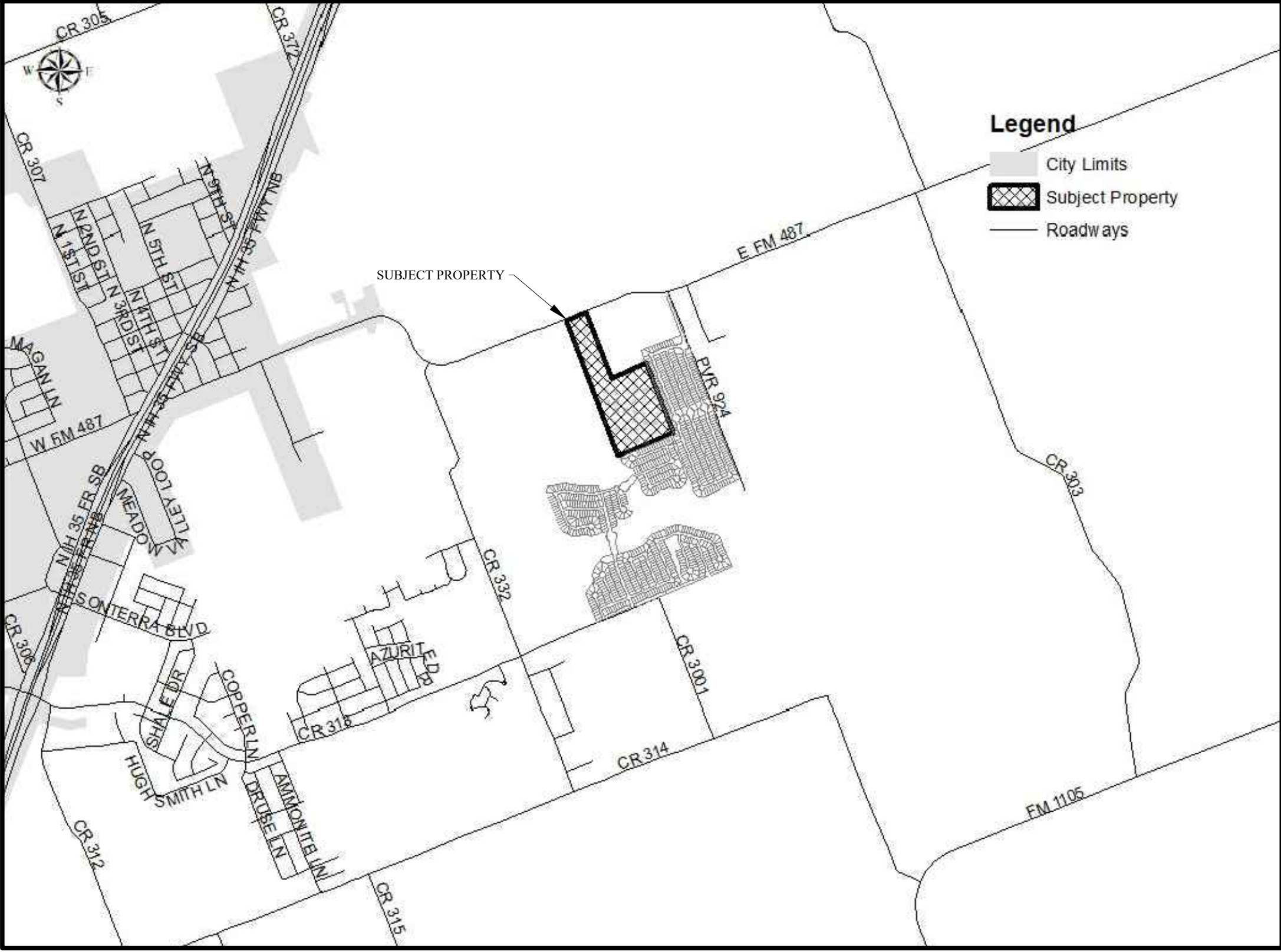


PRELIMINARY PLAT
DONAHOE BROOK
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
N.T.S

Sheet List Table	
Sheet Number	Sheet Title
--	COVER
1	PRE PLAT 1
2	PRE PLAT 2
3	WATER LINE LAYOUT
4	SANITARY SEWER LAYOUT
5	MAILBOX LAYOUT
6	PRE - DRAINAGE
7	POST - DRAINAGE
8	POST - DRAINAGE FOR POND
9	POST DRAINAGE FOR OFFSITE CHANNEL



YALGO ENGINEERING, LLC
109 W 2ND STREET, SUITE 201
GEORGETOWN, TX. 78626 (254) 953-5353

Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm 10194797

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF EVAN M. WILLIAMS, P.E.
149088 ON 01/09/2025. IT IS NOT TO BE
USED FOR CONSTRUCTION PURPOSES.

DONAHOE BROOK

January 25

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

We, WBW DEVELOPMENT SERVICES, LLC—SERIES 060, sole owner of the certain 48.60 ACRES tract of land shown hereon and described in a deed recorded in Document # _____, _/ _/20_ 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 DONAHOE BROOK.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20__.

WBW DEVELOPMENT SERVICES, LLC—SERIES 060,
a Texas Series Limited Liability Company

By: _____
Bruce Whitis, President

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

This instrument was acknowledged before me on _____, by Bruce Whitis, in his capacity as President of WBW DEVELOPMENT SERVICES, LLC—Series 060, 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 WILLIAMSON

I, Corey Shannon, 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 Georgetown, Williamson County, Texas, this ____ day of 20__.

COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967

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, Evan M. Williams, 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 Georgetown, Williamson County, Texas, this ____ day of _____, 20__.

EVAN M. WILLIAMS
REGISTERED PROFESSIONAL
ENGINEER NO. 149088

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. WILLIAMS, P.E. 149088 ON 01/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

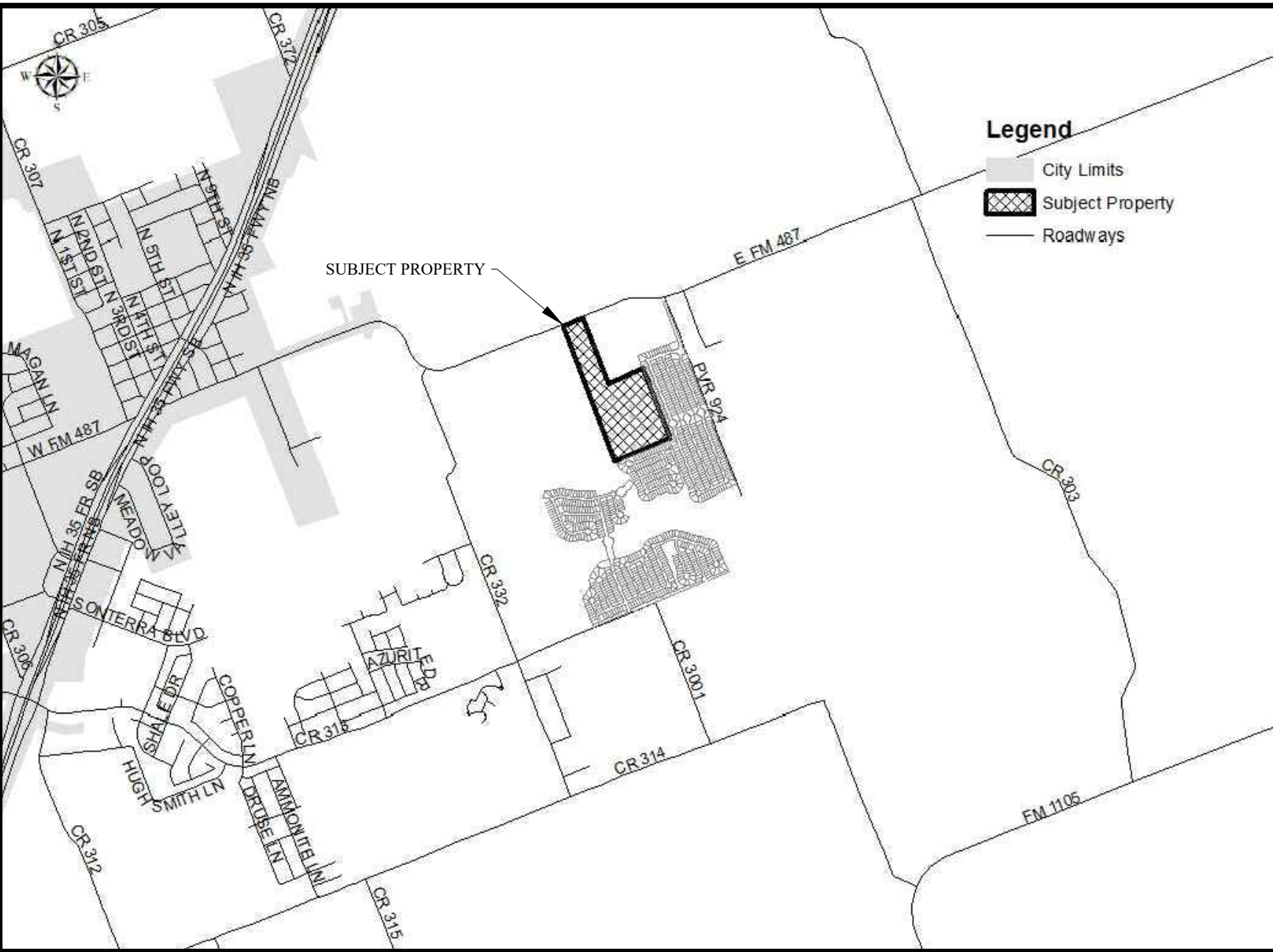
LEGEND

AE PEDESTRIAN ACCESS EASEMENT
BM BENCHMARK
DA DRAINAGE AREA
DE DRAINAGE EASEMENT
ELEV ELEVATION
NTS NOT TO SCALE
NO NUMBER
RE REFERENCE
REV REVISION
TBM TEMPORARY BENCH MARK
TYP TYPICAL
OHE OVERHEAD OR UNDERGROUND EASEMENT
UE UTILITY EASEMENT
WWE WATER AND WASTEWATER EASEMENT
FWLE FENCE WALL AND LANDSCAPE EASEMENT
BFE BASE FLOOD ELEVATION
FFE FINISHED FLOOR ELEVATION
FE FENCE EASEMENT
● ½" IRON ROD FOUND
○ ½" IRON ROD SET
+ CHANGE IN BEARING
⌵ EXISTING FENCE POST
—— CITY OF JARRELL ETJ

