



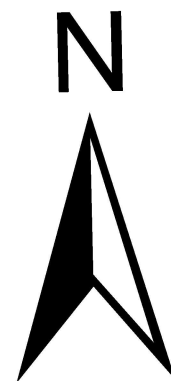
Williamson County TX, Maxar, Esri Community Maps Contributors, County of Williamson, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, Google Earth, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

 WCAD Parcels

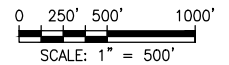
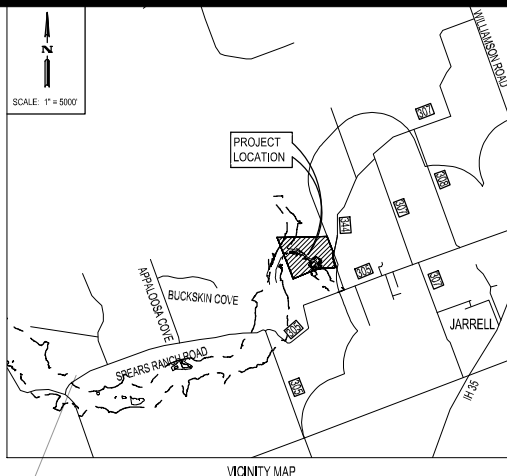
WCCF20240307 - El Dorado

0 0.05 0.1 0.2 0.3 0.4 Miles



ATLAS RANCH PHASE 1 SECTIONS 1 & 2 PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS

WCCF202404251 - Atlas Ranch



Symbol	Description
--- (dashed line)	PROPERTY BOUNDARY
--- (long dashed line)	SECTION BOUNDARY
---	JARRELL ETJ
---	JARRELL ETJ

OWNERS:
ATLAS RANCH HOLDINGS, LP
CONTACT: MATT MICHELSEN
EMAIL: MCM@MICHELSEN.COM
PHONE: (848) 204-4100
215 BELLA RIVA DR
AUSTIN, TEXAS 78734

ENGINEER:
BGE, INC., TBPE F-1046
CONTACT: NATHAN KELLY, P.E.
EMAIL: NKELLY@BGEINC.COM
PHONE: (512) 879-0460
101 W. LOUIS HENNA BLVD, STE #400
AUSTIN, TEXAS 78728

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

TOTAL NO. OF LOTS:
NO. OF BLOCKS: 18
NO. OF 40' LOTS: 461
NO. OF 45' LOTS: 30
NO. OF SINGLE FAMILY LOTS: 491
NO. OF NON RESIDENTIAL LOTS: 5

TOTAL LINEAR FOOTAGE OF STREETS: 18,361 LF
ACREAGE ENTIRE SUBDIVISION : 938.02 AC
ACREAGE THIS PHASE : 122.804 AC
ORIGINAL SUBMITTAL DATE: JULY 19, 2023

REV	DESCRIPTION	DATE	APR

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE, Inc.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0460
www.bgeinc.com
TBPE Registration No. F-1046

