## CURVE TABLE

CURVE	RADIUS	ARC LENGT			
C1	50.00'	158.45'	99.99'	S 12°24'58" E	181°34'18"
C2	50.00'	155.71'	99.99'	N 12°24'58" W	178°25'42"
C3	180.00'	47.20'	47.06'	S 84°18'36" W	15°01'25"
C4	180.00'	72.88'	72.39'	S 80°13'19" W	23°11'59"
C5	180.00'	239.29'	222.06'	S 59°27'46" E	76°10'11"
C6	50.00'	78.54'	70.71'	S 23°37'20" W	90°00'00"
C <b>7</b>	180.00'	91.02'	90.05'	S 83°06'28" W	28°58'16"
C8	180.00'	18.13'	18.12'	S 85°17'33" E	5°46'17"
C9	200.00'	52.44'	52.29'	N 84°18'36" E	15°01'25"
C10	60.00'	50.37'	48.91'	S 75°19'42" E	48°06'08"
C11	60.00'	68.14'	64.54'	S 18°44'32" E	65°04'11"
C12	65.50'	48.79'	47.67'	N 12°19'09" E	42°40'34"
C13	101.50'	160.63'	144.39'	N 11°40'51" W	90°40'33"
C14	90.50'	49.62'	49.00'	N 28°54'35" W	31°24'57"
C15	65.50'	51.37'	50.06'	N 31°29'10" W	44°56'04"
C16	101.50'	149.81'	136.58'	N 11°40'09" W	84°34'06"
C17	65.50'	50.09'	48.88'	N 08°42'24" E	43°49'01"
C18	15.00'	23.56'	21.21'	N 58°12'07" W	90°00'00"
C19	205.00'	41.49'	41.42'	S 82°35'47" W	11°35'48"
C20	205.00'	12.26'	12.26'	N 89°53'30" W	3°25'37"
C21	155.00'	3.10'	3.10'	S 88°45'03" E	1°08'43"
C22	155.00'	59.66'	59.30'	S 79°38'58" W	22°03'16"
C23	15.00'	23.56'	21.21'	S 23°37'20" W	90°00'00"
C24	155.00'	69.26'	68.69'	S 34°10'44" E	25°36'08"
C25	155.00'	133.23'	129.17'	S 71°36'16" E	49°14'55"
C26	155.00'	3.57'	3.57'	S 83°06'43" W	1°19'08"
C27	15.00'	15.12'	14.49'	N 53°34'04" E	57°46'09"
C28	60.00'	33.48'	33.05'	N 40°40'14" E	31°58'29"
C29	60.00'	44.10'	43.12'	N 77°42'57" E	42°06'56"
C30	60.00'	35.82'	35.29'	S 64°07'19" E	34°12'33"
C31	60.00'	35.82'	35.29'	S 29°54'45" E	34°12'33"
C32	60.00'	35.82'	35.29'	S 04°17'48" W	34°12'33"
C33	60.00'	45.94'	44.83'	S 43°20'17" W	43°52'25"
C34		60.24'			57°31'43"
C35	60.00'	18.24'	57.74'	N 85°57'39" W N 48°29'15" W	17°25'04"
			18.17'		
236	15.00'	15.12'	14.49'	N 68°39'47" W	57°46'09"
237	205.00'	12.59'	12.59'	S 84°12'43" W	3°31'10"
C38	205.00'	44.65'	44.57'	N 87°47'17" W	12°28'49"
C39	205.00'	44.65'	44.57'	N 75°18'28" W	12°28'49"
C40	205.00'	44.65'	44.57'	N 62°49'39" W	12°28'49"