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	72.29'	66.15'	S27°01'36"W	082°50'07"
C2	50.00'	78.10'	70.40'	S23°41'52"W	089°29'36"
C3	250.00'	30.95'	30.93'	S24°35'43"E	007°05'35"
C4	250.00'	30.95'	30.93'	S24°35'43"E	007°05'35"
C5	50.00'	78.56'	70.73'	S66°03'46"E	090°01'41"
C6	50.00'	78.37'	70.59'	S65°58'37"E	089°48'01"
C7	50.00'	78.54'	70.71'	S66°04'36"E	090°00'00"
C8	50.00'	78.54'	70.71'	N23°55'24"E	090°00'00"
C9	50.00'	78.54'	70.71'	S66°04'36"E	090°00'00"
C10	15.00'	12.09'	11.77'	N37°29'04"W	046°11'13"
C11	50.00'	112.50'	90.23'	N03°52'50"E	128°55'01"
C12	50.00'	40.40'	39.31'	S88°30'53"E	046°1'732"
C13	15.00'	12.09'	11.77'	S88°27'44"E	046°11'14"
C14	25.00'	39.05'	35.20'	N23°41'52"E	089°29'36"
C15	220.00'	5.08'	5.08'	N21°42'38"W	001°19'25"
C16	220.00'	22.15'	22.14'	N25°15'25"W	005°46'10"
C17	280.00'	28.39'	28.38'	N25°14'14"W	005°48'34"
C18	280.00'	6.27'	6.27'	N21°41'26"W	001°1'701"
C19	25.00'	39.28'	35.36'	N66°03'46"W	090°01'41"
C20	15.00'	2.65'	2.65'	S63°51'27"W	010°07'54"
C21	15.00'	10.97'	10.72'	S37°50'50"W	041°53'18"
C22	50.00'	46.80'	45.11'	S43°43'04"W	053°37'45"
C23	50.00'	33.58'	32.95'	S89°46'21"W	038°28'50"
C24	50.00'	29.10'	28.69'	N54°18'53"W	033°20'42"
C25	50.00'	54.28'	51.65'	N06°32'33"W	062°11'59"
C26	50.00'	5.57'	5.57'	N27°45'02"E	006°23'10"
C27	15.00'	13.55'	13.09'	N05°04'05"E	051°45'03"
C28	25.00'	39.18'	35.29'	N65°58'39"W	089°48'00"
C29	15.00'	6.33'	6.29'	N57°01'40"E	024°11'28"
C30	15.00'	7.29'	7.21'	N31°01'03"E	027°49'46"
C31	50.00'	50.32'	48.22'	N45°55'55"E	057°39'28"
C32	50.00'	52.94'	50.50'	S74°54'21"E	060°40'00"
C33	50.00'	47.06'	45.34'	S17°36'40"E	053°55'22"
C34	50.00'	18.84'	18.73'	S20°08'49"W	021°35'36"
C35	15.00'	13.62'	13.16'	S04°56'00"W	052°01'12"
C36	25.00'	39.27'	35.36'	S66°04'36"E	090°00'00"
C37	15.00'	13.62'	13.16'	N47°05'13"W	052°01'13"
C38	50.00'	8.98'	8.97'	N67°57'00"W	010°17'38"
C39	50.00'	47.66'	45.87'	N35°29'56"W	054°36'32"
C40	50.00'	33.97'	33.32'	N11°16'03"E	038°55'26"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C41	50.00'	34.07'	33.41'	N50°14'56"E	039°02'21"
C42	50.00'	44.66'	43.19'	S84°38'38"E	051°10'29"
C43	15.00'	13.62'	13.16'	S85°04'00"E	052°01'12"
C44	15.00'	13.62'	13.16'	N42°54'47"E	052°01'12"
C45	50.00'	25.62'	25.34'	N31°35'01"E	029°21'40"
C46	50.00'	40.66'	39.55'	N69°33'48"E	046°35'52"
C47	50.00'	37.41'	36.54'	S65°42'15"E	042°52'03"
C48	50.00'	44.45'	43.00'	S18°48'00"E	050°56'28"
C49	50.00'	21.18'	21.02'	S18°48'25"W	024°16'22"
C50	15.00'	13.62'	13.16'	S04°56'00"W	052°01'12"
C51	15.00'	12.09'	11.77'	S45°49'47"W	046°11'13"
C52	50.00'	32.44'	31.88'	S41°19'31"W	037°10'41"
C53	50.00'	36.48'	35.68'	S80°49'00"W	041°48'16"
C54	50.00'	41.25'	40.09'	N54°38'48"W	047°16'09"
C55	50.00'	49.00'	47.06'	N02°56'13"W	056°09'01"
C56	15.00'	1.20'	1.20'	N22°50'36"E	004°35'23"
C57	15.00'	10.89'	10.65'	N00°15'01"W	041°35'50"
C58	220.00'	27.23'	27.22'	N24°35'43"W	007°05'35"
C59	280.00'	27.34'	27.33'	N25°20'40"W	005°35'42"
C60	280.00'	7.32'	7.32'	N21°47'52"W	001°29'53"
C61	15.00'	12.09'	11.77'	N44°08'32"W	046°11'14"
C62	50.00'	33.40'	32.79'	N48°05'48"W	038°16'41"
C63	50.00'	36.29'	35.50'	N08°09'49"W	041°35'17"
C64	50.00'	32.65'	32.07'	N31°20'16"E	037°24'52"
C65	50.00'	42.70'	41.41'	N74°30'38"E	048°55'53"
C66	50.00'	13.66'	13.62'	S73°11'46"E	015°39'18"
C67	15.00'	12.09'	11.77'	S88°27'43"E	046°11'14"
C68	25.00'	36.14'	33.08'	N27°01'36"E	082°50'07"
C69	25.00'	39.27'	35.36'	S23°55'24"W	090°00'00"
C70	25.00'	39.27'	35.36'	N66°04'36"W	090°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°02'56"E	50.00'
L2	S28°08'30"E	50.00'
L3	S21°04'36"E	25.00'
L4	N68°26'40"E	10.00'
L5	S21°02'56"E	45.04'
L6	N50°20'44"E	11.47'
L7	S21°04'34"E	20.01'
L8	N21°04'36"W	34.58'
L9	S21°04'37"E	24.09'
L10	N21°04'36"W	32.04'
L11	N68°55'24"E	9.50'
L12	N68°55'24"E	18.03'
L13	S21°04'36"E	15.01'
L14	S13°39'57"W	18.61'
L15	S21°04'36"E	22.04'
L16	S21°04'36"E	30.00'
L17	S21°04'36"E	30.00'
L18	S21°04'36"E	30.00'



VICINITY MAP

N.T.S

Notes:

- 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.
- Driveways shall only connect to internal platted roadways and not to F.M. 487.
- 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 grid distances. The average Combined Correction Factor (CCF) is 0.9998522. Ground distance = Grid Distance / CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO", 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 S 01°02'00" E, 2949.74 feet from the most easterly corner of this tract. Observed GPS coordinates for said "X" in concrete benchmark are 10269021.77, E=3160972.32 Z=820.52 (NAD83-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.
- A certificate of compliance is hereby issued for all lots within this subdivision. This certificate of compliance is valid until such time as FEMA or the county revises or newly adopts floodplain boundaries in this vicinity.
- No buildings, fences, landscaping or other structures and / or obstructions which impede flow are permitted within the drainage easements shown.
- 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.
- 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.
- 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.
- 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.
- 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.
- All streets are to be dedicated for public use.
- Driveway access to lots within this subdivision from side streets is prohibited.
- 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.
- 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.
- 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.
- 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 within the subdivision, other than those draining or protecting the road system.
- 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 homeowner/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.
- Maximum of 59% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed, and maintained by owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on lot.
- Tracts A and B are to be used for drainage and shall be owned and maintained by the Home Owners Association.
- Block 2 Lots 4 and 5 shall only use a single shared driveway. No more than three residences total shall be served by the single shared driveway. The 30' access easement is to be used for the shared driveway.
- Block 2 Lots 65 and 66 shall only use a single shared driveway. No more than three residences total shall be served by the single shared driveway. The 30' access easement is to be used for the shared driveway.
- Water Service is provided by: Jarrell Schwertner Water Supply Corporation
- Wastewater service is provided by: CLL Municipal Utility District No. 1
- The detention pond in Tract B shall be accessed through the access easement on lot 64.
- No Construction, Planting, Grading or any other development including, but not limited to, landscaping, driveways, buildings, are permitted within the drainage easements shown.
- All sidewalks shall be maintained by each of the adjacent property owners.
- 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.
- Rosy Maple Way temporary turnaround only to be built if road does not connect to Nealy Circle.

