

DEVELOPER:

GROUP THREE BUILDERS  
3550 LAKELINE BLVD, SUITE 170  
LEANDER, TX 78641  
PH. (512) 672-8453

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741-7425  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

# HOMESTEAD RANCH PRELIMINARY PLAN

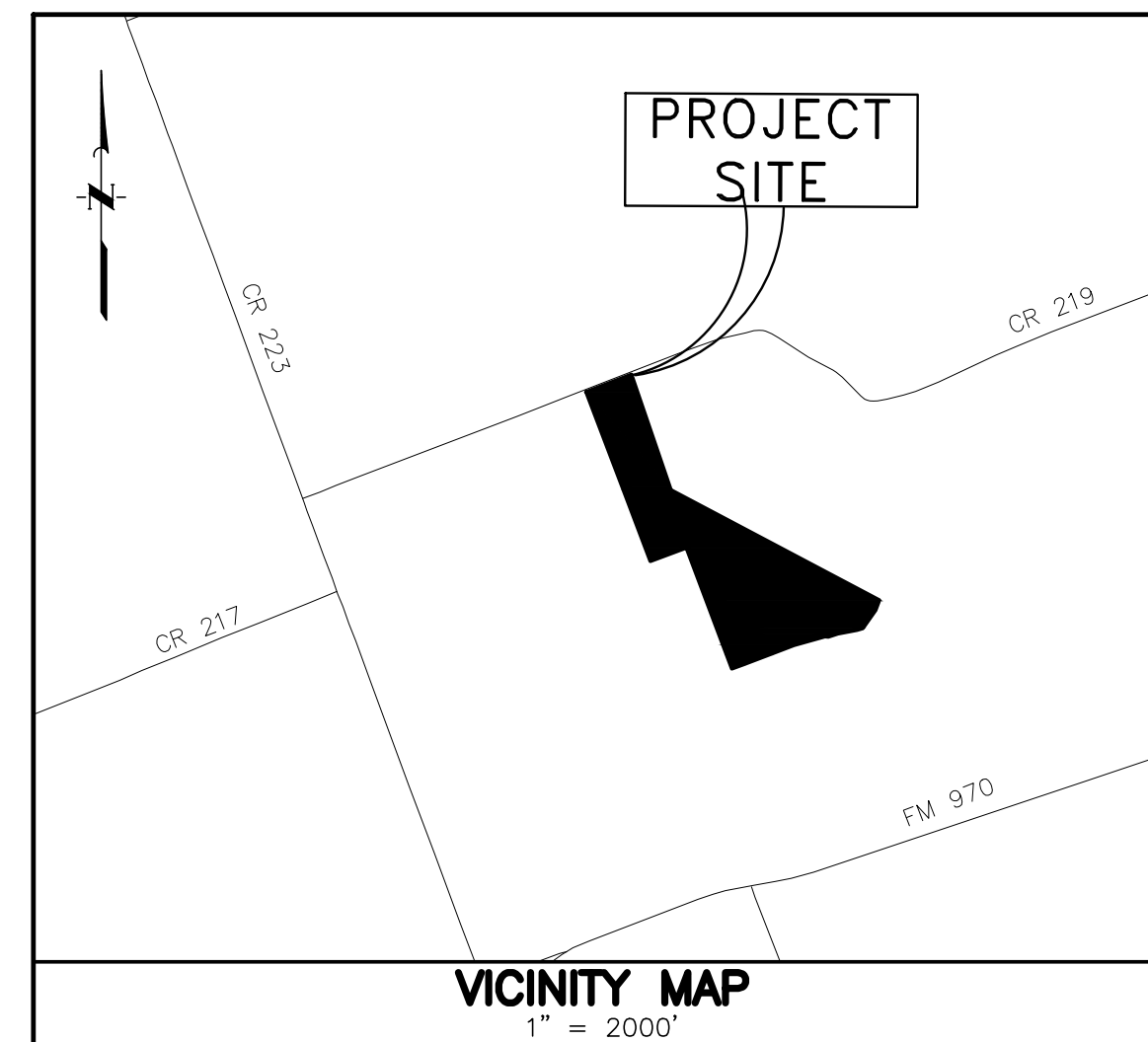
WILLIAMSON COUNTY

MARCH 2023

INDEX OF DRAWINGS

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DATE OF INT. SUBMITTAL:  
1/14/2022



NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF WILLIAMSON COUNTY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO OFFSITE WATER CONNECTION.
- A BUILDING PERMIT MAY BE REQUIRED FROM WILLIAMSON COUNTY PRIOR TO ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY WILLIAMSON COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON FLOOD INSURANCE RATE MAP PANELS #48491C0100E, EFFECTIVE ON 09/26/2008.
- THIS PRELIMINARY PLAN IS CONTINGENT ON OFFSITE WATER IMPROVEMENTS INSTALLATION BEING COMPLETED.
- THIS SITE DOES LIE OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE AND A CZP APPLICATION APPROVAL LETTER WILL NEED TO BE PROVIDED PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
- THIS PRELIMINARY PLAN ASSUMES AN ENGINEER'S REPORT WILL BE PROVIDED IN CONJUNCTION WITH THIS SUBMITTAL.
- THIS PLAN IS CONCEPTUAL. ALL APPLICABLE COUNTY ORDINANCES SHALL APPLY UNLESS OTHERWISE NOTED.
- WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN
- WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITIES
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

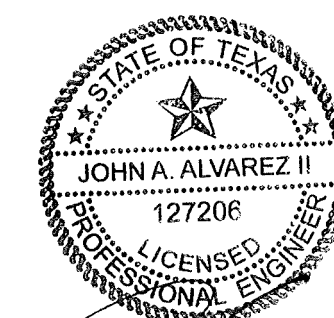
BEARING BASIS NOTE:

The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinated and distances shown are Surface Values. Combined Scale Factor is 1.00011.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 160071861, issued November 17, 2016, are shown or depicted hereon.

