

| No. | DESCRIPTION | REVISE (R)<br>DELETE (D)<br>ADD (A) | TOTAL<br>SHEETS<br>IN PLAN | NET<br>CHANGE<br>IMPERV.<br>COVER | SITE<br>IMPERV.<br>COVER | %<br>IMP.<br>COVER | APPROVAL<br>DATE |
|-----|-------------|-------------------------------------|----------------------------|-----------------------------------|--------------------------|--------------------|------------------|
|     |             |                                     |                            |                                   |                          |                    |                  |
|     |             |                                     |                            |                                   |                          |                    |                  |
|     |             |                                     |                            |                                   |                          |                    |                  |
|     |             |                                     |                            |                                   |                          |                    |                  |

CR 315 LP  
3939 BEE CAVE ROAD  
BLDG. C100  
AUSTIN, TEXAS 78746

SONWEST CO.  
3939 BEE CAVE ROAD  
BLDG. C100  
AUSTIN, TEXAS 78746  
TEL.NO. (512) 738-1411

VICINITY MAP  
NOT TO SCALE

1ST SUBMITTAL: OCTOBER 25, 2019  
UPDATE #1: DECEMBER 13, 2019

ENGINEER'S CERTIFICATION:

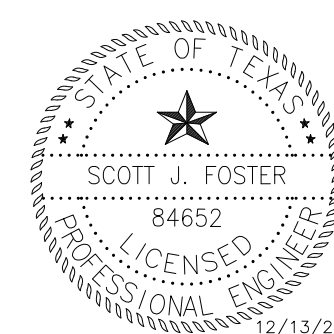


360 / PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630  
PHONE (512) 354-4682  
CONTACT: SCOTT J. FOSTER, P.E.

LENZ &amp; ASSOCIATES, INC.

LENZ & ASSOCIATES, INC.  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
PHONE (512) 443-1174  
CONTACT: TIMOTHY A. LENZ, RPLS



*[Signature]*

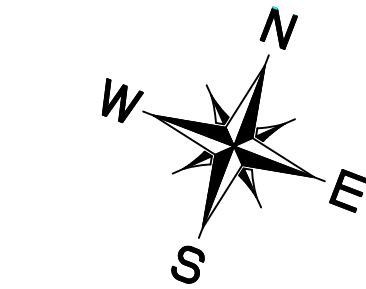
LICENSED PROFESSIONAL ENGINEER  
REGISTRATION NO. 84652  
360 PROFESSIONAL SERVICES, INC.  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630

| Sheet List Table |                                        |
|------------------|----------------------------------------|
| Sheet Number     | Sheet Title                            |
| 01               | COVER SHEET AND LOCATION MAP           |
| 02               | OVERALL PRELIMINARY PLAT               |
| 03               | PRELIMINARY PLAT (SHEET 1 OF 2)        |
| 04               | PRELIMINARY PLAT (SHEET 2 OF 2)        |
| 05               | PRELIMINARY PLAT CURVE AND LINE TABLES |
| 06               | OVERALL EXISTING DRAINAGE AREA MAP     |
| 07               | OVERALL PROPOSED DRAINAGE AREA MAP     |
| 08               | OVERALL UTILITY LAYOUT                 |



| LOT SUMMARY                          |      |
|--------------------------------------|------|
| RESIDENTIAL LOTS                     | 150  |
| GREEN SPACE LOT                      | 2    |
| GREEN SPACE DRAINAGE AND UTILITY LOT | 3    |
| TOTAL                                | 155  |
| AREA (ACRES)                         | 27.0 |

| STREET SUMMARY |         |           |             |                        |              |
|----------------|---------|-----------|-------------|------------------------|--------------|
| STREET NAME    | LENGTH  | ROW WIDTH | ROAD WIDTH  | ROAD TYPE              | DESIGN SPEED |
| Firefox Way    | 75.0'   | 60'       | 37' LOG-LOG | URBAN COLLECTOR PUBLIC | 35 MPH       |
| Alcatraz Lane  | 1068.5' | 50'       | 30' LOG-LOG | URBAN LOCAL PUBLIC     | 25 MPH       |
| Escape Way     | 75.0'   | 60'       | 37' LOG-LOG | URBAN COLLECTOR PUBLIC | 35 MPH       |
|                | 1068.3' | 50'       | 30' LOG-LOG | URBAN LOCAL PUBLIC     | 25 MPH       |

