LEGAL DESCRIPTION:

237.843 ACRE TRACT OF LAND SITUATED IN THE JACOB RINEHARD SURVEY, ABSTRACT NO. 538 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 28.771 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 206.307 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 28.771 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS IN DOCUMENT NO. 2021044342 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 206.307 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 2608, PAGE 330 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

BURFORD RANCH
WILLIAMSON COUNTY
PRELIMINARY PLAT - NOT FOR RECORDATION

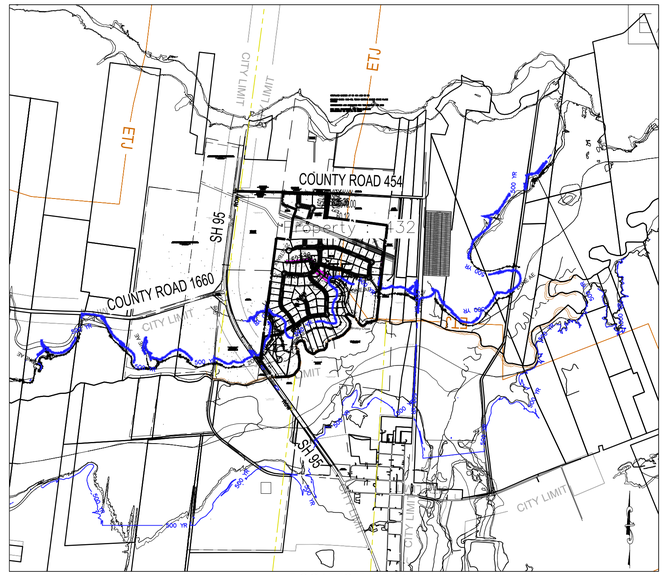
Owner *05 RANCH INVESTMENTS, LLC,*
4421 Rowe Lane
Pflugerville, TX 78660
Office: 512-990-1933
Cell: 512-923-1056
mtiemann@llcdevelopment.com

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
925 S. Capital of TX Hwy.
Ste. B220
West Lake Hills, Texas 78746
512-431-9600
almeng@sbcglobal.net

Surveyor: Shane Shafer, RPLS
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD,
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.onmicrosoft.com

Total Number of Blocks: 3
Total Number of Lots: 127
Total Acreage: 237.843 AC

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOTS 105, 106, 113, 115, 121, 124, 125, 126, BLOCK A, PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS 105, 106, 113, 115, 121, 124, 125, 126, Block A, INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.



LOCATION MAP
1"=2000'

LOT NUMBER	AREA sf	ALLOWABLE IMP. (%)	ALLOWABLE IMP. (sf)
1	43560	25.00%	10890.0
2	43561.8	25.00%	10890.5
3	43560.2	25.00%	10890.1
4	43564.1	25.00%	10891.0
5	43566.6	25.00%	10891.7
6	43562.2	25.00%	10890.6
7	54353.4	25.00%	13588.4
8	46109.5	25.00%	11527.4
9	73916.5	20.29%	15000.0
10	43888.9	25.00%	10972.2
11	43563.8	25.00%	10891.0
12	43566.8	25.00%	10891.7
13	43560.2	25.00%	10890.1
14	43573.5	25.00%	10893.4
15	48581.8	25.00%	12145.5
16	52932.1	25.00%	13233.0
17	45739.6	25.00%	11434.9
18	43560	25.00%	10890.0
19	43560	25.00%	10890.0
20	43560	25.00%	10890.0
21	43560	25.00%	10890.0
22	43560	25.00%	10890.0
23	44361.8	25.00%	11090.5
24	54021.7	25.00%	13505.4
25	48978.3	25.00%	12244.6
26	54999.3	25.00%	13749.8
27	85888.5	17.46%	15000.0
28	457138.1	3.28%	15000.0
29	168416.9	8.91%	15000.0
30	211691.3	7.09%	15000.0
31	97878.2	15.33%	15000.0
32	58672.3	25.00%	14668.1
33	53151.2	25.00%	13287.8
34	56654.1	25.00%	14163.5
35	66016.7	22.72%	15000.0
36	63065.7	23.78%	15000.0
37	55111.8	25.00%	13778.0
38	72764.1	20.61%	15000.0
39	97570.3	15.37%	15000.0
40	70855.1	21.17%	15000.0
41	70494.8	21.28%	15000.0
42	103031.4	14.56%	15000.0
43	225821.1	6.64%	15000.0
44	143971.9	10.42%	15000.0
45	135534.8	11.07%	15000.0
46	143049.1	10.49%	15000.0
47	141154.8	10.63%	15000.0
48	117167.8	12.80%	15000.0
49	269641.3	5.56%	15000.0
50	453237.7	3.31%	15000.0
51	264806.9	5.66%	15000.0
52	64893.2	23.11%	15000.0
53	68807.1	21.80%	15000.0
54	52277.3	25.00%	13069.3
55	63252.3	23.71%	15000.0
56	60031.1	24.99%	15000.0
57	52080.7	25.00%	13020.2
58	49297.7	25.00%	12324.4
59	47521.9	25.00%	11880.5
60	47500.5	25.00%	11875.1
61	49123.7	25.00%	12280.9
62	62671.9	23.93%	15000.0
63	44914	25.00%	11228.5

LOT NUMBER	AREA sf	ALLOWABLE IMP. (%)	ALLOWABLE IMP. (sf)
64	43660.6	25.00%	10915.2
65	47329.4	25.00%	11832.4
66	45884.5	25.00%	11471.1
67	45352.6	25.00%	11338.2
68	53582.9	25.00%	13395.7
69	53305.5	25.00%	13326.4
70	43601.8	25.00%	10900.5
71	43649.1	25.00%	10912.3
72	43723.3	25.00%	10930.8
73	43703.8	25.00%	10926.0
74	43586.4	25.00%	10896.6
75	44157.9	25.00%	11039.5
76	46538.7	25.00%	11634.7
77	51791.7	25.00%	12947.9
78	43562.5	25.00%	10890.6
79	43562	25.00%	10890.5
80	43580.1	25.00%	10895.0
81	43627.6	25.00%	10906.9
82	44066.8	25.00%	11016.7
83	43714.2	25.00%	10928.6
84	47276.5	25.00%	11819.1
85	43658.6	25.00%	10914.7
86	43623.7	25.00%	10905.9
87	52682.1	25.00%	13170.5
88	43560	25.00%	10890.0
89	43560	25.00%	10890.0
90	43572.1	25.00%	10893.0
91	43570	25.00%	10892.5
92	43564.4	25.00%	10891.1
93	43662.4	25.00%	10915.6
94	43619.4	25.00%	10904.9
95	43560	25.00%	10890.0
96	43560	25.00%	10890.0
97	43560	25.00%	10890.0
98	43729	25.00%	10932.3
99	43568.4	25.00%	10892.1
100	43680.9	25.00%	10920.2
101	43633.1	25.00%	10908.3
102	43680	25.00%	10920.0
103	43703.2	25.00%	10925.8
104	44204.8	25.00%	11051.2
105	195908.6	0.00%	0.0
106	4335.6	0.00%	0.0
107	118058	75.00%	88543.5
108	102178.5	75.00%	76633.9
109	121963.7	75.00%	91472.8
110	109114.4	75.00%	81835.8
111	63278	75.00%	47458.5
112	66107.9	75.00%	49580.9
113	16929.4	0.00%	0.0
114	60809.5	75.00%	45607.1
115	50798.7	0.00%	0.0
116	104620.9	75.00%	78465.7
117	135744.9	75.00%	101808.7
118	98468.2	75.00%	73851.2
119	116825.8	75.00%	87619.4
120	138948.8	75.00%	104211.6
121	70397	0.00%	0.0
122	64667.6	75.00%	48500.7
123	57504.7	75.00%	43128.5
124	9198.4	0.00%	0.0
125	21460.9	0.00%	0.0
127	254484.5	4.52%	11510.0
TOTAL	9389493.4	24.75%	2323958.4

Submittal Date:
Prepared: November 2, 2022

UTILITIES

WATER WILL BE PROVIDED BY EXTENDING AN 8" WATER MAIN SOUTH ALONG SH 95 FROM FM 1660 TO THE SOUTHWEST CORNER OF THE TRACT AND EAST ALONG CR 454 FROM THE INTERSECTION OF SH 95 AND CR 454.