C41	205.00'	44.65'	44.57'	N 50°20'50" W	12°28'49"
C42	205.00'	44.65'	44.57'	N 37°52'01" W	12°28'49"
C43	205.00'	36.67'	36.62'	S 26°30'09" E	10°14'56"
C44	15.00'	23.56'	21.21'	S 66°22'40" E	90°00'00"
C45	205.00'	42.46'	42.39'	N 74°33'22" E	11°52'04"
C46	205.00'	40.54'	40.48'	S 86°09'21" W	11°19'55"
C47	155.00'	40.64'	40.53'	N 84°18'36" E	15°01'25"
C48	15.00'	23.56'	21.21'	N 31°47'53" E	90°00'00"
C49	15.00'	23.56'	21.21'	N 58°12'07" W	90°00'00"
C <b>5</b> 0	225.00'	33.65'	33.62'	S 81°04'59" W	8°34'12"
C51	225.00'	25.34'	25.33'	S 88°35'42" W	6°27'13"
C52	205.00'	8.00'	8.00'	N 87°03'37" W	2°14'10"
C53	205.00'	12.65'	12.65'	N 84°10'28" W	3°32'07"
C54	155.00'	78.37'	77.54'	N 83°06'28" E	28°58'16"
C <b>55</b>	25.00'	39.27'	35.36'	S 23°37'20" W	90°00'00"
C56	15.00'	13.62'	13.16'	N 47°23'17" W	52°01'12"
C <b>57</b>	50.00'	29.63'	29.20'	S 56°25'08" E	33°57'30"
C58	50.00'	39.34'	38.33'	S 16°54'07" E	45°04'32"
C <b>59</b>	50.00'	33.98'	33.33'	N 25°06'25" E	38°56'33"
C60	50.00'	40.78'	39.66'	N 67°56'33" E	46°43'43"
C61	50.00'	25.60'	25.32'	S 74°01'32" E	29°20'08"
C62	15.00'	13.62'	13.16'	S 85°22'06" E	52°01'13"
C63	205.00'	17.20'	17.20'	N 71°01'33" E	4°48'27"
C64	205.00'	44.65'	44.57'	N 79°40'11" E	12°28'49"
C65	205.00'	41.80'	41.73'	S 88°14'54" E	11°41'00"
C66	155.00'	15.61'	15.61'	S 85°17'33" E	5°46'17"
C67	175.00'	45.89'	45.76'	N 84°18'36" E	15°01'25"
275	15.00'	13.62'	13.16'	N 12°48'29" E	52°01'12"
C76	15.00'	22.56'	20.49'	S 56°17'27" E	86°10'38"
277 277	60.00'	111.05'	95.87'	N 46°21'22" W	106°02'48"
C78	60.00'	43.29'	42.35'	N 27°20'04" E	41°20'05"
278 279			35.29'	N 65°06'23" E	
279 280	60.00'	35.82' 35.82'	35.29'	S 80°41'03" E	34°12'33" 34°12'33"
	60.00'				
C81	60.00'	35.82'	35.29'	S 46°28'30" E	34°12'33"
C82	60.00'	16.93'	16.88'	S 21°17'10" E	16°10'07"
283	25.00'	39.27'	35.36'	S 58°12'07" E	90°00'00"
C84	15.00'	23.56'	21.21'	S 31°47'53" W	90°00'00"
C85	50.00'	169.33'	99.25'	N 58°12'07" W	194°02'25"
C86	15.00'	13.62'	13.16'	S 50°47'17" W	52°01'12"