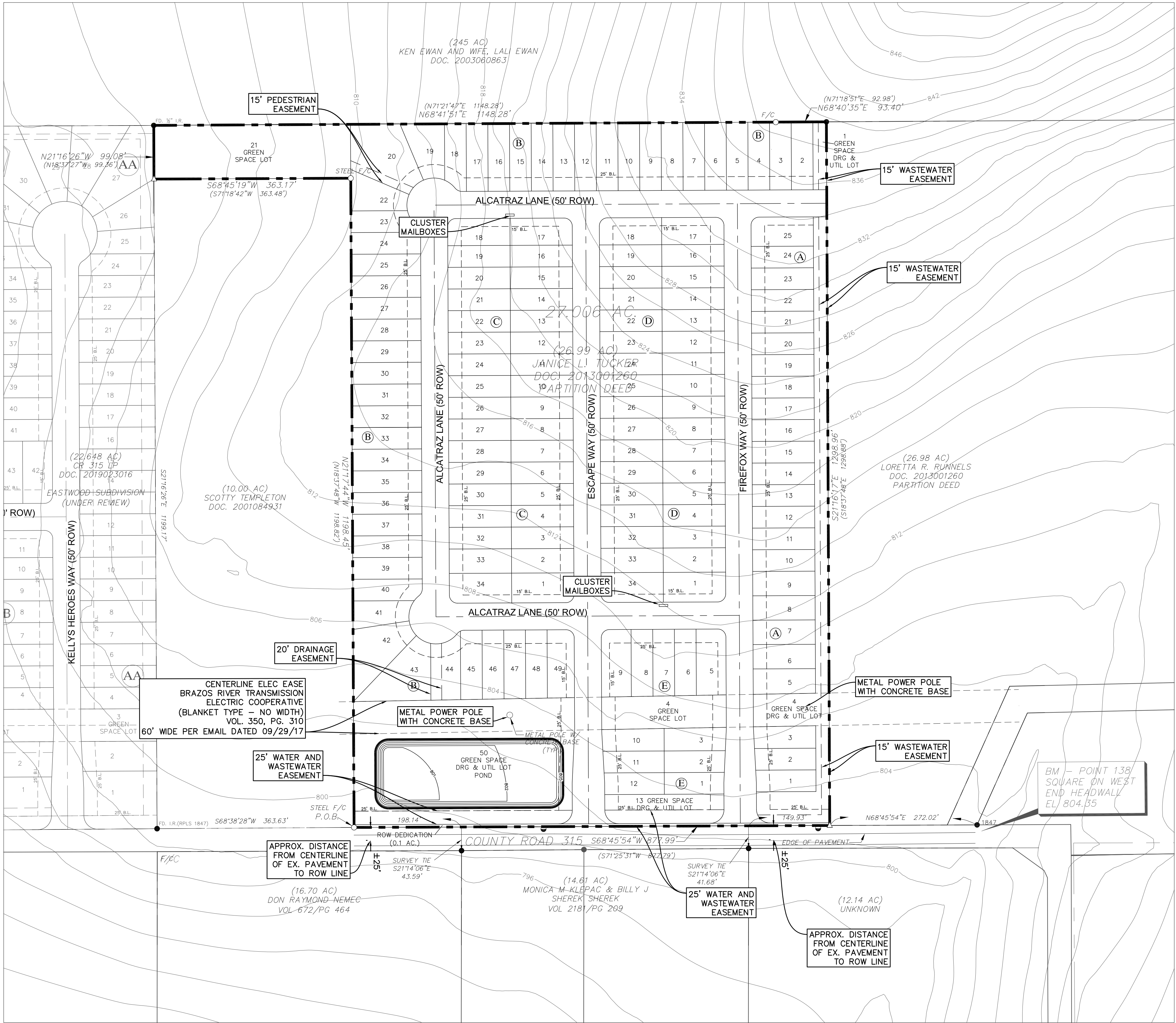


SCALE IN FEET  
100 50 0 100

#### LEGEND

|     |                  |
|-----|------------------|
| --- | SUBJECT PROPERTY |
| --- | PROPERTY LINES   |
| --- | EXIST. CONTOURS  |

- NOTES:
1. NO SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING.
  2. ALL LOTS SHALL HAVE A 25' BUILDING SETBACK FROM THE FRONT RIGHT-OF-WAY LINE, OR 315 TO HAVE A 25' BUILDING SETBACK FROM THE RIGHT-OF-WAY.
  3. WATER AND WASTEWATER SERVICE PROVIDED BY THE SONTERRA MUD.
  4. ALL PROPOSED ROADS TO BE URBAN AND PUBLIC.
  5. NO PORTION OF THIS SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO. 48491C0150E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
  6. THE SITE IS LOCATED OUTSIDE OF JARRELL CITY LIMITS AND ETJ.
  7. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
  8. INDIVIDUAL SINGLE FAMILY RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO GR 315. JOINT USE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL DRIVEWAYS SHALL BE ALLOWED.
  9. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 05 FOR ADDITIONAL AND DIMENSIONS.



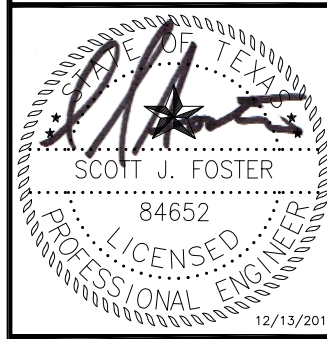
## EASTWOOD SUBDIVISION PHASE II JARRELL, TEXAS

## OVERALL PRELIMINARY PLAT

Scale: AS SHOWN  
Designed by:  
Drawn by:  
Checked by:  
Date: DECEMBER 2019  
Project No.