WASTEWATER WILL BE PROVIDED OSSF INDIVIDUALLY PERMITTED THROUGH WILLIAMSON COUNTY ENGINEER'S OFFICE.

Water Provider : MANVILLE W.S.C.
13805 State Hwy 95,
Coupland, TX 78615
(512) 856-2488

Wastewater : OSSF

Electrical Supply ONCOR ELECTRIC
3620 Franklin Av.
Waco, TX 76710
(512)244-5656

PROPOSED ROADWAYS								
STREET NAME	CLASSIFICATION	TRIPS PER DAY	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	ROAD SECTION	DEDICATION
BRUSHY LANE	MINOR COLLECTOR	1191	35	1430	60'	26'	RURAL	PUBLIC
BRUSHY LANE	LOCAL	560	25	1473	60'	26'	RURAL	PUBLIC
BRUSHY LANE	LOCAL	144	25	1513	60'	26'	RURAL	PUBLIC
BROCATO WAY	MINOR COLLECTOR	283	35	345	70	30'	RURAL	PUBLIC
BROCATO COVE	MINOR COLLECTOR	283	35	345	70	30'	RURAL	PUBLIC
HUGHES DRIVE	MINOR COLLECTOR	705	35	2161	70	30'	RURAL	PUBLIC
BUFFALO COVE	LOCAL	120	25	1323	60'	26'	RURAL	PUBLIC
BLUFF LOOP	LOCAL	152	25	1435	60'	26'	RURAL	PUBLIC
BLUFF LOOP	LOCAL	32	25	412	60'	26'	RURAL	PUBLIC
BLUFF LOOP	LOCAL	112	25	1377	60'	26'	RURAL	PUBLIC
LITTLE BLUESTEM	LOCAL	216	25	1258	60'	26'	RURAL	PUBLIC
INDIAN LANE	LOCAL	120	25	923	60'	26'	RURAL	PUBLIC
SWITCH COVE	LOCAL	72	25	537	60'	26'	RURAL	PUBLIC

THIS SUBDIBVISION IS VESTED TOTHE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.

C10.1 Drainage Maintenance
MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

C10.2 Utility Service Providers:
WATER SERVICE IS PROVIDED BY: MANVILLE W.S.C.
WASTEWATER SERVICE IS PROVIDED BY: OSSF

C10.3 Improvements within the Right-of-way or Road widening easements
THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

C10.4 Rural Mailboxes
RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OFWAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

C10.6 Sight Distance Easements
NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

C10.7 SIDEWALK MAINTENANCE
ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS

C10.9 Minimum Finished Floor Elevation
THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.

C10.11 Homeowners Association
THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION AND/OR MUNICIPAL UTILITY DISTRICT 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. THE HOA AND/OR M.U.D. WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING AND IMPROVEMENT LOCATED WITHIN THE CENTRAL ISLAND OF THE ROUNDABOUT. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE. THE HOA AND/OR MUNICIPAL UTILITY DISTRICT WILL OWN AND MAINTAIN LOTS LOTS 105, 106, 113, 115, 121, 124, 125, &126 BLOCK A. THE HOA WILL OWN LOT 127, BLOCK A.

C10.14 Driveway Maintenance
DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

C11.2.3 FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

C12.1 THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.

LOT 51, BLOCK A, MAY NOT BE FURTHER SUBDIVIDED. (WCSR F1.2)

GRID COORDINATES:

Point No.	Northing(Y)	Easting(X)	Elev(Z)	Description
5000	10146653.50	3220046.28	510.90	IRON ROD SET CAPPED "SURVEY CONTROL"
5001	10147155.56	3219727.53	522.75	IRON ROD SET CAPPED "SURVEY CONTROL"
5002	10151147.38	3219370.71	539.66	IRON ROD SET CAPPED "SURVEY CONTROL"
5003	10151161.88	3219987.73	537.85	IRON ROD SET CAPPED "SURVEY CONTROL"
5004	10151149.09	3220599.39	538.21	IRON ROD SET CAPPED "SURVEY CONTROL"
5005	10151103.19	3221225.59	536.63	IRON ROD SET CAPPED "SURVEY CONTROL"
5006	10151124.57	3221846.29	536.56	IRON ROD SET CAPPED "SURVEY CONTROL"
5007	10151056.51	3222454.84	536.19	IRON ROD SET CAPPED "SURVEY CONTROL"
5008	10151052.94	3223056.94	535.67	IRON ROD SET CAPPED "SURVEY CONTROL"

BENCHMARK 1 (POINT NO. 2460):
PK NAIL SET IN CONCRETE BASE OF STOP SIGN ON NORTH SIDE OF CR 454 AT THE INTERSECTION OF CR 454 AND SH 95.
ELEVATION = 539.22'
GRID COORDINATES:
N=10151169.35
E=3219457.26

BENCHMARK 2 (POINT NO. 2463):
PK NAIL SET ON IN NORTHWEST CORNER OF A CONCRETE HEADWALL ON THE EAST SIDE OF SH 95 NEAR GUARD RAIL, APPROXIMATELY 750 FEET SOUTH OF THE INTERSECTION OF SH 95 AND FM 1660.
ELEVATION = 519.29'
GRID COORDINATES:
N=10147797.60
E=3219362.03

BENCHMARK 3 (POINT NO. 2464):
PK NAIL SET ON IN NORTHEAST CORNER OF CONCRETE, NEAR NORTH TERMINUS OF GUARD FENCE ON EAST SIDE OF SH 29, APPROXIMATELY 64 FEET NORTH OF THE NORTHERLY CONCRETE BRIDGE ABUTMENT OF SH 95 AND BRUSHY CREEK.
ELEVATION = 512.26'
GRID COORDINATES:
N=10146550.01
E=3220118.44

FLOOD PLAIN
THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING A MINIMUM OF 2 FT TO THE PRE-ATLAS-14 500 YR FEMA FIS PROFILE WATER SURFACE ELEVATION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