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.

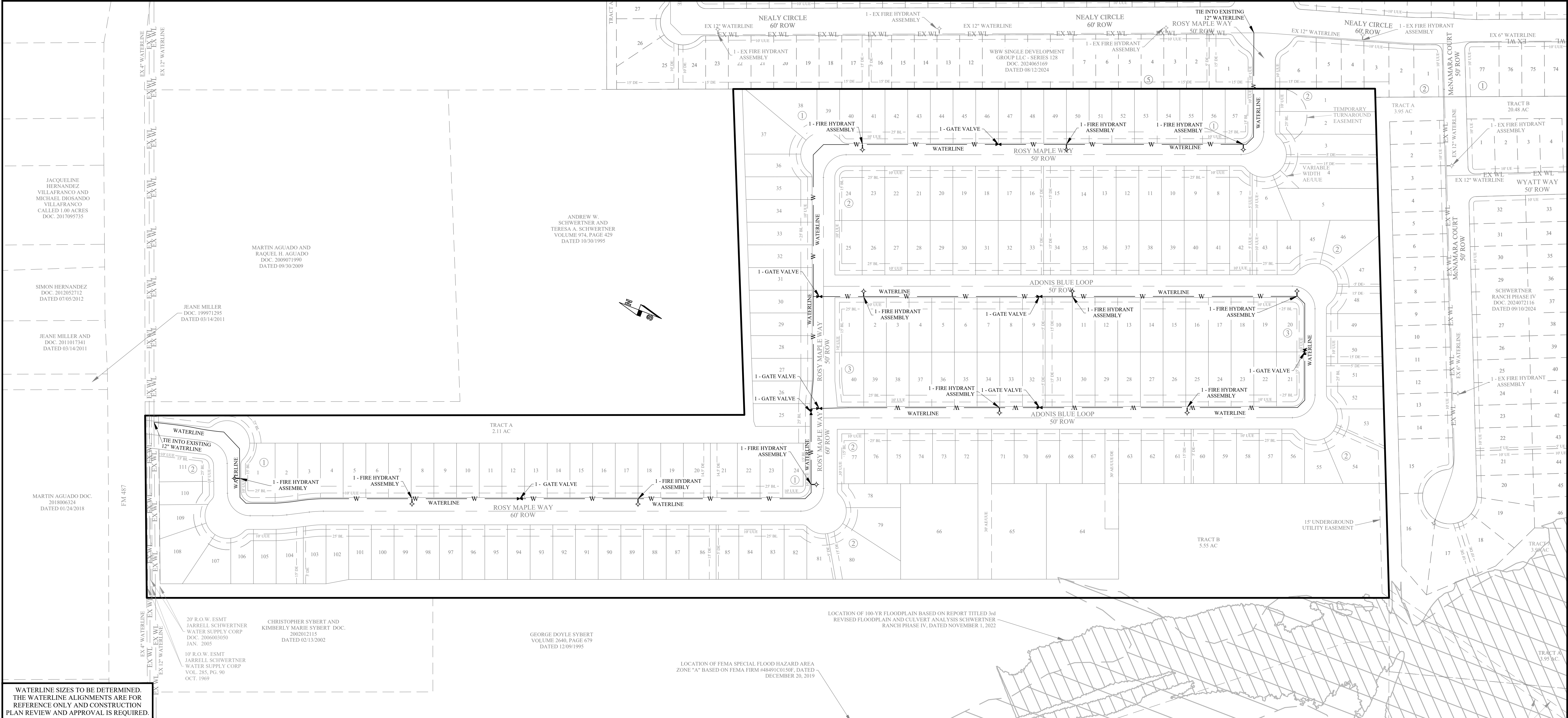
PRELIMINARY PLAT OF DONAHOE BROOK WILLIAMSON COUNTY, TEXAS

PRINTED ON: January 09, 2025

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	PRELIMINARY PLAT OF DONAHOE BROOK WILLIAMSON COUNTY, TEXAS				OWNER INFORMATION	SURVEYOR INFORMATION	ENGINEER INFORMATION	Yalgo Engineering, LLC	SHEET						
4	UPDATED OWNER INFORMATION, ADDED TEMPORARY TURNAROUND NOTE	01/09/2025	GFC	TOTAL SIZE: 48.60 Acres TOTAL BLOCKS: 3 TOTAL LOTS: 208 TOTAL TRACTS: 2	Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.	Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10209021.77 E: 31609972.32 Z: 820.52 (NAVD88-Geoid12B)	WBW DEVELOPMENT SERVICES - LLC, SERIES 060 109 W. 2nd Street, Suite 209 Georgetown, TX 78626 254-953-5353 pshepherd@wbdevelopment.com	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626	EVAN M. WILLIAMS, P.E. 149088 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626	Texas Registered Engineering Firm # E-24040	Texas Registered Surveying Firm # 10194797	109 W 2nd Street, Suite 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	1							
3	UPDATED ROAD TABLE	08/29/2024	GFC																	OF
2	CONVERGED ROSY MAPLE WAY AND GREAT SPANGLED WAY	08/05/2024	GFC																	2
1	ORIGINAL RELEASE	07/19/2024	GFC																	
PROJECT NUMBER: DB01		CLIENT NAME:																		
CHECKED BY: EMW		WBW DEVELOPMENT SERVICES, LLC—SERIES 060																		
APPROVED BY: EMW		CLIENT LOCATION: GEORGETOWN, TX																		
AUTHORIZED BY: WBW																				



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	SURVEYOR INFORMATION	ENGINEER INFORMATION	Yalco Engineering, LLC	SHEET
5	ADDED TEMPORARY TURNAROUND EASEMENT, UPDATED ETJ BOUNDARY	01/09/2025	GFC	TOTAL SIZE: 48.60 Acres	Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.	WBW DEVELOPMENT SERVICES - LLC, SERIES 060	COREY SHANNON R.P.L.S. NO. 3967	EVAN M. WILLIAMS, P.E. 149088	109 W 2nd Street Ste. 201 Georgetown, TX 78626	2
4	ADDED NEIGHBOURING PROPERTY OWNER INFORMATION	11/14/2024	GFC	TOTAL BLOCKS: 3	Observed GPS coordinates based on Texas State datum, Texas Central Zone No. 4205	YALGO ENGINEERING	YALGO ENGINEERING	YALGO ENGINEERING	109 W 2nd Street, Suite 201 Georgetown, TX 78626	OF
3	UPDATED ROAD ALIGNMENTS, TRACTS, LOTS, EASEMENTS, AND BUILD LINES	08/29/2024	EMW	TOTAL LOTS: 208	N: 10269021.77	Georgetown, TX 78626	Georgetown, TX 78626	Georgetown, TX 78626	PH (254) 953-5353	2
2	CONVERGED ROSY MAPLE WAY AND GREAT SPANGLED WAY	08/05/2024	GFC	TOTAL TRACTS: 2	E: 3160972.32	pshepherd@wbdevelopment.com	Georgetown, TX 78626	Georgetown, TX 78626	FX (254) 953-5057	
1	ORIGINAL RELEASE	01/09/2025	GFC		Z: 820.52 (NAVD88-Geoid12B)				Texas Registered Engineering Firm # F-24040	
PROJECT NUMBER: DB01		CLIENT NAME:		CLIENT LOCATION: GEORGETOWN, TX		DANER, GREGORY, TRUSTEE OF DANER FARM TRUST & JOLEY G. DANER		Texas Registered Surveying Firm # 10194797		
CHECKED BY: EMW		WBW DEVELOPMENT SERVICES, LLC—SERIES 060				DOC: 2023102552				
APPROVED BY: EMW						DATED 12/14/2025				
AUTHORIZED BY: WBW										



WATERLINE SIZES TO BE DETERMINED. THE WATERLINE ALIGNMENTS ARE FOR REFERENCE ONLY AND CONSTRUCTION PLAN REVIEW AND APPROVAL IS REQUIRED.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

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 (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].

4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].

5. All water line crossings of wastewater mains shall be perpendicular [§290.44(c)(4)(B)].

6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].

7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].

8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].

9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].

10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on 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) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (LD/P)148,000$$

Where:

- 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).

Revised: January 10, 2014 2

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = (SD/P)148,000$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = 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).

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(c)(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 nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(c)(5)].

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(c)(6)].

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 concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(c)(7)].

16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(c)(8)].

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 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 [§290.44(f)(3)].

18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

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 BELTON, UNLESS OTHERWISE NOTED.
- 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.
- 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).
- ALL MATERIALS USED IN WATER SYSTEM TO BE APPROVED BY THE D.P.W.
- ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE.
- ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL 3" PVC CASING PIPE FOR DOUBLE LONG WATER SERVICES, 2" PVC CASING PIPE FOR SINGLE LONG WATER SERVICES OR 18" SAND EMBEDMENT FOR ALL WATER SERVICES.
- ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).
- ALL VALVES AT INTERSECTIONS SHALL BE SECURED TO THE TEE WITH FLG-TEE AND M.J. x FLG. G.V. OR USE SWIVEL FITTINGS.
- ALL MATERIAL SHALL BE DOMESTIC SOURCE (I.E. PIPE, VALVE BOXES, STEEL, ETC.).

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. WILLIAMS, P.E. 149088 ON 01/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalga Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering Firm # F-24040
Texas Registered Surveying Firm # 10194797

WATER LINE LAYOUT
DONAHOE BROOK
WILLIAMSON COUNTY, TEXAS

Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.

Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203
N: 10269021.77
E: 3160972.32
Z: 820.52' (NAVD88-Geoid12B)

REV.	DESCRIPTION	DATE	BY
2	UPDATED LOCATION OF EXISTING WATERLINES	08/29/2024	GFC
1	ORIGINAL RELEASE	07/19/2024	GFC

PROJECT NUMBER: DB01	CLIENT NAME: WBW DEVELOPMENT SERVICES, LLC—Series 060
APPROVED BY: EMW	CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW	

GRAPHIC SCALE

0 100' 200' 300'

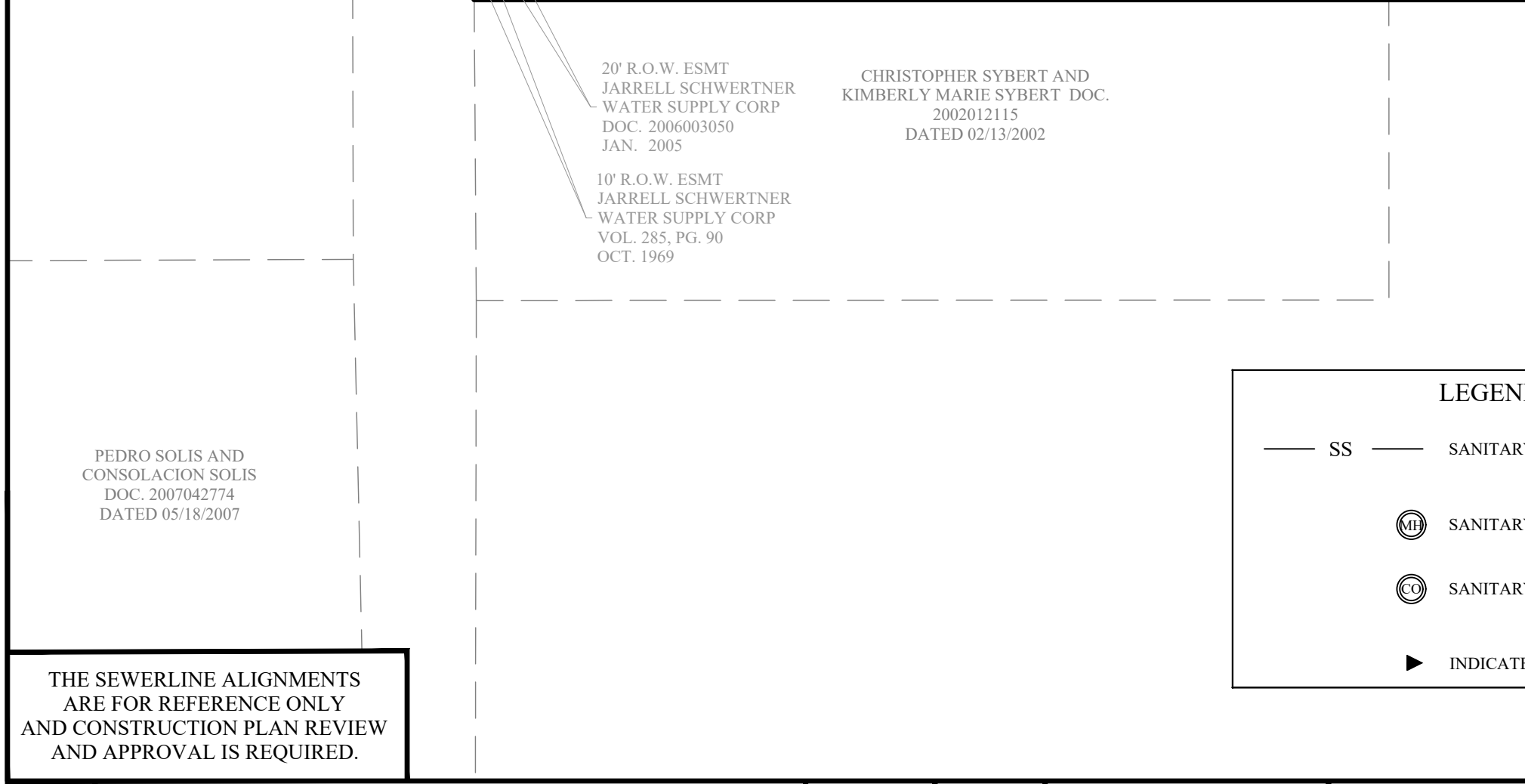
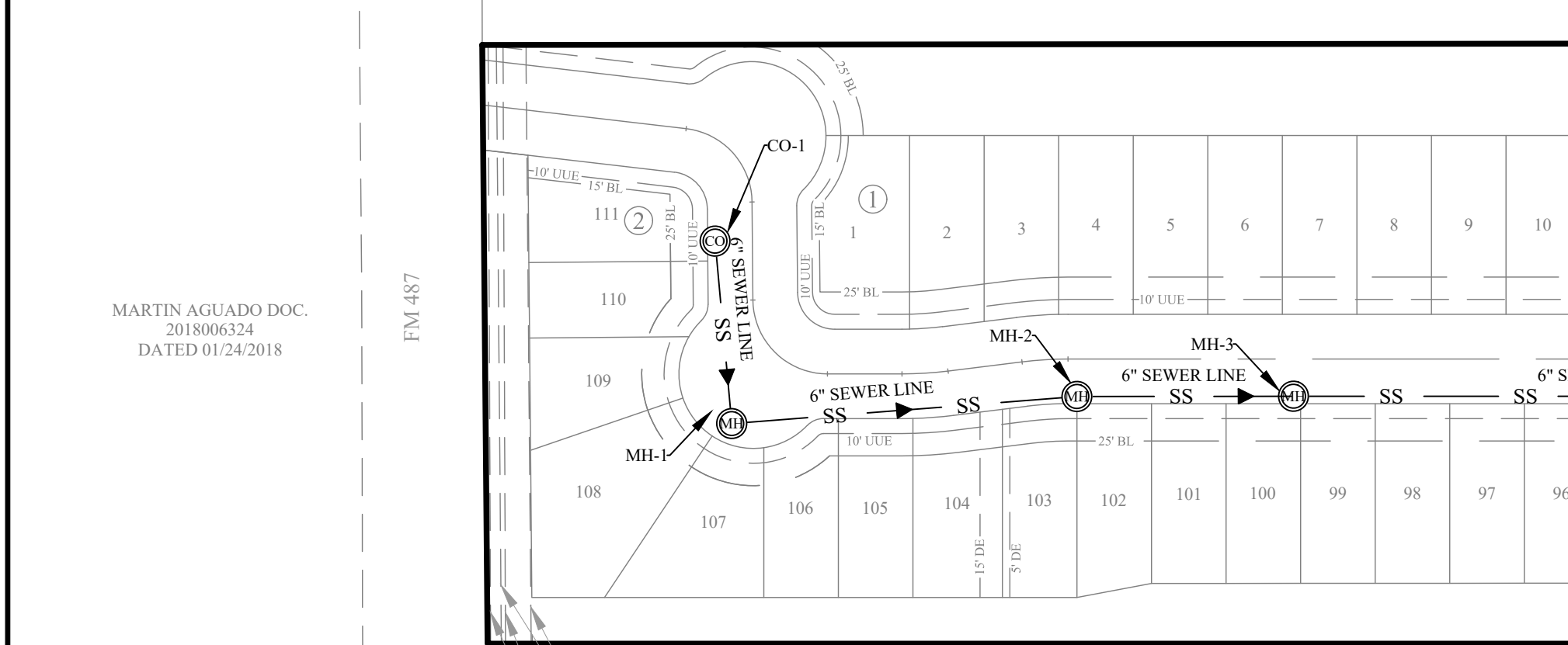
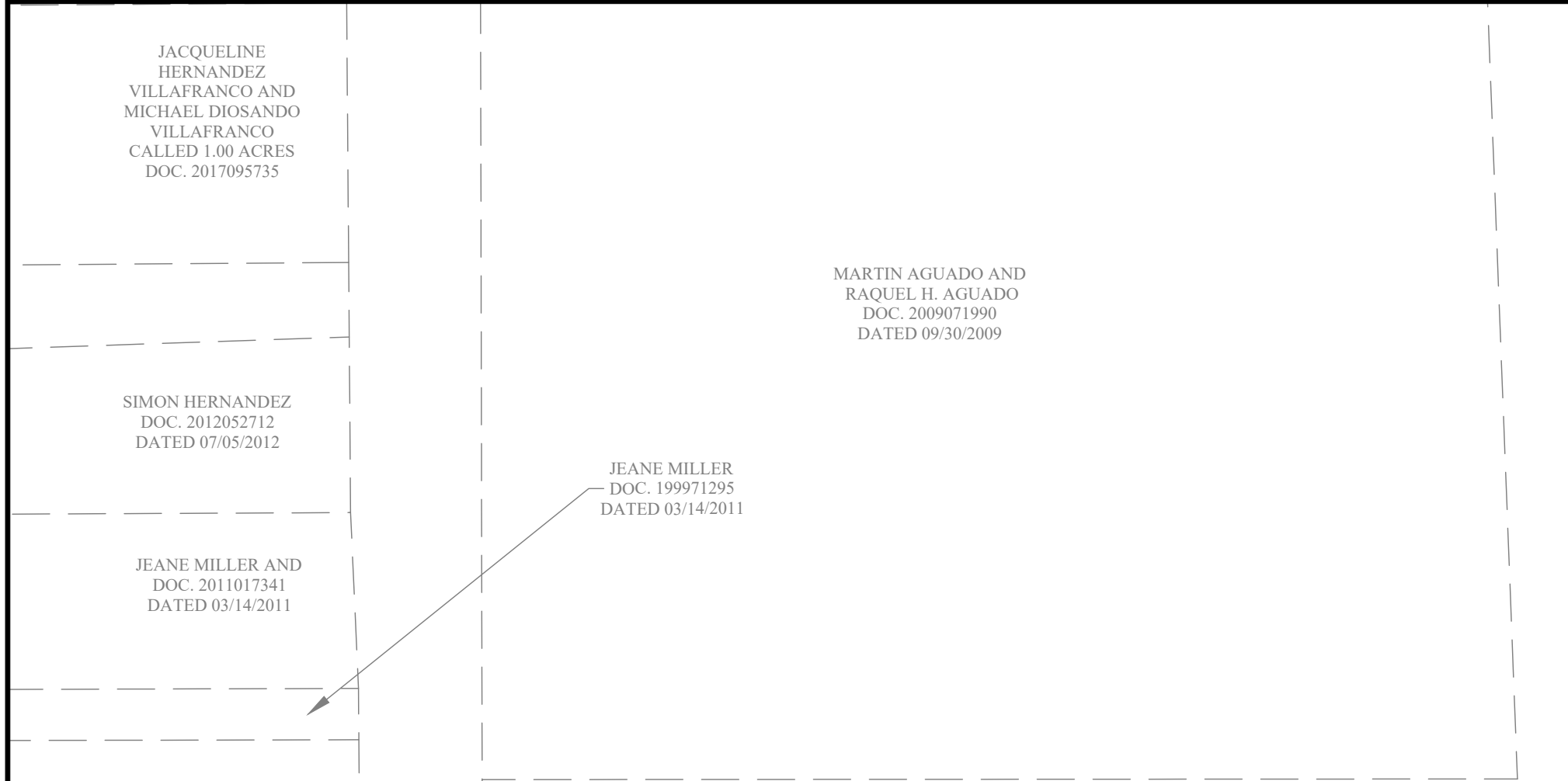
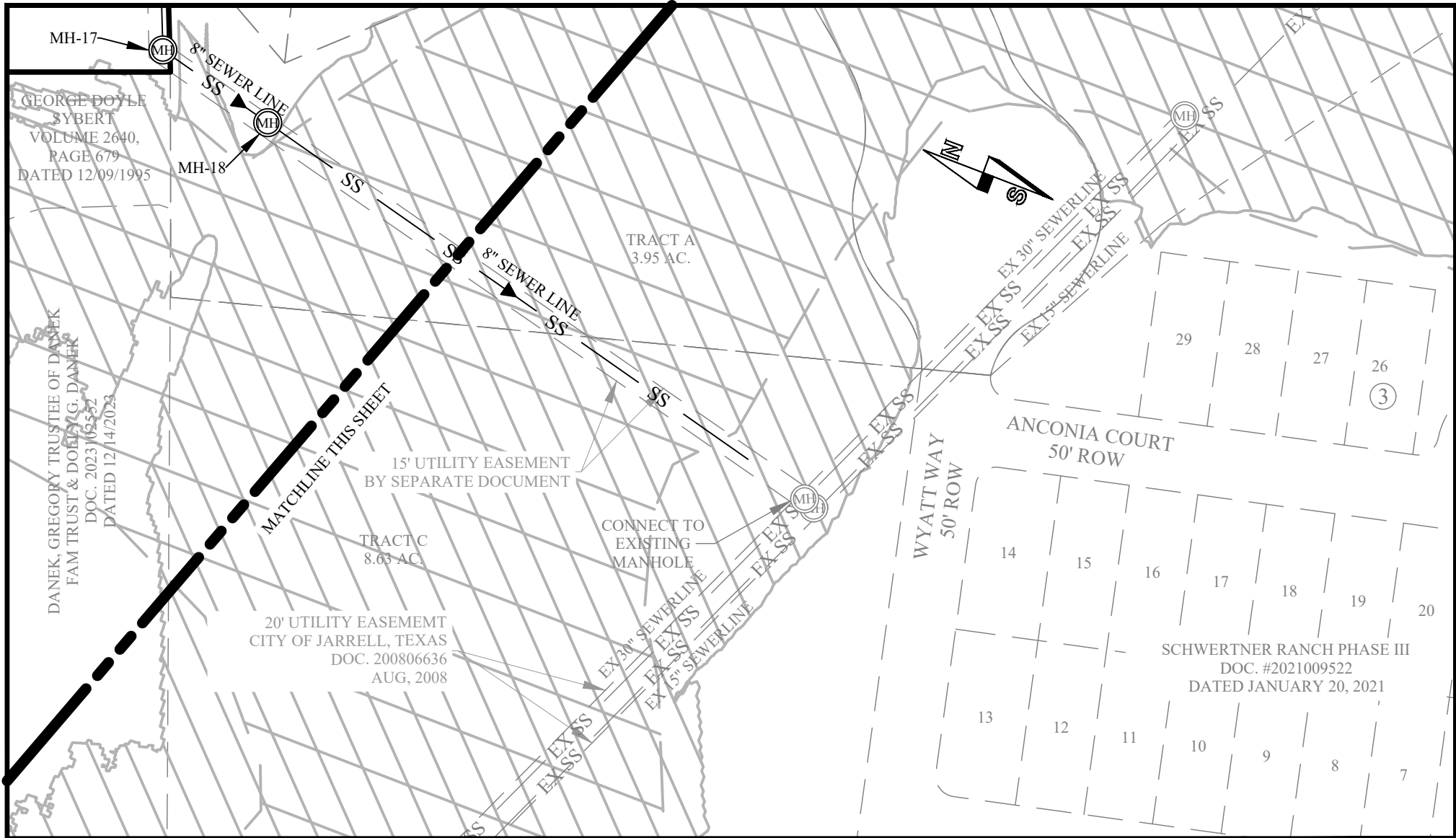
0 1" 2" 3"