ATLAS RANCH PRELIMINARY PLAN
WILLIAMSON COUNTY, TEXAS
COVER SHEET



Sheet List Table

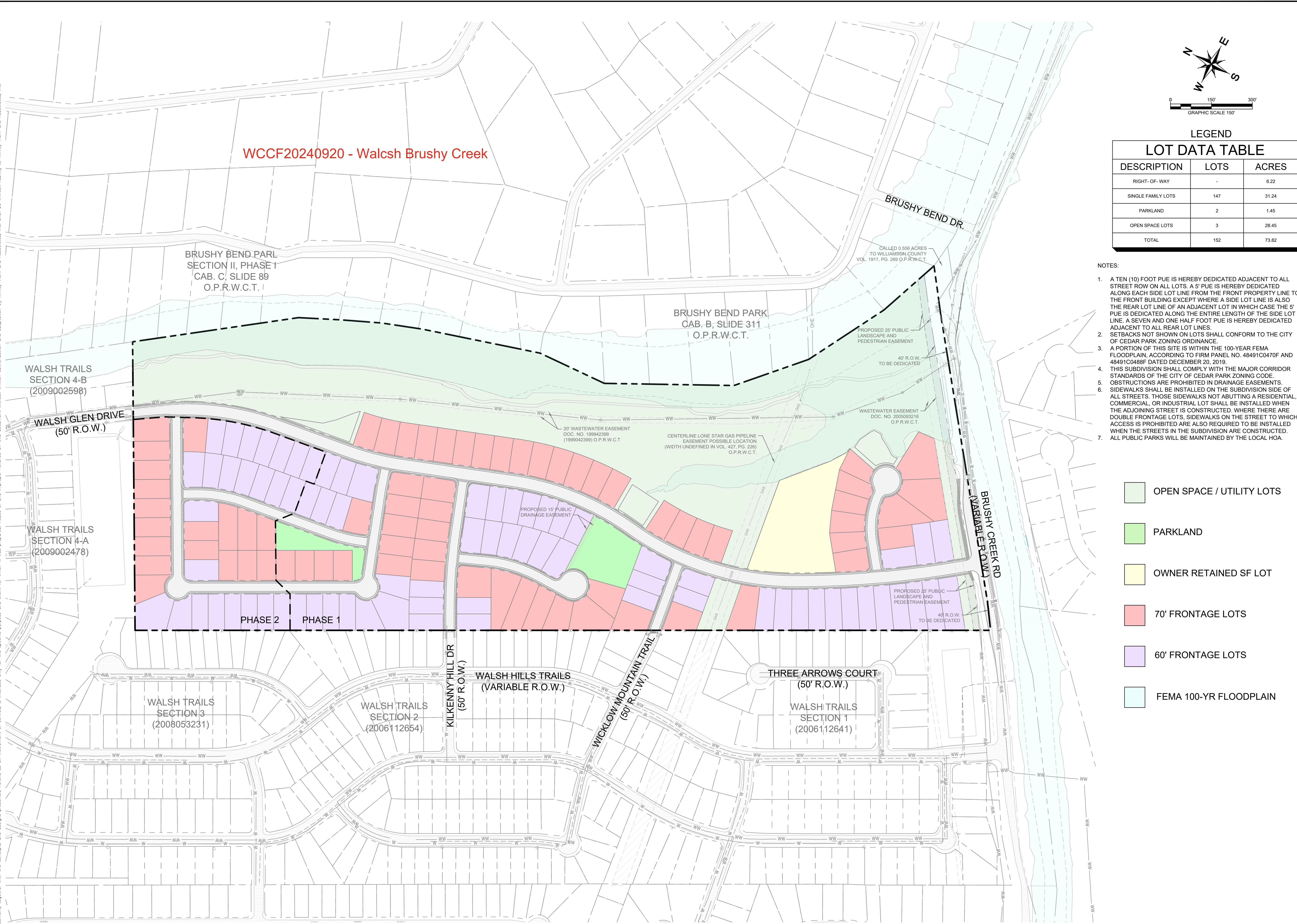
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (SHEET 1 OF 2)
3	PRELIMINARY PLAT (SHEET 2 OF 2)
4	OVERALL
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	PROPOSED UTILITIES (SHEET 1 OF 2)
8	PROPOSED UTILITIES (SHEET 2 OF 2)

