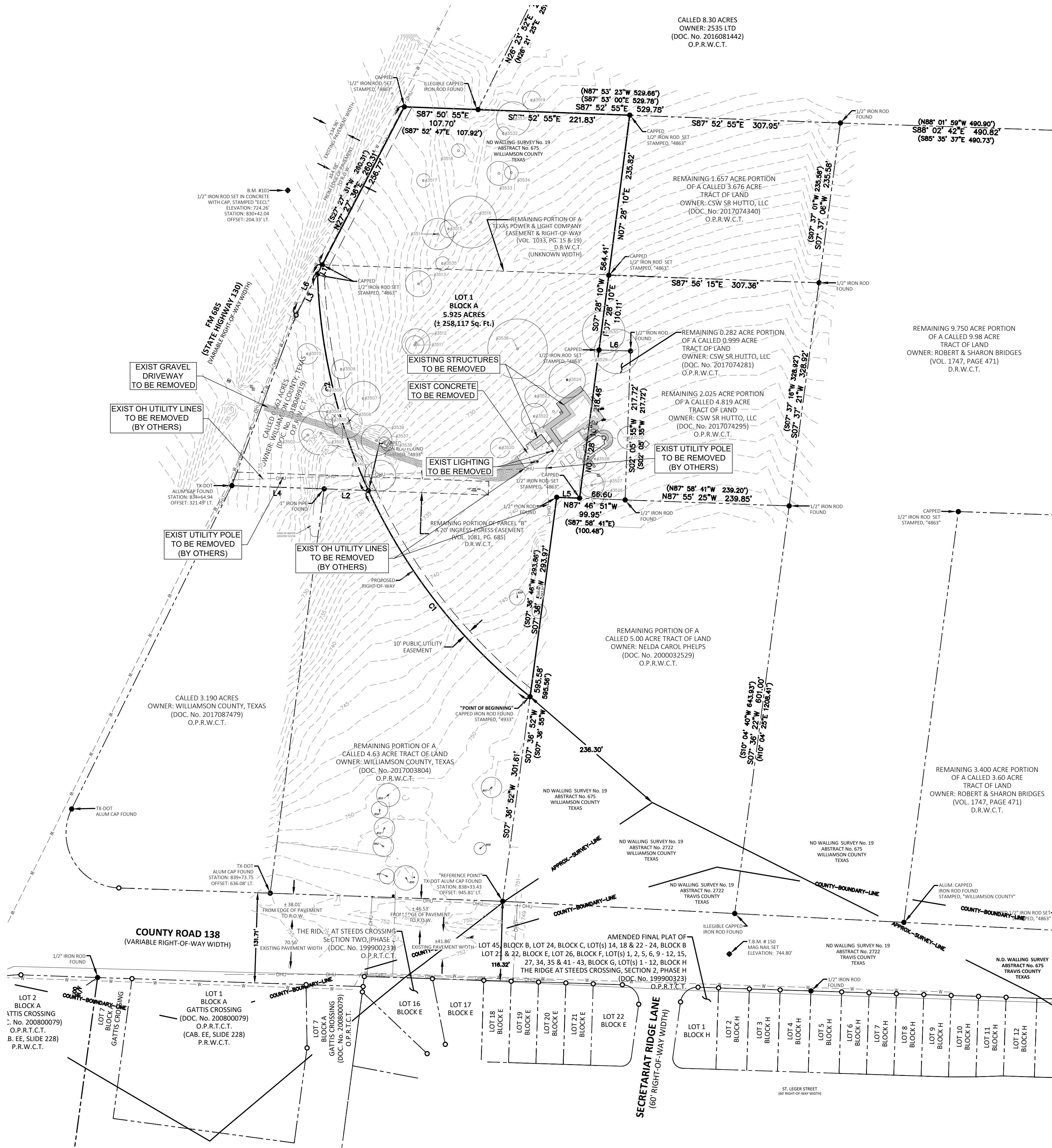
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TDi Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

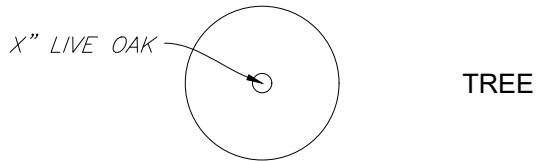
**TDi**  
ENGINEERING

\***THINK DESIGN innovate, integrate, implement...**



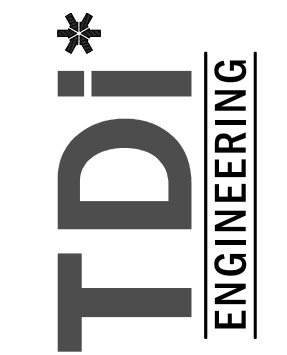


- LEGEND**
- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
  - CALCULATED POINT
  - ⊕ BENCHMARK LOCATION
  - SUBJECT PROPERTY LINE
  - - - ADJOINING TRACTS PROPERTY LINE
  - - - EXISTING EASEMENT
  - - - PROPOSED EASEMENT