## **LEGEND**

PEDESTRIAN ACCESS EASEMENT BMBENCHMARK DA DRAINAGE AREA DE DRAINAGE EASEMENT **ELEV** ELEVATION NTS NOT TO SCALE NUMBER POB POINT OF BEGINNING REFERENCE REREV REVISION TBM TEMPORARY BENCH MARK

TYP **TYPICAL** OVERHEAD OR UNDERGROUND EASEMENT OHE UE UTILITY EASEMENT

WWF WATER AND WASTEWATER EASEMENT FENCE WALL AND LANDSCAPE EASEMENT FWLF BFEBASE FLOOD ELEVATION FINISHED FLOOR ELEVATION

FFE FENCE EASEMENT ½" IRON ROD FOUND ½" IRON ROD

CHANGE IN BEARING BENCHMARK

LOTS WITH MINIMUM FFE (SEE BFE/FFE TABLE)

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF BELL

We, WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128, sole owner of the certain 64.07 ACRES tract of land shown hereon and described in a deed recorded in Document # 2019092046, 09/27/2019 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as SCHWERTNER RANCH PHASE III.

TO CERTIFY WHICH, WITNESS by my hand this day of

WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128, a Texas Series Limited Liability Company

Bruce Whitis, President

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF BELL

This instrument was acknowledged before me on , by Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC-Series 128, a separate series of WBW Single Development Group, LLC, a Texas series limited liability Company, on behalf of said series.

Notary Public, State of Texas

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF BELL

I, Mike W. Kriegel, Registered Professional Land Surveyor in the State of Texas, do hereby certify that to the best of my knowledge and belief, this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Killeen, Bell County, Texas, this day of 20.

MIKE W. KRIEGEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4330

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

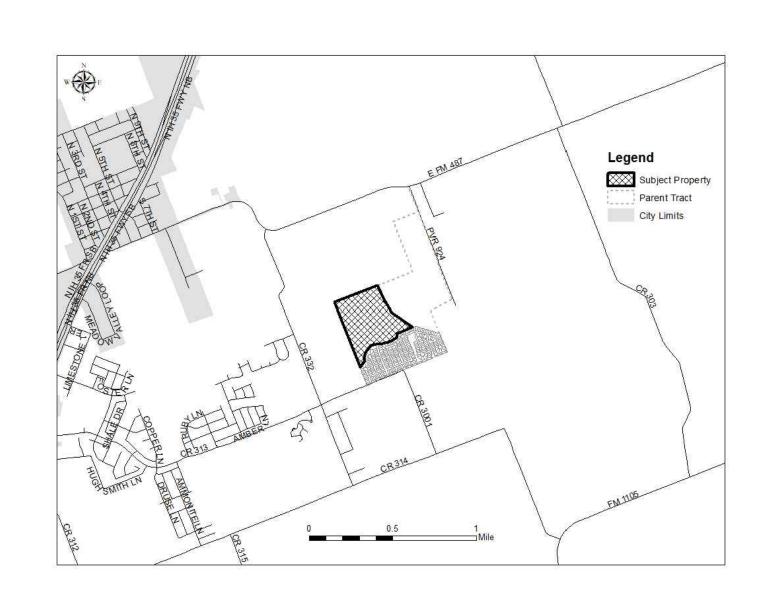
I, Keith A. Caldwell, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that to the best of my knowledge and belief, this plat complies with the applicable ordinance of Williamson County, Texas and that portions of this subdivision are contained within the 100 year flood plain as identified on the Federal Emergency Management Agency flood insurance rate map, community panel number 48491C0150F, dated December 20, 2019 for Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Killeen, Bell County, Texas, this \_\_\_\_ day of

KEITH A. CALDWELL REGISTERED PROFESSIONAL ENGINEER NO. 101956

THIS DOCUMENT IS RELEASED FOR TH PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH A. CALDWELL. P.E. 101956 ON 04/02/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