STREET DESIGN TABLE									
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL / URBAN	MAINTENANCE AUTHORITY	DRAINAGE TYPE	SIDEWALK
WINDGAP DRIVE	COLLECTOR	35	2825	70'	48' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GLEN HAZEL DRIVE	LOCAL	25	1256	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
OVERBROOK PASS	LOCAL	25	1311	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
ALLEGHENY CIRCLE	LOCAL	25	1969	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
VARGO KNOLL	LOCAL	25	1311	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
MOUNT OLIVER COVE	LOCAL	25	223	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SHADYSIDE COURT	LOCAL	25	759	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
DUQUESNE TRAIL	LOCAL	25	436	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LARIMER BEND	LOCAL	25	470	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
FAIRWOOD PLACE	LOCAL	25	551	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GREENHALGH RUN	LOCAL	25	1283	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
BEECHVIEW COURT	LOCAL	25	156	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SWISSHELM TRAIL	LOCAL	25	185	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
KNOXVILLE GLEN	LOCAL	25	694	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
POINT BREEZE GROVE	LOCAL	25	1193	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
BON AIR TRAIL	LOCAL	25	469	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LAWRENCEVILLE GLEN	LOCAL	25	891	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
FINEVIEW SPUR	LOCAL	25	1455	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CECIL COURT	LOCAL	25	348	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SHERADAN ROW	LOCAL	25	443	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
BELMAR PLACE	LOCAL	25	259	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES

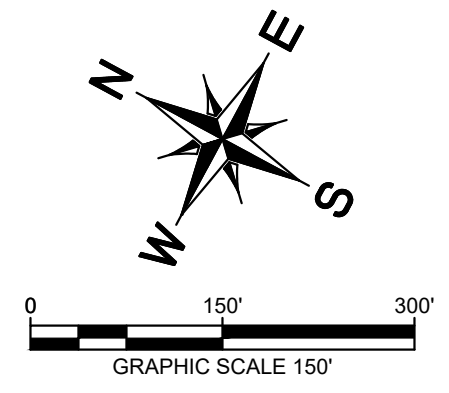
- NOTES:**
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 344 OR WINDGAP DRIVE.
 - NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED. (WCSR F1.2)
 - 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.
 - THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION REQUIREMENTS IN ACCORDANCE WITH WCSR SECTION B11.1.1 DUE TO THE PROXIMITY OF THE SITE TO THE SALADO CREEK DETENTION EXEMPT STREAM REACH. ALL PROPOSED PONDS ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT ONLY.
 - 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
 - (NO LOT IN THIS SUBDIVISION IS) ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED 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 20, 2019 FOR WILLIAMSON COUNTY, TEXAS

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Plotted By: Smith, Dallas Date: April 15, 2024 09:41:16am File Path: K:\SAU_CWA\069285504 - Walsh Brushy Creek\069285504 - Preliminary\PlanSheets\3 - Phasing Plan.dwg
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WCCF20240920 - Walsh Brushy Creek



LEGEND

LOT DATA TABLE		
DESCRIPTION	LOTS	ACRES
RIGHT-OF-WAY	-	6.22
SINGLE FAMILY LOTS	147	31.24
PARKLAND	2	1.45
OPEN SPACE LOTS	3	28.45
TOTAL	152	73.82

- NOTES:**
- A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
 - SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
 - A PORTION OF THIS SITE IS WITHIN THE 100-YEAR FEMA FLOODPLAIN, ACCORDING TO FIRM PANEL NO. 48491C0470F AND 48491C0488F DATED DECEMBER 20, 2019.
 - THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR STANDARDS OF THE CITY OF CEDAR PARK ZONING CODE.
 - OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
 - SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
 - ALL PUBLIC PARKS WILL BE MAINTAINED BY THE LOCAL HOA.

- OPEN SPACE / UTILITY LOTS
- PARKLAND
- OWNER RETAINED SF LOT
- 70' FRONTAGE LOTS
- 60' FRONTAGE LOTS
- FEMA 100-YR FLOODPLAIN

REVISIONS

No.	DATE	BY

5301 SOUTHWEST PKWY., BUILDING 2, SUITE 100 AUSTIN, TEXAS 78735
 PHONE: 512-418-4471 FAX: 512-418-1791
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. TP&E Firm No. 828

KHA PROJECT: 069285504
 DATE: APRIL 2024
 SCALE: AS SHOWN
 DESIGNED BY: DDS
 DRAWN BY: JRP
 CHECKED BY: BLG

PHASING PLAN

REVISED WALSH TRAILS SECTION 5 AND 6
 CITY OF CEDAR PARK
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 14