BURFORD RANCH
PRELIMINARY PLAT
NOT FOR RECORDATION

REVISIONS/CORRECTIONS					
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE	WILLIAMSON COUNTY

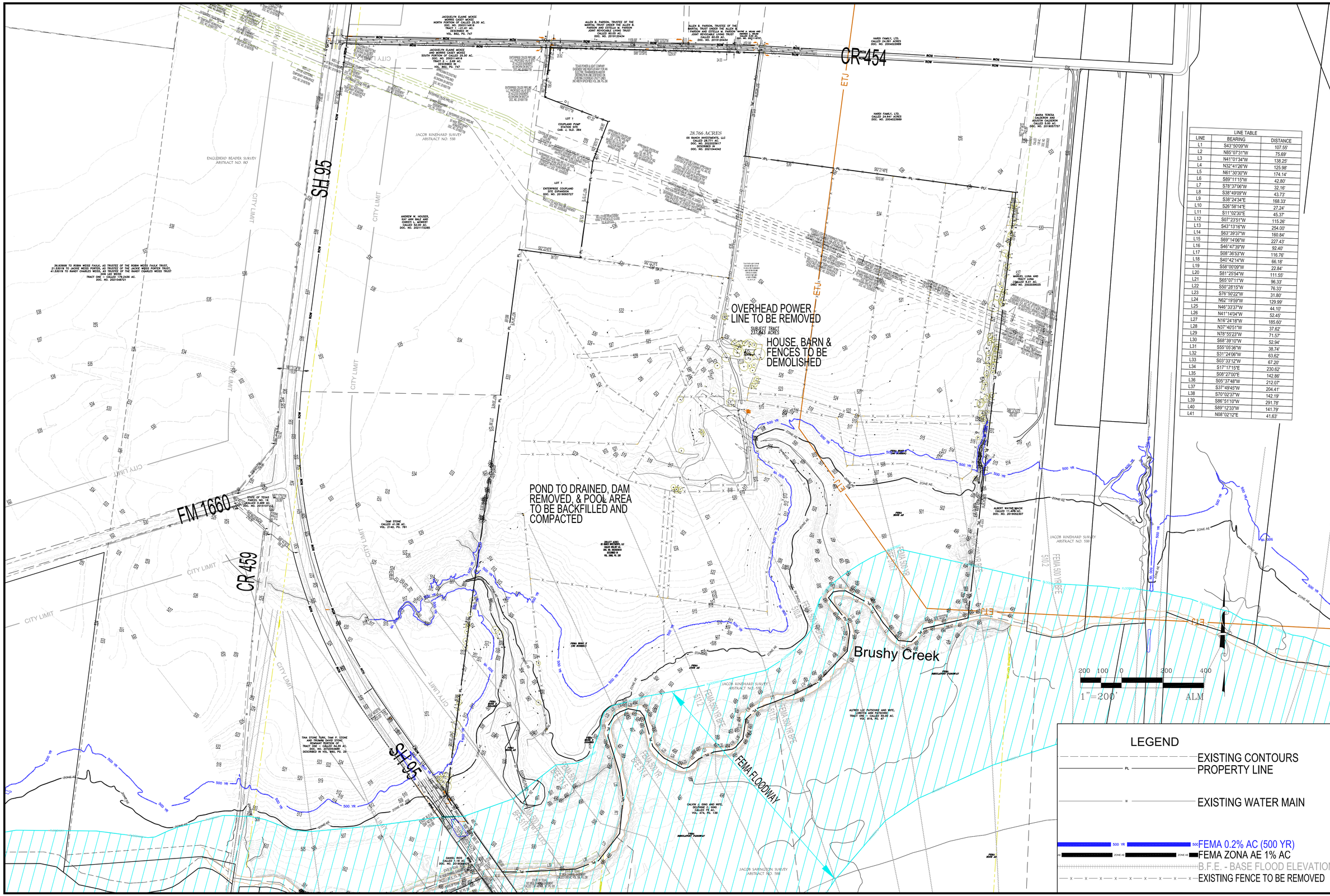
REVISION	DATE

SCALE: SEE MAPS
DATE: 9/26/2022
JOB:
DRAWN BY:
CHECKED BY:

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
PO Box 536
Dripping Springs, Texas, 78620
(512) 431-9600 * matt@almengr.com

STATE OF TEXAS
MATTHEW MITCHELL
53335
LICENSED
10-11-2023

PRELIMINARY PLAT
BURFORD RANCH
COUPLAND, TX & WILLIAMSON COUNTY
BURFORD RANCH



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°50'09"W	107.55'
L2	N85°07'31"W	75.69'
L3	N41°01'34"W	138.25'
L4	N32°41'26"W	125.98'
L5	N61°30'30"W	174.14'
L6	S89°11'15"W	42.80'
L7	S78°37'06"W	32.16'
L8	S38°49'09"W	43.73'
L9	S38°24'34"E	188.33'
L10	S26°58'14"E	27.24'
L11	S11°02'30"E	45.37'
L12	S07°23'51"W	115.26'
L13	S43°13'16"W	254.00'
L14	S63°39'37"W	160.84'
L15	S69°14'06"W	227.43'
L16	S46°47'39"W	92.40'
L17	S08°36'53"W	116.76'
L18	S40°42'14"W	66.18'
L19	S58°00'09"W	22.84'
L20	S81°25'54"W	111.55'
L21	S65°07'11"W	96.33'
L22	S56°28'15"W	76.33'
L23	S76°50'22"W	31.80'
L24	N62°19'59"W	129.99'
L25	N46°33'37"W	44.10'
L26	N41°14'04"W	52.45'
L27	N16°24'18"W	185.60'
L28	N37°40'51"W	37.62'
L29	N78°55'23"W	71.57'
L30	S68°39'10"W	52.94'
L31	S55°05'36"W	38.74'
L32	S31°24'06"W	63.62'
L33	S03°33'12"W	67.20'
L34	S17°17'15"E	230.62'
L35	S08°27'00"E	142.86'
L36	S05°37'48"W	212.07'
L37	S37°49'45"W	204.41'
L38	S70°02'37"W	142.19'
L39	S86°51'10"W	291.78'
L40	S89°12'33"W	141.79'
L41	N08°02'12"E	41.63'

SCALE:	SEE MAPS	#	REVISION
DATE:	9/6/2022		
JOB:			
DRAWN BY:			
CHECKED BY:			

DATE

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
PO Box 536
Dripping Springs, Texas, 78620
(512) 431-9600 * matt@almengr.com

