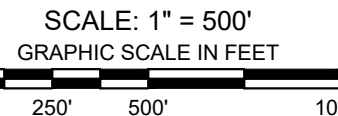


R462930
JTX LAND HOLDINGS LLC
CR 344, JARRELL, TX 76533
DOC. #2021132124



OWNER:
ATLAS RANCH HOLDING
CONTACT: MATT MICHEL
EMAIL: MCM@MICHEL
PHONE: (848) 204-4100
215 BELLA RIVA DR
AUSTIN, TEXAS 78734

SURVEYOR:
BGE, INC., TBPE F-1046
CONTACT: JONATHAN NOBLES, R.P.L.S..
EMAIL: JNOBLES@BGEINC.COM
PHONE: (512) 879-0460
101 W. LOUIS HENNA BLVD. STE #400
AUSTIN, TEXAS 78728

ACREAGE PARENT TRACT: 938.02 AC
ACREAGE THIS PHASE: 122.804 AC
ACREAGE REMAINING: 815.22 AC

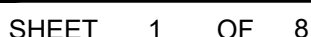
ORIGINAL SUBMITTAL DATE: JULY 19, 2023

NO	BY	DATE	REVISION DESCRIPTION
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COVER SHEET

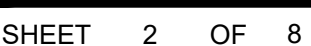
ATLAS RANCH
PRELIMINARY PLAN
WILLIAMSON
COUNTY, TX

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Sheet List Table

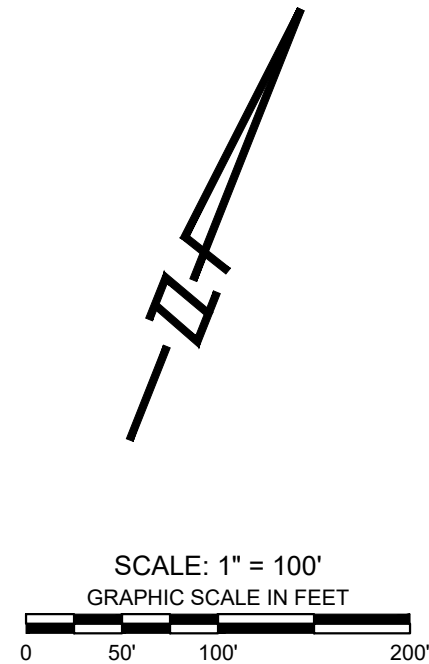
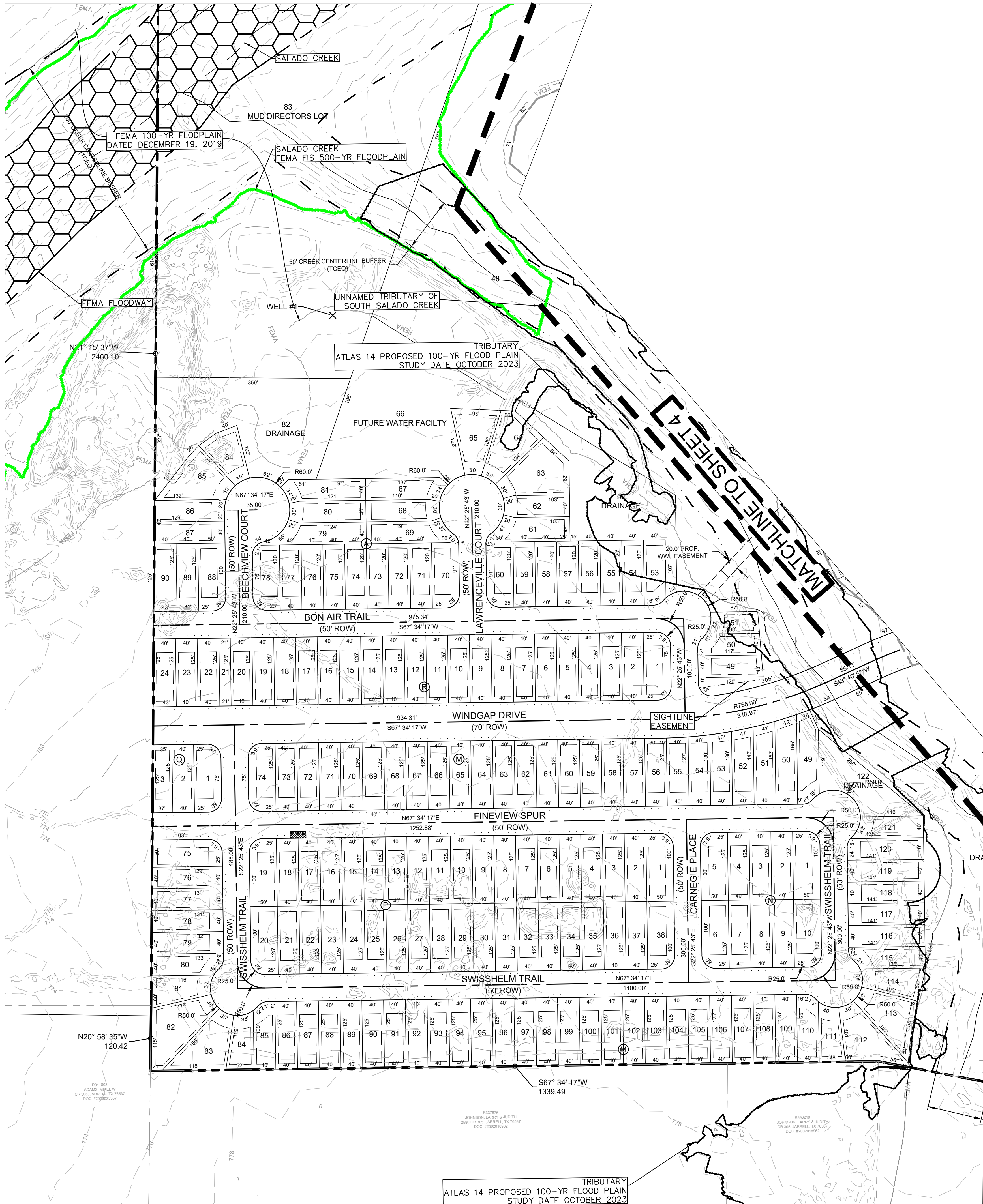
STREET DESIGN TABLE