Rex L. Hackett \_\_\_\_\_ Date  
Registered Professional Land Surveyor No. 5573  
Date: January 4th, 2022

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR



John Alvarez II, P.E. \_\_\_\_\_ Date  
11/16/2023

LAND USE TABLE

USE	LOTS	SIZE(AC.)
SINGLE FAM.	36	49.15
STREET ROW		5.25
DRAINAGE/OPEN SPACE	3	6.67
FUTURE WILCO. ROW	3	2.19
TOTAL	42	64.11

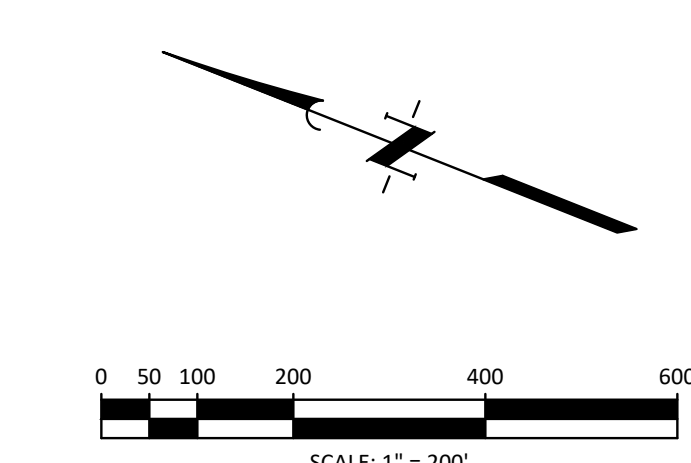
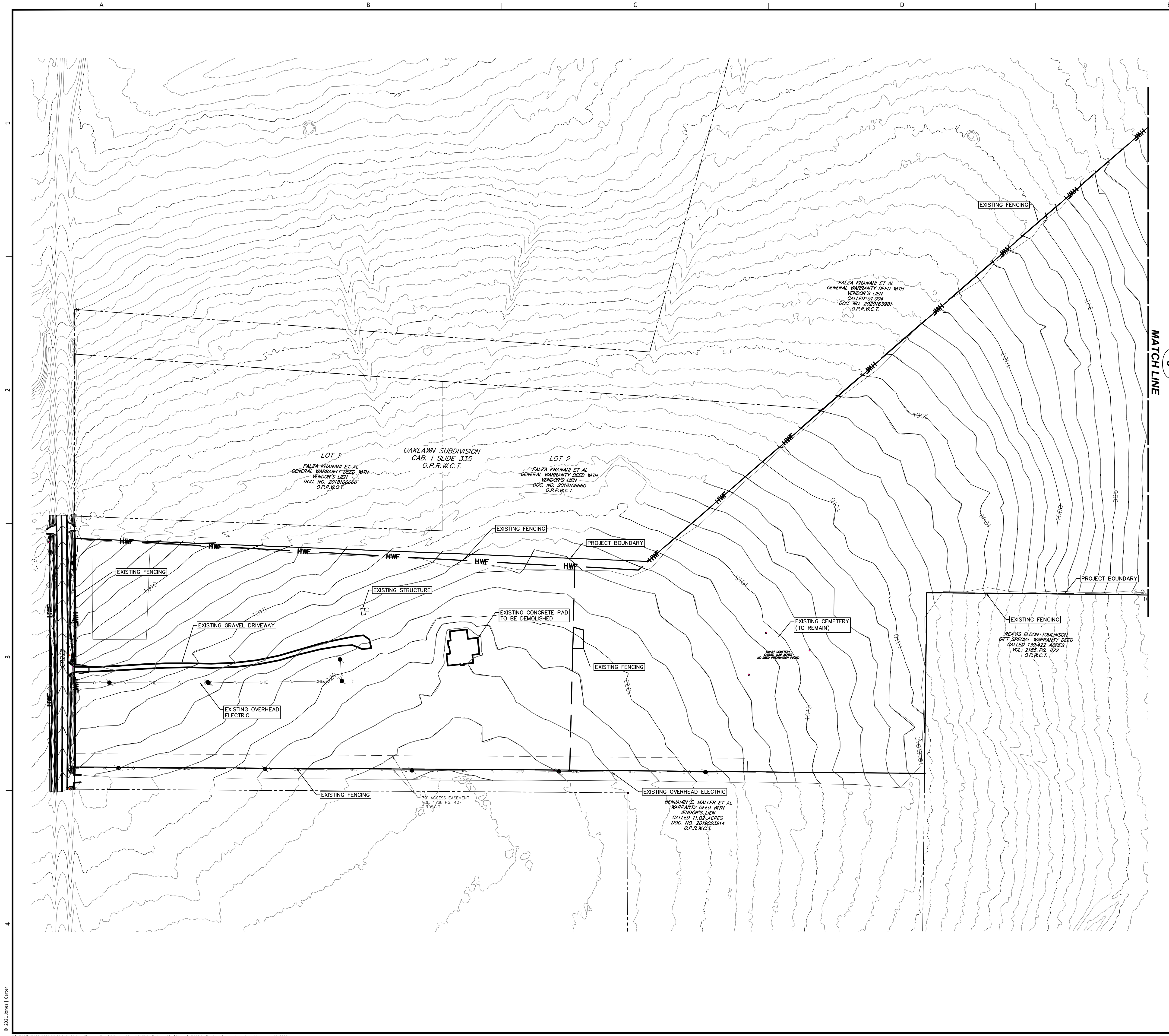
STREET TABLE

PUBLIC STREETS	
NAME	LENGTH (FT)
HOMESTEAD RANCH DR.	2,850
BRISCOE RANCH DR.	350
TOTAL	3,200

PRELIMINARY PLAN - NOT FOR CONSTRUCTION







- LEGEND**
- SITE BOUNDARY
  - - - FEMA 100-YR FLOODPLAIN
  - OHE — OVERHEAD ELEC W/POWER POLE
  - FENCING
  - 700 — GROUND CONTOUR

**FLOODPLAIN NOTE:**

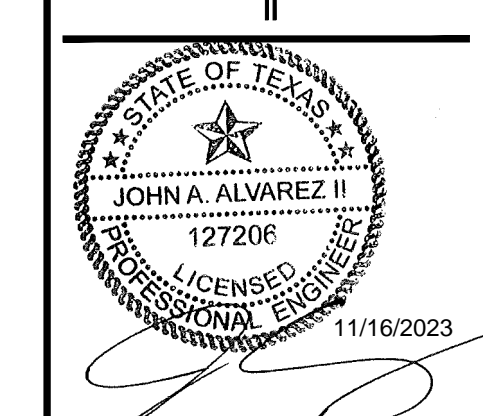
A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON FLOOD INSURANCE RATE MAP PANELS #48491C0100E, EFFECTIVE ON 09/26/2008.