SHEET  
02

- NOTES:
1. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2019. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.



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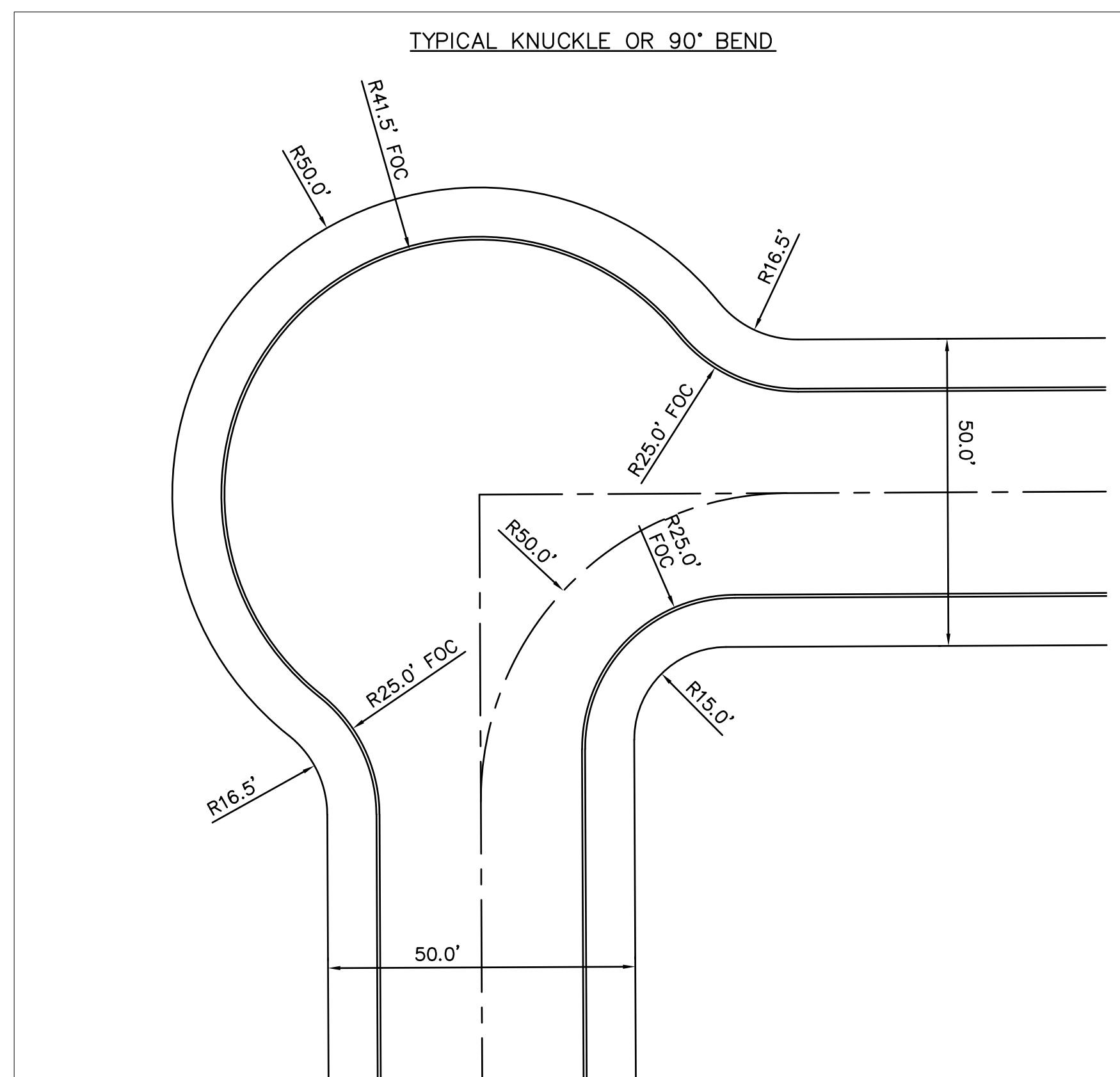