- NOTES:**
1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 2. ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE MUD.
 3. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 344 OR WINDGAP DRIVE.
 4. NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED.
 5. THE FRONT BUILDING SETBACK LINE ON ALL PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY, 10 FEET FROM THE BACK OF LOT LINE AND 5 FEET FROM THE SIDES OF LOT LINES. CORNER LOTS WILL BE 15 FT ON THE RIGHT-OF-WAY SIDE INSTEAD OF 5 FEET. THE BUILDING SETBACK LINE ON MAJOR HIGHWAYS AND ROADS SHALL BE 50 FEET FROM THE EDGE OF THE RIGHT-OF-WAY. (WCSR F1.2)
 6. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATIONS 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 INTO A DETENTION EXEMPT STREAM (SALADO CREEK).
 7. GLEN HAZEL IS PROPOSED FROM CR 344 TO VARGO KNOLL, AND WILL BE EXTENDED UPON DEVELOPMENT OF FUTURE PHASES, OR ONCE WINDGAP DRIVE EXCEEDS 4,000 ADT.
 8. UTILITY PROVIDERS WILL BE:
 - ELECTRICAL: P.E.C.
 - TELECOM: TIME WARNER CABLE / AT&T
 - WATER: ATLAS RANCH MUD NO. 1.
 - WASTEWATER: ATLAS RANCH MUD NO. 1
 9. A PORTION OF THIS SUBDIVISION IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 48491C0125F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS
 10. 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 PATTERS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF THE REMINDER TRACTS PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF THE REMAINDER TRACTS 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. 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 MARY CARRY OR WETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED



H:\PROJECTS\1723 - ATLAS RANCH HOLDINGS\11727 ATLAS RANCH\CAD\SHEETS\11727-C-PREL-OVER.DWG DATE: 5/6/2024 4:28:43 PM BY: TEAMS