- 1. Residential driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of the parcel frontage or 50 feet, whichever is less.
- 2. The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998522. Grid distance = Ground Distance x CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein. All coordinates can be referenced to a benchmark described as cotton spindle set in the north margin of County Road 313, bearing N 68° 32' 31" W, 492.74 feet from the most southerly corner of this tract. Observed GPS coordinates for said "X" in concrete benchmark are N=10269021.77, E=3160972.32 Z=820.52' (NAVD88-Geoid12A).
- Except in certain isolated areas required to meet accessibility requirements, the minimum lowest finished floor elevation shall be one foot higher than the highest spot elevation that is located within five feet outside the perimeter of the building, or one foot above the BFE, whichever is higher.
- 4. A de facto certificate of compliance is hereby issued for all lots within this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- 5. No buildings, fences, landscaping or other structures and / or obstructions which impede flow are permitted within the
- drainage easements shown. 6. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by
- regulatory authorities. All easements on private property shall be maintained by the property owner or their assigns.
- This subdivision is not located within the contributing zone of the Edwards Aquifer.
- Building setback lines shall be in accordance with setbacks shown hereon, applicable owner restrictions recorded in county records or applicable ordinances.
- 10. No structure or improvement on any lot in this subdivision shall be occupied until connected to a water supply system approved by the Texas Commission on Environmental Quality
- 11. No structure or improvement on any lot in this subdivision shall be occupied until connected to a wastewater collection system approved by the Texas Commission on Environmental Quality
- 12. It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.
- 13. Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the design and construction standards of the Texas Commission on Environmental Quality or Williamson County. Plans and specifications shall be submitted to TCEQ and other agencies as appropriate at the time such plans are prepared.
- 14. All streets are to be dedicated for public use.
- 15. Driveway access to lots within this subdivision from side streets is prohibited.
- 16. Improvements within the county road right-of-way including, but not limited to, landscaping, irrigation, lighting, custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.
- 17. This subdivision is subject to storm-water management controls as required by Williamson County subdivision regulations, section B11.1, on new development that would evoke such controls beyond existing conditions
- 18. The owner shall create a mandatory homeowners association that shall be responsible for the maintenance and liability of any landscaping, irrigation, sidewalks, illumination, subdivision identification signs, water quality features, etc. placed within the Williamson County right-of-way. This homeowners association shall have assessment authority to insure the proper funding for the maintenance.
- 19. In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- 20. Tracts A, B, and C shall be owned and maintained by the Home Owners Association and will contain a blanket drainage
- 21. Storm water runoff must flow directly from all adjacent upstream lots to the downstream lots, without impediment or diversion to other lots and this restriction constitutes an easement in favor of the upstream lots for the same. The homebuilder/property owner must ensure that drainage for each individual lot allow storm water to pass from upstream lots to the downstream lots without impediment. This restriction is to be enforced by the HOA/The Village at Schwertner Ranch Residential Community, Inc. pursuant to Sec. 2.14 of the Declaration of Covenants, Conditional and Restrictions recorded in Doc # 2020088555.
- 22. Any future subdivision connection to this phase of Schwertner Ranch must contain an additional connection to a public road that is adequately sized to accommodate the anticipated ADT created by the future subdivision. Future subdivision connections shall be via Wyatt Way and may not exceed 1,000 ADT.
- 23. The roundabout is located in the right-of-way and shall be owned by Williamson County and maintained by the Home
- 24. All sidewalks within this subdivision are to be maintained by each of the adjacent property owners.



LOCATION MAP

N.T.S

# PRELIMINARY PLAT OF SCHWERTNER RANCH PHASE III

BEING PART OF THE G. Schneider Survey, Abstract No. 580 WILLIAMSON COUNTY, TEXAS

Portions of this tract are shown to be within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas Dated December 20, 2019, panel numbers 48491C0150F. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

Road Table									
Name	Design Speed (mph)	Length (ft)	ROW Width (ft)	Pavement Width (ft)	Classification	Designation	Туре		
Anconia Court	25	411	50	30	Local	Public	Urban		
Rearden Boulevard	35	735	60	37	Collector	Public	Urban		
Rearden Boulevard	35	463	110	37	Collector	Public	Urban		
Willers Way	25	816	50	30	Local	Public	Urban		
Wyatt Way	25	2277	50	30	Local	Public	Urban		

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°10'42" E	22.14'
L2	N 76°47'53" E	21.70'
L3	N 21°22'40" W	14.27'
L4	S 82°24'24" E	3.20'
L5	S 88°10'42" E	4.61'
L6	S 24°43'30" E	38.05'
	L1 L2 L3 L4 L5	L1 S 88°10'42" E L2 N 76°47'53" E L3 N 21°22'40" W L4 S 82°24'24" E L5 S 88°10'42" E