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED
PROFESSIONAL ENGINEER

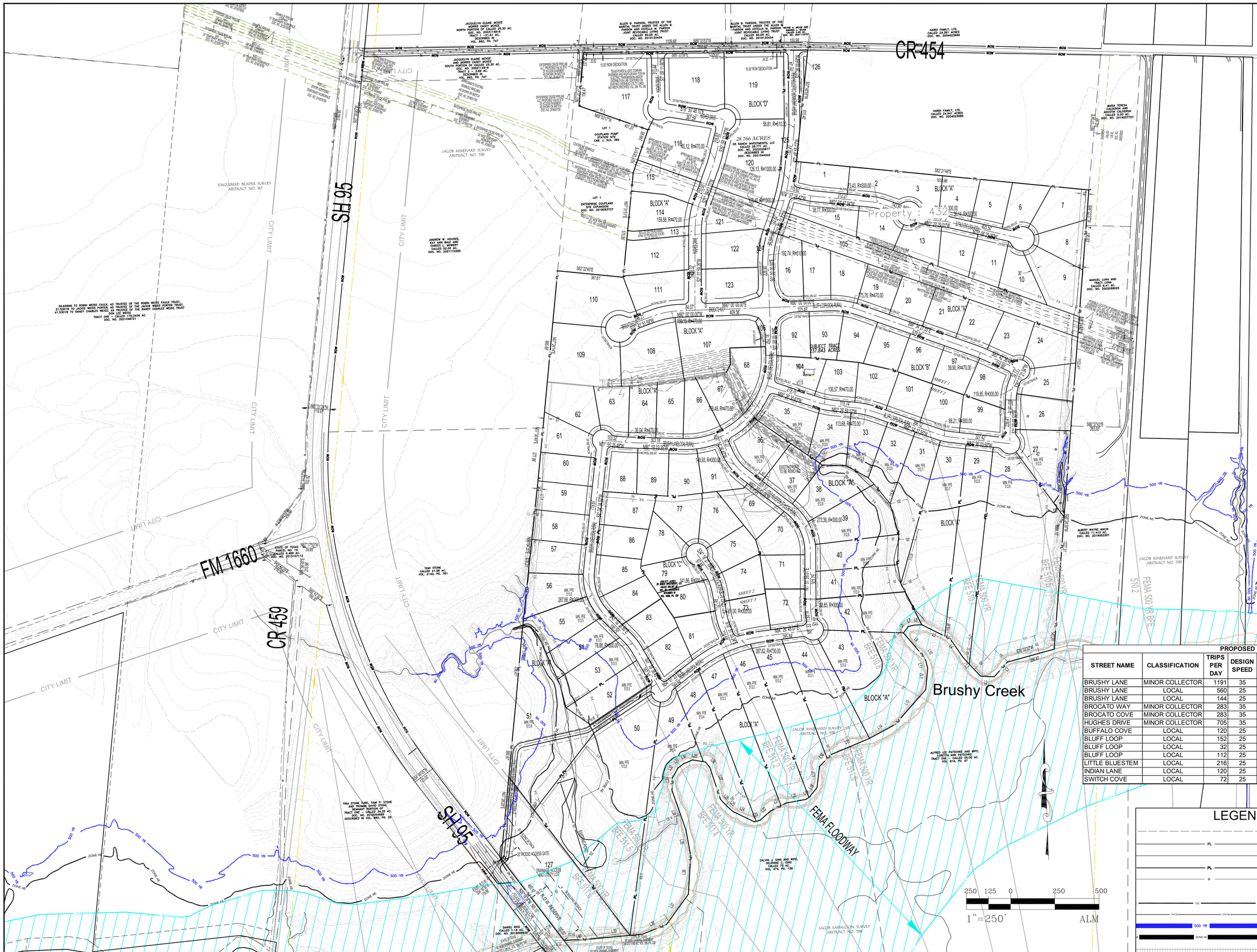
9-26-2023

EXISTING CONDITIONS AND DEMO

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

BURFORD RANCH



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°50'09"W	107.55
L2	N85°07'31"W	75.69'
L3	N41°01'34"W	138.25'
L4	N32°41'26"W	125.98'
L5	N61°30'30"W	174.14'
L6	S89°11'15"W	42.80'
L7	S78°37'06"W	32.16'
L8	S38°49'09"W	43.73'
L9	S38°24'34"E	168.33'
L10	S26°58'14"E	27.24'
L11	S11°02'30"E	45.37'
L12	S07°23'51"W	115.26'
L13	S43°13'16"W	254.00'
L14	S63°39'37"W	160.84'
L15	S69°14'06"W	227.43'
L16	S46°47'39"W	92.40'
L17	S08°36'53"W	116.76'
L18	S40°42'14"W	66.18'
L19	S58°00'09"W	22.84'
L20	S81°25'54"W	111.55'
L21	S65°07'11"W	96.33'
L22	S50°26'15"W	76.33'
L23	S76°50'22"W	31.80'
L24	N62°19'59"W	129.99'
L25	N46°33'37"W	44.10'
L26	N41°14'04"W	52.45'
L27	N16°24'18"W	185.60'
L28	N37°40'51"W	37.62'
L29	N78°55'23"W	71.57'
L30	S68°39'10"W	52.94'
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L33	S03°33'12"W	67.20'
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L35	S08°27'00"E	142.86'
L36	S05°37'48"W	212.07'
L37	S37°49'45"W	204.41'
L38	S70°02'37"W	142.19'
L39	S86°51'10"W	291.78'
L40	S89°12'33"W	141.79'
L41	N08°02'12"E	41.63'

PROPOSED ROADWAYS								
STREET NAME	CLASSIFICATION	TRIPS PER DAY	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	ROAD SECTION	DEDICATION
BRUSHY LANE	MINOR COLLECTOR	1191	35	1430	60'	26'	RURAL	PUBLIC
BRUSHY LANE	LOCAL	560	25	1473	60'	26'	RURAL	PUBLIC
BRUSHY LANE	LOCAL	144	25	1513	60'	26'	RURAL	PUBLIC
BROCATO WAY	MINOR COLLECTOR	283	35	345	70	30'	RURAL	PUBLIC
BROCATO COVE	MINOR COLLECTOR	283	35	345	70	30'	RURAL	PUBLIC
HUGHES DRIVE	MINOR COLLECTOR	705	35	2161	70	30'	RURAL	PUBLIC
BUFFALO COVE	LOCAL	120	25	1323	60'	26'	RURAL	PUBLIC
BLUFF LOOP	LOCAL	152	25	1435	60'	26'	RURAL	PUBLIC
BLUFF LOOP	LOCAL	32	25	412	60'	26'	RURAL	PUBLIC
BLUFF LOOP	LOCAL	112	25	1377	60'	26'	RURAL	PUBLIC
LITTLE BLUESTEM	LOCAL	216	25	1258	60'	26'	RURAL	PUBLIC
INDIAN LANE	LOCAL	120	25	923	60'	26'	RURAL	PUBLIC
SWITCH COVE	LOCAL	72	25	537	60'	26'	RURAL	PUBLIC

LEGEND

- EXISTING CONTOURS
- PROPERTY LINE
- LOT LINES
- ROW LINES
- EXISTING WATER MAIN
- DRAINAGE EASEMENT
- BUILDING SETBACK
- FEMA 0.2% AC (500 YR)
- FEMA ZONA AE 1% AC
- B.F.E. - BASE FLOOD ELEVATION

DATE	REVISION	#

SCALE: SEE MAPS
DATE: 6/6/2023
JOB:
DRAWN BY:
CHECKED BY:

ALM ENGINEERING, INC.
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(512) 431-9600 * matt@almengr.com

