

LEGAL DESCRIPTION:

82.889 ACRES (APPROXIMATELY 3,611,075 SQ. FT.) OUT OF THE B.D. BASSFORD SURVEY NO 625, ABSTRACT NO. 84, IN TRAVIS COUNTY, TEXAS, BEING ALL OF AN 11.799 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SAM WILLIAMS, TRUSTEE, DATED AUGUST 27, 1999 AND RECORDED IN DOCUMENT NO. 1999096311 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 100.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SAM WILLIAMS, DATED MARCH 4, 1996 AND RECORDED IN VOLUME 12666, PAGE 117 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK

BM #1: 4" ALUMINUM DISK IN CONCRETE STAMPED P942, ±8 SOUTH OF THE SOUTH EDGE OF ASPHALT OF FITZHUGH ROAD & ±1230' EAST OF THE INTERSECTION OF FITZHUGH ROAD AND RUTTER LANE.
ELEVATION = 1117.36'
VERTICAL DATUM: NAVD 88 (12B)

BM #2: MAG NAIL WITH WASHER IN THE EAST SIDE OF THE CURB OF THE CONCRETE DRIVEWAY ON THE NORTH SIDE OF FITZHUGH ROAD, ±547' WEST OF THE INTERSECTION OF FITZHUGH ROAD AND U.S. HIGHWAY 290 WEST.
ELEVATION = 1096.40'
VERTICAL DATUM: NAVD 88 (12B)

BM #3: MAG NAIL WITH WASHER IN THE SOUTHWEST CORNER OF THE CONCRETE BASE OF THE FIRST METAL ELECTRIC TRANSMISSION LINE POLE EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 1127.67'
VERTICAL DATUM: NAVD 88 (12B)

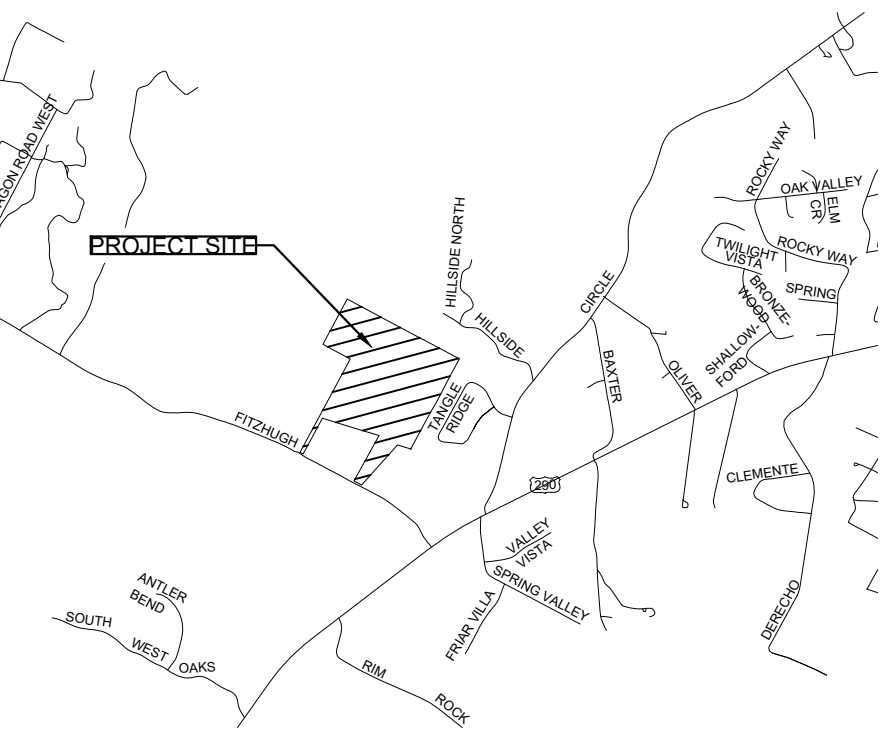
PRELIMINARY PLAN FOR

ORCHARD RANCH
SUBDIVISION

JUNE 2024



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT
	SIGHT LINE EASEMENT
	SIDEWALK
	WATERWAY SETBACK



VICINITY MAP

NOT TO SCALE
COA GRID: WX18, WX19, WY18, WY19
MAPSCO GRID: 609Z, 610W, 639D, 640A
WTCPUA GRID MAP: AI-16, AJ-16 HWY 290 WATER SYSTEM,
HGL-1308/1340 MSL

NOTES:
1. SEE SHEET 2 FOR PARCEL AND STREET CURVE TABLE.
THIS TRACT IS SUBJECT TO A T A MITIGATION AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOC NO. 2025013744.
A VARIANCE TO SECTION 482.202(a)(20), OF THE LAND DEVELOPMENT CODE, WAS ADMINISTRATIVELY APPROVED BY TRAVIS COUNTY STAFF ON _____

SUBMITTED BY
I, CHELSEA L. OSBOURN, LICENSED PROFESSIONAL ENGINEER NO. 140080, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY STATE THAT THIS PRELIMINARY PLAN CONFORMS WITH APPLICABLE ORDINANCES OF TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS.

CHELSEA OSBOURN, P.E. LICENSE NO. 140080
GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HIGHWAY
SUITE 140
AUSTIN, TX 78759

DATE 5/6/2025

PRELIMINARY
SUBDIVISION APPROVAL
SUBDIVISION NUMBER: _____
APPLICATION DATE: _____
APPROVED BY COMMISSIONERS COURT ON _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE _____

FINAL PLAT TO LOCK-IN
PRELIMINARY SUBDIVISION #: S-24-242
APPROVED ON June 11, 2025

Final Plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the with the Standards current at the time of filing, and all required Building Permits must also be approved by the Project Expiration Date

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FRW #2946

GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ORCHARD RANCH
PRELIMINARY PLAN

PRELIMINARY PLAN

PROJECT NO: 1636-11783
DESIGNED BY: CLO
DRAWN BY: TAM
CHECKED BY: CLO

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER

CHELSEA OSBOURN
5/6/2025

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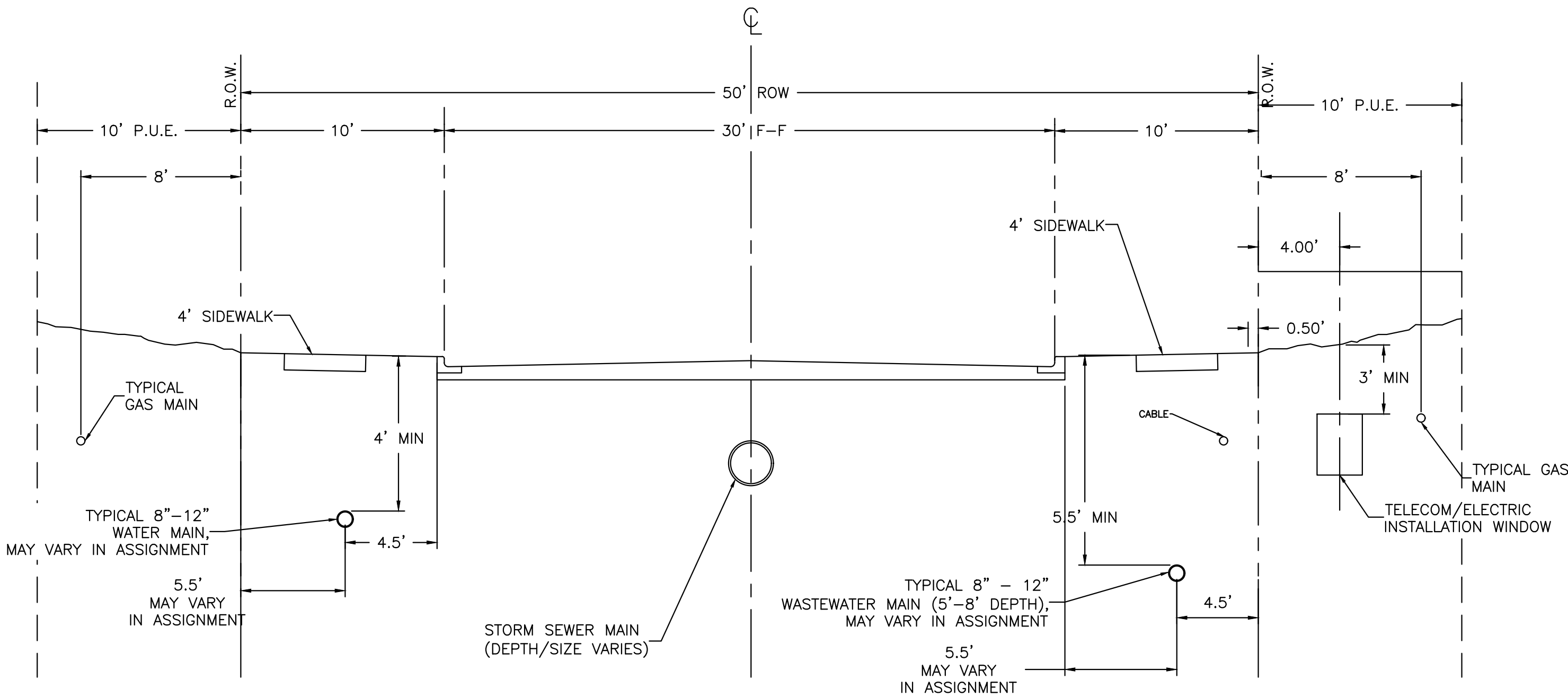
H:\PROJECTS\1636 - BROHN HOMES\11741 - ORCHARD RANCH\HEADSHEETS\PRELIM\11741-C-PREL-TABLES.DWG DATE: 5/6/2025 9:53:52 AM BY: COSBOURN