MATCH LINE 3

No.	Date	REVISIONS

**QUIDDITY**  
 Texas Board of Professional Engineers and Land Surveyors Registration No. 22298 & 90869  
 3101 North Chelton Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.3483

SCALE: AS SHOWN    DESIGNED BY: JCM/FR  
 DATE: MARCH 2023    CHECKED BY: DWJ/JAA  
 JOB NO.: 174988-001-00    DRAWN BY: JCM/FR



GROUP THREE BUILDERS  
**HOMESTEAD RANCH**

**EXISTING CONDITIONS 1 OF 2**

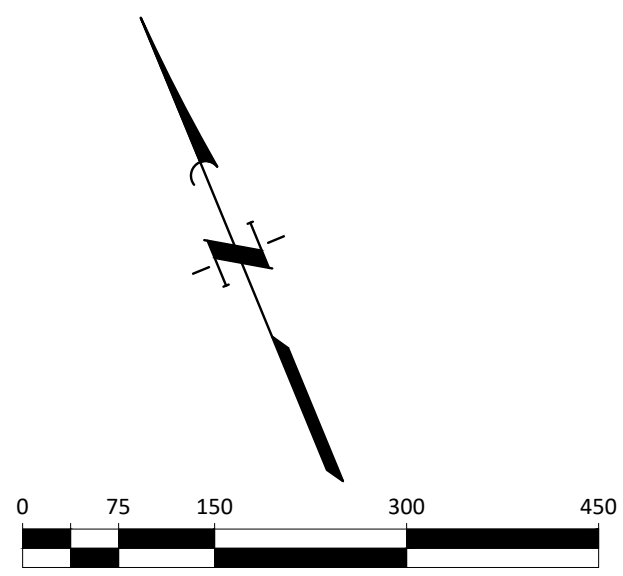
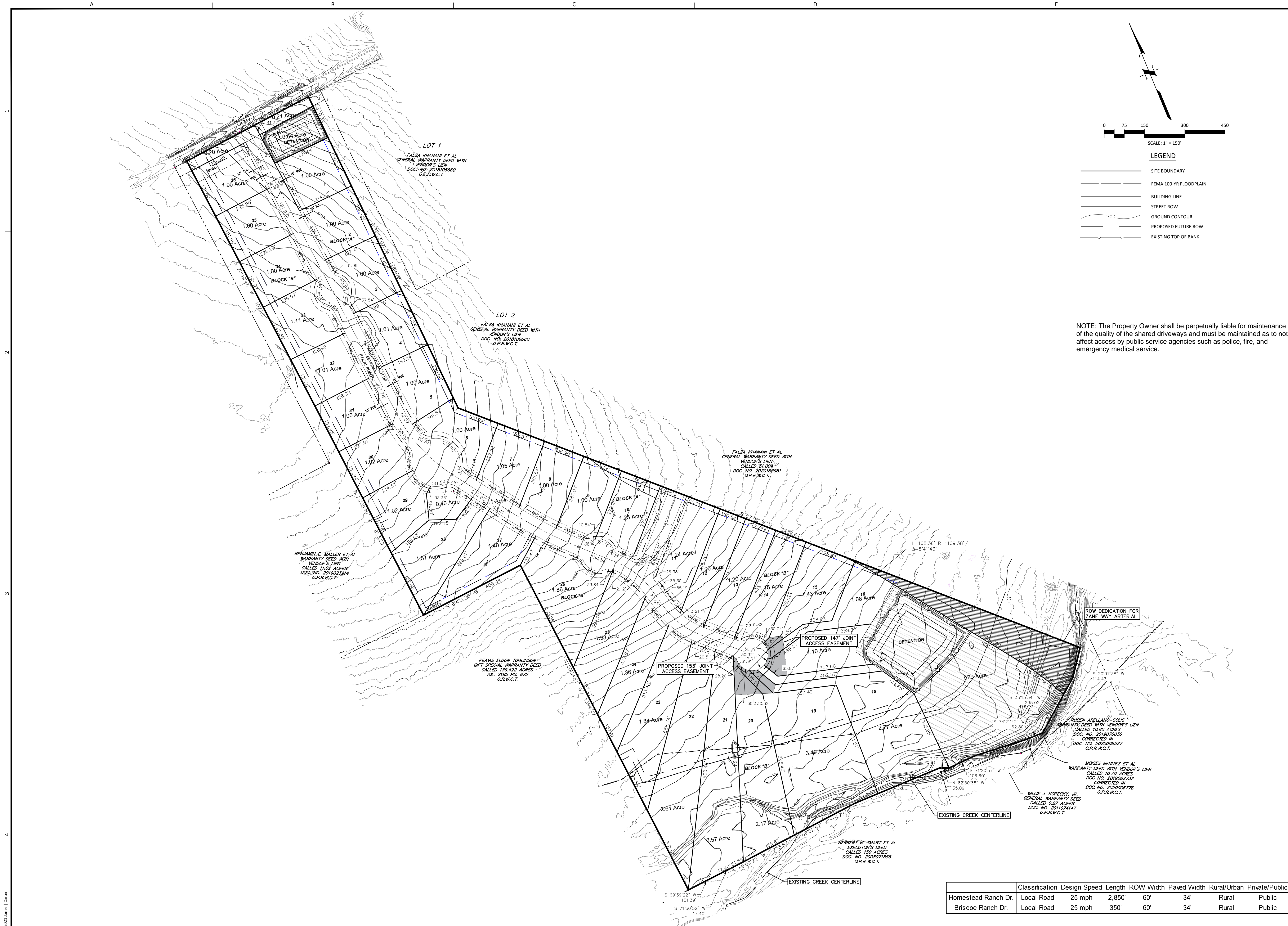
SHEET NO. **2**

OF 13









**LEGEND**

- SITE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- BUILDING LINE
- STREET ROW
- 700' GROUND CONTOUR
- PROPOSED FUTURE ROW
- EXISTING TOP OF BANK

NOTE: The Property Owner shall be perpetually liable for maintenance of the quality of the shared driveways and must be maintained as to not affect access by public service agencies such as police, fire, and emergency medical service.

	Classification	Design Speed	Length	ROW Width	Paved Width	Rural/Urban	Private/Public
Homestead Ranch Dr.	Local Road	25 mph	2,850'	60'	34'	Rural	Public
Briscoe Ranch Dr.	Local Road	25 mph	350'	60'	34'	Rural	Public