HYPROJECTS\1723-ATLAS RANCH HOLDINGS\11727 ATLAS RANCH\CD\DWG DATE: 5/6/2024 4:26:50 PM BY: TEAMS



LEGEND	
	PROPERTY BOUNDARY
	SECTION BOUNDARY
	PROPOSED STREET CENTERLINE
	PROPOSED LOT LINE
	BUILDING SETBACK
	ETJ
	JARRELL ETJ
	100-YR F.E.M.A. FLOODPLAIN
	PROPOSED MAILBOX KIOSK
	PROPOSED SIDEWALK
	SALADO CREEK FEMA 500-YR
	TCEQ CREEK BUFFER
	ATLAS 14 100-YR PROPOSED FLOODPLAIN 0 UNNAMED TRIBUTARY PER STUDY BY BGE, INC., JANUARY 2024
	FEMA FLOODWAY

NO.	BY	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT
(SHEET 2 OF 2)

ATLAS RANCH
PRELIMINARY PLAN
WILLIAMSON
COUNTY, TX

PROJECT NO: 11727
DESIGNED BY: KEL
DRAWN BY: KEL
CHECKED BY: RR

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ATLAS RANCH
PRELIMINARY PLAN
WILLIAMSON
COUNTY, TX

OVERALL

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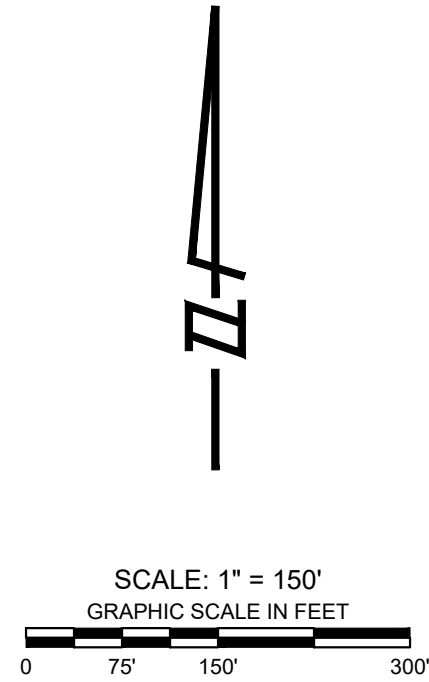
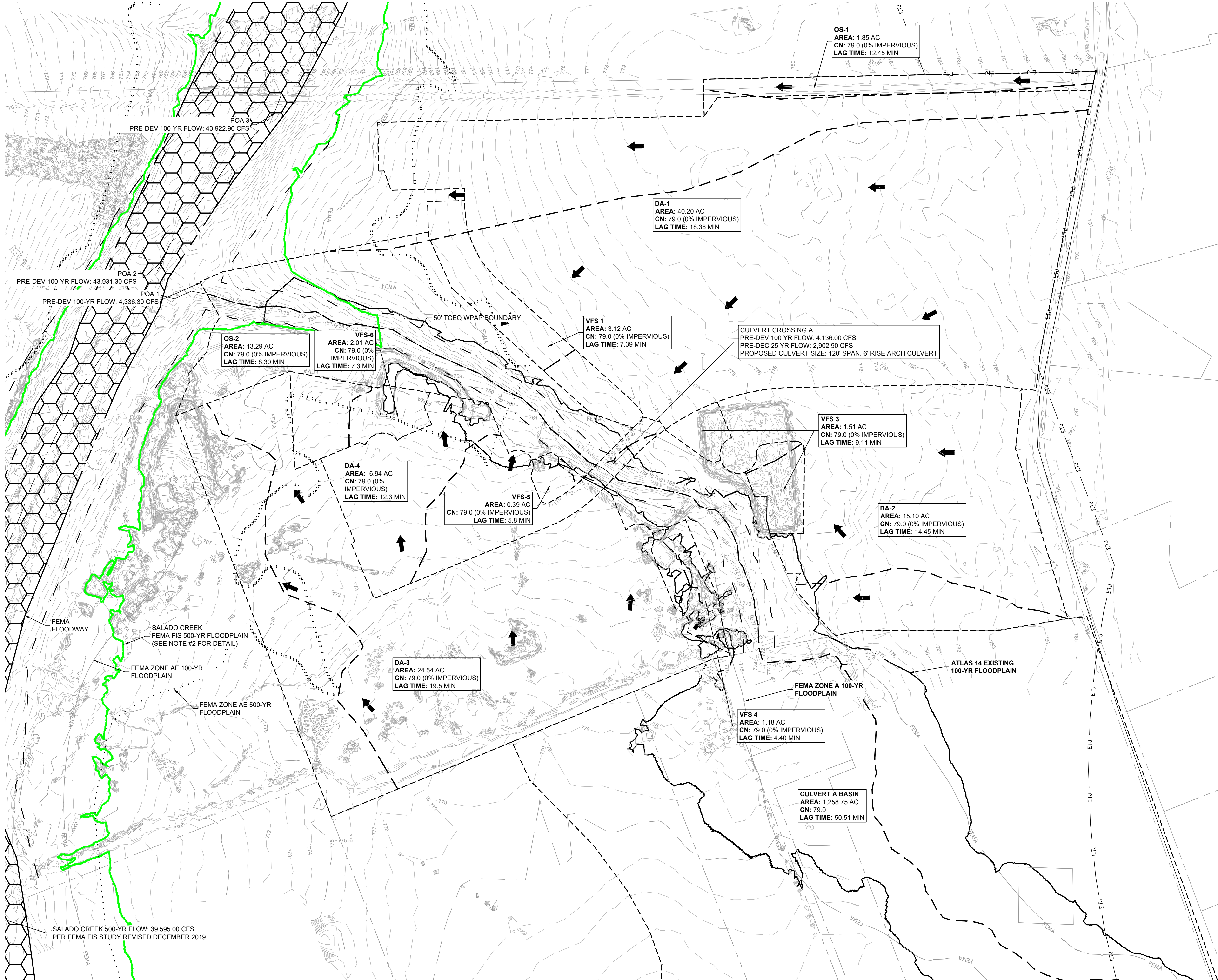
GRAY
ENGINEERING