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	160.55'	325.00'	28°18'15"	N42° 28' 00.3587"E	158.92'
C3	21.03'	25.00'	48°11'23"	N4° 13' 24.8578"E	20.41'
C4	162.51'	50.00'	186°14'19"	N73° 19' 06.7974"E	99.85'
C5	21.03'	25.00'	48°11'23"	S37° 35' 11.3958"E	20.41'
C8	21.03'	25.00'	48°11'23"	S85° 46' 34.2621"E	20.41'
C9	162.65'	50.00'	186°22'46"	S16° 40' 52.8289"E	99.85'
C10	21.03'	25.00'	48°11'23"	S52° 24' 48.6042"W	20.41'
C11	21.03'	25.00'	48°11'23"	S4° 13' 25.7379"W	20.41'
C17	75.55'	325.00'	13°19'10"	S22° 13' 57.2630"W	75.38'
C21	34.30'	275.00'	7°08'50"	S32° 27' 57.3121"W	34.28'
C22	63.93'	275.00'	13°19'10"	N22° 13' 57.2632"E	63.78'
C26	21.03'	25.00'	48°11'23"	S4° 13' 25.7379"W	20.41'
C27	241.19'	50.00'	276°22'46"	N61° 40' 52.8290"W	66.67'
C28	21.03'	25.00'	48°11'23"	N52° 24' 48.6042"E	20.41'
C57	74.35'	275.00'	15°29'30"	N69° 25' 37.6353"W	74.13'
C64	44.19'	300.00'	8°26'22"	N31° 49' 10.9356"E	44.15'
C65	37.42'	300.00'	7°08'50"	N32° 27' 57.1543"E	37.40'
C66	69.74'	300.00'	13°19'10"	N22° 13' 57.2630"E	69.58'
C67	51.74'	300.00'	9°52'52"	N20° 30' 48.1212"E	51.67'
C68	81.11'	300.00'	15°29'29"	N69° 25' 37.2516"W	80.87'
C70	78.54'	50.00'	90°00'09"	N16° 40' 48.1228"W	70.71'
C72	50.00'	1000.00'	2°51'53"	N26° 53' 10.5509"E	49.99'

PUBLIC STREET SUMMARY TABLE							
PUBLIC STREET NAME	STREET LENGTH (LF)	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
HIDDEN RANCH ROAD	1,708	50'	30	30	C&G	LOCAL	PUBLIC
FOX HOLE WAY	133	50'	30	30	C&G	LOCAL	PUBLIC
HIGHWATER LANE	975	50'	30	30	C&G	LOCAL	PUBLIC
GUNSTONE DRIVE	430	50'	30	30	C&G	LOCAL	PUBLIC
WATERWHEEL ROAD	2,392	50'	30	30	C&G	LOCAL	PUBLIC
HIGH RANCH DRIVE	1,259	50'	30	30	C&G	LOCAL	PUBLIC
SADDLE IRON WAY	870	50'	30	30	C&G	LOCAL	PUBLIC
FACLONWOOD WAY	580	50'	30	30	C&G	LOCAL	PUBLIC
CREEKSTONE WAY	1,268	50'	30	30	C&G	LOCAL	PUBLIC
CRESTLINE DRIVE	976	50'	30	30	C&G	LOCAL	PUBLIC
CASA RANCHERO DRIVE	1,271	50'	30	30	C&G	LOCAL	PUBLIC
FITZHUGH ROAD	204	100'-0"	-	45	-	MAD 4	PUBLIC
TOTAL	12,064						

IMPERVIOUS COVER			
IMPERVIOOUS COVER OF PROPOSED PROJECT	SQ. FT.	SQ. FT./ACRE	ACRES
STRUCTURES/ ROOFTOPS	659,934	/43,560=	15.15
PARKING	-----	/43,560=	-----
OTHER PAVED SURFACES	321,473	/43,560=	7.38
TOTAL IMPERVIOUS COVER	981,407	/43,560=	22.53
TOTAL IMPERVIOUS COVER 22.53/81.0382 100 = 27.8% IMPERVIOUS COVER			

LOT SUMMARY TABLE		
LOT TYPE	# OF LOTS	AREA (AC.)
SINGLE-FAMILY RESIDENTIAL	264	38.23
OS/WQ/DETENTION	7	13.70
PROPOSED ROW		14.45
IRRIGATION SPRAY FIELD	1	16.52
TOTAL	272	82.90



TYPICAL UTILITY CROSS SECTION
N.T.S.

REVISION DESCRIPTION

DATE

BY

NO.

ORCHARD RANCH
PRELIMINARY PLAN

TABLES

PROJECT NO: 1636-11783

DESIGNED BY: CLO

DRAWN BY: TAM

CHECKED BY: CLO

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ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
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IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.



SUMMARY NOTES

OWNER: CLAYTON PROPERTIES GROUP, INC.
(DBA BROHN HOMES)
6720 VAUGHT RANCH RD, SUITE 200
AUSTIN, TX 78730
PHONE: (512) 320-8833

ENGINEER: GRAY ENGINEERING, INC., TBPE F-2946
8834 N CAPITAL OF TEXAS HWY, SUITE 140
AUSTIN, TX 78759
PHONE: (512) 452-0371

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYORS
2500 MCCALL LANE
AUSTIN, TX 78744
PHONE: (512) 443-1724

GENERAL NOTES:

- THIS SUBDIVISION HAS BEEN REMOVED FROM THE CITY OF AUSTIN 5-MILE ETJ.
- TRAVIS COUNTY APPRAISAL DISTRICT PARCEL NUMBERS: 0415670118 & 0415670127
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- RAINFALL RUNOFF SHALL BE HELD TO THAT OF UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS & WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.
- CONTOUR DATUM IS PROVIDED BY AERIAL TOPO FLOWN BY CITY OF AUSTIN.
- THE SUBDIVISION IS LOCATED IN THE BARTON CREEK AND SLAUGHTER CREEK WATERSHEDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- WATER SHALL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. WASTEWATER SHALL BE PROVIDED BY PRIVATE ON-SITE SEWAGE FACILITY PERMITTED BY TCEQ.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR ASSIGNS.
- TOTAL ACREAGE = 82.90
- TOTAL LOTS = 264
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- MUNICIPAL JURISDICTION: UNINCORPORATED TRAVIS COUNTY.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- SLOPE EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT OR SITE PLAN SUBMITTAL.
- PARKLAND REQUIREMENTS FOR THE 264 RESIDENTIAL LOTS WITHIN THIS DEVELOPMENT WILL BE SATISFIED WITH THE FINAL PLAT.
- TRAVIS COUNTY DRIVEWAY PERMITS ARE REQUIRED.
- TREE SURVEY AND MITIGATION REQUIREMENTS WILL BE SATISFIED WITH THE FINAL PLAT.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED, AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HIDDEN RANCH ROAD, FOX HOLE WAY, HIGHWATER LANE, GUNSTONE DRIVE, WATERWHEEL ROAD, HIGH RANCH DRIVE, SADDLE IRON WAY, FALCONWOOD WAY, CREEKSTONE WAY, CRESTLINE DRIVE, AND CASA RANCHERO DRIVE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0555J, TRAVIS COUNTY, TEXAS DATED JANUARY 20, 2020, COMMUNITY # 481026.
- THE PROPERTY OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- IN APPROVING THIS PLAT, THE COMMISSIONER COURT OF TRAVIS COUNTY, TEXAS OR THE COUNTY AUTHORITY RESPONSIBLE FOR APPROVING PLATS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHAN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACE IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS OR THE COUNTY AUTHORITY RESPONSIBLE FOR APPROVING PLATS.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOTS, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- EXISTING CONTOURS SHOWN WITHIN THE PROPERTY BOUNDARY AND OUTSIDE THE PROPERTY BOUNDARY HAVE BEEN PROVIDED BY CHAPARRAL PROFESSIONAL LAND SURVEYING DATED 12/20/2014 AND TEXAS GEOGRAPHIC INFORMATION OFFICE DATED 2021, RESPECTIVELY.
- EXISTING EASEMENTS UNDER R.O.W. TO BE VACATED PRIOR TO FINAL PLAT APPROVAL.
- TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN IN THE CITY LIMITS, BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACE ON SUBDIVISION PLATS, IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.
- NATURAL DRAINAGE WAYS SHALL BE CONTAINED WITHIN A DRAINAGE CASEMENT, WHERE SHOWN FOR DRAINAGE THAT LEAVES AND/OR CROSSES EXISTING OR PROPOSED RIGHTS-OF-WAY; AND WHEN NATURAL DRAINAGE WAYS CROSS MULTIPLE LOTS; OR AS DETERMINED BY TRAVIS COUNTY.