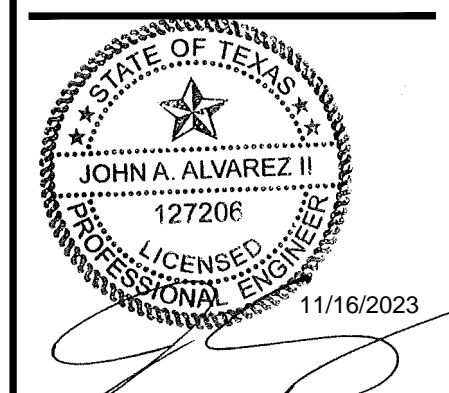
App. \_\_\_\_\_

No. \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS

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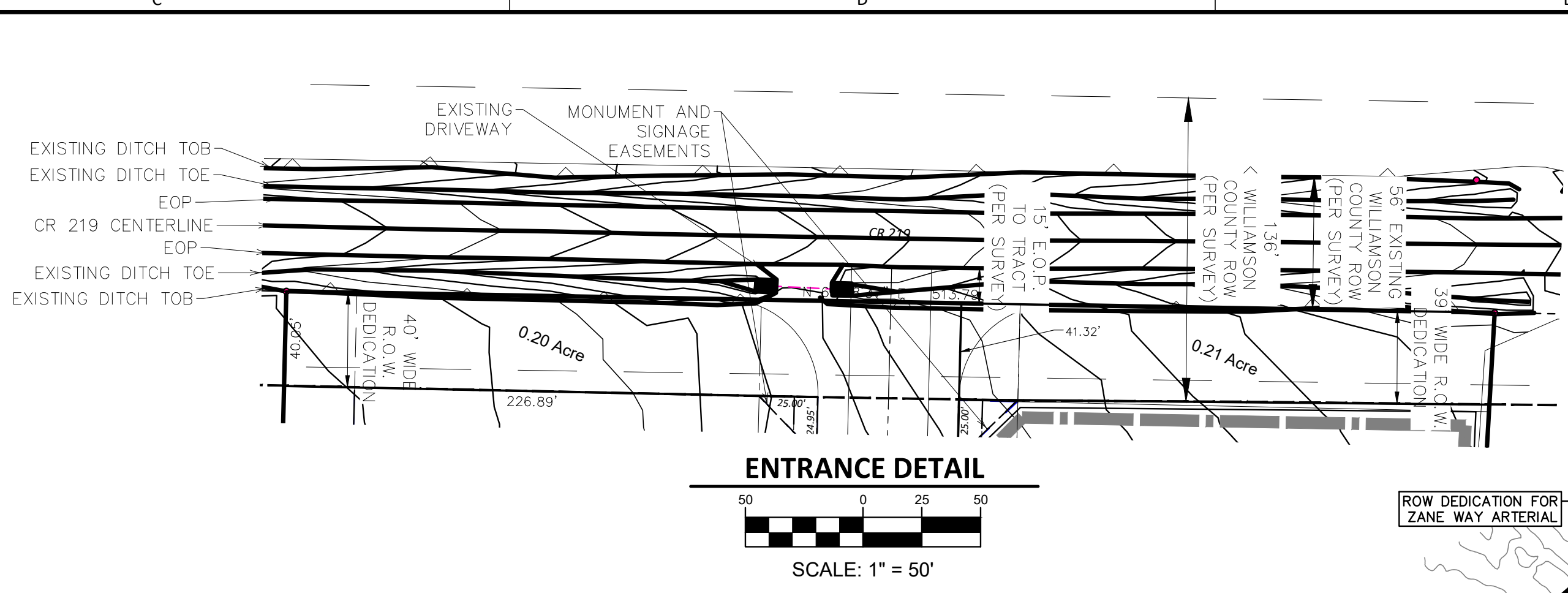
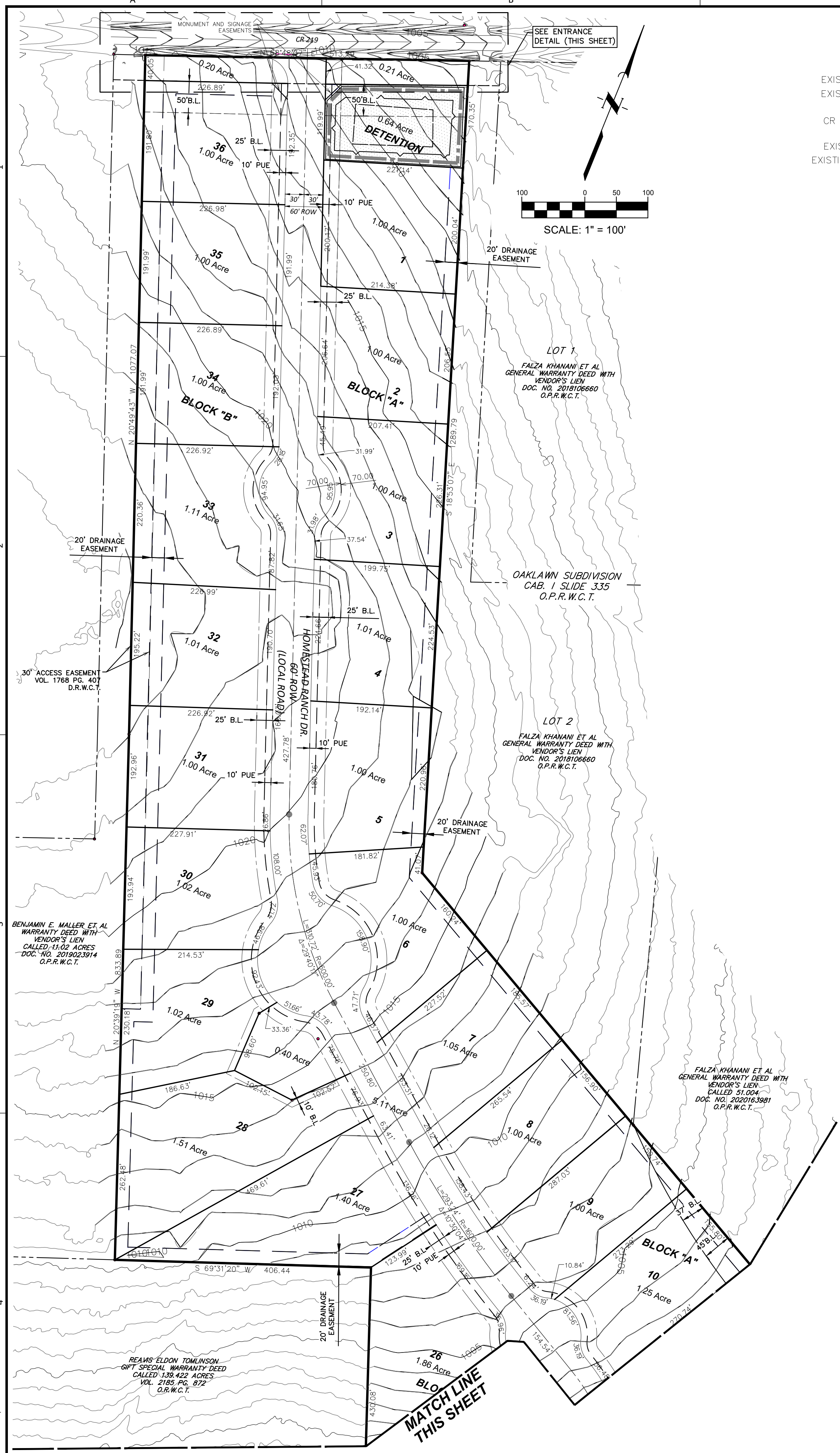


GROUP THREE BUILDERS  
**HOMESTEAD RANCH**

**PRELIMINARY PLAT**

SHEET NO. **4**  
OF 13





**LEGEND**

- SITE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- BUILDING LINE
- STREET ROW
- GROUND CONTOUR
- PROPOSED FUTURE ROW
- EXISTING TOP OF BANK



