

WILCO RANCH
PRELIMINARY PLAT

OWNER:
WAHRMUND LIVING TRUST
2725 LIMMER LOOP
HUTTO, TEXAS 78634

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

SURVEYOR:
TEXAS LAND SURVEYING, INC
3613 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628

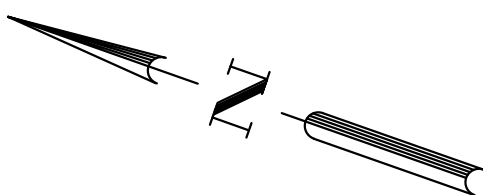
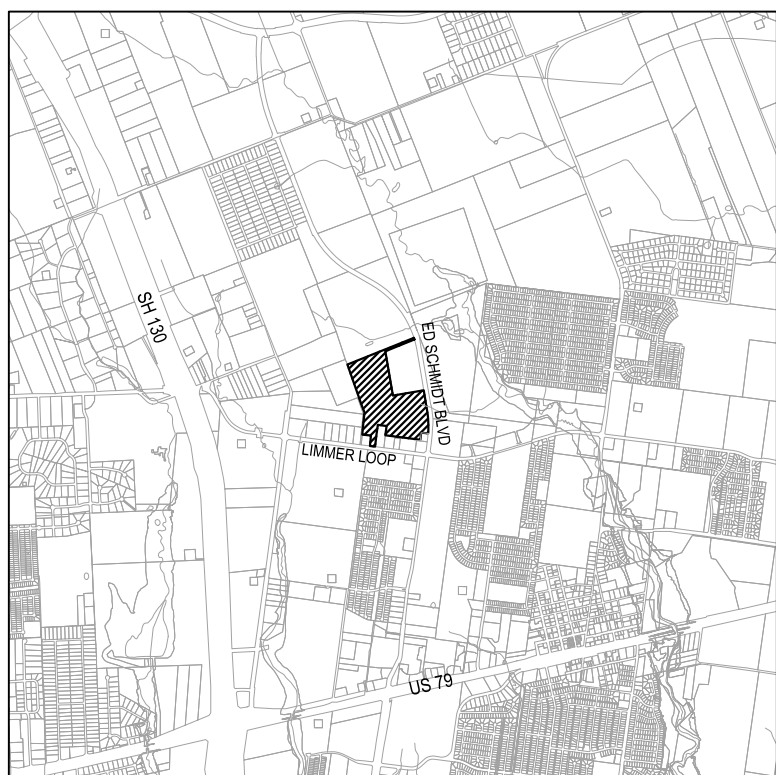
CITY OF HUTTO DEVELOPMENT
SERVICES:
210 U.S. 79 EAST, SUITE #103
HUTTO, TEXAS 78635
512-759-3479

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
ATMOS ENERGY
512-415-8426

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- CITY LIMIT LINE
- MAILBOX KIOSK

NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- A 25' FRONT BUILDING SETBACK LINE IS HEREBY DEDICATED TO ALL FRONT LOT LINES.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BY BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 - WATER: JONAH WATER SUD
 - WASTEWATER: JONAH WATER SUD
 - ELECTRIC: ONCOR
 - GAS: ATMOS
- AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- NO SIGNIFICANT TREES WERE LOCATED WITHIN THE PROJECT BOUNDARY.
- NO LOTS WITHIN THIS SUBDIVISION MY BE FURTHER SUBDIVIDED EXCEPT LOT 25 BLOCK A, LOT 1 BLOCK F, LOT 12 BLOCK I, LOT 49 BLOCK F, LOT 1 BLOCK H, AND LOT 31 BLOCK H.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF 100-YR FLOODPLAIN BASED ON FEMA PANEL NO. 48491C0505E - DATE: 09-26-08, 48491C0510E - DATE: 09-26-08, 48491C0515E - DATE: 09-26-08 AND 48491C0520E - DATE: 09-26-08.