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CENTRALIZED WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS IN THIS SUBDIVISION.
- THE OWNERS/SUBDIVIDERS, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNERS/DEVELOPERS OF INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNERS/SUBDIVIDERS TO ENSURE ALL SIDEWALKS ARE A.D.A. COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ALL PROPOSED SIDEWALKS NOT MEETING REQUIREMENTS. APPLICATION FOR THE VARIANCE SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- CORNER LOTS ARE ONLY ALLOWED ONE DRIVEWAY WITH SINGLE STREET ACCESS; SPECIFICALLY: LOT 24, BLOCK A; LOTS 12, 24, & 31, BLOCK B; LOT 49, BLOCK C; LOTS 1, 18, 19, & 36, BLOCK D; LOTS 1, 18, 19, & 36 BLOCK E; LOTS 1, 10, 11, & 20, BLOCK F; LOTS 1, 7, 8, & 14, BLOCK G; LOTS 1, 7, 8, & 14, BLOCK H; LOTS 1, 13, 14, & 26, BLOCK I; LOTS 1, 10, & 11, BLOCK J.
- STREETS IN THIS SUBDIVISION SHALL BE CURB AND GUTTER (30' FACE TO FACE, TYPICAL).
- THE LOTS WITHIN THE SUBDIVISION LISTED BELOW ARE RESTRICTED TO USES OTHER THAN RESIDENTIAL. OPEN SPACE, DRAINAGE, IRRIGATION, AND UTILITY LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOA. THE LOTS INCLUDE THE FOLLOWING: BLOCK A, LOT 1, 25, 2; BLOCK B, LOT 1, 31, 33; AND BLOCK C, LOT 1, 6, 50.
- DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENT ONLY IN THOSE WAY THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENT DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENT AS MANY BE REASONABLE NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.
- ALL 15-FOOT DRAINAGE EASEMENTS SHALL BE ENCLOSED CONDUIT ONLY.
- THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS. THE COUNTY EXECUTIVE MAY REQUIRE POSTING OF ADDITIONAL FISCAL SECURITY PRIOR TO PERMITTING THE OWNER(S) SUBDIVISION CONSTRICTION PLANS.
- THE AUTHORIZATION OF THE PLAT BY THE COMMISSIONERS COURT OR THE COUNTY AUTHORITY RESPONSIBLE FOR APPROVED PLATS FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED BE A PART OF THE DEVELOPERS CONSTRUCTION.
- PRIOR TO CONSTRUCTION, A DISCHARGE PERMIT FOR THE SITE MUST BE APPROVED AND ISSUED BY TCEQ. CONSTRUCTION AND OPERATION OF WASTEWATER TREATMENT AN DISCHARGE FACILITIES WILL MEET TCEQ REQUIREMENTS.
- REMOVAL OF THE EXISTING SEPTIC TANK WILL BE COORDINATED WITH TRAVIS COUNTY OSSF DURING CONSTRUCTION PLAN APPROVAL.

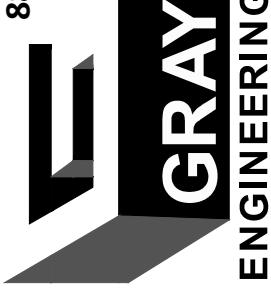
TRAVIS COUNTY FIRE DEPARTMENT NOTES:

- THE RECOMMENDED GRADE IS LESS THAN 10%. GRADES FROM 10% TO 20% MUST HAVE TYPE C ASPHALT SURFACE. GRADES OF 12% TO 15% MUST HAVE TYPE C ASPHALT SURFACE WITH GRADE
- CHIPSEAL. GRADES STEEPER THAN 15% ARE NOT PERMITTED.
- FIRE ACCESS ROADS MUST BE ABLE TO SUPPORT 75,000 LBS.
- FIRE PROTECTION WATER IS REQUIRED FOR THIS PROJECT PER TRAVIS COUNTY DEVELOPMENT REGULATIONS 482.215.

WEST TRAVIS COUNTY PUA NOTES:

- THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY IS THE WATER PROVIDER.
- (264) 5/8" METERS FOR DOMESTIC PURPOSES ONLY.
- WTCPUA DOES NOT GUARANTEE FIRE FLOW.
- A WTCPUA REPRESENTATIVE MUST BE PRESENT AT THE TIME OF CONNECTION TO THE EXISTING SYSTEM.
- ALL WATER AND WASTEWATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS AND WITH MATERIALS FROM THE CURRENT APPROVED CITY OF AUSTIN STANDARD PRODUCTS LIST (SPL).

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBPELS FRMW #2946

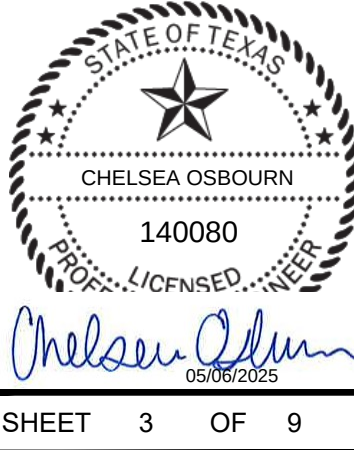
**GRAY**
ENGINEERING

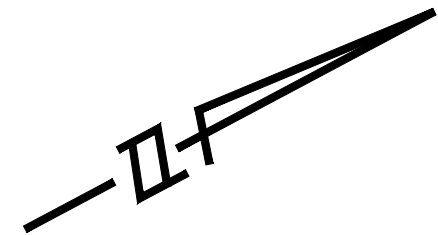
NO.	BY	DATE	REVISION DESCRIPTION				

ORCHARD RANCH
PRELIMINARY PLAN

PROJECT NO: 1636-11783
DESIGNED BY: CLO
DRAWN BY: TAM
CHECKED BY: CLO

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.


Chelsea Osbourn
05/02/2025



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
0 50' 100' 200'

LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	TREES TO REMAIN (SEE LIST - SHEET 5)
	TREES TO BE REMOVED (SEE LIST - SHEET 5)

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 952-0371
FAX (512) 954-9933
TBPELS FRW #2946

GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ORCHARD RANCH
PRELIMINARY PLAN

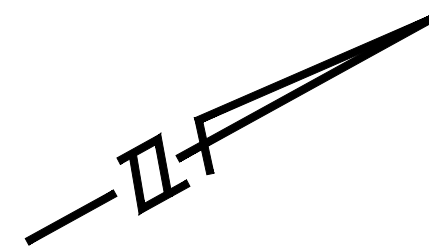
TREE

PROJECT NO: 1636-11783
DESIGNED BY: CLO
DRAWN BY: TAM
CHECKED BY: CLO

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PRACTICE ACT.