PER APPENDIX 10.16.  
 -LOTS Nos. 18, 19 & 20 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.  
 -LOTS Nos. 15, 16, & 17 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

**LINK TABLE**

LINE	BEARING	DISTANCE
1.1	S 20°37'38" W	114.43'
1.2	S 74°21'42" W	62.80'
1.3	S 70°12'08" E	38.74'
1.4	S 71°20'57" W	106.60'
1.5	S 71°20'57" W	32.30'
1.6	N 82°50'38" W	35.09'
1.7	S 71°50'52" W	17.40'

APP. \_\_\_\_\_

REVISIONS

No.	Date

**QUIDDITY**  
 Three States Professional Engineers and Land Surveyors Registration No. 22282 & 26889  
 3100 North Chelton Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9483

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 JOB NO.: 174988-001-00

STATE OF TEXAS  
 JOHN A. ALVAREZ II  
 127206  
 LICENSED PROFESSIONAL ENGINEER  
 11/16/2023

GROUP THREE BUILDERS  
 HOMESTEAD RANCH  
**ENLARGED PRELIMINARY PLAT**

SHEET NO. **5**  
 OF 13

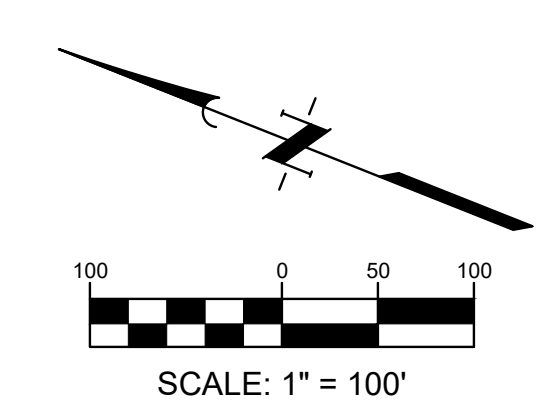
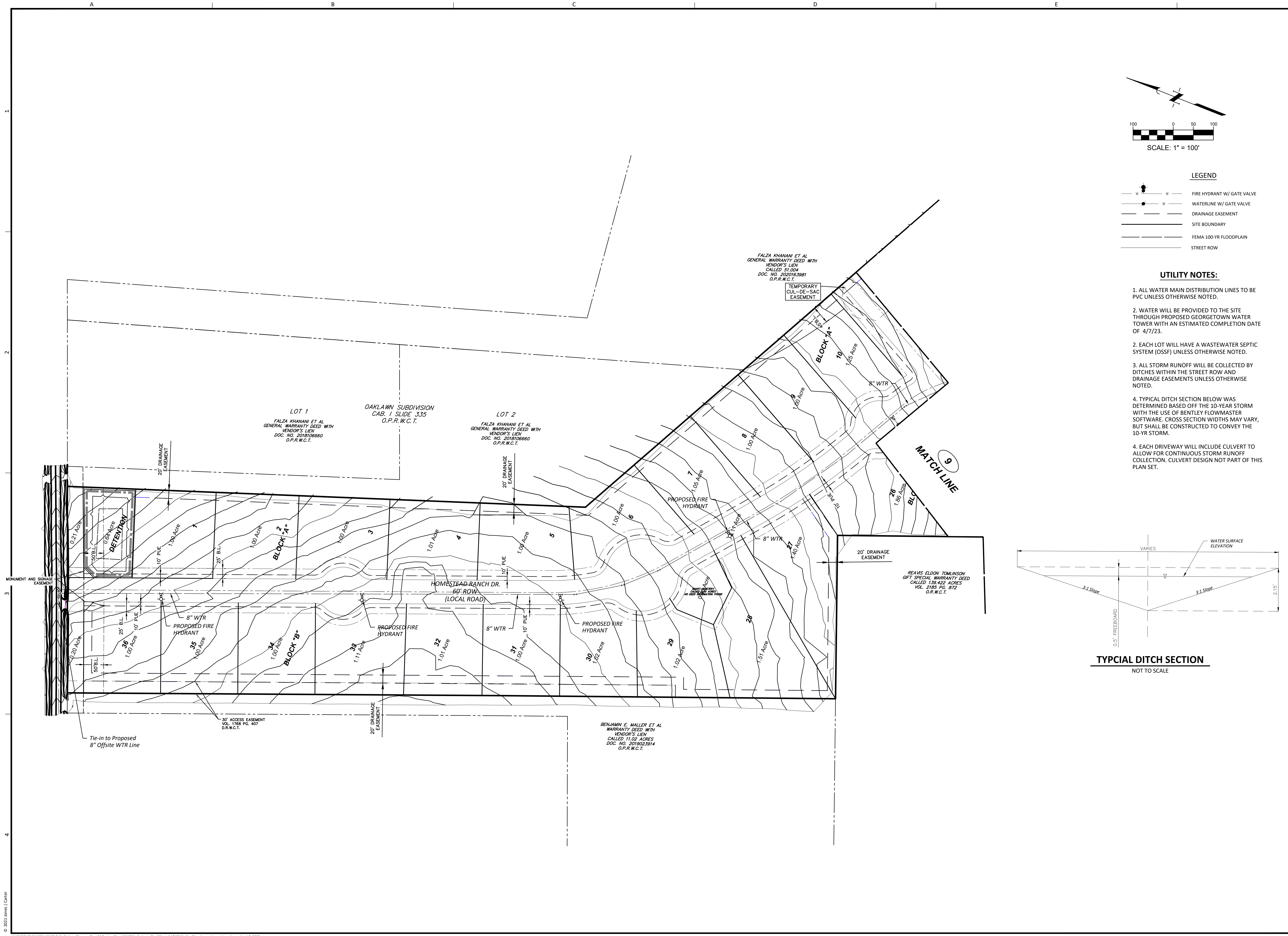