STATE OF TEXAS
MATTHEW MITCHELL
53335
LICENSED
9-26-2023

OVERALL PRELIMINARY
BURFORD RANCH
COUPLAND, TX & WILLIAMSON COUNTY
BURFORD RANCH

PROPOSED ROADWAYS								
STREET NAME	CLASSIFICATION	TRIPS PER DAY	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	ROAD SECTION	DEDICATION
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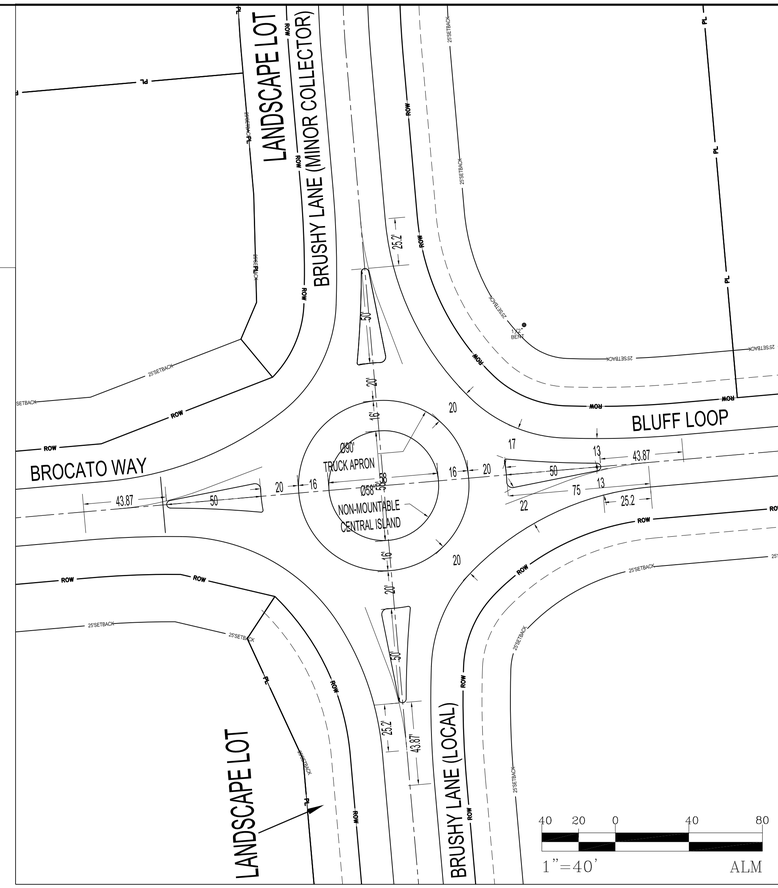
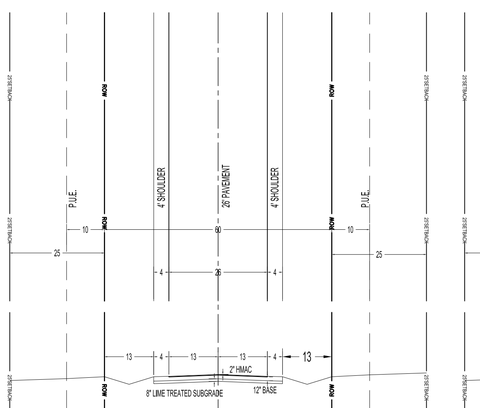
LITTLE BLUESTEM	LOCAL	216	25	1258	60'	26'	RURAL	PUBLIC
INDIAN LANE	LOCAL	120	25	923	60'	26'	RURAL	PUBLIC
SWITCH COVE	LOCAL	72	25	537	60'	26'	RURAL	PUBLIC

Minimum Local Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	**2"**	**2"**	**2"**	**TxDOT Item 340 D- GR HMA PG 70-22 BAC B**
Prime Coat or One Course Underseal	**YES**	**YES**	**YES**	**AEP or TxDOT Item 316**
Flexible Base (2)(5)	**12"**	**12"**	**14"**	**TxDOT Item 247 FLBS TY A GR 5**
Lime treated Subgrade (3)	**NO**	**8"**	**8"**	**TxDOT Item 260**
Notes:	(1) For Urban See Appendix B7 – B10 for HMA material requirements. Rural is also allowed B7.11 (2) See Appendix B8 for additional Flexible Base specifications. (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer. (5) Should solid rock be encountered prior to the depth necessary for 12" of base material underneath 2" HMA, a substitute pavement design may be allowed. Substitute pavement design shall have a base thickness no less than 8" and existing material shall be excavated to the exposed solid rock layer. No significant amount of existing material shall be left remaining between the base layer and the rock layer.			

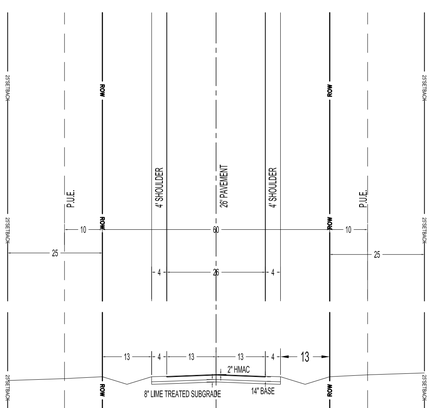
Minimum Collector Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	**2"**	**2"**	**2"**	**TxDOT Item 340 D- GR HMA PG 70-22 BAC B**
Prime Coat or One Course Underseal	**YES**	**YES**	**YES**	**AEP or TxDOT Item 316**
Flexible Base (2)(5)	**14"**	**14"**	**16"**	**TxDOT Item 247 FLBS TY A GR 5**
Lime treated Subgrade (3)	**NO**	**8"**	**8"**	**TxDOT Item 260**
Notes:	(1) . (1) For Urban See Appendix B7 – B10 for HMA material requirements. Rural is also allowed B7.11 (2) See Appendix B8 for additional Flexible Base specifications. (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer. (5) Should solid rock be encountered prior to the depth necessary for 14" of base material underneath 2" HMA, a substitute pavement design may be allowed. Substitute pavement design shall have a base thickness no less than 10" and existing material shall be excavated to the exposed solid rock layer. No significant amount of existing material shall be left remaining between the base layer and the rock layer.			