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FIRM #2946

SHEET 4 OF 8



H:\PROJECTS\1723-ATLAS RANCH HOLDINGS\1727-ATLAS RANCH\CD\DWG\1727-CPREL-DRAWING.DWG DATE: 06/20/2024 4:26:56 PM BY: MARINO



LEGEND	
	PROPERTY BOUNDARY
	SECTION BOUNDARY
	TCEQ WPAP BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	DRAINAGE AREA BOUNDARY
	LAG TIME FLOW PATH
	100-YR F.E.M.A. FLOODPLAIN
	FLOW DIRECTION
	500-YR FLOODPLAIN PER FEMA PANEL 48491C0125F DATED DECEMBER 20, 2019
	SALADO CREEK FEMA FIS 500-YR FLOODPLAIN PER STUDY BY BGE, INC., OCTOBER 2023
	ATLAS 14 100-YR EXISTING FLOODPLAIN 0 UNNAMED TRIBUTARY PER STUDY BY BGE, INC., JANUARY 2024
	FEMA FLOODWAY
	TCEQ WPAP BOUNDARY

NOTE:

1) THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION 811.1.1, 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 (SALADO CREEK).

2) FEMA FIS 500-YR FLOODPLAIN WAS DELINEATED BY UTILIZING THE 500-YR PEAK DISCHARGE FOR SALADO CREEK AS STATED IN FEMA FIS STUDY 48491CV01B. NO HYDROLOGICAL CHANGES WERE MADE TO SALADO CREEK. THIS FIS 500-YR FLOODPLAIN IS TO BE UTILIZED IN LIEU OF AND ATLAS 14 FLOODPLAIN STUDY. LOTS ADJACENT TO SALADO CREEK ARE TO BE A MINIMUM OF 1-FT ABOVE THIS EFFECTIVE FEMA 500-YR FIS FLOODPLAIN FLOODPLAIN LINWORK WAS ONLY UPDATED WITH LIDAR TOPOGRAPHY FOR THE PROJECT SITE PERFORMED BY BGE, INC. IN SEPTEMBER 2023