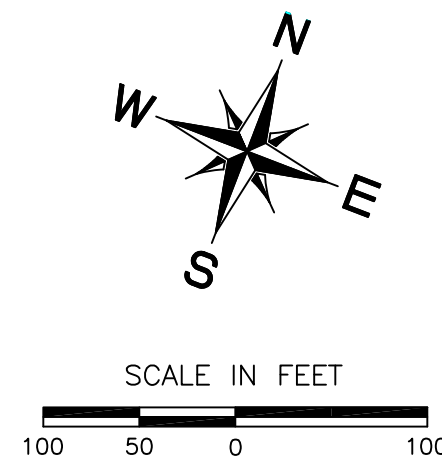






| Curve Table |        |        |       |         |                 |              |
|-------------|--------|--------|-------|---------|-----------------|--------------|
| Curve #     | Length | Radius | Delta | Tangent | Chord Direction | Chord Length |
| C1          | 39.25  | 25.00  | 89.96 | 24.98   | S66° 15' 11"E   | 35.34        |
| C2          | 23.56  | 15.00  | 90.00 | 15.00   | S23° 43' 43"W   | 21.21        |
| C3          | 14.80  | 16.50  | 51.39 | 7.94    | S85° 34' 41"E   | 14.31        |
| C4          | 24.27  | 50.00  | 27.81 | 12.38   | S73° 47' 20"E   | 24.03        |
| C5          | 40.23  | 50.00  | 46.10 | 21.27   | N69° 15' 29"E   | 39.15        |
| C6          | 38.44  | 50.00  | 44.05 | 20.23   | N24° 11' 01"E   | 37.50        |
| C7          | 30.47  | 50.00  | 34.92 | 15.72   | N15° 18' 00"W   | 30.00        |
| C8          | 34.82  | 50.00  | 39.90 | 18.15   | N52° 42' 28"W   | 34.12        |
| C9          | 12.79  | 16.50  | 44.41 | 6.73    | N50° 27' 16"W   | 12.47        |
| C10         | 2.01   | 16.50  | 6.98  | 1.01    | N24° 45' 40"W   | 2.01         |
| C11         | 14.80  | 16.50  | 51.39 | 7.94    | N4° 25' 19"E    | 14.31        |
| C12         | 12.61  | 50.00  | 14.45 | 6.34    | N22° 53' 17"E   | 12.58        |
| C13         | 39.56  | 50.00  | 45.33 | 20.88   | N7° 00' 19"W    | 38.54        |
| C14         | 30.57  | 50.00  | 35.03 | 15.78   | N47° 11' 14"W   | 30.10        |
| C15         | 30.57  | 50.00  | 35.03 | 15.78   | N82° 13' 07"W   | 30.10        |
| C16         | 54.91  | 50.00  | 62.92 | 30.59   | S48° 48' 14"W   | 52.19        |
| C17         | 7.61   | 16.50  | 26.43 | 3.87    | S30° 33' 28"W   | 7.54         |
| C18         | 7.19   | 16.50  | 24.96 | 3.65    | S56° 15' 04"W   | 7.13         |
| C19         | 23.56  | 15.00  | 90.00 | 15.00   | N66° 16' 17"W   | 21.21        |
| C20         | 39.29  | 25.00  | 90.04 | 25.02   | N23° 44' 49"E   | 35.37        |
| C21         | 39.25  | 25.00  | 89.96 | 24.98   | S66° 15' 11"E   | 35.34        |
| C22         | 23.56  | 15.00  | 90.00 | 15.00   | S23° 43' 43"W   | 21.21        |
| C23         | 23.56  | 15.00  | 90.00 | 15.00   | N66° 16' 17"W   | 21.21        |
| C24         | 39.29  | 25.00  | 90.04 | 25.02   | N23° 44' 49"E   | 35.37        |
| C25         | 23.56  | 15.00  | 90.00 | 15.00   | S66° 16' 21"E   | 21.21        |
| C26         | 23.56  | 15.00  | 90.00 | 15.00   | N23° 43' 43"E   | 21.21        |
| C27         | 23.56  | 15.00  | 90.00 | 15.00   | S66° 16' 21"E   | 21.21        |
| C28         | 23.56  | 15.00  | 90.00 | 15.00   | N23° 43' 43"E   | 21.21        |
| C29         | 23.56  | 15.00  | 90.00 | 15.00   | N66° 16' 17"W   | 21.21        |
| C30         | 23.56  | 15.00  | 90.00 | 15.00   | S23° 43' 43"W   | 21.21        |
| C31         | 23.56  | 15.00  | 90.00 | 15.00   | N66° 16' 17"W   | 21.21        |
| C32         | 23.56  | 15.00  | 90.00 | 15.00   | S23° 43' 43"W   | 21.21        |