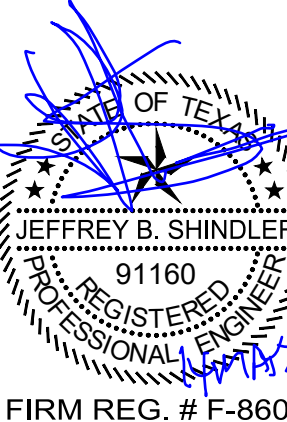
**TREE LIST**

Point #	Species	Diameter
3502	HACKBERRY	9"
3503	HACKBERRY	32"
3504	HACKBERRY	12"
3505	LIVE OAK	9", 4"
3506	AMERICAN ELM	16", 11"
3507	HACKBERRY	25"
3508	HACKBERRY	9"
3509	HACKBERRY	8", 8", 4"
3510	MESQUITE	8", 8", 6"
3511	HACKBERRY	10", 7"
3512	HACKBERRY	18", 5"
3513	HACKBERRY	13", 12"
3514	ASH	23"
3515	HACKBERRY	13"
3516	HACKBERRY	15", 14", 12", 10", 10"
3517	HACKBERRY	10"
3518	HACKBERRY	10"
3519	CEDAR ELM	10", 7"
3520	MESQUITE	10", 9"
3521	MIMOSA	12"
3522	ASH	9" 1160
3523	TALLOW	9", 7", 7"
3524	RED OAK	18", 17"
3525	HACKBERRY	12", 10"
3526	HACKBERRY	9"
3527	HACKBERRY	18"
3528	ASH	12", 10"
3529	HACKBERRY	18", 10", 10", 5", 4"
3530	MESQUITE	17", 14", 8", 6"
3531	HACKBERRY	14", 13", 9"
3532	HACKBERRY	10"
3533	HACKBERRY	13", 9"
3534	CEDAR ELM	10"
3535	HACKBERRY	10"
3536	CEDAR	15", 14", 10", 10", 9", 8", 6"
3537	HACKBERRY	8"
3538	HACKBERRY	8"
3539	HACKBERRY	17", 11"
3540	HACKBERRY	17", 11"