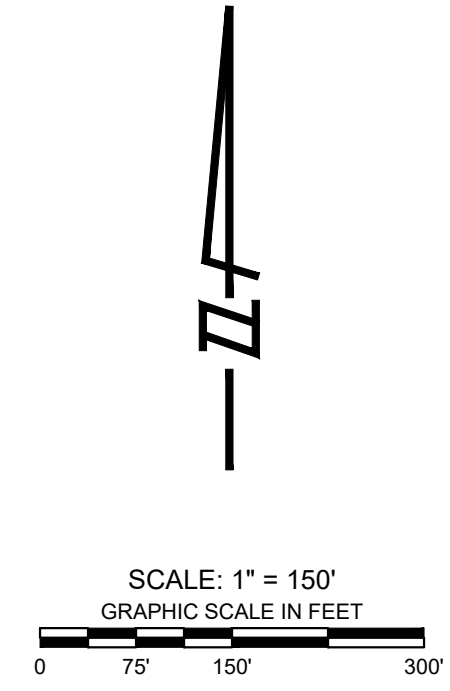
EXISTING DRAINAGE
AREA MAP

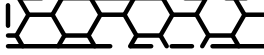
ATLAS RANCH
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WILLIAMSON
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LEGEND	
	PROPERTY BOUNDARY
	SECTION BOUNDARY
	TCEQ WPAP BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	DRAINAGE AREA BOUNDARY
	LAG TIME FLOW PATH
	100-YR F.E.M.A. : FLOODPLAIN
	FLOW DIRECTION
	500-YR FLOODPLAIN PER FEMA PANEL 44491C0125F DATED DECEMBER 20, 2019
	SALADO CREEK FEMA FIS 500-YR FLOODPLAIN PER STUDY BY BGE, INC., OCTOBER 2023
	ATLAS 14 100-YR PROPOSED FLOODPLAIN 0 UNNAMED TRIBUTARY PER STUDY BY BGE, INC., JANUARY 2024
	FEMA FLOODWAY
	TCEQ WPAP BOUNDARY

- 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 RECEIVES LIDAR TOPOGRAPHY DATA DIRECTLY INTO A DETENTION EXISTING STREAM REACH (SALADO CREEK).
- 2) FEMA FIS 500-YR FLOODPLAIN WAS DELINEATED BY UTILIZING THE 500-YR PEAK DISCHARGE FOR SALADO CREEK AS STATED IN FEMA FIS STUDY 44491C010. NO HYDROLOGICAL CHANGES WERE MADE TO SALADO CREEK. THIS FIS 500-YR FLOODPLAIN IS TO BE UTILIZED IN LIEU OF AND ATLAS 14 FLOODPLAIN STUDY. LOTS ADJACENT TO SALADO CREEK AND ADJACENT TO THE 500-YR FLOODPLAIN EFFECTIVE FEMA 500-YR FIS FLOODPLAIN FLOODPLAIN LINEWORK WAS ONLY UPDATED WITH LIDAR TOPOGRAPHY FOR THE PROJECT SITE PERFORMED BY BGE, INC. IN SEPTEMBER 2023

ATLAS RANCH
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WILLIAMSON
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TBPELS FIRM #2946

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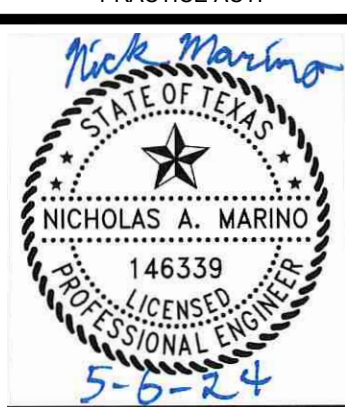
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DESIGNED BY: KEL