PHASING TABLE

PHASE	AC.	SF LOTS	O.S. & D.E. LOTS
PH 1	19.710	102	2
PH 2	19.732	72	3
PH 3	10.902	70	0
PH 4	15.830	65	2
TOTAL	66.174	309	7

NUMBER OF BLOCKS = 10

STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
GEMSBOK BLVD	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	622
REDFISH LANE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	2136
GRAY FOX DRIVE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	911
AQUADAD ROAD	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	509
PRONGHORN AVE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	879
SIKA STREET	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	470
BLACK BEAR DRIVE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	824
MOULFON ROAD	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	470
BLUEGILL DRIVE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	767
KUDU BLVD	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	328
BLACKBUCK BLVD	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1472
ELAND STREET	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	141
WATERBUCK TRAIL	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	900
NILGAI DRIVE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	307
(TOTAL LF)							10734
(ROW AC)							12.50

WILCO RANCH
HUTTO, TEXAS

PRELIMINARY PLAT

SUBMITTAL
DATE: 08-21-19



SHEET
1 OF 4

DESCRIPTION

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 712-679-5400 www.bgeompany.com

WILCO RANCH
HUTTO, TEXAS

PRELIMINARY PLAT

SUBMITTAL
DATE: 08-21-19

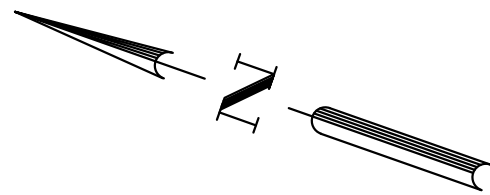


SHEET
1 OF 4

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WILCO RANCH

PRELIMINARY PLAT



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE

NOTES:

- ALL WATERLINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED. FIRE HYDRANTS, VALVES AND OTHER APPURTENANCES WILL BE LOCATED AND DESIGNED WITH SUBDIVISION CONSTRUCTION PLANS.

DATE	REV	DESCRIPTION
APR		

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1048
TEL: 712-679-0400 www.bgeenergy.com

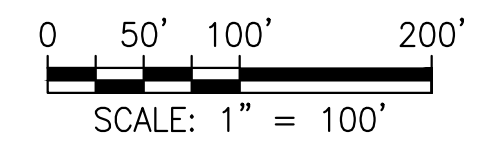
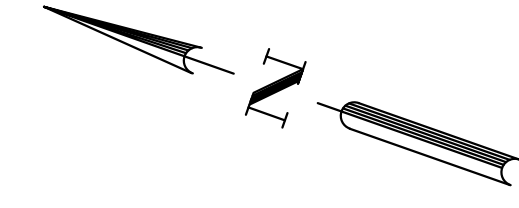
WILCO RANCH
HUTTO, TEXAS

PRELIMINARY WATER LAYOUT

SUBMITTAL DATE:	08-21-19
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SHEET	2 OF 4
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WILCO RANCH
PRELIMINARY PLAT