Chelsea Osbourn
05/06/2025

(R)	1105	CDR10	(R)	3651	CDR17	(R)	3705	CDR9	(R)	4004	LO10	(R)	2309	LO12	(R)	1436	LO14	(R)	1755	LO8	(R)	2446	LO9
(R)	1751	CDR10	(R)	3924	CDR17	(R)	3797	CDR9	(R)	4078	LO10	(R)	2311	LO12	(R)	1519	LO14	(R)	1785	LO8	(R)	2524	LO9
(R)	1801	CDR10	(R)	3715	CDR18	(R)	3804	CDR9	(R)	1084	LO10	(R)	2333	LO12	(R)	1523	LO14	(R)	1813	LO8	(R)	2542	LO9
(R)	1826	CDR10	(R)	3818	CDR18	(R)	3809	CDR9	(R)	2718	LO10	(R)	2401	LO12	(R)	1538	LO14	(R)	1952	LO8	(R)	2716	LO9
(R)	1835	CDR10	(R)	3800	CDR20	(R)	3876	CDR9	(R)	1200	LO10	(R)	2402	LO12	(R)	1704	LO14	(R)	1954	LO8	(R)	3432	LO9
(R)	1845	CDR10	(R)	3803	CDR20	(R)	3923	CDR9	(R)	1810	LO10	(R)	2410	LO12	(R)	1716	LO14	(R)	1976	LO8	(R)	3434	LO9
(R)	2179	CDR10	(R)	3942	CDR20	(R)	3971	CDR9	(R)	2001	LO10	(R)	2426	LO12	(R)	1771	LO14	(R)	1977	LO8	(R)	3437	LO9
(R)	2497	CDR10	(R)	1816	CDR21	(R)	4368	CDR9	(R)	2023	LO10	(R)	2449	LO12	(R)	1788	LO14	(R)	1981	LO8	(R)	3438	LO9
(R)	2554	CDR10	(R)	1799	CDR24	(R)	4369	CDR9	(R)	2024	LO10	(R)	2527	LO12	(R)	1842	LO14	(R)	2176	LO8	(R)	3627	LO9
(R)	2563	CDR10	(R)	3943	CDR24	(R)	2013	CDR9	(R)	2036	LO10	(R)	2578	LO12	(R)	1912	LO14	(R)	2187	LO8	(R)	3827	LO9
(R)	2564	CDR10	(R)	3652	CDR24	(R)	2016	CDR9	(R)	1521	LO10,8	(R)	2642	LO12	(R)	2221	LO14	(R)	2229	LO8	(R)	3830	LO9
(R)	3444	CDR10	(R)	1059	CDR8	(R)	2813	CDR9	(R)	3949	LO10,8	(R)	2652	LO12	(R)	2252	LO14	(R)	2419	LO8	(R)	3878	LO9
(R)	3459	CDR10	(R)	1106	CDR8	(R)	2814	CDR9	(R)	1030	LO10,9	(R)	2724	LO12	(R)	2422	LO14	(R)	2423	LO8	(R)	3888	LO9
(R)	3462	CDR10	(R)	1107	CDR8	(R)	2818	CDR9	(R)	1637	LO10,9	(R)	2725	LO12	(R)	2747	LO14	(R)	2425	LO8	(R)	3896	LO9
(R)	3463	CDR10	(R)	1126	CDR8	(R)	2820	CDR9	(R)	3466	LO10,9	(R)	2744	LO12	(R)	3454	LO14	(R)	2523	LO8	(R)	3929	LO9
(R)	3465	CDR10	(R)	1161	CDR8	(R)	2822	CDR9	(R)	4043	LO10,9	(R)	2748	LO12	(R)	3605	LO14	(R)	2532	LO8	(R)	4000	LO9
(R)	3468	CDR10	(R)	1438	CDR8	(R)	2824	CDR9	(R)	1029	LO11	(R)	2751	LO12	(R)	3845	LO14	(R)	2546	LO8	(R)	4022	LO9
(R)	3474	CDR10	(R)	1820	CDR8	(R)	2826	CDR9	(R)	1080	LO11	(R)	3470	LO12	(R)	4273	LO14	(R)	2562	LO8	(R)	4074	LO9
(R)	3618	CDR10	(R)	1823	CDR8	(R)	2843	CDR9	(R)	1122	LO11	(R)	3759	LO12	(R)	2772	LO14	(R)	2645	LO8	(R)	4092	LO9
(R)	3625	CDR10	(R)	1833	CDR8	(R)	4134	CDR9	(R)	1131	LO11	(R)	3765	LO12	(R)	2812	LO14	(R)	2657	LO8	(R)	4097	LO9
(R)	3782	CDR10	(R)	1836	CDR8	(R)	4135	CDR9	(R)	1141	LO11	(R)	3967	LO12	(R)	2899	LO14	(R)	2658	LO8	(R)	4101	LO9
(R)	3805	CDR10	(R)	1837	CDR8	(R)	4136	CDR9	(R)	1150	LO11	(R)	3970	LO12	(R)	4080	LO14,10	(R)	2709	LO8	(R)	4337	LO9
(R)	3925	CDR10	(R)	1993	CDR8	(R)	4137	CDR9	(R)	1237	LO11	(R)	4007	LO12	(R)	2008	LO14,12	(R)	2721	LO8	(R)	1282	LO9
(R)	3930	CDR10	(R)	2178	CDR8	(R)	3927	CDR9,8	(R)	1251	LO11	(R)	4021	LO12	(R)	1997	LO14,13	(R)	3429	LO8	(R)	2351	LO9
(R)	4338	CDR10	(R)	2220	CDR8	(R)	2883	CDR9,5	(R)	1348	LO11	(R)	4076	LO12	(R)	2184	LO14,13	(R)	3430	LO8	(R)	2310	LO9,9
(R)	2307	CDR10	(R)	2531	CDR8	(R)	3493	CDR9,8	(R)	1633	LO11	(R)	4096	LO12	(R)	1390	LO15	(R)	3439	LO8	(R)		
(R)	2019	CDR10	(R)	2556	CDR8	(R)	4141	CDR9,8	(R)	1635	LO11	(R)	4099	LO12	(R)	1530	LO15	(R)	3440	LO8	(R)		
(R)	2816	CDR10	(R)	2559	CDR8	(R)	1750	ELM8	(R)	1636	LO11	(R)	2420	LO12	(R)	1531	LO15	(R)	3442	LO8	(R)		
(R)	2819	CDR10	(R)	2560	CDR8	(R)	1786	ELM8	(R)	1717	LO11	(R)	1808	LO12	(R)	1534	LO15	(R)	3477	LO8	(R)		
(R)	2821	CDR10	(R)	3426	CDR8	(R)	3769	HB12	(R)	1747	LO11	(R)	1811	LO12	(R)	1611	LO15	(R)	3481	LO8	(R)		
(R)	4138	CDR10	(R)	3436	CDR8	(R)	4367	HC9	(R)	1783	LO11	(R)	2828	LO12	(R)	1631	LO15	(R)	3611	LO8	(R)		
(R)	3926	CDR10,8	(R)	3448	CDR8	(R)	1034	LO10	(R)	1784	LO11	(R)	4331	LO12	(R)	1701	LO15	(R)	3612	LO8	(R)		
(R)	1073	CDR11	(R)	3460	CDR8	(R)	1058	LO10	(R)	1812	LO11	(R)	1386	LO12,10	(R)	1762	LO15	(R)	3760	LO8	(R)		