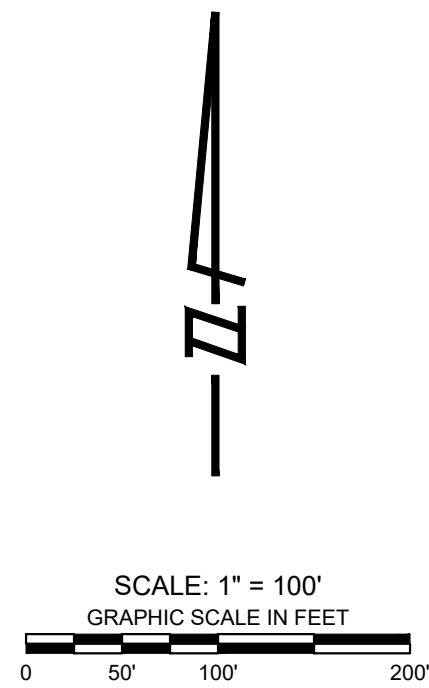
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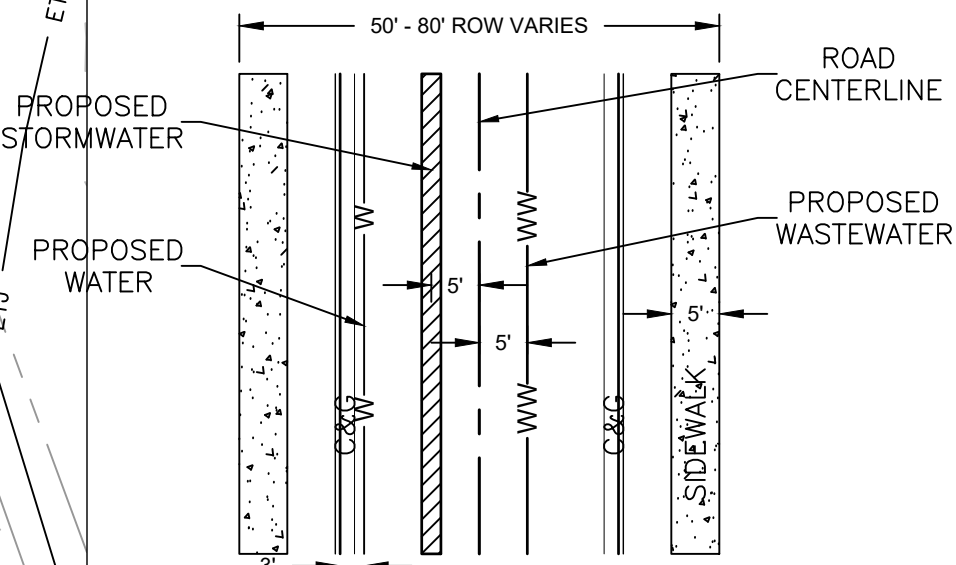
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LEGEND	
	PROPERTY BOUNDARY
	SECTION BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	BUILDING SETBACK
	PROPOSED WATERLINE
	PROPOSED WASTEWATER LINE
	PROPOSED MANHOLE
	100-YR F.E.M.A. FLOODPLAIN
	SALADO CREEK FEMA 500-YR
	ATLAS 14 100-YR EXISTING FLOODPLAIN 0 UNNAMED TRIBUTARY PER STUDY BY BGE, INC., JANUARY 2024
	FEMA FLOODWAY
	TCEQ CREEK BUFFER



TYPICAL UTILITY ASSIGNMENT
DETAIL N.T.S.