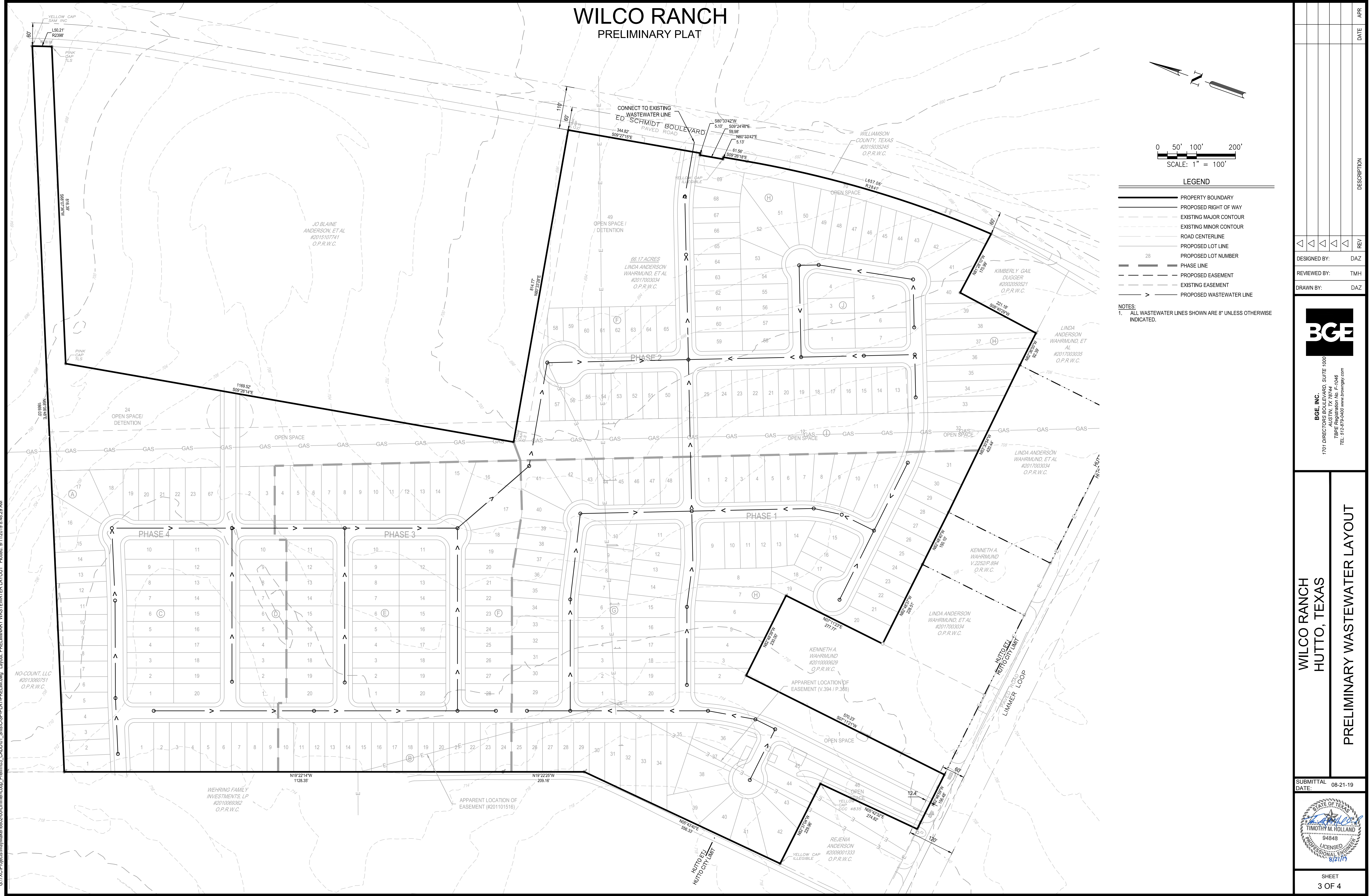


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- PROPOSED LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WASTEWATER LINE

NOTES:
1. ALL WASTEWATER LINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED.

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DATE	REV	DESCRIPTION
APR		

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

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1701 DIRECTORS BOULEVARD, SUITE 1000
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TYPE Registration No. F-1046
TEL: 712-679-0400 www.bgeompany.com

WILCO RANCH
HUTTO, TEXAS

PRELIMINARY WASTEWATER LAYOUT

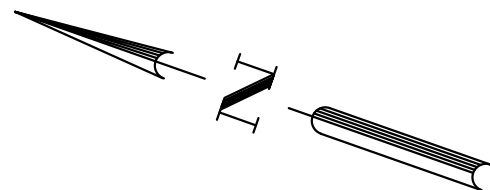
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SHEET	3 OF 4
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WILCO RANCH

PRELIMINARY PLAT



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

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REVIEWED BY:	TMH
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WILCO RANCH
HUTTO, TEXAS

PRELIMINARY DRAINAGE LAYOUT

SUBMITTAL DATE:	08-21-19
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SHEET	4 OF 4
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