(R)	1277	CDR11	(R)	3461	CDR8	(R)	1078	LO10	(R)	1924	LO11	(R)	2227	LO12,10	(R)	1770	LO15	(R)	3761	LO8	(R)		
(R)	1518	CDR11	(R)	3464	CDR8	(R)	1115	LO10	(R)	1959	LO11	(R)	3948	LO12,10	(R)	4088	LO15	(R)	3764	LO8	(R)		
(R)	1961	CDR11	(R)	3467	CDR8	(R)	1123	LO10	(R)	2225	LO11	(R)	2570	LO12,11	(R)	4336	LO15	(R)	3768	LO8	(R)		
(R)	3447	CDR11	(R)	3472	CDR8	(R)	1125	LO10	(R)	2245	LO11	(R)	2811	LO12,11	(R)	3831	LO15,11	(R)	3808	LO8	(R)		
(R)	3453	CDR11	(R)	3476	CDR8	(R)	1127	LO10	(R)	2279	LO11	(R)	2746	LO12,11	(R)	1532	LO16	(R)	3824	LO8	(R)		
(R)	3471	CDR11	(R)	3478	CDR8	(R)	1133	LO10	(R)	2290	LO11	(R)	4095	LO12,11	(R)	1698	LO16	(R)	3825	LO8	(R)		
(R)	3621	CDR11	(R)	3480	CDR8	(R)	1320	LO10	(R)	2308	LO11	(R)	2453	LO12,11	(R)	1742	LO16	(R)	3826	LO8	(R)		
(R)	3624	CDR11	(R)	3483	CDR8	(R)	1359	LO10	(R)	2312	LO11	(R)	1800	LO12,11,1	(R)	1763	LO16	(R)	3828	LO8	(R)		
(R)	3653	CDR11	(R)	3485	CDR8	(R)	1439	LO10	(R)	2334	LO11	(R)	4002	LO12,12	(R)	1925	LO16	(R)	3833	LO8	(R)		
(R)	3707	CDR11	(R)	3490	CDR8	(R)	1442	LO10	(R)	2412	LO11	(R)	1387	LO12,8	(R)	2250	LO16	(R)	3873	LO8	(R)		
(R)	4087	CDR11	(R)	3491	CDR8	(R)	1522	LO10	(R)	2418	LO11	(R)	3419	LO12,8,8	(R)	3479	LO16	(R)	3874	LO8	(R)		
(R)	2017	CDR11	(R)	3497	CDR8	(R)	1525	LO10	(R)	2424	LO11	(R)	1033	LO13	(R)	4006	LO16	(R)	3875	LO8	(R)		
(R)	2825	CDR11	(R)	3499	CDR8	(R)	1537	LO10	(R)	2442	LO11	(R)	1057	LO13	(R)	1068	LO17	(R)	3880	LO8	(R)		
(R)	2793	CDR11,10	(R)	3620	CDR8	(R)	1539	LO10	(R)	2447	LO11	(R)	1060	LO13	(R)	2219	LO17	(R)	3881	LO8	(R)		
(R)	3706	CDR11,8	(R)	3622	CDR8	(R)	1606	LO10	(R)	2450	LO11	(R)	1124	LO13	(R)	3823	LO17	(R)	3885	LO8	(R)		
(R)	4133	CDR11,8	(R)	3623	CDR8	(R)	1607	LO10	(R)	2526	LO11	(R)	1164	LO13	(R)	4020	LO17	(R)	3886	LO8	(R)		
(R)	1082	CDR11,9	(R)	3626	CDR8	(R)	1609	LO10	(R)	2529	LO11	(R)	1281	LO13	(R)	2773	LO17	(R)	3887	LO8	(R)		
(R)	1824	CDR12	(R)	3628	CDR8	(R)	1610	LO10	(R)	2543	LO11	(R)	1349	LO13	(R)	1069	LO18	(R)	3891	LO8	(R)		
(R)	1825	CDR12	(R)	3629	CDR8	(R)	1706	LO10	(R)	2544	LO11	(R)	1385	LO13	(R)	2287	LO18	(R)	3999	LO8	(R)		
(R)	1841	CDR12	(R)	3647	CDR8	(R)	1708	LO10	(R)	2646	LO11	(R)	1389	LO13	(R)	2289	LO18	(R)	4093	LO8	(R)		
(R)	2561	CDR12	(R)	3682	CDR8	(R)	1709	LO10	(R)	2707	LO11	(R)	1533	LO13	(R)	3752	LO18	(R)	2035	LO8	(R)		
(R)	3616	CDR12	(R)	3703	CDR8	(R)	1710	LO10	(R)	2708	LO11	(R)	1702	LO13	(R)	3758	LO18	(R)	1757	LO8,10	(R)		
(R)	3619	CDR12	(R)	3757	CDR8	(R)	1968	LO10	(R)	2743	LO11	(R)	1743	LO13	(R)	3844	LO18	(R)	1113	LO8,8	(R)		
(R)	3645	CDR12	(R)	3762	CDR8	(R)	1995	LO10	(R)	3433	LO11	(R)	1746	LO13	(R)	4370	LO18	(R)	1027	LO9	(R)		
(R)	3816	CDR12	(R)	3806	CDR8	(R)	2189	LO10	(R)	3443	LO11	(R)	1764	LO13	(R)	1075	LO18,16,1	(R)	1031	LO9	(R)		
(R)	4098	CDR12	(R)	3931	CDR8	(R)	2246	LO10	(R)	3495	LO11	(R)	1769	LO13	(R)	1077	LO19	(R)	1032	LO9	(R)		
(R)	4152	CDR12	(R)	4003	CDR8	(R)	2257	LO10	(R)	3799	LO11	(R)	1934	LO13	(R)	1242	LO19	(R)	1083	LO9	(R)		
(R)	2015	CDR12	(R)	4157	CDR8	(R)	2302	LO10	(R)	3807	LO11	(R)	1937	LO13	(R)	3908	LO19,10,1	(R)	1104	LO9	(R)		
(R)	4139	CDR12	(R)	4366	CDR8	(R)	2306	LO10	(R)	3950	LO11	(R)	1967	LO13	(R)	1035	LO20	(R)	1112	LO9	(R)		
(R)	3451	CDR12,10	(R)	4371	CDR8	(R)	2335	LO10	(R)	3969	LO11	(R)	1974	LO13	(R)	1070	LO20	(R)	1121	LO9	(R)		
(R)	4024	CDR12,11	(R)	2014	CDR8	(R)	2336	LO10	(R)	4001	LO11	(R)	1979	LO13	(R)	2291	LO20	(R)	1129	LO9	(R)		
(R)	2827	CDR12,11	(R)	2823	CDR8	(R)	2338	LO10	(R)	4023	LO11	(R)	1980	LO13	(R)	2794	LO20	(R)	1130	LO9	(R)		
(R)	4142	CDR12,11	(R)	2844	CDR8	(R)	2339	LO10	(R)	4079	LO11	(R)	2223	LO13	(R)	1257	LO21	(R)	1268	LO9	(R)		
(R)	1846	CDR12,8	(R)	3973	CDR8	(R)	2417	LO10	(R)	4094	LO11	(R)	2236	LO									