NOTE: 6' SIDEWALK ON 80'
ROW

NO.	BY	DATE	REVISION DESCRIPTION

PROPOSED UTILITIES
(SHEET 1 OF 2)

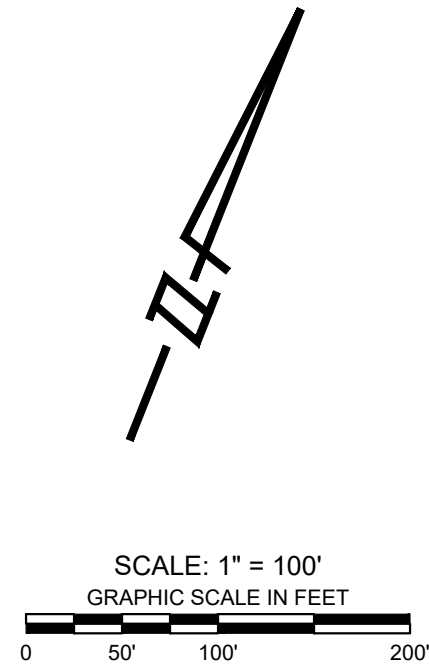
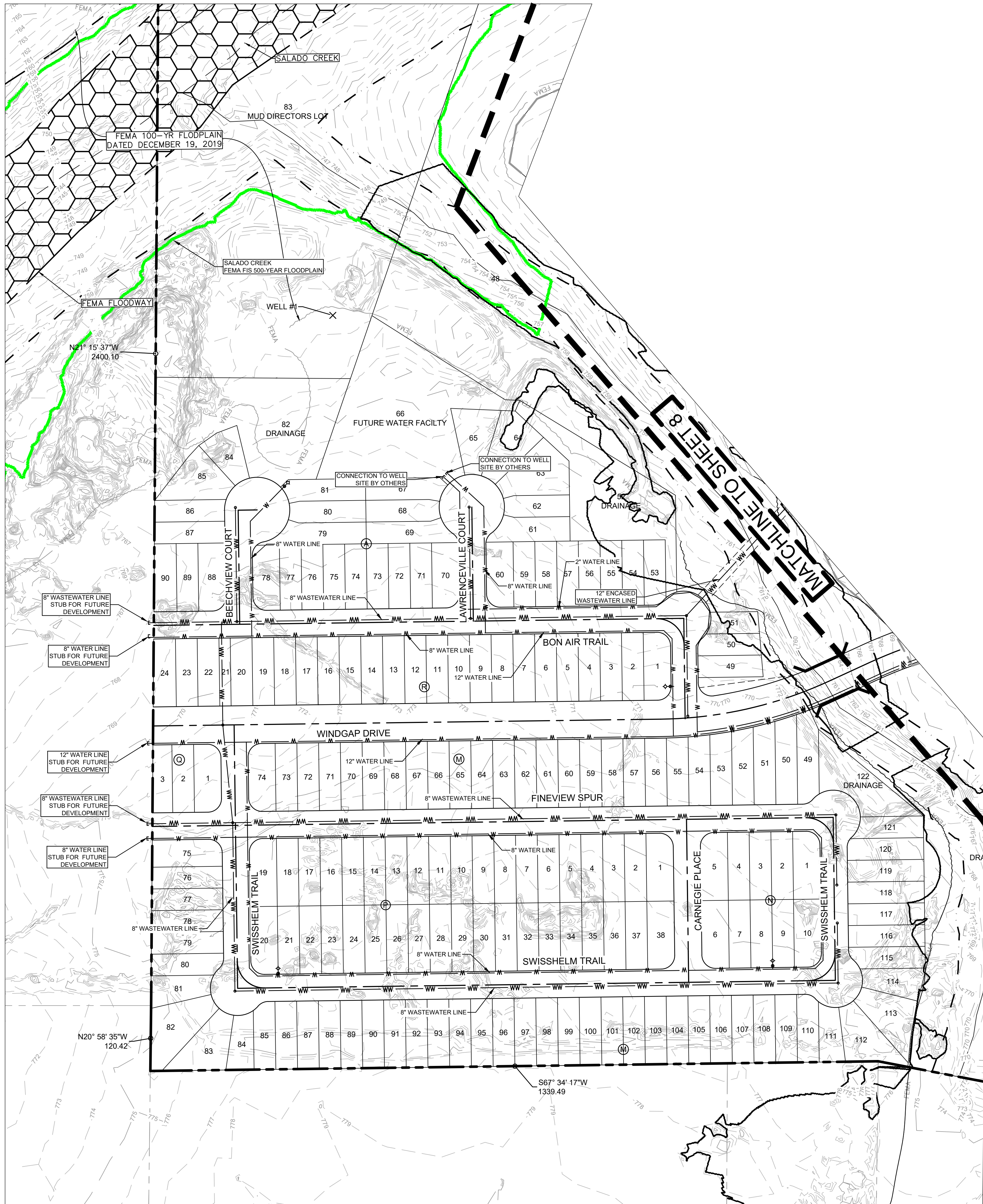
ATLAS RANCH
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WILLIAMSON
COUNTY, TX