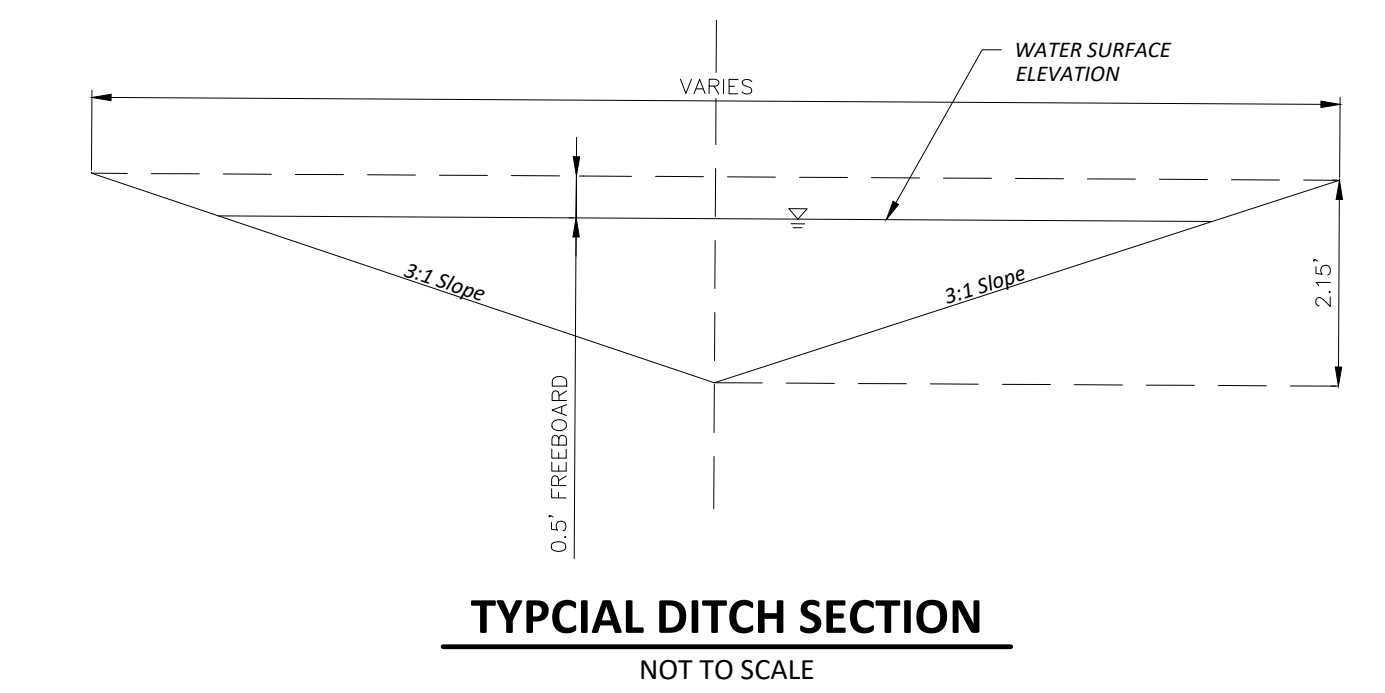




**LEGEND**

	FIRE HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	DRAINAGE EASEMENT
	SITE BOUNDARY
	FEMA 100-YR FLOODPLAIN
	STREET ROW

- UTILITY NOTES:**
1. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
  2. WATER WILL BE PROVIDED TO THE SITE THROUGH PROPOSED GEORGETOWN WATER TOWER WITH AN ESTIMATED COMPLETION DATE OF 4/7/23.
  2. EACH LOT WILL HAVE A WASTEWATER SEPTIC SYSTEM (OSSF) UNLESS OTHERWISE NOTED.
  3. ALL STORM RUNOFF WILL BE COLLECTED BY DITCHES WITHIN THE STREET ROW AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.
  4. TYPICAL DITCH SECTION BELOW WAS DETERMINED BASED OFF THE 10-YEAR STORM WITH THE USE OF BENTLEY FLOWMASTER SOFTWARE. CROSS SECTION WIDTHS MAY VARY, BUT SHALL BE CONSTRUCTED TO CONVEY THE 10-YR STORM.
  4. EACH DRIVEWAY WILL INCLUDE CULVERT TO ALLOW FOR CONTINUOUS STORM RUNOFF COLLECTION. CULVERT DESIGN NOT PART OF THIS PLAN SET.



App. \_\_\_\_\_

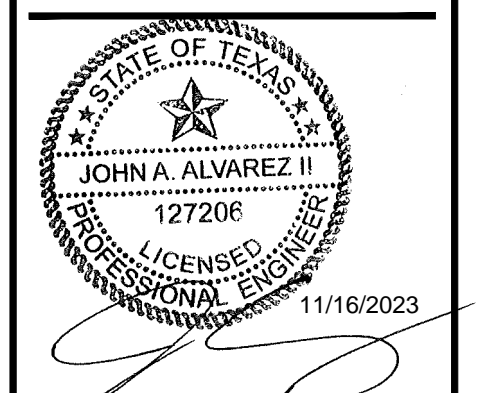
No. \_\_\_\_\_ Date \_\_\_\_\_

**REVISIONS**

No.	Date	Description

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Texas Board of Professional Engineers and Land Surveyors Registration No. 12298 & 90480-9  
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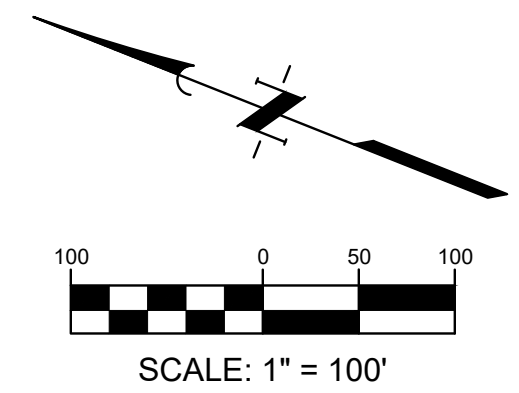
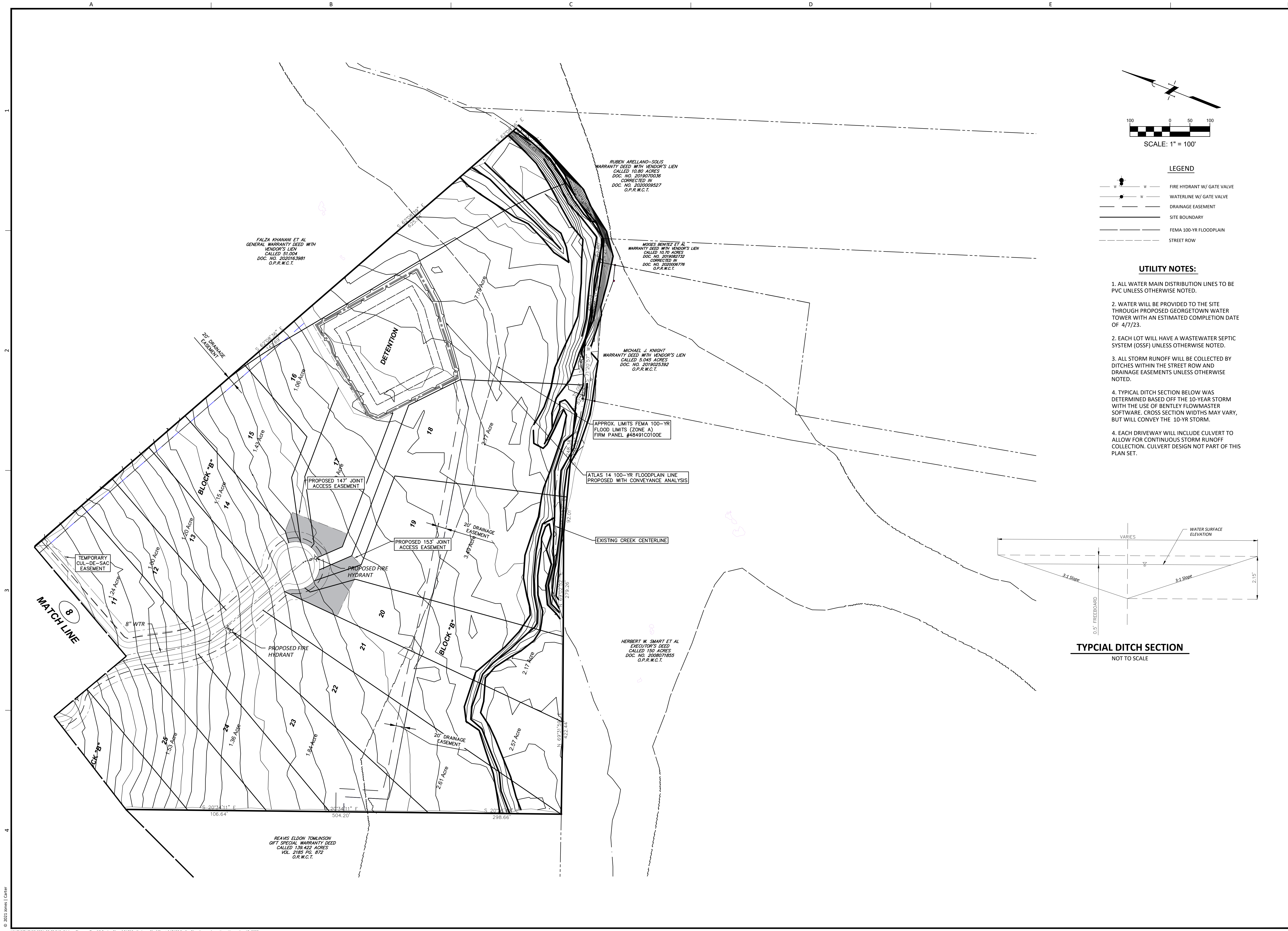
GROUP THREE BUILDERS  
**HOMESTEAD RANCH**