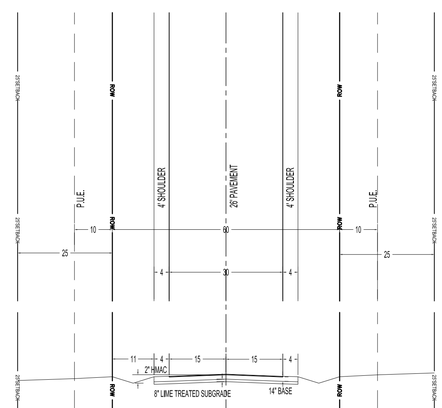
TRAFFIC CIRCLE DETAIL



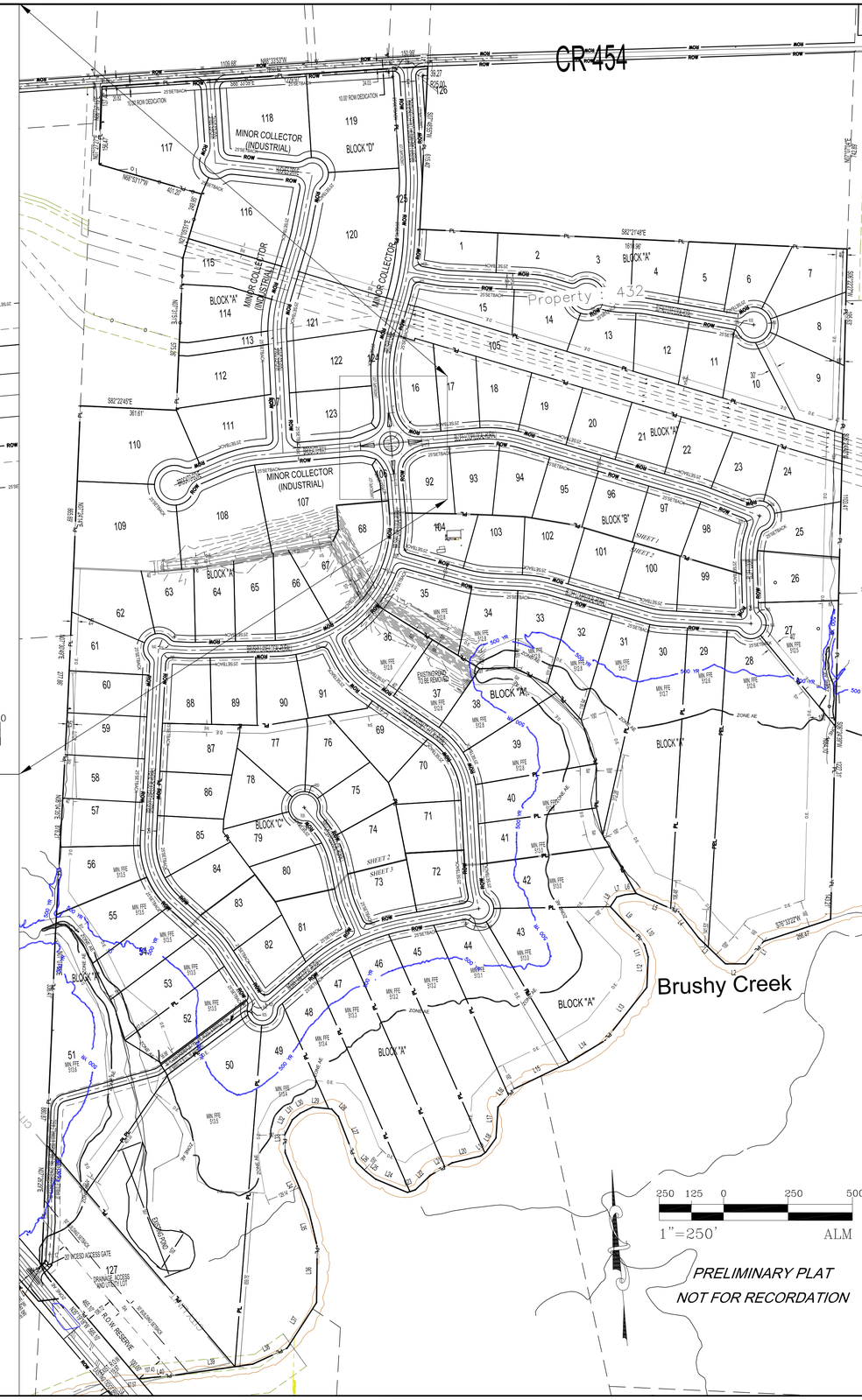
LOCAL STREET SECTION
26' PAVEMENT WIDTH



MINOR COLLECTOR STREET SECTION
26' PAVEMENT WIDTH



MINOR COLLECTOR INDUSTRIAL STREET SECTION
30' PAVEMENT WIDTH



SCALE:	SEE MAPS	
DATE:	7/3/2023	
JOB:		
DRAWN BY:		
CHECKED BY:		

#	REVISION	DATE

ALM ENGINEERING, INC.
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STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED PROFESSIONAL ENGINEER
9-26-2023

PAVEMENT & TRAFFIC CIRCLE DETAILS
BURFORD RANCH
COUPLAND, TX & WILLIAMSON COUNTY
BURFORD RANCH

CR 454

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOTS 105, 106, 113, 115, 121, 124, 125, 126, Block A, PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS 105, 106, 113, 115, 121, 124, 125, 126, Block A, INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.

LEGEND

- EXISTING CONTOURS
- PL — PROPERTY LINE
- LOT LINES
- ROW LINES
- W — EXISTING WATER MAIN
- D.E. — DRAINAGE EASEMENT
- 25'SETBACK — BUILDING SETBACK
- 500 YR — FEMA 0.2% AC (500 YR)
- ZONE AE — FEMA ZONA AE 1% AC
- B.F.E. - BASE FLOOD ELEVATION

LANDSCAPE LOTS:
105, 106, 113,115, 121, 124, 125, 126
INDUSTRIAL/COMMERCIAL:
107-112, 114, 116-120, 122-123
DRAINAGE LOT: 127

100 50 0 100 200
1"=100' ALM

SCALE:	SEE MAPS
DATE:	9/26/2023
JOB:	
DRAWN BY:	
CHECKED BY:	

#	REVISION	DATE

ALM ENGINEERING, INC.
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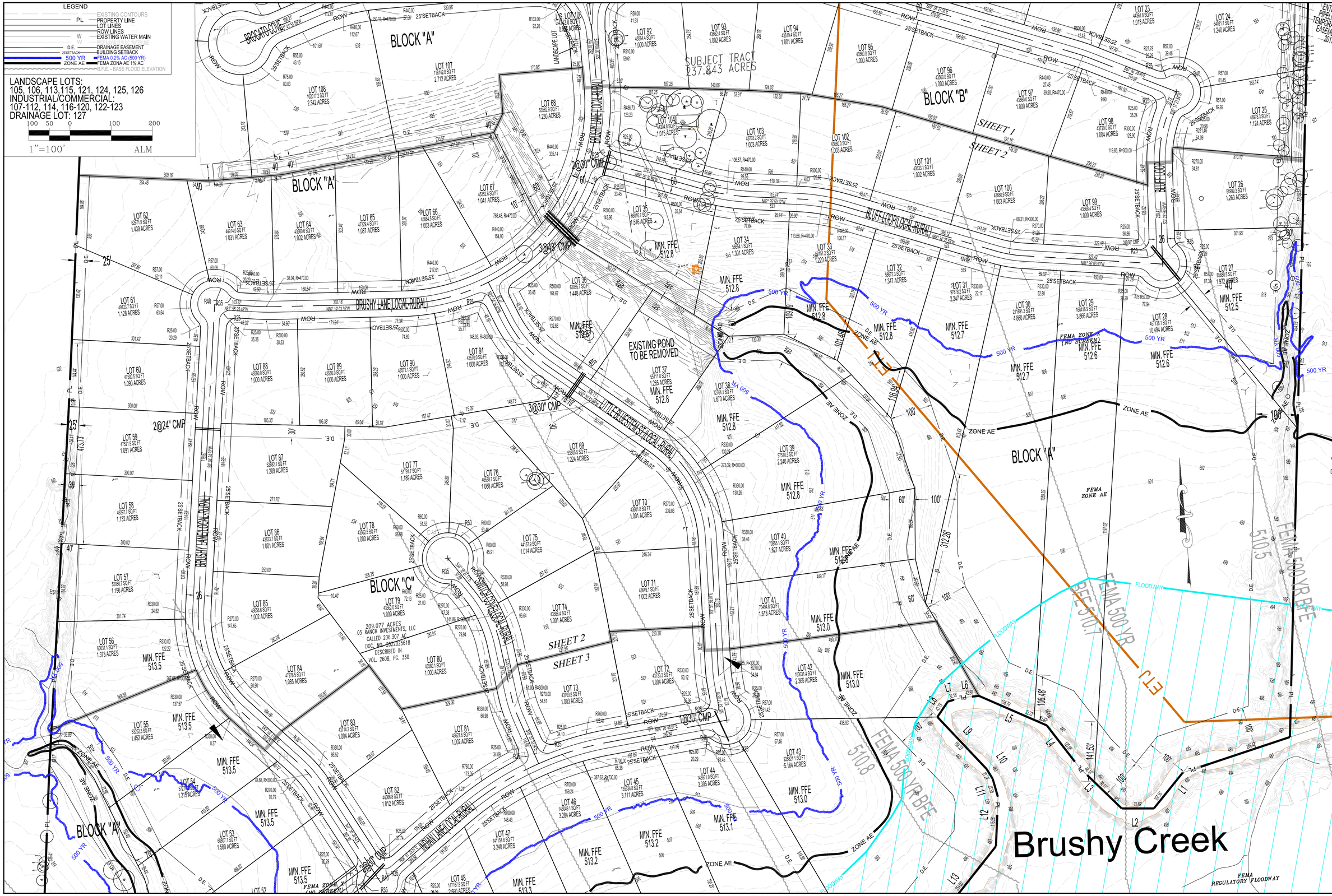
STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED PROFESSIONAL ENGINEER
9-26-2023