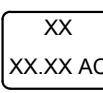


SCALE: 1" = 200'

GRAPHIC SCALE IN FEET



0 100' 200' 400'

LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOUR
	EASEMENT LINE
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA LABEL
	FLOW ARROW
	TIME OF CONCENTRATION LINE

GRAY
ENGINEERING

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FIRM #2946

[illegible]

ORCHARD RANCH
PRELIMINARY PLAN

EXISTING HYDROLOGY MAP

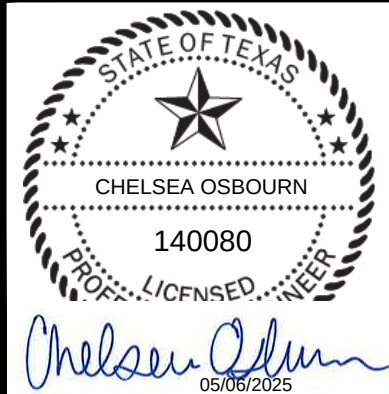
PROJECT NO: 1636-11783

DESIGNED BY: CLO

DRAWN BY: TAM

CHECKED BY: CLO

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PRACTICE ACT.



Pre-Development Runoff Curve Number					
Pre-Development DA- BX1					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	4.360	357.520
D					0.000
			Totals	4.360	357.520
				Composite CN	82

Pre-Development Runoff Curve Number					
Pre-Development DA- BX1-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	1.030	84.460
D					0.000
			Totals	1.030	84.460
				Composite CN	82

Pre-Development DA- BX2					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	33.680	2761.760
					0.000
			Totals	33.68	2761.76
				Composite CN	82

Pre-Development DA- BX2-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	7.170	587.940
					0.000
			Totals	7.17	587.94
				Composite CN	82

Pre-Development DA- BX3					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	9.365	767.930
					0.000
			Totals	9.365	767.93
				Composite CN	82

Pre-Development DA- BX4					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	1.798	147.436
					0.000
			Totals	1.798	147.436
				Composite CN	82

Pre-Development DA- BX5					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	1.686	138.252
					0.000
			Totals	1.686	138.252
				Composite CN	82

Pre-Development DA- SX1					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	9.160	751.120
					0.000
			Totals	9.16	751.12
				Composite CN	82

Pre-Development DA- SX1-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	11.000	902.000
					0.000
					0.000
			Totals	11	902
				Composite CN	82

Pre-Development Time of Concentration Calculation																										
Drainage Area		Sheet Flow (Applicable to Tc only)						Shallow Concentrated Flow					Channel Flow				Total (Tc) =	Lag Time (min) =		HEC-HMS Routing						
		Surface Description	Mannings "n"	Flow Length, L (ft)	24-hour rainfall, P (in)	Watercourse slope, s (ft/ft)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)				Average Velocity, V (fps)	Tt (hr)	Lag Time (min) =				
Pre-Development DA-	BX1	Short Grass Prairie	0.15	100	4.14	0.025	0.13	unpaved	140	0.021	2.36	0.02	0	0.00	0.00	0.15	5.32	BX1								
Pre-Development DA-	BX1-O	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	348	0.014	1.93	0.05	0	0.00	0.00	0.21	7.60	BX1-O				192	5.00	0.01	0.38	
Pre-Development DA-	BX2	Short Grass Prairie	0.15	100	4.14	0.005	0.25	unpaved	472	0.025	2.57	0.05	968	6.00	0.04	0.35	12.45	BX2						0.00	0.00	
Pre-Development DA-	BX2-O	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	1095	0.013	1.86	0.16	0	6.00	0.00	0.32	11.69	BX2-O				1026	5.00	0.06	2.05	
Pre-Development DA-	BX3	Short Grass Prairie	0.15	100	4.14	0.005	0.25	unpaved	425	0.021	2.35	0.05	467	6.00	0.02	0.32	11.59	BX3						0.00	0.00	
Pre-Development DA-	BX4	Short Grass Prairie	0.15	100	4.14	0.010	0.19	unpaved	276	0.020	2.28	0.03	0	0.00	0.00	0.22	8.03	BX4						0.00	0.00	
Pre-Development DA-	BX5	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	83	0.018	2.17	0.01	0	0.00	0.00	0.17	6.18	BX5						0.00	0.00	
Pre-Development DA-	SX1	Short Grass Prairie	0.15	100	4.14	0.010	0.19	unpaved	400	0.019	2.21	0.05	141	6.00	0.01	0.25	8.86	SX1						0.00	0.00	
Pre-Development DA-	SX1-O	Short Grass Prairie	0.15	100	4.14	0.010	0.19	unpaved	1114	0.015	1.99	0.16	0	0.00	0.00	0.34	12.42	SX1-O						0.00	0.00	
Pre-Development DA-	SX2	Short Grass Prairie	0.15	100	4.14	0.005	0.25	unpaved	1180	0.017	2.1	0.16	0	0.00	0.00	0.41	14.62	SX2						0.00	0.00	
Pre-Development DA-	SX3	Short Grass Prairie	0.15	100	4.14	0.010	0.19	unpaved	347	0.016	2.03	0.05	0	0.00	0.00	0.24	8.53	SX3						0.00	0.00	
Pre-Development DA-	SX3-A	Short Grass Prairie	0.15	100	4.14	0.005	0.25	unpaved	220	0.018	2.18	0.03	0	0.00	0.00	0.28	10.01	SX3-A				544	5.00	0.03	1.09	
Pre-Development DA-	SX3-O	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	184	0.024	2.52	0.02	0	0.00	0.00	0.18	6.53	SX3-O				325	5.00	0.02	0.65	

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NO.	BY	DATE	REVISION DESCRIPTION

ORCHARD RANCH
PRELIMINARY PLAN

EXISTING HYDROLOGY
CALCULATIONS

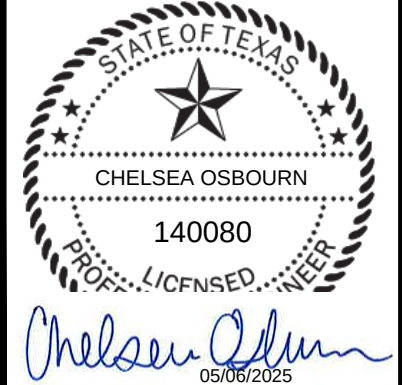
PROJECT NO: 1636-11783

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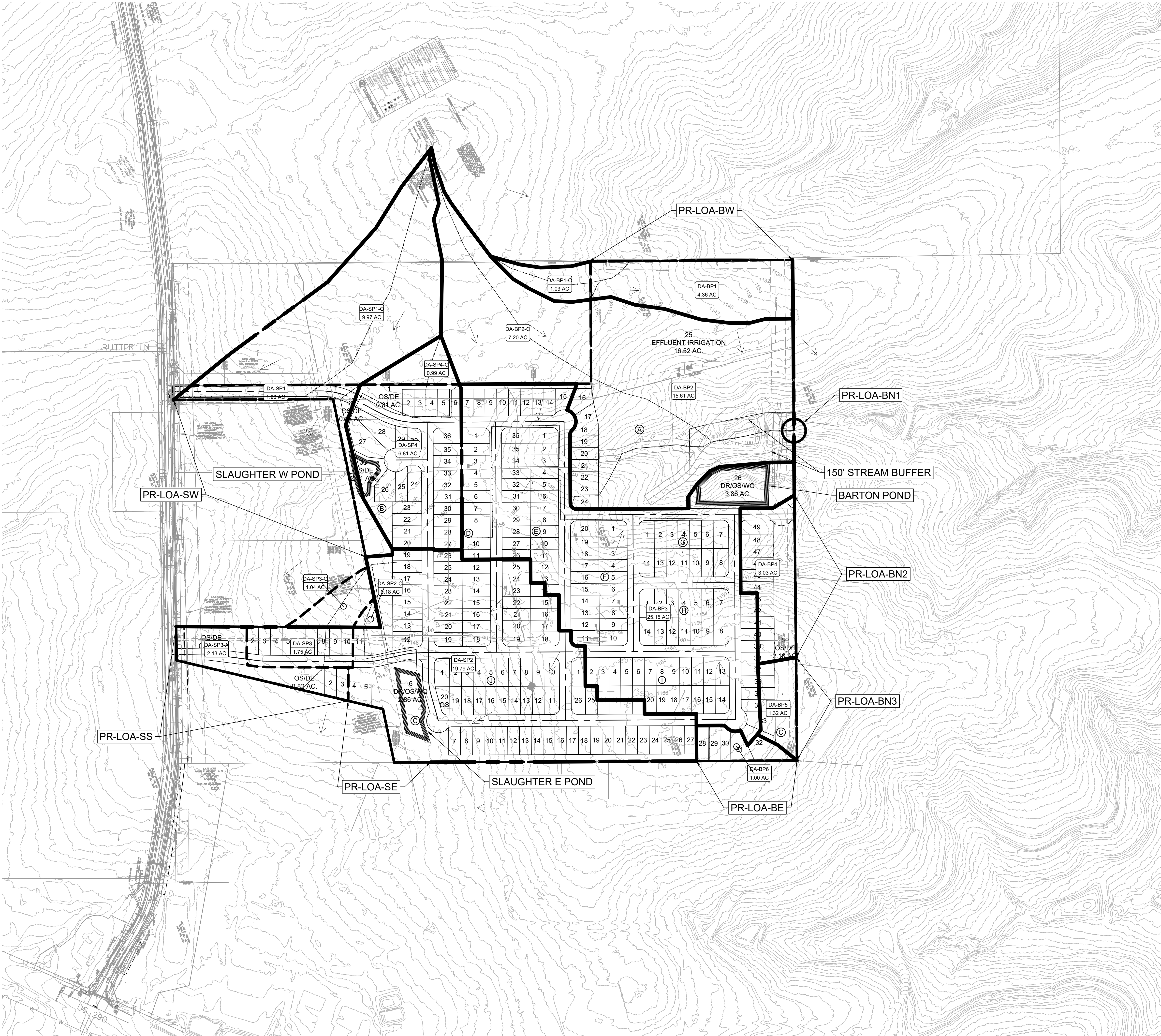
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Chelsea Osbourn
05/06/2025

SHEET 7 OF 9



LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOUR
	EASEMENT LINE
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA LABEL
	FLOW ARROW
	TIME OF CONCENTRATION LINE

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NO.	BY	DATE	REVISION DESCRIPTION

ORCHARD RANCH
PRELIMINARY PLAN

PROPOSED HYDROLOGY MAP

PROJECT NO: 1636-11783

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SHEET 8 OF 9

Post-Development Runoff Curve Number					
Post-Development DA- BP1					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.000	0.000
D	Single-family homes		98	0.000	0.000
D	Open space/lawns	Good	80	4.360	348.800
			Totals	4.360	348.800
				Composite CN	80