IN FEET

BENCHMARK	
Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.	
Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)	

PRINTED ON JANUARY 09, 2025

SHEET
3
OF
9



REV.	DESCRIPTION	DATE	BY
2	TIE IN MOVED FROM SCHWERTNER RANCH PHASE IV TO OFFSITE EXISTING 30"	08/29/2024	GFC
1	ORIGINAL RELEASE	07/19/2024	GFC
PROJECT NUMBER: DB01		CLIENT NAME: WBW DEVELOPMENT SERVICES, LLC--Series 060	
APPROVED BY: EMW		CLIENT LOCATION: GEORGETOWN, TX	
AUTHORIZED BY: WBW			

LEGEND

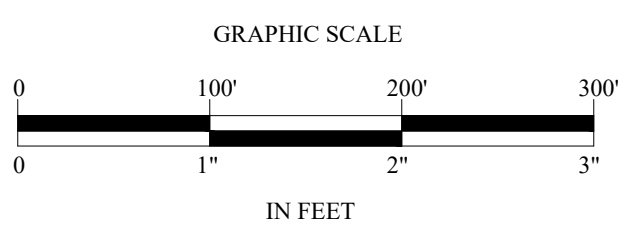
SS

SANITARY SEWER LINE

SANITARY SEWER MANHOLE

SANITARY SEWER CLEANOUT

INDICATES DIRECTION OF FLOW

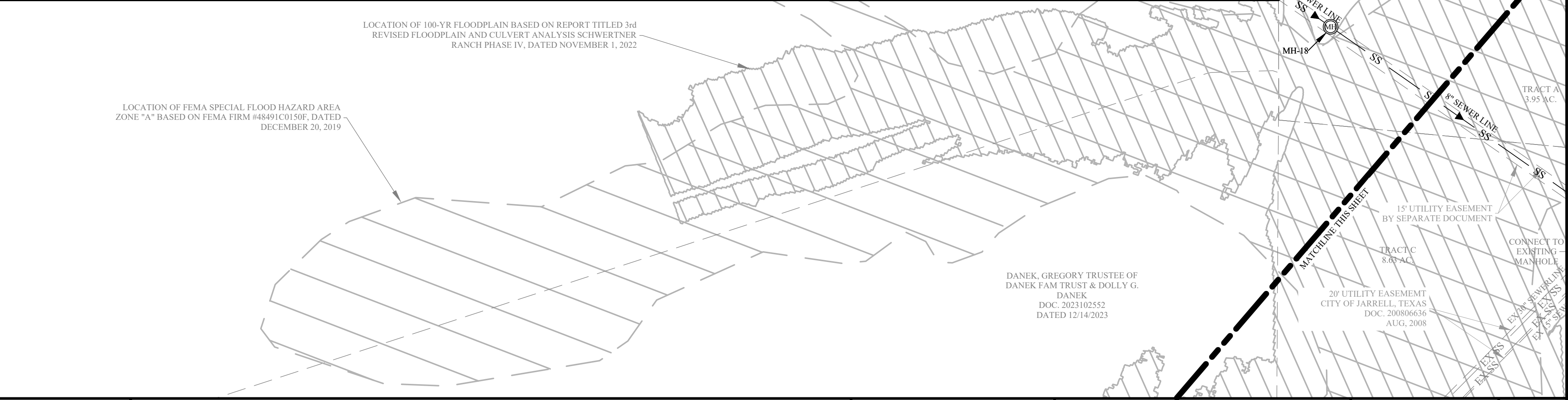
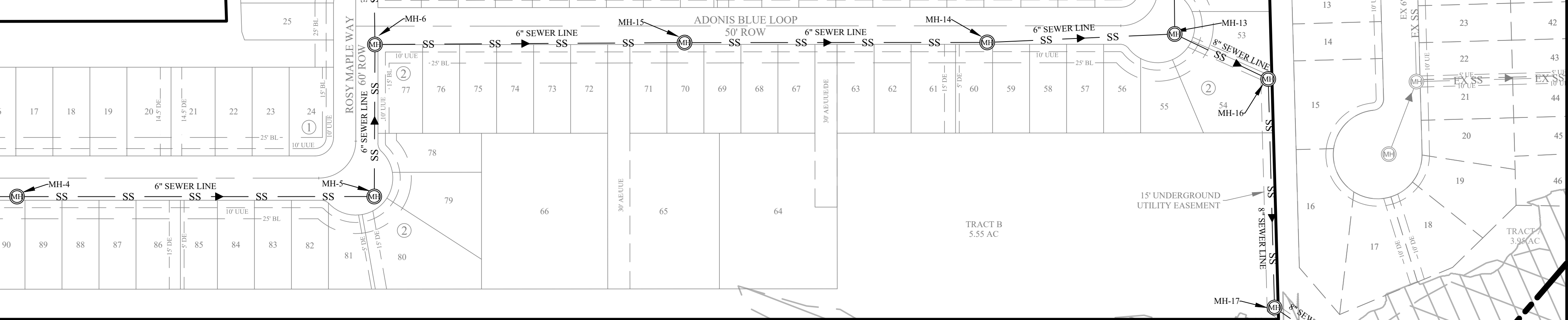
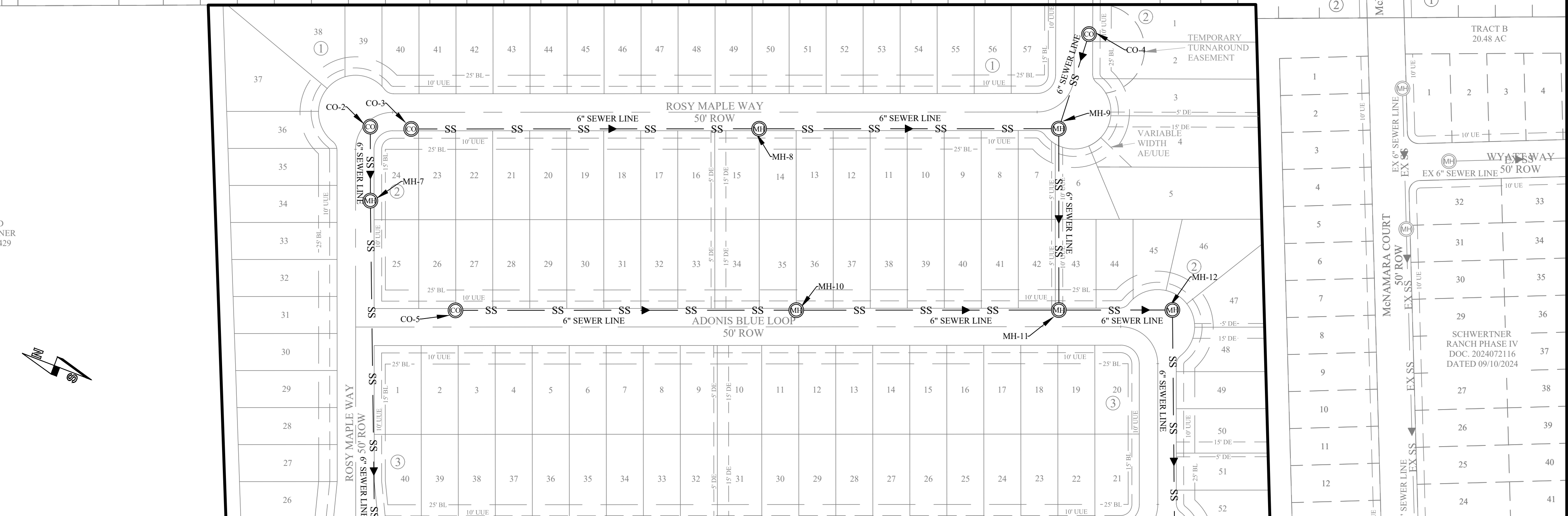
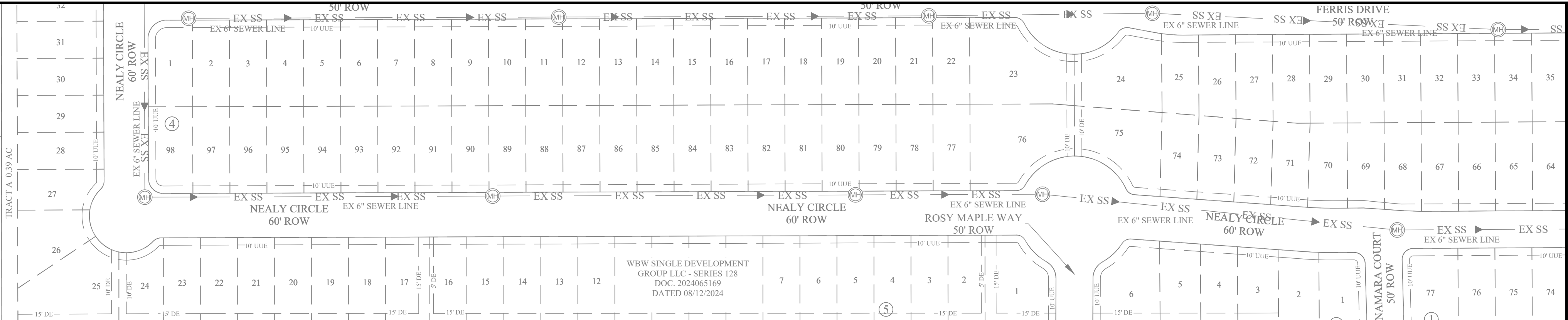


BENCHMARK

Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.

Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203

N: 10269021.77
E: 3160972.32
Z: 820.52' (NAVD88-Geoid12B)



SANITARY SEWER LAYOUT

DONAHOE BROOK

WILLIAMSON COUNTY, TEXAS

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. WILLIAMS, P.E. 149088 ON 01/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalgo Engineering, LLC

109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering Firm # F-24040
Texas Registered Surveying Firm # 10194797

SHEET

4

OF

9



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
				TOTAL SIZE: 48.00 ACRES
				TOTAL BLOCKS: 3
				TOTAL LOTS: 208
				TOTAL TRACTS: 2
2	CHANGED LOCATION OF MAILBOX	08/29/2024	GFC	
1	ORIGINAL RELEASE	07/19/2024	GFC	
PROJECT NUMBER: DB01		CLIENT NAME: WBW DEVELOPMENT SERVICES, LLC—Series 060		
		CLIENT LOCATION: GEORGETOWN, TX		
APPROVED BY: EMW				
AUTHORIZED BY: WBW				

GRAPHIC SCALE

A horizontal graphic scale bar. The top row of markings is labeled 0, 100', 200', and 300'. The bottom row of markings is labeled 0, 1", 2", and 3". The bar is divided into three equal segments by vertical tick marks. The first segment (0 to 100' / 0 to 1") is black. The second segment (100' to 200' / 1" to 2") is white. The third segment (200' to 300' / 2" to 3") is black.

IN FEET

BENCHMARK

Cotton spindle set in the north margin of
County Road 313 - bearing S 01°02'00" E,
2949.74 feet from the most southerly corner of
this tract.

Observed GPS coordinates based on Texas
State Plane Coordinate System, NAD83 (2011)
datum, Texas Central Zone No. 4203

N: 10269021.77
E: 3160972.32
Z: 820.52' (NAVD88-Geoid12B)

MAILBOX LAYOUT
DONAHOE BROOK
WILLIAMSON COUNTY, TEXAS

ENGINEER'S APPROVAL

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AUTHORITY OF EVAN M. WILLIAMS, P.E.
149088 ON 01/09/2025. IT IS NOT TO BE
USED FOR CONSTRUCTION PURPOSES.