PRELIMINARY PLAT SHEET 1
BURFORD RANCH
COUPLAND, TX & WILLIAMSON COUNTY
BURFORD RANCH



REVISION	DATE

#	
SCALE:	SEE MAPS
DATE:	9/26/2023
JOB:	
DRAWN BY:	
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ALM ENGINEERING, INC.
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STATE OF TEXAS
MATTHEW MITCHELL
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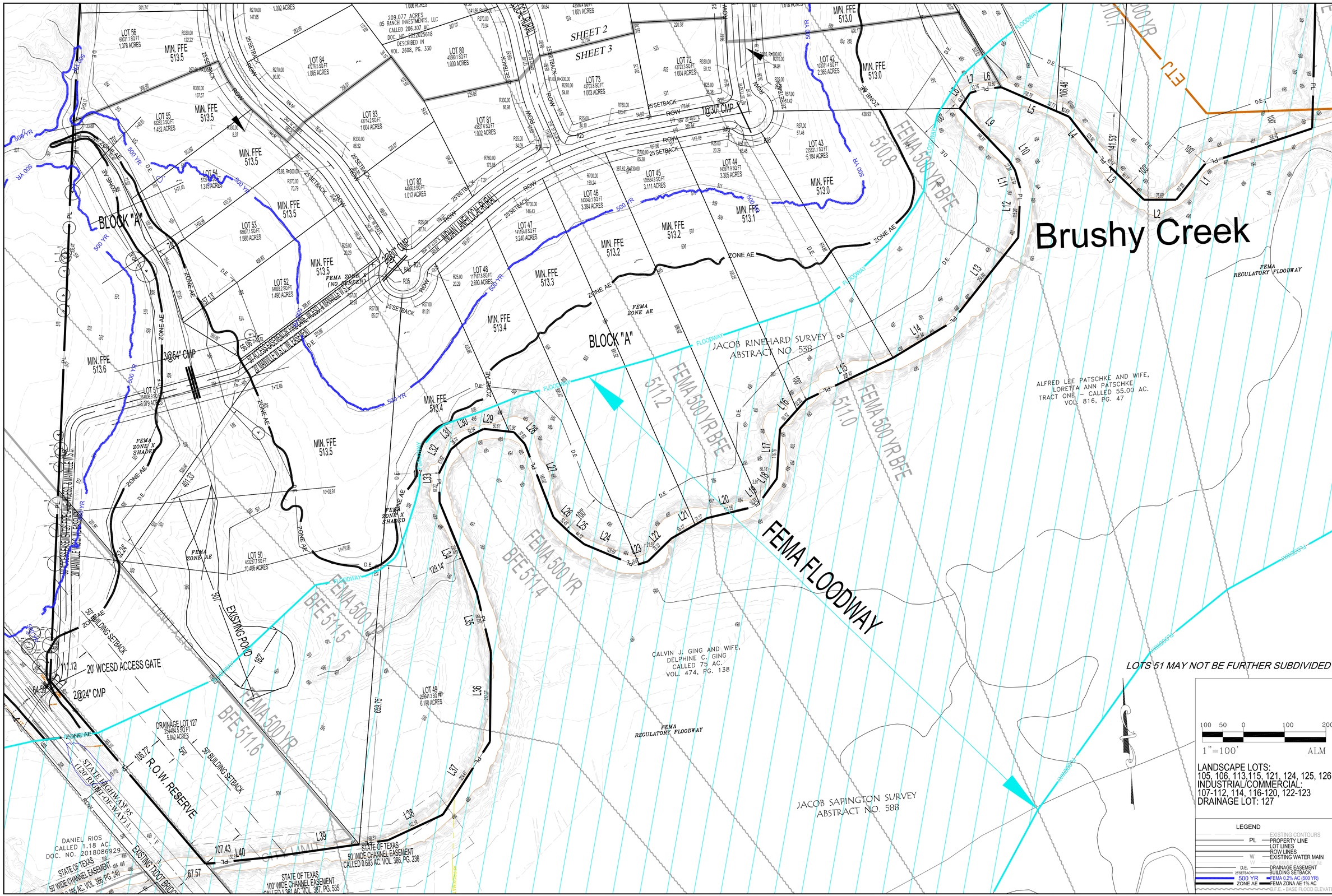
9-26-2023

PRELIMINARY PLAT SHEET 2

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

BURFORD RANCH



SCALE:	SEE MAPS	#	REVISION	DATE
DATE:	9/26/2023			
JOB:				
DRAWN BY:				
CHECKED BY:				

ALM ENGINEERING, INC.
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STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED
PROFESSIONAL ENGINEER

9-26-2023

PRELIMINARY PLAT SHEET 3

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

BURFORD RANCH

WATER MAIN TO BE BORED UNDER SH95 & EXTENDED DOWN CR 454 TO MAIN ENTRY

WATER MAIN TO BE BORED UNDER SH95 & EXTENDED DOWN SH95 TO ESD ACCESS DRIVE

CR 454

SH 95

FM 1660

CR 459

Brushy Creek

FEMA FLOODWAY

Property : 432

28.766 ACRES

SUBJECT TRACT 232.643 ACRES

BLOCK "A"

BLOCK "B"

BLOCK "C"

BLOCK "D"

25'SETBACK

ROW

FLOODWAY

ZONE AE

500 YR

1"=250'

250 125 0 250 500

ALM

PRELIMINARY PLAT

NOT FOR RECORDATION

SCALE:	SEE MAPS
DATE:	9/26/2022
JOB:	
DRAWN BY:	
CHECKED BY:	

#	REVISION	DATE

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STATE OF TEXAS
MATTHEW MITCHELL
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LICENSED
PROFESSIONAL ENGINEER