**SCHEMATIC UTILITY PLAN 1 OF 2**

SHEET NO. **8**

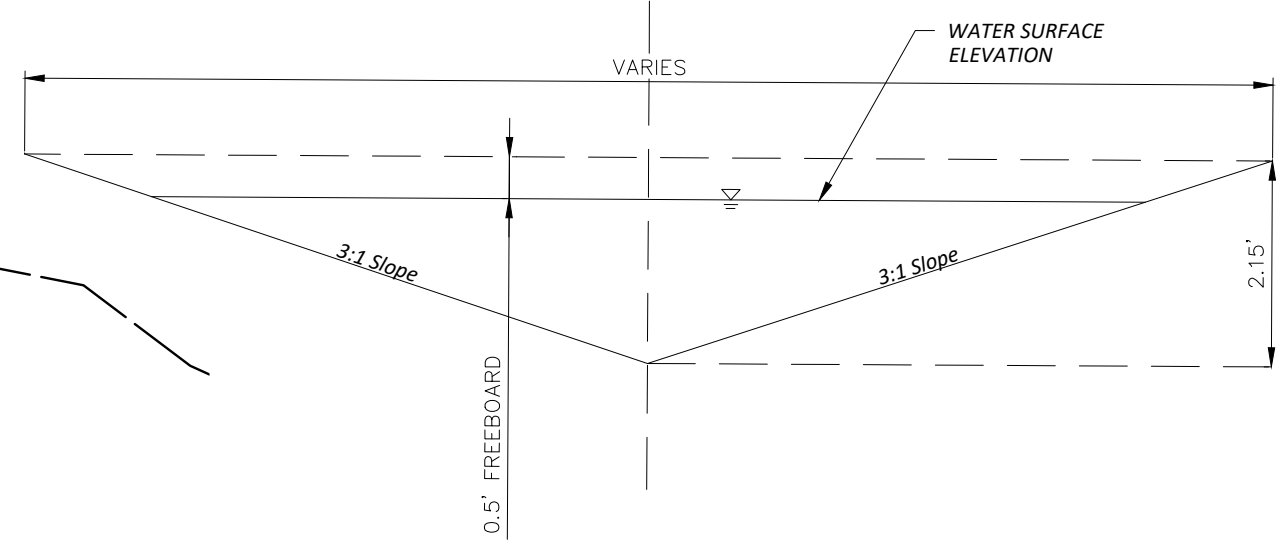
OF 13





- LEGEND**
- FIRE HYDRANT W/ GATE VALVE
  - WATERLINE W/ GATE VALVE
  - DRAINAGE EASEMENT
  - SITE BOUNDARY
  - FEMA 100-YR FLOODPLAIN
  - STREET ROW

- UTILITY NOTES:**
- ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
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  - EACH LOT WILL HAVE A WASTEWATER SEPTIC SYSTEM (OSSF) UNLESS OTHERWISE NOTED.
  - ALL STORM RUNOFF WILL BE COLLECTED BY DITCHES WITHIN THE STREET ROW AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.
  - TYPICAL DITCH SECTION BELOW WAS DETERMINED BASED OFF THE 10-YEAR STORM WITH THE USE OF BENTLEY FLOWMASTER SOFTWARE. CROSS SECTION WIDTHS MAY VARY, BUT WILL CONVEY THE 10-YR STORM.
  - EACH DRIVEWAY WILL INCLUDE CULVERT TO ALLOW FOR CONTINUOUS STORM RUNOFF COLLECTION. CULVERT DESIGN NOT PART OF THIS PLAN SET.