ENGINEER INFORMATION

Yalgo, LLC

KEITH A. CALDWELL

P.E. NO. 101956

3000 Illinois Ave., Suite 100

Killeen, TX 76543

PH (254) 953-5353

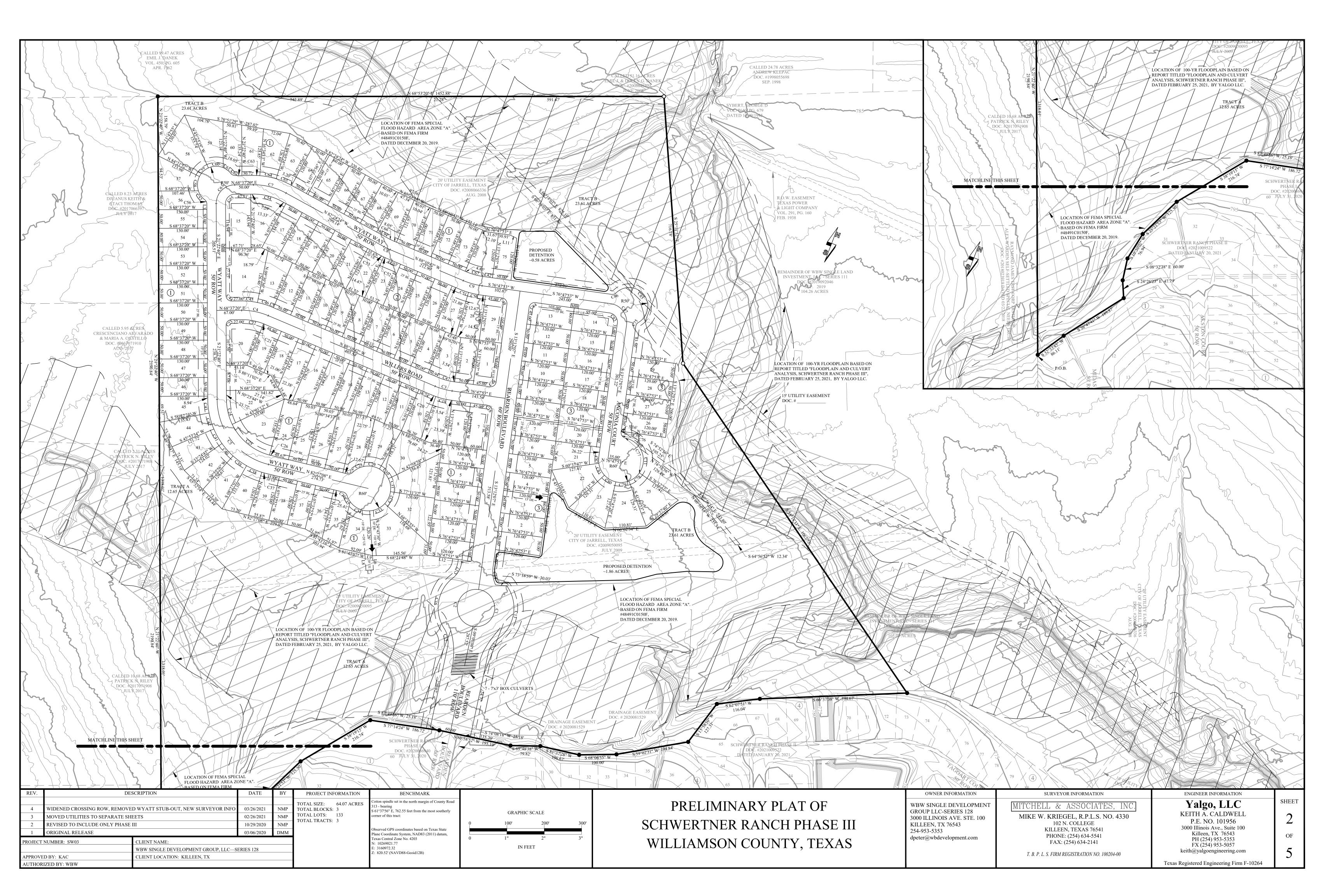
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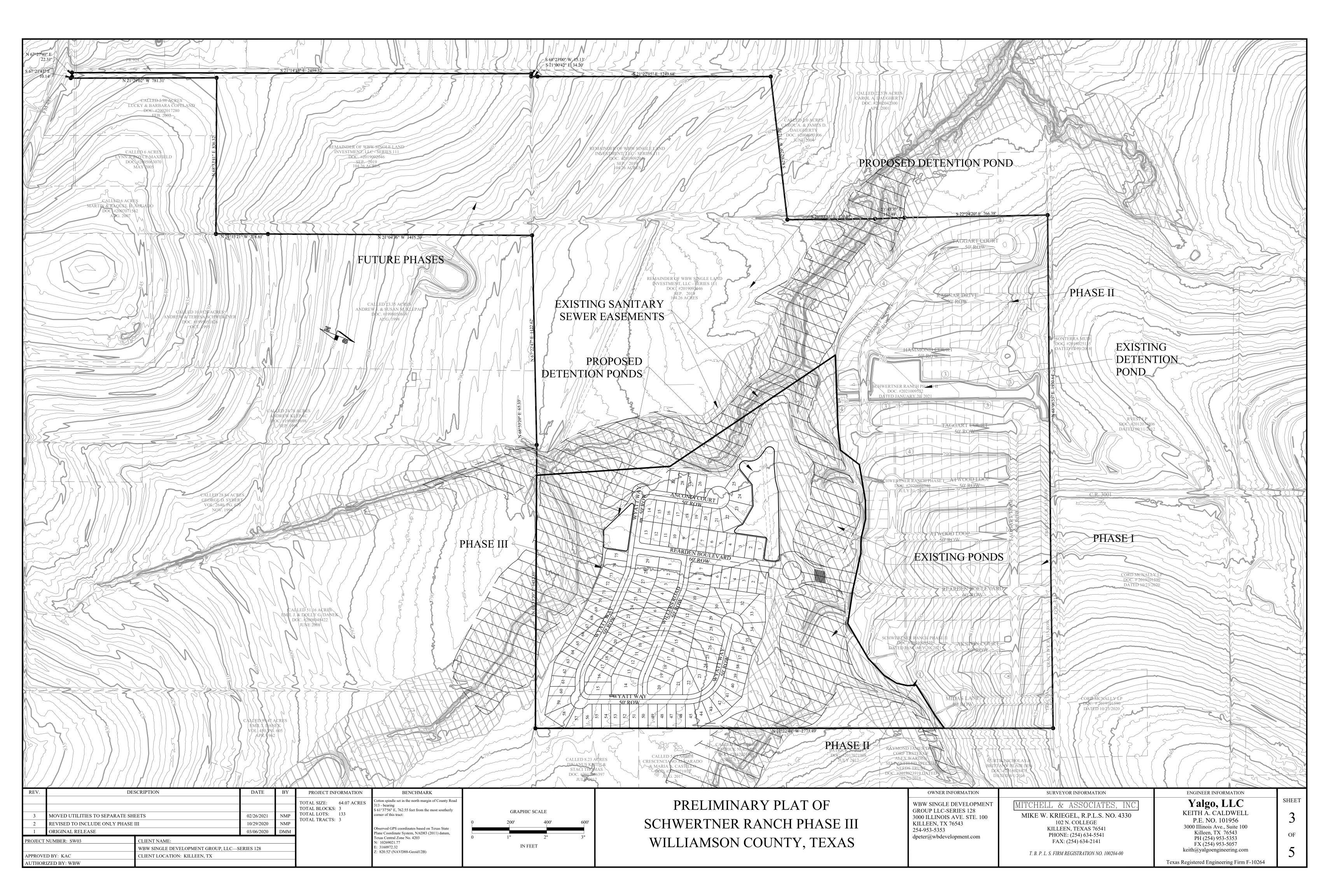
keith@yalgoengineering.com