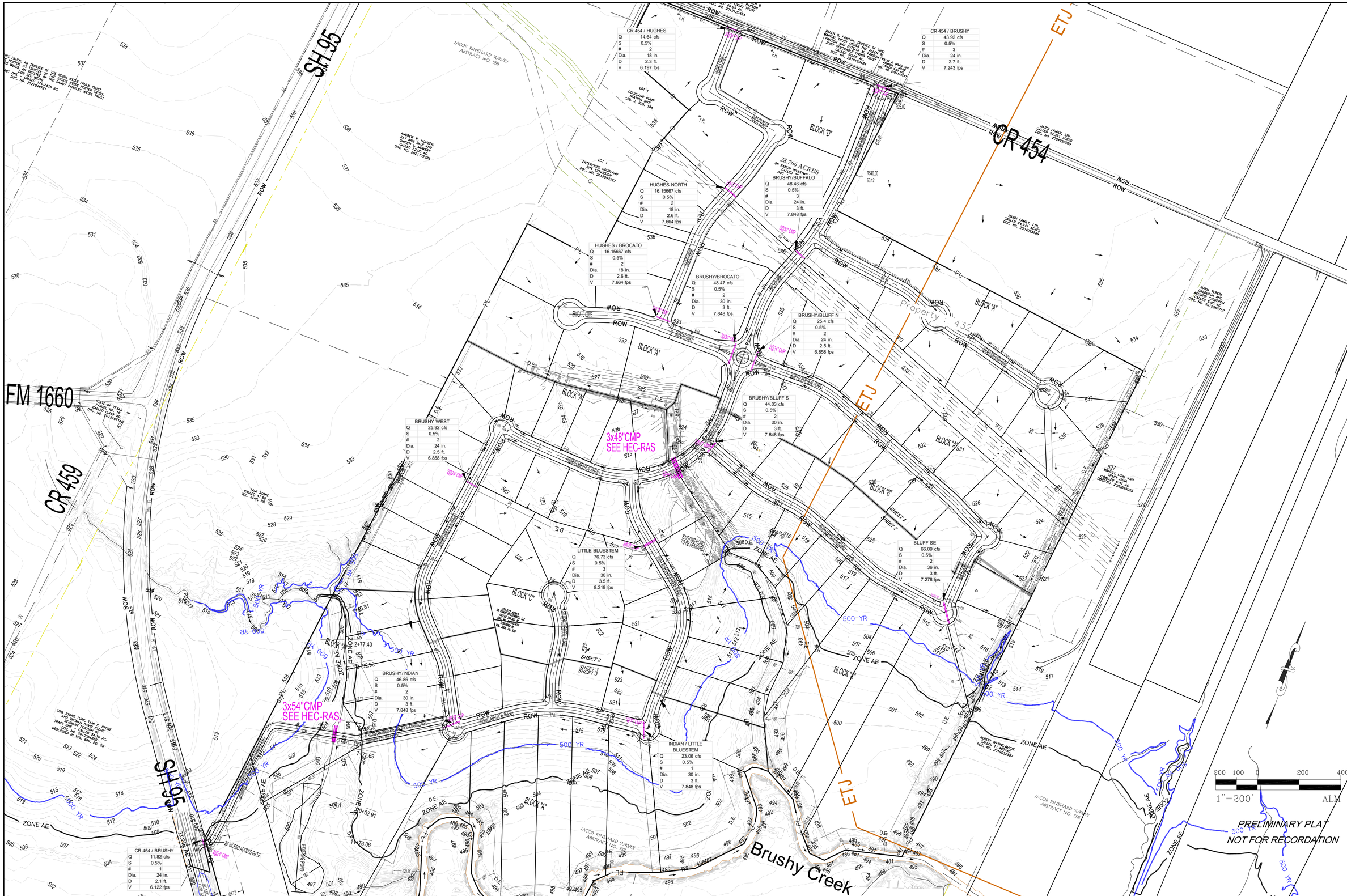
9-26-2023

WATER UTILITY LAYOUT (MANVILLE W.S.C.)

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

BURFORD RANCH



SCALE:	SEE MAPS
DATE:	9/26/2022
JOB:	
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#	REVISION	DATE

ALM ENGINEERING, INC.
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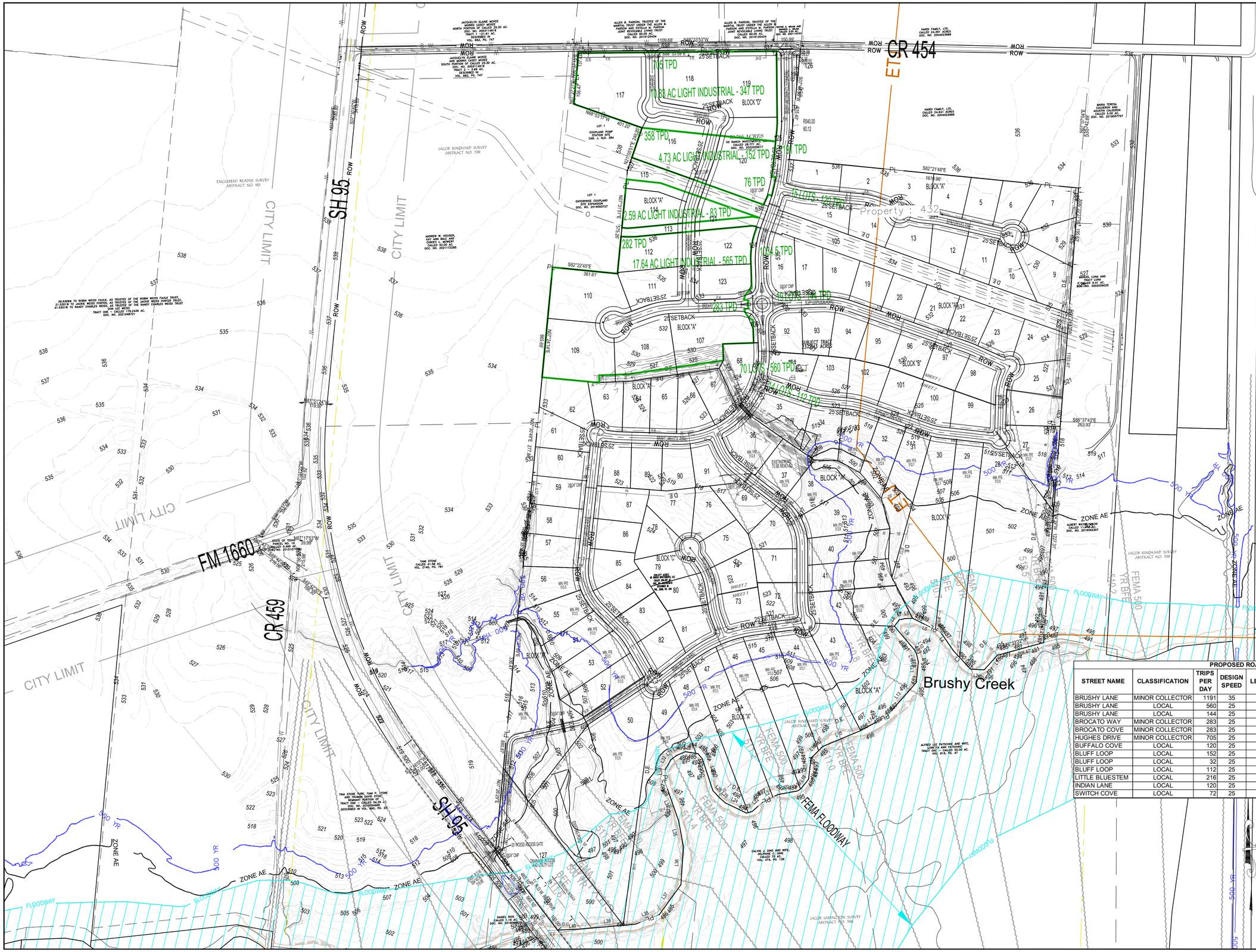
STATE OF TEXAS
MATTHEW STECHER
83335
LICENSED
PROFESSIONAL ENGINEER
9-26-2023

CULVERT LOCATIONS AND SIZES

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

BURFORD RANCH



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°50'09"W	107.55'
L2	N85°07'31"W	75.69'
L3	N41°01'34"W	138.29'
L4	N32°41'26"W	125.98'
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L14	S63°39'37"W	160.84'
L15	S69°14'06"W	227.43'
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SWITCH COVE	LOCAL	72	25	537	60'	26'	RURAL	PUBLIC

250 125 0 250 500

1"=250' ALM

PRELIMINARY PLAN

NOT FOR RECORDATION

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

#	REVISION	DATE

SCALE: SEE MAPS

DATE: 9/26/2022

JOB:

DRAWN BY:

CHECKED BY:

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STATE OF TEXAS
MATTHEW MITCHELL
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9-26-2023

ROADWAY CLASSIFICATION CALCULATIONS

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

BURFORD RANCH