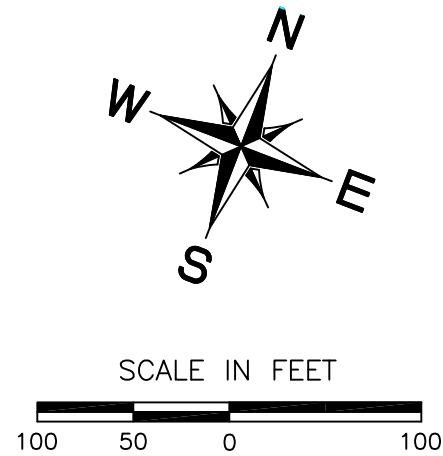
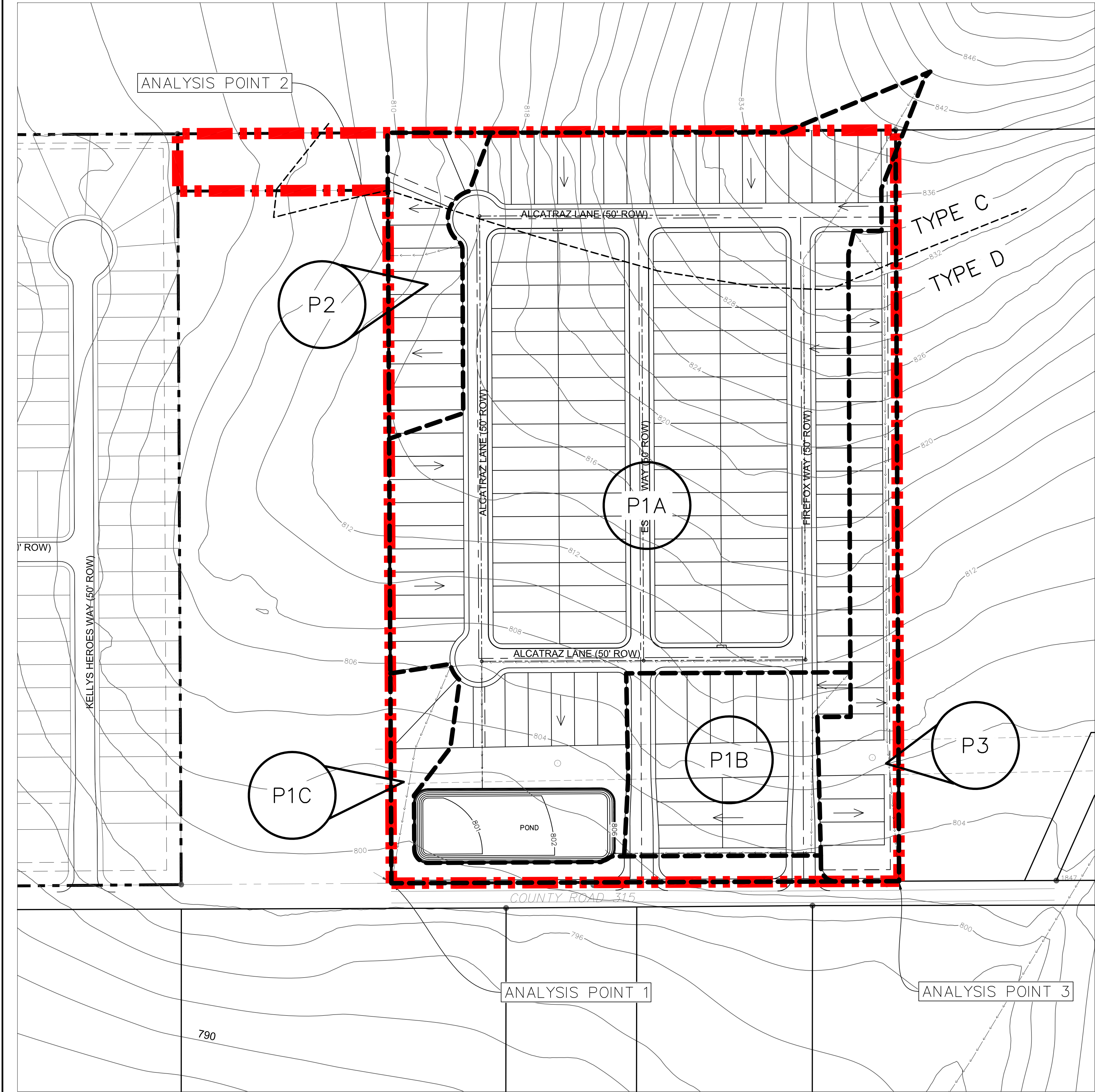
The diagram illustrates three separate examples, each represented by an oval at the top and a downward-pointing arrow leading to an inverted triangle below. The first example, labeled 'EX1', points to 'ANALYSIS POINT 1'. The second example, labeled 'EX2', points to 'ANALYSIS POINT 2'. The third example, labeled 'EX3', points to 'ANALYSIS POINT 3'.

| EXISTING CN CALCULATION SUMMARY - SCS METHODOLOGY |            |                              |        |           |             |  |
|---------------------------------------------------|------------|------------------------------|--------|-----------|-------------|--|
| DRAINAGE BASIN                                    | SOIL GROUP | COVER DESCRIPTION            | CN     | AREA (AC) | PRODUCT     |  |
| EX1                                               | C          | Fair Condition<br>Open Space | 79     | 1.0       | 81.8        |  |
|                                                   | D          | Fair Condition<br>Open Space | 84     | 15.4      | 1294.2      |  |
|                                                   |            |                              | Totals | 16.4      | 1376.0      |  |
|                                                   |            |                              |        | <b>CN</b> | <b>83.7</b> |  |
| EX2                                               | C          | Fair Condition<br>Open Space | 79     | 3.3       | 258.7       |  |
|                                                   | D          | Fair Condition<br>Open Space | 84     | 2.7       | 226.4       |  |
|                                                   |            |                              | Totals | 6.0       | 485.1       |  |
|                                                   |            |                              |        | <b>CN</b> | <b>81.3</b> |  |
| EX3                                               | C          | Fair Condition<br>Open Space | 79     | 0.2       | 15.6        |  |
|                                                   | D          | Fair Condition<br>Open Space | 84     | 3.8       | 317.4       |  |
|                                                   |            |                              | Totals | 4.0       | 333.0       |  |
|                                                   |            |                              |        | <b>CN</b> | <b>83.8</b> |  |