Post-Development Runoff Curve Number					
Post-Development DA- BP1-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	1.030	84.460
				0.000	0.000
					0.000
			Totals	1.030	84.460
				Composite CN	82

Post-Development DA- BP2					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.000	0.000
D	Single-family homes		98	0.517	50.620
D	Open space/lawns	Good	80	15.094	1207.480
			Totals	15.610	1258.09983
				Composite CN	80.6

Post-Development DA- BP2-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	7.200	590.400
D	Single-family homes		98	0.000	0.000
D	Open space/lawns	Good	80	0.000	0.000
			Totals	7.200	590.4
				Composite CN	82

Post-Development DA- BP3					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	2.892	283.416
D	Single-family homes		98	6.830	669.307
D	Open space/lawns	Good	80	15.426	1234.107
			Totals	25.148	2186.82988
				Composite CN	86.96

Post-Development DA- BP4					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.159	15.582
D	Single-family homes		98	0.517	50.620
D	Open space/lawns	Good	80	2.353	188.278
			Totals	3.029	254.479521
				Composite CN	84.01

Post-Development DA- BP5					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.000	0.000
D	Single-family homes		98	0.143	14.061
D	Open space/lawns	Good	80	1.177	94.122
			Totals	1.32	108.182645
				Composite CN	81.96

Post-Development DA- BP6					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.000	0.000
D	Single-family homes		98	0.287	28.122
D	Open space/lawns	Good	80	0.716	57.283
			Totals	1.003	85.4052893
				Composite CN	85.15

Post-Development DA- SP1					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.554	54.292
D	Single-family homes		98	0.000	0.000
D	Open space/lawns	Good	80	1.376	110.080
			Totals	1.930	164.372
				Composite CN	85.17

Post-Development DA- SP1-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	9.970	817.540
D	Single-family homes		98	0.000	0.000
D	Open space/lawns	Good	80		0.000
			Totals	9.970	817.54
				Composite CN	82

Post-Development DA- SP2					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	2.473	242.354
D	Single-family homes		98	4.735	464.015
D	Open space/lawns	Good	80	12.582	1006.576
			Totals	19.790	1712.94515
				Composite CN	86.56

Post-Development DA- SP2-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	0.180	14.760
D	Single-family homes		98		0.000
D	Open space/lawns	Good	80		0.000
			Totals	0.180	14.76
				Composite CN	82

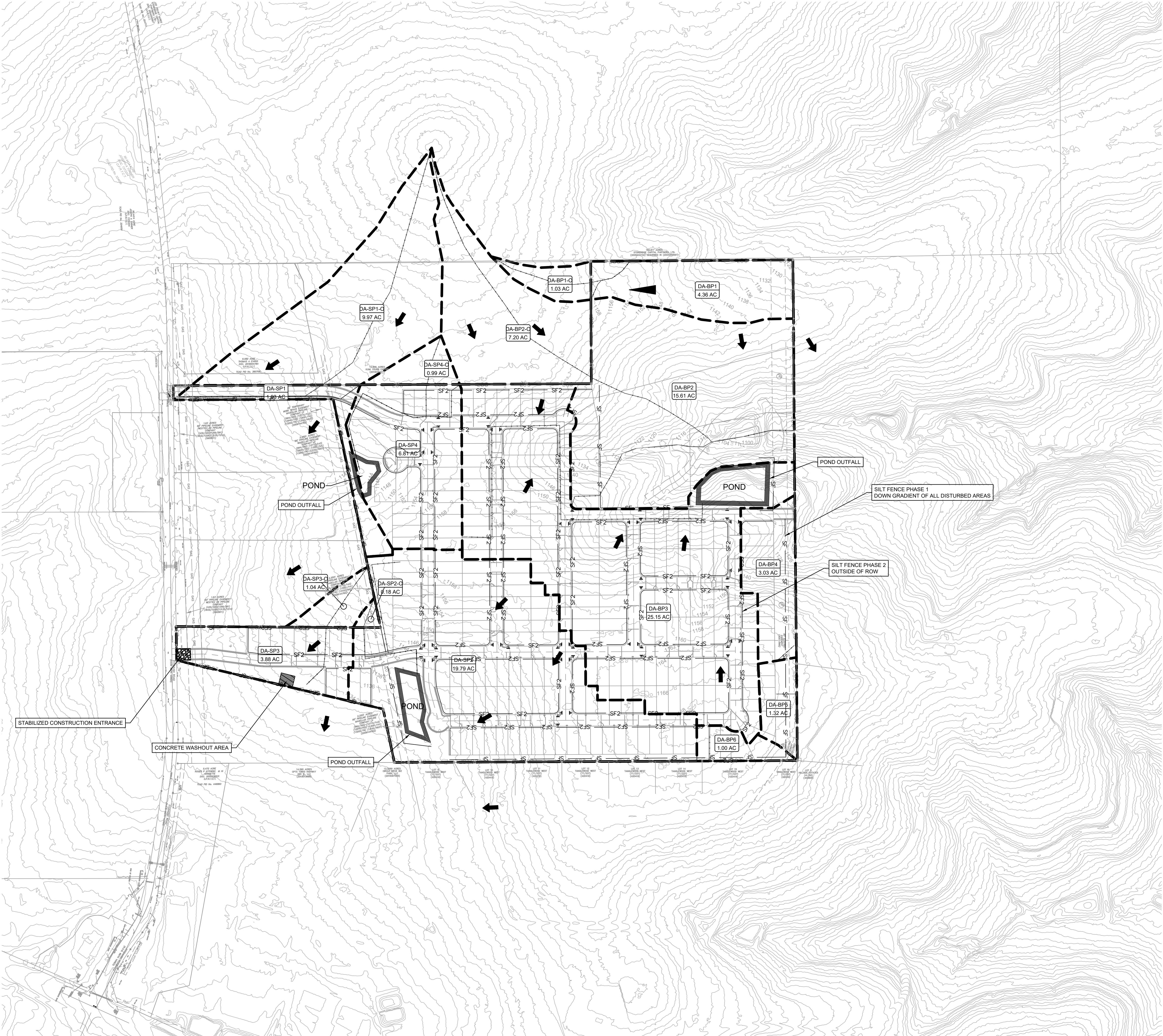
Post-Development DA- SP3					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.529	51.842
D	Single-family homes		98	0.631	61.869
D	Open space/lawns	Good	80	2.720	217.575
			Totals	3.88	331.285636
				Composite CN	85.38

Post-Development DA- SP3-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	1.040	85.280
D	Single-family homes		98	0.000	0.000
D	Open space/lawns	Good	80	0.000	0.000
			Totals	1.040	85.28
				Composite CN	82

Post-Development DA- SP4					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Roadway		98	0.785	76.930
D	Single-family homes		98	1.492	146.235
D	Open space/lawns	Good	80	4.533	362.624
			Totals	6.810	585.789078
				Composite CN	86.02

Post-Development DA- SP4-O					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Woods-grass combination	Fair	82	0.990	81.180
D	Single-family homes		98	0.000	0.000
D	Open space/lawns	Good	80	0.000	0.000
			Totals	0.990	81.18
				Composite CN	82