**Yalgo
Engineering, LLC**
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

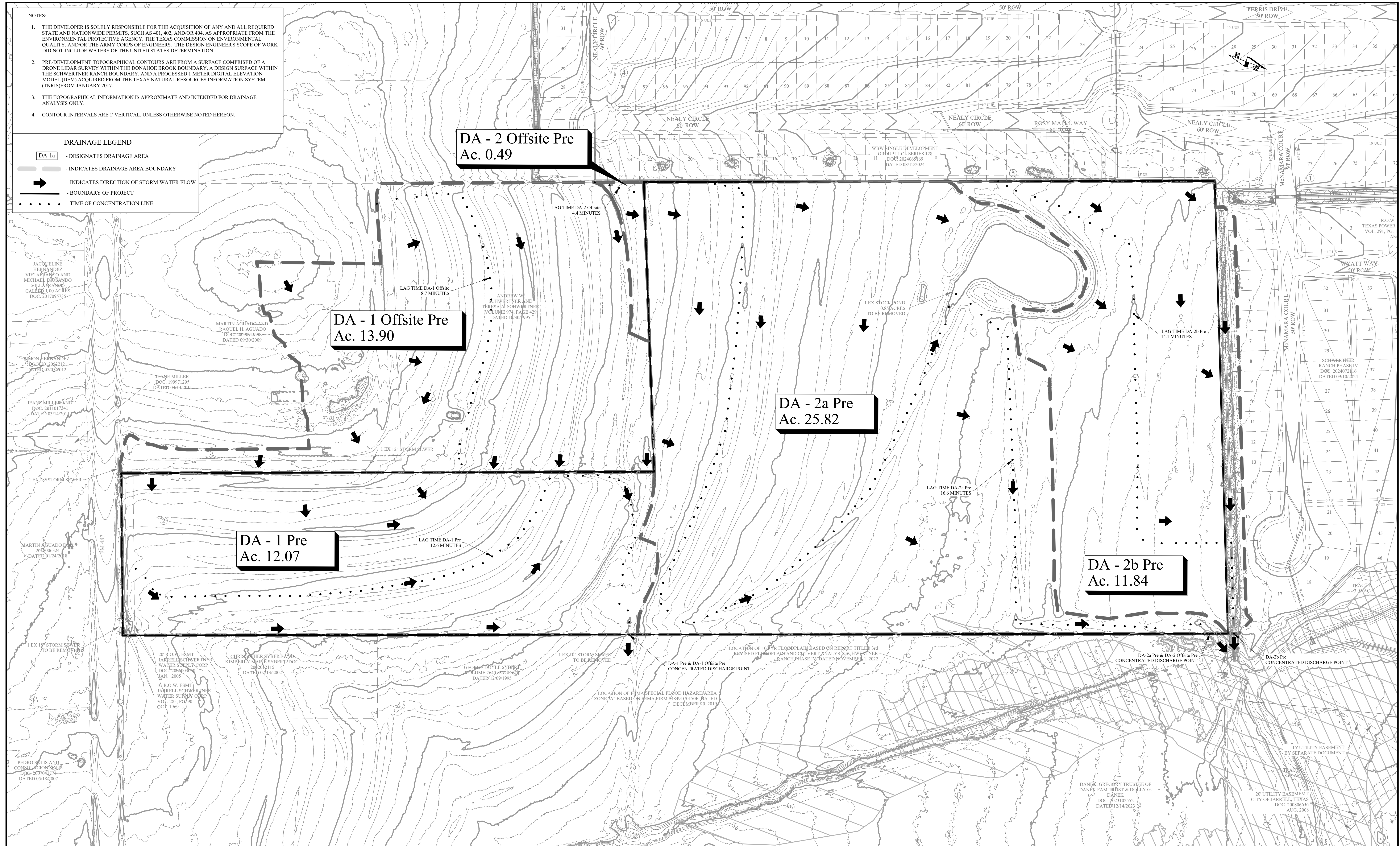
Texas Registered Engineering
Firm # F-24040

Texas Registered
Surveying Firm # 10194797

SHEET
5
OF
9

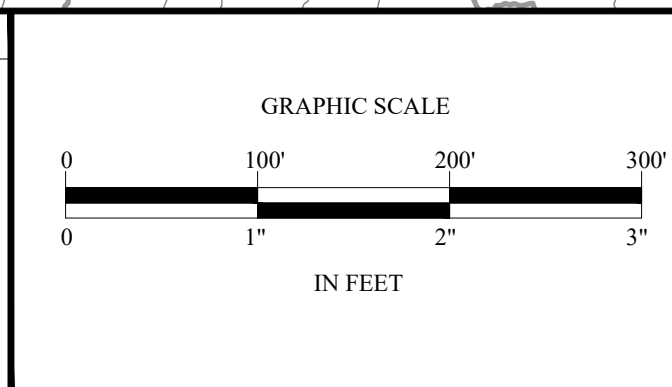
1. THE DEVELOPER IS SOLELY RESPONSIBLE FOR THE ACQUISITION OF ANY AND ALL REQUIRED STATE AND NATIONAL PERMITS, SUCH AS 401, 402, AND/OR 404, AS APPROPRIATE FROM THE ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE ARMY CORPS OF ENGINEERS. THE DESIGN ENGINEER'S SCOPE OF WORK DID NOT INCLUDE WATERS OF THE UNITED STATES DETERMINATION.
2. PRE-DEVELOPMENT TOPOGRAPHICAL CONTOURS ARE FROM A SURFACE COMPRISED OF A DRONE LIDAR SURVEY WITHIN THE DONAHOE BROOK BOUNDARY, A DESIGN SURFACE WITHIN THE SCHWERTNER RANCH BOUNDARY, AND A PROCESSED 1 METER DIGITAL ELEVATION MODEL (DEM) ACQUIRED FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) FROM JANUARY 2017.
3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.
4. CONTOUR INTERVALS ARE 1' VERTICAL, UNLESS OTHERWISE NOTED HEREON.

	- DESIGNATES DRAINAGE AREA
	- INDICATES DRAINAGE AREA BOUNDARY
	- INDICATES DIRECTION OF STORM WATER FLOW
	- BOUNDARY OF PROJECT
	- TIME OF CONCENTRATION LINE



REV.	DESCRIPTION	DATE	BY
2	UPDATED DRAINAGE AREAS, TC LINES AND ARROWS, ADDED OFFSITE	08/29/2024	EMW
1	ORIGINAL RELEASE	07/19/2024	EMW
PROJECT NUMBER: DB01		CLIENT NAME: BWB DEVELOPMENT SERVICES, LLC--Series 060	
APPROVED BY: EMW		CLIENT LOCATION: GEORGETOWN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	48.60 ACRES
TOTAL BLOCKS:	3
TOTAL LOTS:	208
TOTAL TRACTS:	2



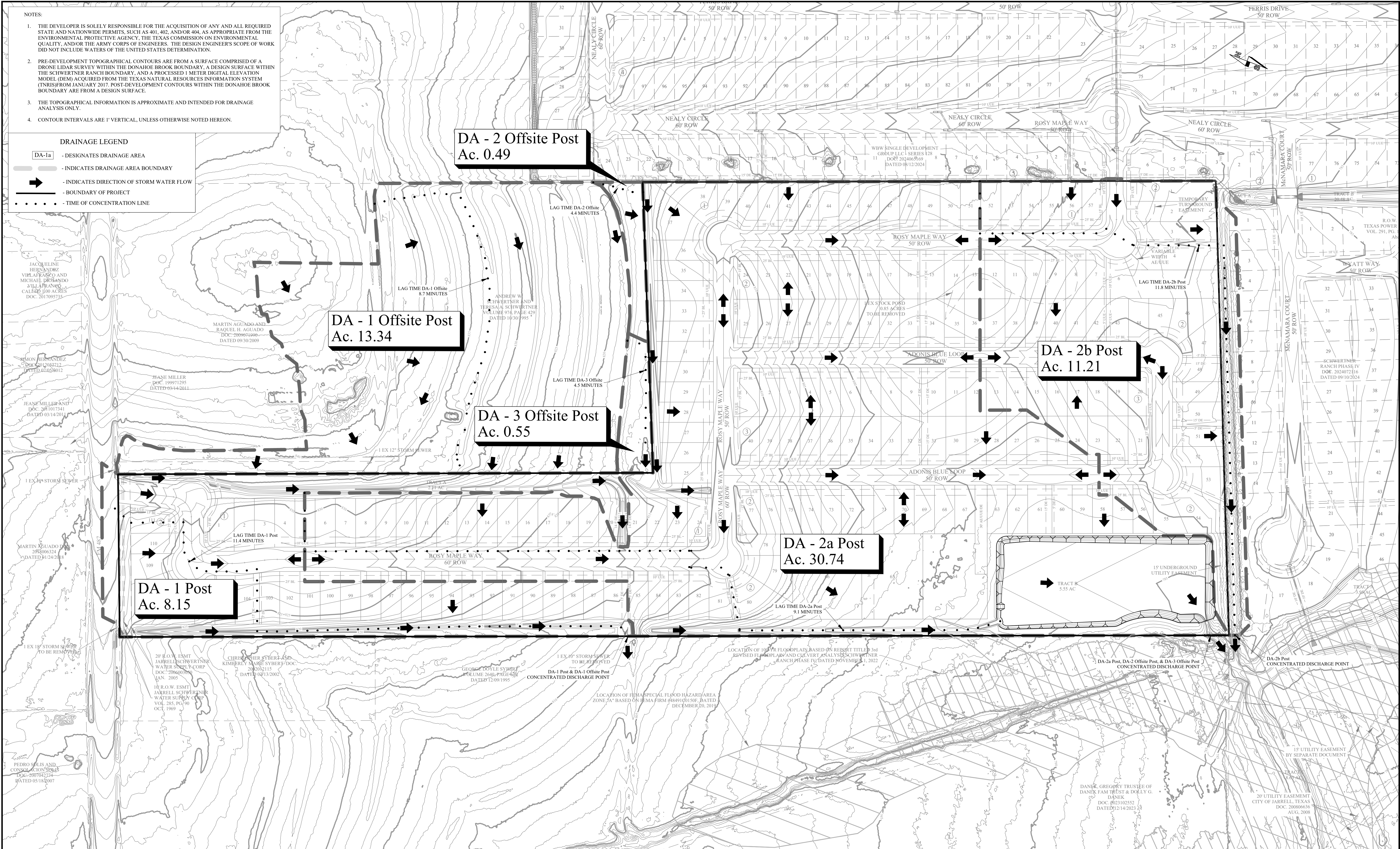
BENCHMARK

Cotton spindle set in the north margin of County Road 313 - bearing
S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.