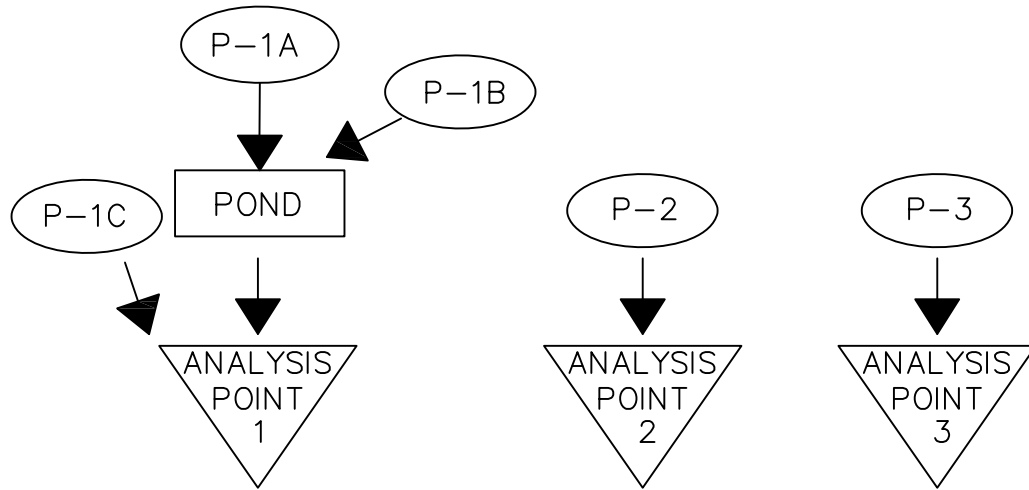
**NOTES:**

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2. REFER TO THE ASSOCIATED EASTWOOD PHASE II DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED OCTOBER 23, 2019 BY 360 PROFESSIONAL SERVICES, INC. #4932).
3. ALL PONDING AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAININGS.





PROPOSED CONDITIONS



| PROPOSED CONDITIONS - SCS METHOD SUMMARY |          |          |        |            |           |      |    |     |     |      |  |  |
|------------------------------------------|----------|----------|--------|------------|-----------|------|----|-----|-----|------|--|--|
| Area ID                                  | DA (ac.) | IC (ac.) | IC (%) | TOC (min.) | TOC (hr.) | CN   | Q2 | Q10 | Q25 | Q100 |  |  |
| P1A                                      | 18.5     | 11.1     | 60%    | 21         | 0.35      | 90.3 | 34 | 67  | 86  | 117  |  |  |
| P1B                                      | 2.5      | 1.4      | 55%    | 18         | 0.31      | 89.9 | 5  | 9   | 12  | 16   |  |  |
| P1C                                      | 1.3      | 0.5      | 40%    | 17         | 0.28      | 87.2 | 2  | 5   | 6   | 9    |  |  |
| P2                                       | 1.5      | 0.8      | 55%    | 14         | 0.24      | 89.2 | 3  | 6   | 8   | 11   |  |  |
| P3                                       | 2.5      | 1.3      | 50%    | 18         | 0.30      | 88.8 | 5  | 9   | 12  | 17   |  |  |
| TOTAL                                    | 26.4     | 15.1     | 57%    |            |           |      |    |     |     |      |  |  |

| ANALYSIS POINT SUMMARY |      |       |       |        |
|------------------------|------|-------|-------|--------|
|                        | 2 YR | 10 YR | 25 YR | 100 YR |
| ANALYSIS POINT 1       |      |       |       |        |
| EXISTING               | 23   | 51    | 68    | 96     |
| PROPOSED               | 22   | 42    | 62    | 96     |
| ANALYSIS POINT 2       |      |       |       |        |
| EXISTING               | 8    | 20    | 27    | 38     |
| PROPOSED               | 3    | 6     | 8     | 11     |
| ANALYSIS POINT 3       |      |       |       |        |
| EXISTING               | 6    | 13    | 18    | 25     |
| PROPOSED               | 5    | 9     | 12    | 17     |