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

CSW DEVELOPMENT

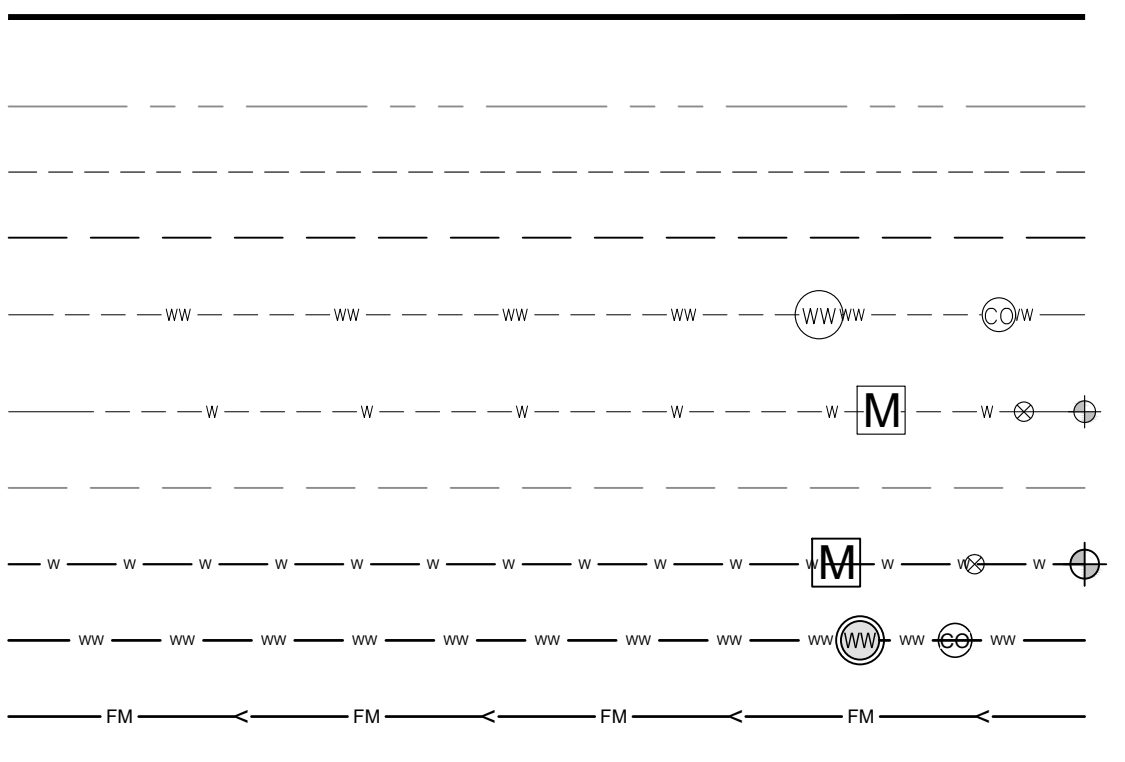
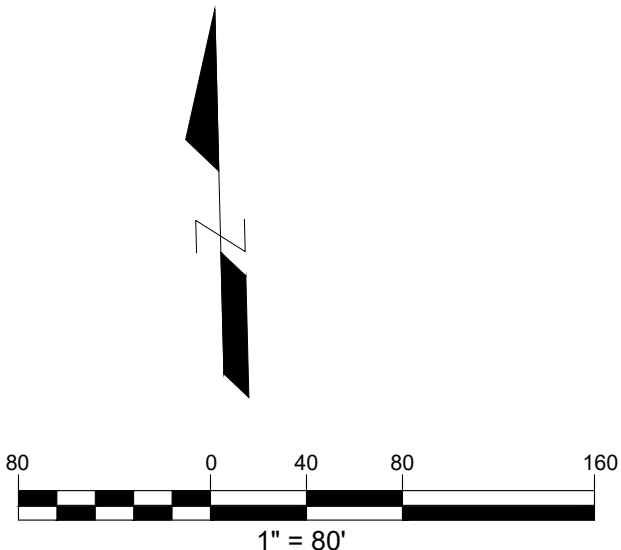
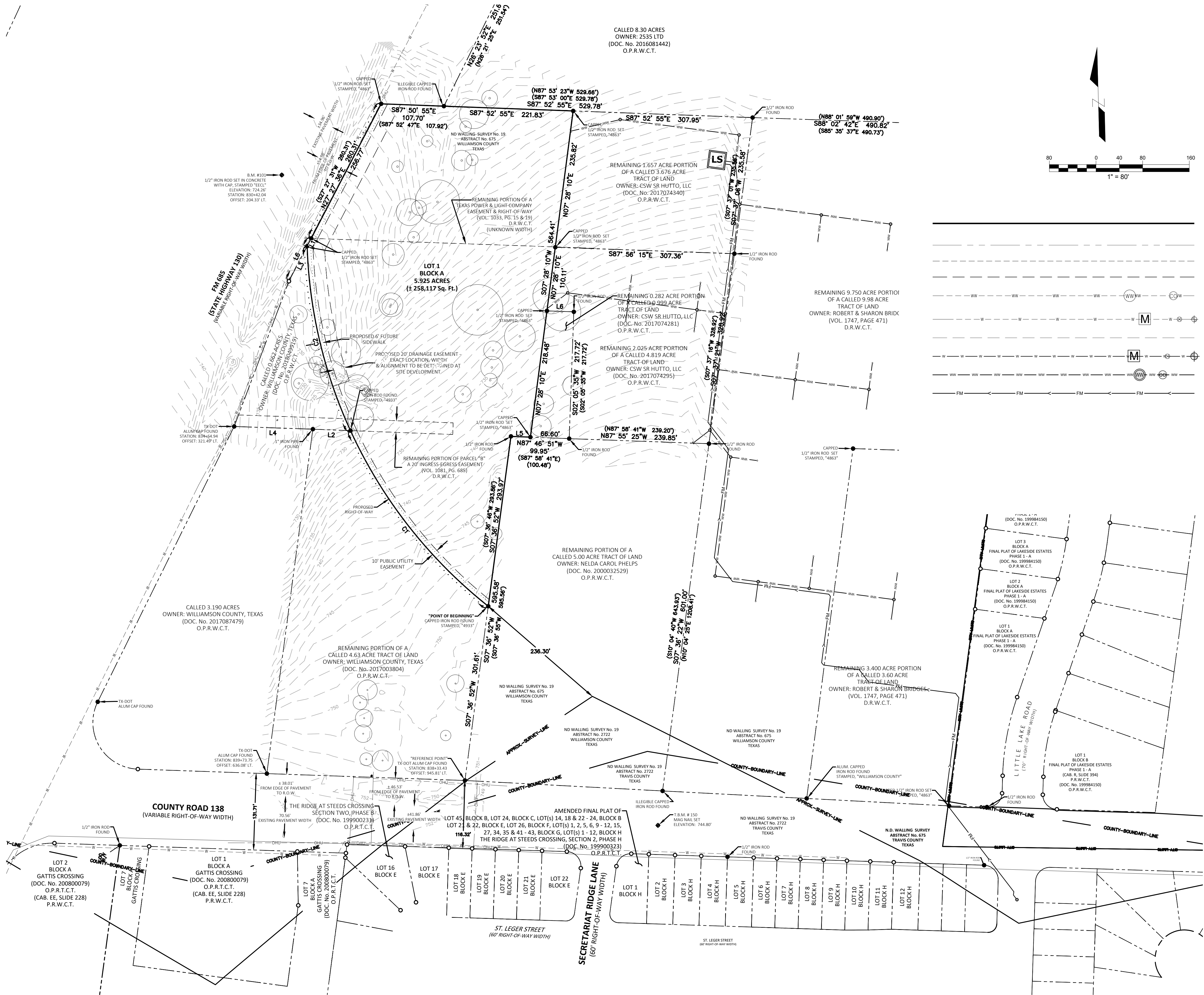