PROJECT NO: 11727
DESIGNED BY: KEL
DRAWN BY: KEL
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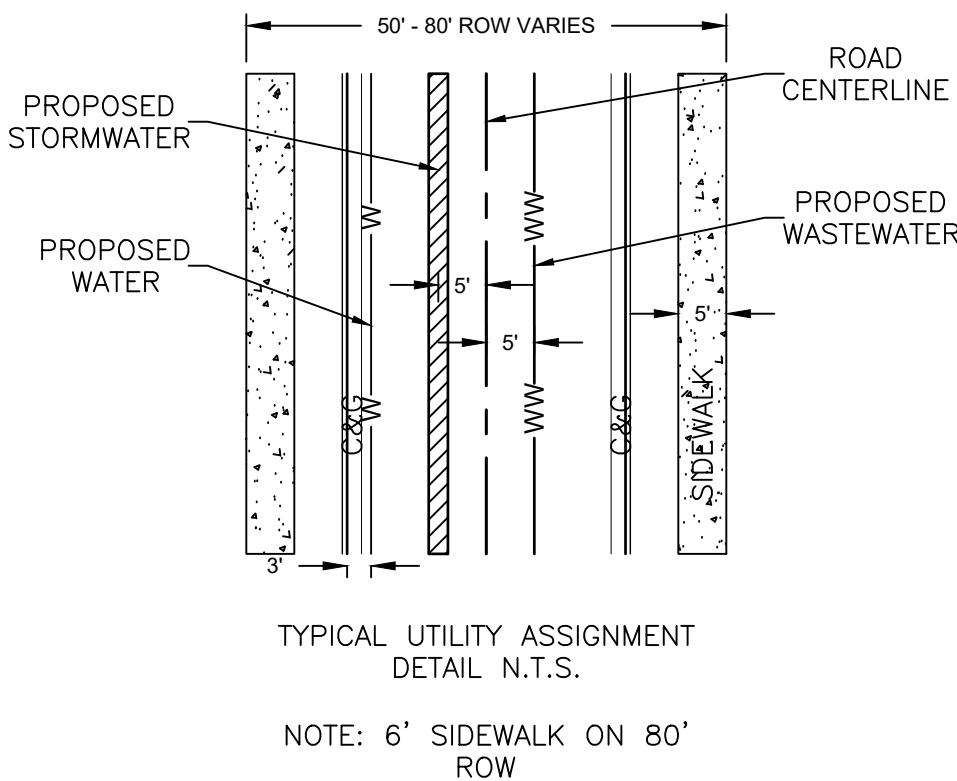
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\\PROJECTS\1723-ATLAS RANCH HOLDINGS\11727 ATLAS RANCH\CD\DWG\11727 C-PREL-UTIL.DWG DATE: 5/6/2024 4:27:13 PM BY: TEAMS



LEGEND	
	PROPERTY BOUNDARY
	SECTION BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	BUILDING SETBACK
	PROPOSED WATERLINE
	PROPOSED WASTEWATER LINE
	PROPOSED MANHOLE
	100-YR F.E.M.A. FLOODPLAIN
	SALADO CREEK FEMA 500-YR
	ATLAS 14 100-YR EXISTING FLOODPLAIN 0 UNNAMED TRIBUTARY PER STUDY BY BGE, INC., JANUARY 2024
	FEMA FLOODWAY
	TCEQ CREEK BUFFER



PROPOSED UTILITIES
(SHEET 2 OF 2)

ATLAS RANCH
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WILLIAMSON
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