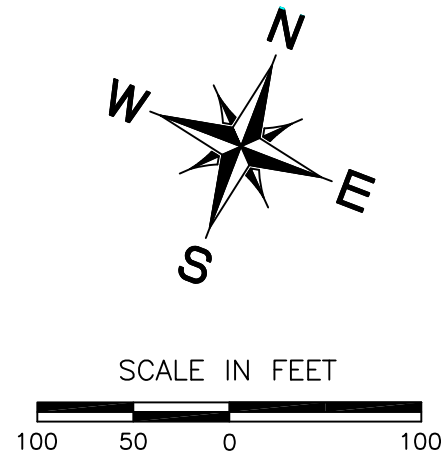
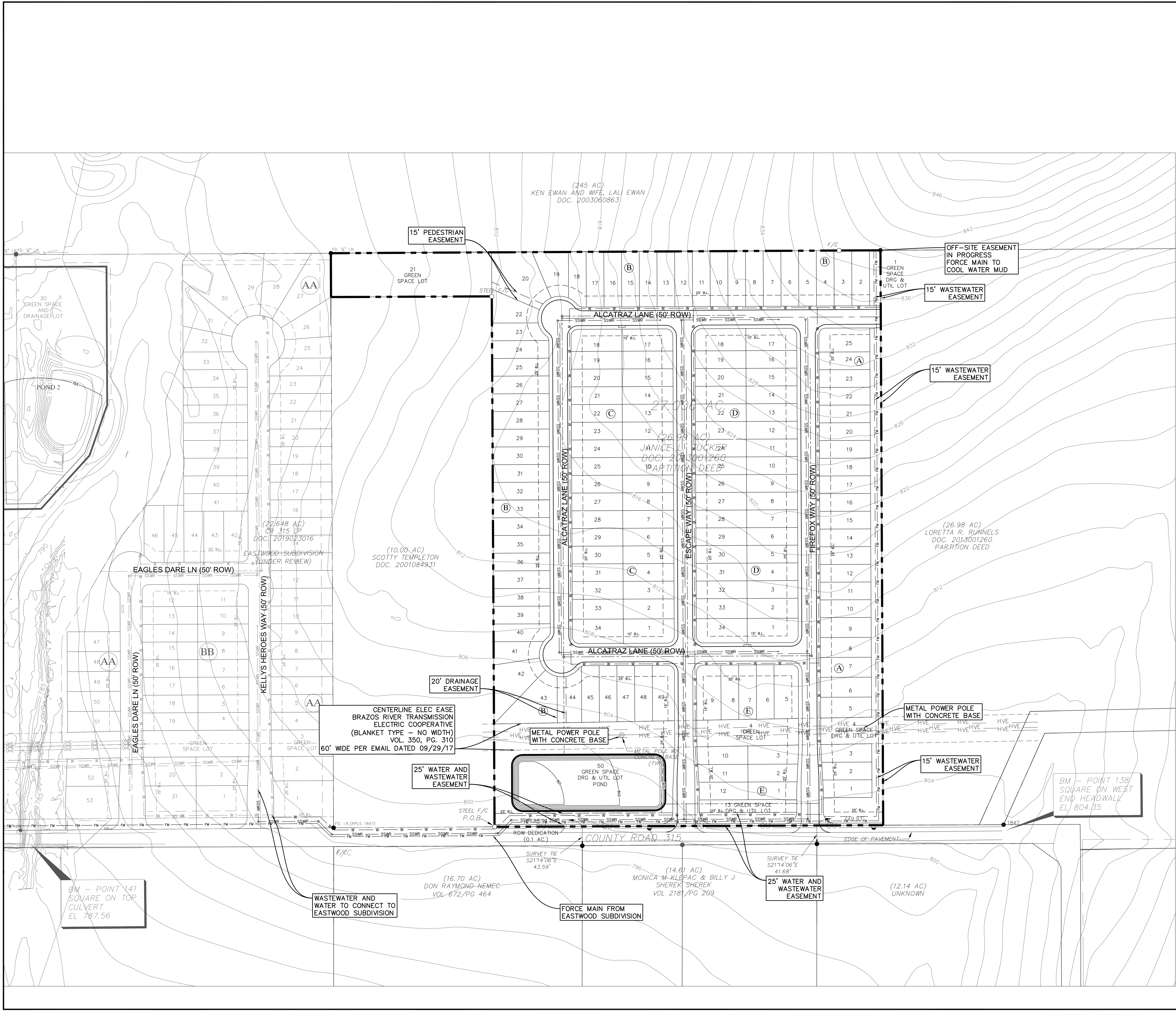
| DETENTION POND 1 STAGE/VOLUME/DISCHARGE |                   |                   |                            |                           |                        |                                         |                                          |               |     |
|-----------------------------------------|-------------------|-------------------|----------------------------|---------------------------|------------------------|-----------------------------------------|------------------------------------------|---------------|-----|
| STAGE (FT)                              | CONTOUR AREA (AC) | CONICAL AREA (SF) | INCREMENTAL VOLUME (ac-ft) | CUMULATIVE VOLUME (ac-ft) | CUMULATIVE VOLUME (CF) | Pipe #1 size (in) 1-18" @ 800.4 Q (cfs) | Weir #1 length (ft) 7.5' @ 803.5 Q (cfs) | TOTAL Q (cfs) |     |
| 800.4                                   | 0.000             | -                 | 0.000                      | 0.000                     | -                      | 0                                       | 0                                        | 0             | 0   |
| 801.0                                   | 0.189             | 8,215             | 0.038                      | 0.038                     | 1,641                  | 3                                       | 0                                        | 3             | 3   |
| 802.0                                   | 0.528             | 44,960            | 0.344                      | 0.381                     | 16,613                 | 16                                      | 0                                        | 16            | 16  |
| 803.0                                   | 0.811             | 86,809            | 0.664                      | 1.045                     | 45,520                 | 23                                      | 0                                        | 23            | 23  |
| 804.0                                   | 0.872             | 109,909           | 0.840                      | 1.885                     | 82,120                 | 29                                      | 8                                        | 37            | 37  |
| 805.0                                   | 0.934             | 118,003           | 0.902                      | 2.787                     | 121,415                | 33                                      | 41                                       | 75            | 75  |
| 806.0                                   | 0.999             | 126,284           | 0.965                      | 3.753                     | 163,468                | 37                                      | 89                                       | 126           | 126 |