**SHEET** 

OF

#### DESCRIPTION OWNER INFORMATION BENCHMARK SURVEYOR INFORMATION PROJECT INFORMATION PDATED ROADWAY TABLE 04/02/2021 on spindle set in the north margin of County Road PRELIMINARY PLAT OF OTAL SIZE: WBW SINGLE DEVELOPMENT MITCHELL & ASSOCIATES, INC. JPDATED NOTES 22-24 AND SURVEYOR INFORMATION 03/29/2021 TOTAL BLOCKS: 3 61°37'56" E, 762.55 feet from the most southerly GROUP LLC-SERIES 128 TOTAL LOTS: 133 MOVED UTILITIES TO SEPARATE SHEETS MIKE W. KRIEGEL, R.P.L.S. NO. 4330 02/26/2021 3000 ILLINOIS AVE. STE. 100 TOTAL TRACTS: 3 SCHWERTNER RANCH PHASE III REVISED TO INCLUDE ONLY PHASE III KILLEEN, TX 76543 102 N. COLLEGE 10/29/2020 served GPS coordinates based on Texas State KILLEEN, TEXAS 76541 254-953-5353 ORIGINAL RELEASE 03/06/2020 ane Coordinate System, NAD83 (2011) datum PHONE: (254) 634-5541 dpeter@wbdevelopment.com exas Central Zone No. 4203 WILLIAMSON COUNTY, TEXAS PROJECT NUMBER: SW03 LIENT NAME: FAX: (254) 634-2141 10269021.77 CHECKED BY: NMP 3160972.32 WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 : 820.52' (NAVD88-Geoid12B) T. B. P. L. S. FIRM REGISTRATION NO. 100204-00 LIENT LOCATION: KILLEEN, TX APPROVED BY: KAC Texas Registered Engineering Firm F-10264 UTHORIZED BY: WBW