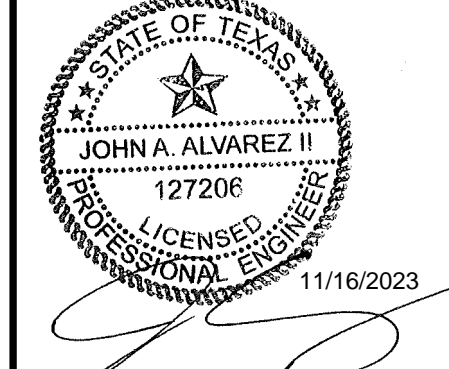


**TYPICAL DITCH SECTION**  
NOT TO SCALE

No.	Date	REVISIONS

**QUIDDITY**  
Texas Board of Professional Engineers and Land Surveyors Registration No. 12298 & 10489-03  
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GROUP THREE BUILDERS  
**HOMESTEAD RANCH**

**SCHEMATIC UTILITY PLAN 2 OF 2**

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 K:\174988\174988-001-00 CR 219- 64 Acre Florence Tract\2 Design Phase\CAD\Preliminary Plan\Sheets\174988 Prelim Plan.dwg abmartinez: November 15, 2023

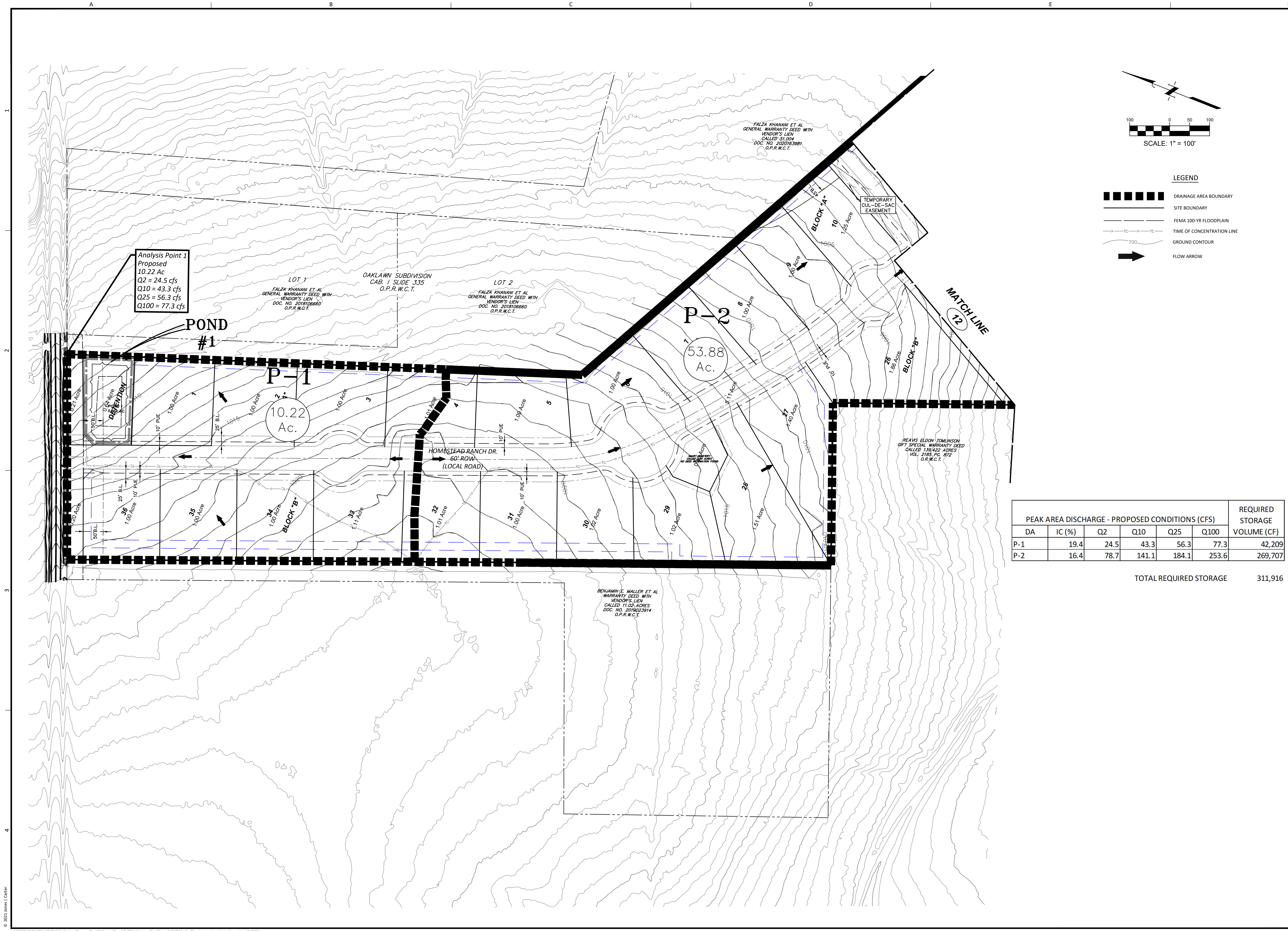




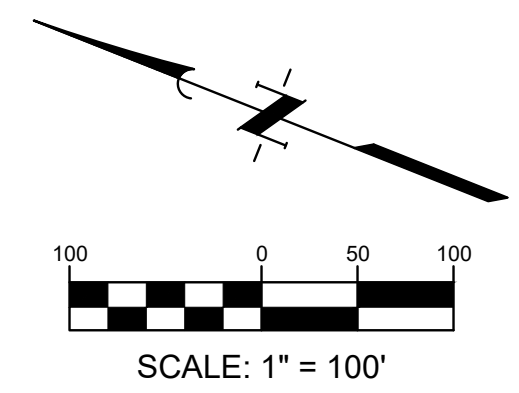








Analysis Point 1  
Proposed  
10.22 Ac  
Q2 = 24.5 cfs  
Q10 = 43.3 cfs  
Q25 = 56.3 cfs  
Q100 = 77.3 cfs



- LEGEND**
- DRAINAGE AREA BOUNDARY
  - SITE BOUNDARY
  - FEMA 100-YR FLOODPLAIN
  - TIME OF CONCENTRATION LINE
  - GROUND CONTOUR
  - FLOW ARROW

PEAK AREA DISCHARGE - PROPOSED CONDITIONS (CFS)						REQUIRED STORAGE VOLUME (CF)
DA	IC (%)	Q2	Q10	Q25	Q100	
P-1	19.4	24.5	43.3	56.3	77.3	42,209
P-2	16.4	78.7	141.1	184.1	253.6	269,707
<b>TOTAL REQUIRED STORAGE</b>						<b>311,916</b>

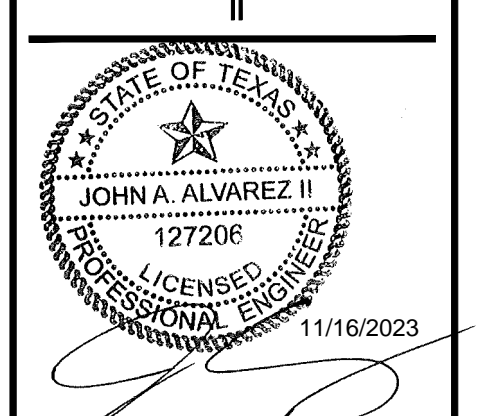
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No. \_\_\_\_\_ Date \_\_\_\_\_

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GROUP THREE BUILDERS  
**HOMESTEAD RANCH**

**PROPOSED DRAINAGE AREA MAP**  
**1 OF 2**

SHEET NO. **12**

OF 13