| DETENTION POND ROUTING SUMMARY |     |     |       |
|--------------------------------|-----|-----|-------|
| POND 1                         |     |     |       |
| STORM EVENT                    | IN  | OUT | WSEL  |
| 2-YEAR                         | 38  | 21  | 802.7 |
| 10-YEAR                        | 76  | 40  | 804.1 |
| 25-YEAR                        | 98  | 59  | 804.6 |
| 100-YEAR                       | 134 | 91  | 805.3 |

| PROPOSED CN CALCULATION SUMMARY - SCS METHODOLOGY |            |                           |    |           |         |
|---------------------------------------------------|------------|---------------------------|----|-----------|---------|
| DRAINAGE BASIN                                    | SOIL GROUP | COVER DESCRIPTION         | CN | AREA (AC) | PRODUCT |
| P1A                                               | C          | Good Condition Open Space | 74 | 1.6       | 115.5   |
|                                                   | C          | Impervious Cover          | 98 | 2.3       | 229.5   |
|                                                   | D          | Good Condition Open Space | 80 | 5.8       | 467.8   |
|                                                   | D          | Impervious Cover          | 98 | 8.8       | 859.7   |
|                                                   |            | Totals                    |    | 18.5      | 1672.5  |
|                                                   |            |                           |    | CN        | 90.3    |
| P1B                                               | D          | Good Condition Open Space | 80 | 1.1       | 90.5    |
|                                                   | D          | Impervious Cover          | 98 | 1.4       | 135.4   |
|                                                   |            | Totals                    |    | 2.5       | 225.9   |
|                                                   |            |                           |    | CN        | 89.9    |
| P1C                                               | D          | Good Condition Open Space | 80 | 0.8       | 61.6    |
|                                                   | D          | Impervious Cover          | 98 | 0.5       | 50.3    |
|                                                   |            | Totals                    |    | 1.3       | 111.9   |
|                                                   |            |                           |    | CN        | 87.2    |
| P2                                                | C          | Good Condition Open Space | 74 | 0.2       | 13.8    |
|                                                   | C          | Impervious Cover          | 98 | 0.2       | 22.4    |
|                                                   | D          | Good Condition Open Space | 80 | 0.5       | 40.2    |
|                                                   | D          | Impervious Cover          | 98 | 0.6       | 60.2    |
|                                                   |            | Totals                    |    | 1.5       | 136.7   |
|                                                   |            |                           |    | CN        | 89.2    |
| P3                                                | C          | Good Condition Open Space | 74 | 0.1       | 6.9     |
|                                                   | C          | Impervious Cover          | 98 | 0.1       | 9.2     |
|                                                   | D          | Good Condition Open Space | 80 | 1.2       | 94.1    |
|                                                   | D          | Impervious Cover          | 98 | 1.2       | 115.2   |
|                                                   |            | Totals                    |    | 2.5       | 225.4   |
|                                                   |            |                           |    | CN        | 88.8    |

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  - ALL PONDS AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.





LEGEND

|      |                       |
|------|-----------------------|
| ---  | SUBJECT PROPERTY      |
| ---  | PROPERTY LINES        |
| W    | PROP. WATER LINE      |
| SSWR | PROP. WASTEWATER LINE |
| FM   | PROP. FORCE MAIN LINE |
| ---  | PROP. STORM LINE      |

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84652  
LICENSED PROFESSIONAL ENGINEER  
12/13/2019

EASTWOOD SUBDIVISION  
PHASE II  
JARRELL, TEXAS

OVERALL UTILITY  
LAYOUT

Scale: AS SHOWN

Designed by:

Drawn by:

Checked by:

Date: DECEMBER 2019

Project No.

SHEET  
08

NOTES:  
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C:\Users\jfo\Documents\Projects\Eastwood Subdivision Phase II\Overall Utility Layout.dwg (12/13/2019) PLOT DATE: 12/13/2019 PLOT TIME: 2:08pm PLOTTED BY: jfo  
FILES: xtp\_42426\_watutil.dwg Section 9 - Fire Shift to LDR world Section 9 - Survey\_360pt\_watutil.dwg Section 9 - Survey\_360pt\_watutil.dwg