CALLED 24.78 ACRES ANDREW KLEPAC DOC. #1998055698 SEP. 1998 1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems." 2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)]. 3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval THE WATERLINE (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of CALLED 51.16 ACRES 26 or less [§290.44(a)(2)]. EMIL J. & DOLLY G. DANEK 4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be ALIGNMENTS ARE FOR DOC. #2008048422 accepted or relocated for use in any public drinking water supply [§290.44(a)(3)]. JUNE 2008 OCATION OF 100-YR FLOODPLAIN BASED ON 5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)]. REPORT TITLED "FLOODPLAIN AND CULVERT 6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's REFERENCE ONLY AND ANALYSIS, SCHWERTNER RANCH PHASE III", instructions. However, the top of the water line must be located below the frost line and in no case shall DATED FEBRUARY 25, 2021, BY YALGO LLC the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)]. CONSTRUCTION PLAN 7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 R.O.W. EASEMENT percent [§290.44(b)]. TEXAS POWER 8. The contractor shall install appropriate air release devices with vent openings to the atmosphere & LIGHT COMPANY REVIEW AND APPROVAL covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent VOL. 291, PG. 160 [§290.44(d)(1)]. FEB. 1938 LOCATION OF FEMA SPECIAL 9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage IS REQUIRED. FLOOD HAZARD AREA ZONE " during its storage or installation [§290.44(f)(1)]. BASED ON FEMA FIRM 10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water #48491C0150F, the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on DATED DECEMBER 20, 2019. each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)]. 11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans. • The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) CALLED 99.47 ACRES CITY OF JARRELL, TEXAS C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is EMIL J. DANEK correct and most current formula is in use; VOL. 450, PG. 605 APR. 1962  $Q = (LD\sqrt{P})/148,000$ • Q = the quantity of makeup water in gallons per hour, • L = the length of the pipe section being tested, in feet, • D = the nominal diameter of the pipe in inches, and • P = the average test pressure during the hydrostatic test in pounds per square inch (psi). \_ 1 - 12" x 6" TEE √ • The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the REMAINDER OF WBW SINGLE LAN 1 - FIRE HYDRANT amount allowed or recommended by formulas in America Water Works Association (AWWA) INVESTMENT, LLC - SERIES 11 C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is DOC. #2019092046 1 - 12" x 12" TEE -1 - 12" GATE VALVE TO REMAIN CLOSED SEP. 2019 correct and most current formula is in use;  $L = (SD\sqrt{P})/148,000$ 5' UTILITY EASEMENT ASSEMBLY • L = the quantity of makeup water in gallons per hour, • S = the length of the pipe section being tested, in feet, \[ 1 - 6" GATE 1 - FIRE HYDRANT 1 -6" GATE • D = the nominal diameter of the pipe in inches, and • P = the average test pressure during the hydrostatic test in pounds per square inch (psi). 12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4). 13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two 1 - FIRE HYDRANT nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 1 - 12" GATE five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe VALVE 1 - FIRE HYDRANT shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant 1 - 6" GATE VALVE < [§290.44(e)(5)]. \ VALVE 14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)]. 1 - FIRE HYDRANT > 1 - 12" x 6" TEE -6" WATER LINE WILLERS ROA' 15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or 0' ROW concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)]. CALLED 8.23 ACRES 16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [\$290.44(e)(8) 1 - FLUSH ASSEMBLY 17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected DOC. #2017066397 JULY 2017 for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [ $\S 290.44(f)(3)$ ]. 18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent. CALLED 5.95 ACRES CRESCENCIANO ALVARADO & MARIA A. CASTILLO DOC. #2017071910 AUG. 2017 CITY OF JARRELL, TEXAS 1 - FIRE HYDRANT ASSEMBLY ASSEMBLY 1 - FIRE HYDRANT GENERAL NOTES: ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND REGULATIONS OF THE CITY OF TEMPLE, UNLESS CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DRAFT AND ADHERE TO A TRENCH SAFETY PLAN. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES. DRAINAGE EASEMENT THE PROPOSED WATERLINES SHALL BE PVC WATER PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE FOR WATER, AWWA STANDARD C900, WITH CAST-IRON OUTSIDE DIMENSIONS, THE PIPE WILL BE CLASS 150 (DR-18). 5. ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE. 6. ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED. ORAINAGE EASEMENT LOCATION OF 100-YR FLOODPLAIN BASED ON  ${\scriptstyle \setminus}$  REPORT TITLED "FLOODPLAIN AND CULVERT ANALYSIS, SCHWERTNER RANCH PHASE III", TIE TO EXTISTING 12" WATER LINE CALLED 10.68 ACRES PATRICK N. RILEY DOC. #2017071908 JULY 2017 DESCRIPTION PROJECT INFORMATION BENCHMARK WATER LAYOUT tton spindle set in the north margin of County Road OTAL SIZE: Yalgo, LLC TOTAL BLOCKS: 3 51°37'56" E, 762.55 feet from the most southerly ΓOTAL LOTS: 133 3000 Illinois Ave., Suite 100 orner of this tract: THIS DOCUMENT IS RELEASED FOR SCHWERTNER RANCH PHASE III TOTAL TRACTS: 3 Killeen, TX 76543 THE PURPOSE OF REVIEW UNDER THE PH (254) 953-5353 AUTHORITY OF KEITH A. CALDWELL, erved GPS coordinates based on Texas State ORIGINAL RELEASE FX (254) 953-5057 ne Coordinate System, NAD83 (2011) datum, P.E. 101956 ON 04/02/2021. IT IS NOT TO WILLIAMSON COUNTY, TEXAS PROJECT NUMBER: SW03 CLIENT NAME: WBW Single Development Group, LLC—Series 128 as Central Zone No. 4203 BE USED FOR CONSTRUCTION IN FEET Texas Registered CLIENT LOCATION: KILLEEN, TX CHECKED BY: NMP PURPOSES. 3160972.32 Engineering Firm F-10264 APPROVED BY: KAC : 820.52' (NAVD88-Geoid12B) AUTHORIZED BY: WBW