EXISTING CONDITIONS  
AND TREE EXHIBIT

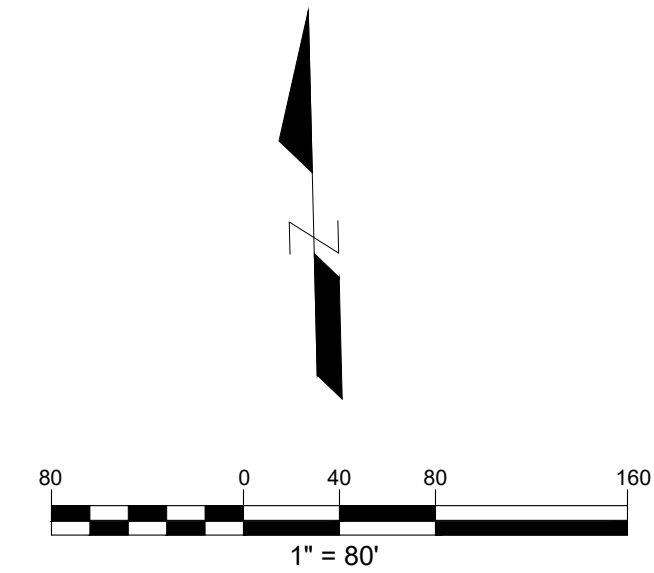
PROJECT #  
860-108

DATE  
5/13/20









Legend:

- BOUNDARY
- ADJACENT BOUNDARY
- BUILDING LINE
- EASEMENT
- EXISTING CONTOURS
- EXISTING DRAINAGE AREA
- EXISTING DRAINAGE AREA LABEL  

EX 1
X.XX AC
- Tc FLOW PATH
- FLOW DIRECTION

Drainage Calculations																			
			Cover (Ac.)				C												
			Asphaltic/Roof ---->				0.73 0.81 0.86 0.95												
			Concrete ---->				0.75 0.83 0.88 0.97												
			Perv. ---->				0.29 0.35 0.39 0.46												
Drainage Area	Size (Ac)	Size (sq. mi.)				2-Yr	10-Yr	25-Yr	100-Yr	To (min)	2-Yr	10-Yr	25-Yr	100-Yr	2-Yr	10-Yr	25-Yr	100-Yr	
DA 1	5.93	0.00926	0.000	0.000	5.926	0.29	0.35	0.39	0.46	9.4	4.73	7.06	8.39	10.62	8.1	14.6	19.4	28.9	
OS-2	1.11	0.00173	0.000	0.000	1.109	0.29	0.35	0.39	0.46	9.4	4.72	7.05	8.37	10.60	1.5	2.7	3.6	5.4	
OS-3	7.55	0.01180	0.000	0.000	7.554	0.29	0.35	0.39	0.46	9.5	4.72	7.04	8.36	10.59	10.3	18.6	24.6	36.8	
Note: Previous Runoff Coefficients assumed for Grass Areas, Good Condition, Average Slope (2-7%) per City of Austin DCM															20.0	36.0	47.6	71.1	

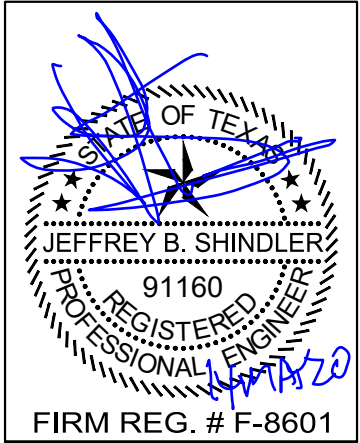
**TDi\***  
**ENGINEERING**

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

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**CSW DEVELOPMENT**

CSW DEVELOPMENT



EXISTING DRAINAGE AREA MAP	DATE	PROJECT #
	5/13/20	860-108

SHEET

**C5**

5 OF 5