Post-Development Time of Concentration Calculation																															
Drainage Area		Sheet Flow (Applicable to Tc only)						Shallow Concentrated Flow				Shallow Concentrated Flow				Channel Flow (Pipe flow)			Total (Tc) =	Lag Time (min) =		HEC-HMS Routing									
		Surface Description	Mannings "n"	Flow Length, L (ft)	24-hour rainfall, P (in)	Watercourse slope, s (ft/ft)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)				Average Velocity, V (fps)	Tt (hr)	Pipe Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Channel Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Lag Time (min) =	
Post-Development DA-	BP1	Short Grass Prairie	0.15	100	4.14	0.025	0.13	unpaved	140	0.021	2.36	0.02	paved	0	0.00	0	0.00	0	0.00	0.00	0.15	5.32	BP1							0.00	
Post-Development DA-	BP1-O	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	348	0.014	1.93	0.05	paved	0	0.00	0	0.00	0	0.00	0.00	0.21	7.60	BP1-O							0.38	
Post-Development DA-	BP2	Short Grass Prairie	0.15	45	4.14	0.044	0.06	unpaved	307	0.034	2.98	0.03	paved	0	0.00	0	0.00	742	6.00	0.03	0.12	4.25	BP2		192	5.00	0.01			0.00	
Post-Development DA-	BP2-O	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	1088	0.033	2.93	0.10	paved	0	0.00	0	0.00	0	6.00	0.00	0.26	9.51	BP2-O							1.88	
Post-Development DA-	BP3	Short Grass Prairie	0.15	25	4.14	0.100	0.02	unpaved	0	0.000	0	0.00	paved	529	0.01	1.65	0.09	1634	10.00	0.05	0.16	5.74	BP3		938	5.00	0.05			0.00	
Post-Development DA-	BP4	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	0	0.000	0	0.00	paved	0	0.00	0	0.00	0		0.00	0.16	5.80	BP4							0.00	
Post-Development DA-	BP5	Short Grass Prairie	0.15	80	4.14	0.013	0.14	unpaved	0	0.000	0	0.00	paved	0	0.00	0	0.00	0		0.00	0.14	5.22	BP5							0.00	
Post-Development DA-	BP6	Short Grass Prairie	0.15	25	4.14	0.040	0.04	unpaved	120	0.017	2.08	0.02	paved	0	0.00	0	0.00	0		0.00	0.05	3.00	BP6							0.00	
Post-Development DA-	SP1	Short Grass Prairie	0.15	37	4.14	0.027	0.06	unpaved	0	0.000	0	0.00	paved	741	0.01	2.36	0.09	0		0.00	0.14	5.21	SP1							0.00	
Post-Development DA-	SP1-O	Short Grass Prairie	0.15	100	4.14	0.010	0.19	unpaved	1025	0.015	1.95	0.15	paved	0	0.00	0	0.00	0		0.00	0.34	12.08	SP1-O							1.24	
Post-Development DA-	SP2	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	383	0.016	2.02	0.05	paved	0	0.00	0	0.00	0		0.00	0.21	7.69	SP2							0.00	
Post-Development DA-	SP2-O	Short Grass Prairie	0.15	100	4.14	0.020	0.14	unpaved	31	0.032	2.9	0.00	paved	0	0.00	0	0.00	0		0.00	0.15	5.28	SP2-O		326	10.00	0.01	136	5.00	0.01	0.60
Post-Development DA-	SP3	Short Grass Prairie	0.15	100	4.14	0.020	0.14	unpaved	0	0.000	0	0.00	paved	0	0.00	0	0.00	0		0.00	0.14	5.17	SP3							0.00	
Post-Development DA-	SP3-O	Short Grass Prairie	0.15	100	4.14	0.015	0.16	unpaved	21	0.167	6.59	0.00	paved	0	0.00	0	0.00	0		0.00	0.16	5.83	SP3-O			273	5.00	0.02			0.55
Post-Development DA-	SP4	Short Grass Prairie	0.15	38	4.14	0.026	0.06	unpaved	114	0.013	1.85	0.02	paved			0	0.00	471	10.00	0.01	0.09	3.22	SP4							0.00	
Post-Development DA-	SP4-O	Short Grass Prairie	0.15	100	4.14	0.010	0.19	unpaved	115	0.013	1.84	0.02	paved		#DIV/0!	#DIV/0!	0.00			0.00	0.21	7.44	SP4-O			770	5.00	0.04			1.54



SCALE: 1" = 200'
GRAPHIC SCALE IN FEET

0 100' 200' 400'

LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOUR
	EASEMENT LINE
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA LABEL
	FLOW ARROW
	TIME OF CONCENTRATION LINE
	PHASE 1 SILT FENCE
	PHASE 2 SILT FENCE

GRAY
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NO.	BY	DATE	REVISION DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN

ORCHARD RANCH
PRELIMINARY PLAN

PROJECT NO: 1636-11783

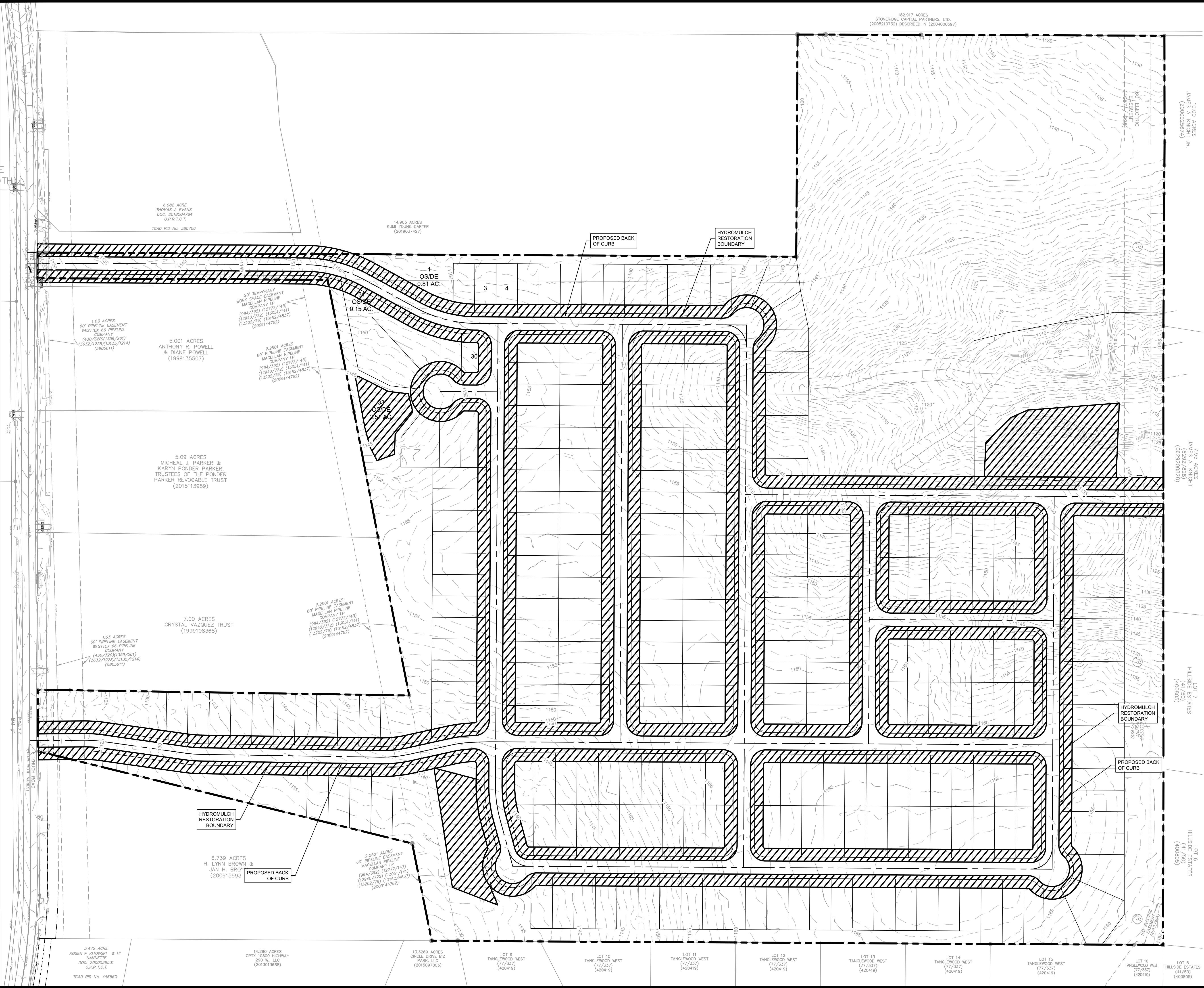
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EXHIBIT 1



LEGEND

	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	HYDROMULCH RESTORATION

NOTE:
ALL AREAS OF DISTURBANCE ARE TO BE RESTORED AND REVEGETATED. THIS PLAN IS PRELIMINARY IN NATURE. IF ANY CONSTRUCTION ACTIVITIES OCCUR OUTSIDE THE LIMITS PROVIDED IN THIS PLAN, THOSE AREAS WILL REQUIRE ADDITIONAL RESTORATION

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GRAY
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NO.	BY	DATE	REVISION DESCRIPTION

ORCHARD RANCH
PRELIMINARY PLAN

RESTORATION PLAN

PROJECT NO: 1636-11783

DESIGNED BY: CLO

DRAWN BY: TAM

CHECKED BY: CLO

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EXHIBIT 2

CASE NO S24-242