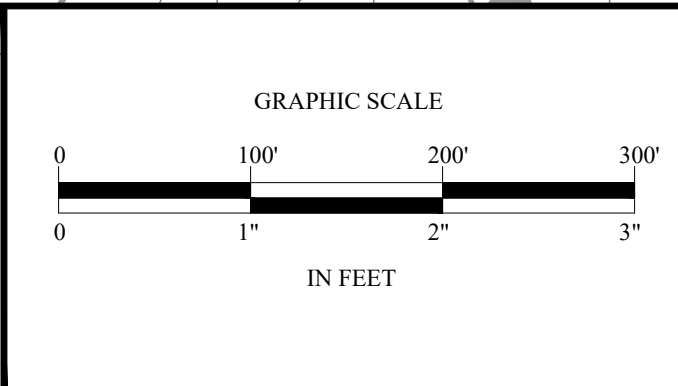
Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203
N: 10269021.77
E: 3160972.32
Z: 820.52' (NAVD88-Geoid12B)

PRE - DRAINAGE
DONAHOE BROOK
WILLIAMSON COUNTY, TEXAS

ENGINEER'S APPROVAL	Yalgo Engineering, LLC	SHEET
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. WILLIAMS, P.E.	109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	6
149088 ON 01/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Texas Registered Engineering Firm # F-24040	OF
	Texas Registered Surveying Firm # 10194797	9



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	ADDED OFFSITE	08/29/2024	EMW	TOTAL SIZE: 48.60 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 208 TOTAL TRACTS: 2
1	ORIGINAL RELEASE	07/19/2024	EMW	
PROJECT NUMBER: DB01				CLIENT NAME: WBW DEVELOPMENT SERVICES, LLC--Series 060
APPROVED BY: EMW				CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW				



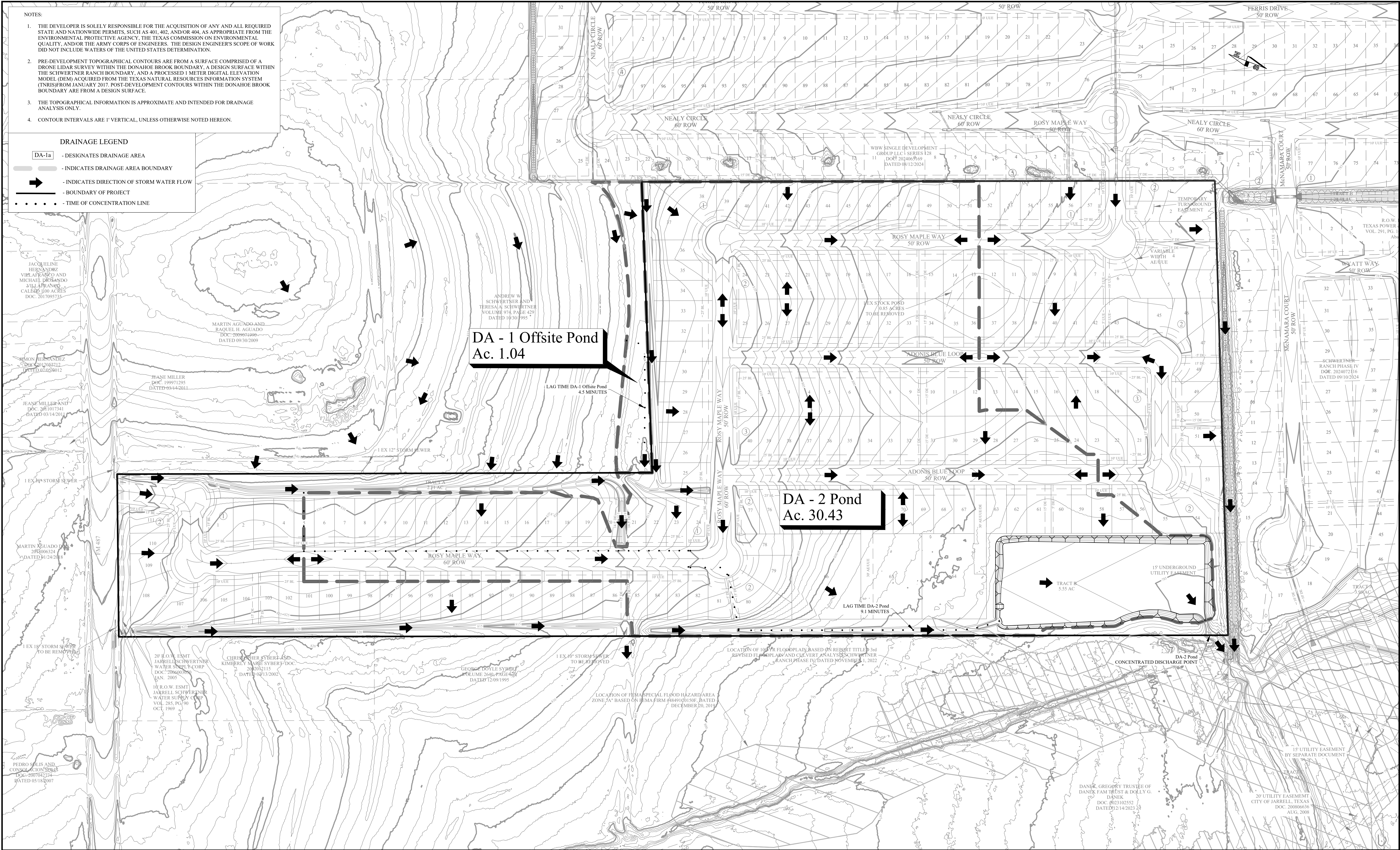
BENCHMARK

Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.

Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203
N: 10269021.77
E: 3160972.32
Z: 820.52' (NAVDS88-Geoid12B)

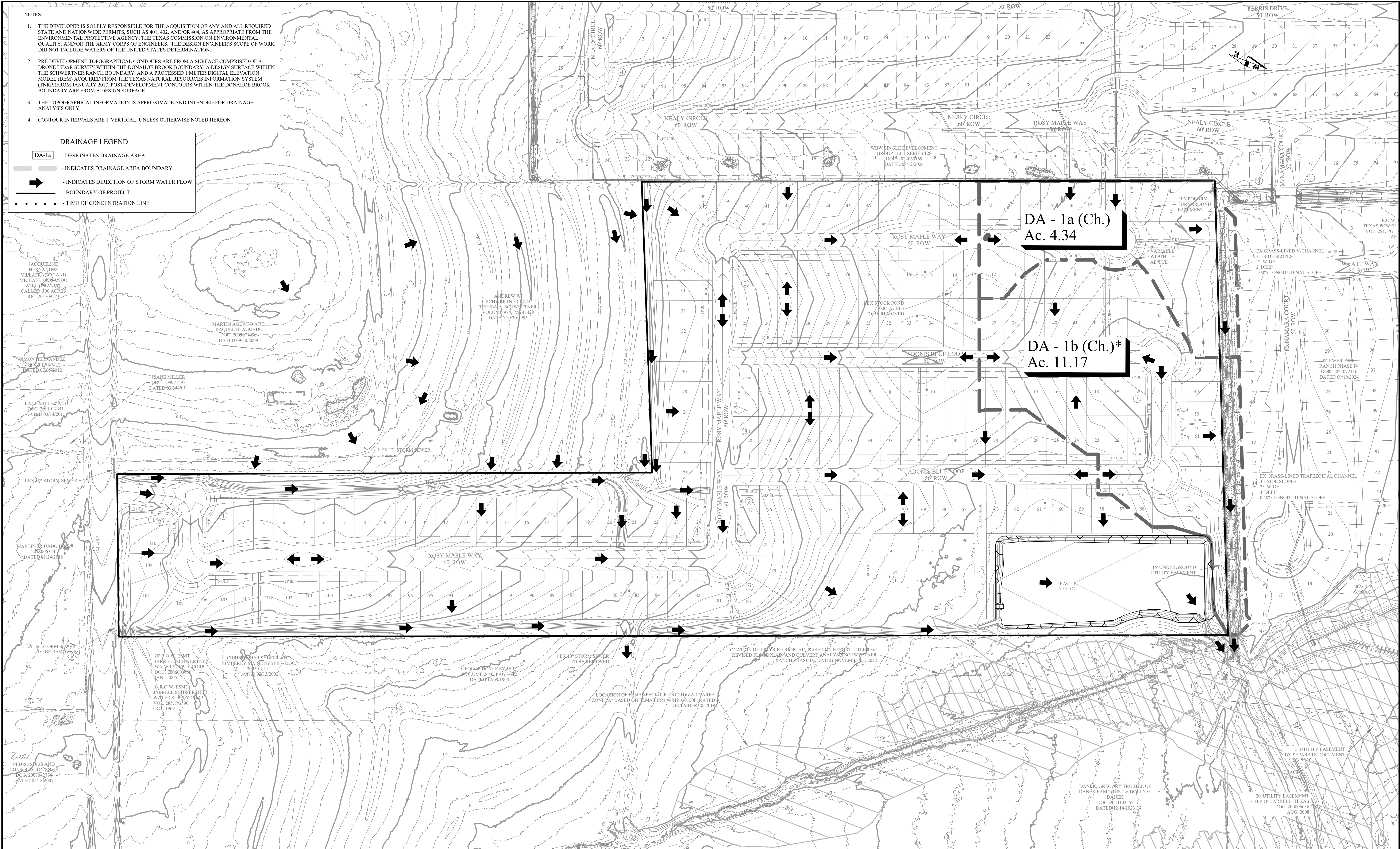
POST - DRAINAGE DONAHOE BROOK WILLIAMSON COUNTY, TEXAS

ENGINEER'S APPROVAL	Yalga Engineering, LLC	SHEET
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. WILLIAMS, P.E. 149088 ON 01/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm # F-24040 Texas Registered Surveying Firm # 10194797	7 OF 9



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	POST - DRAINAGE FOR POND DONAHOE BROOK WILLIAMSON COUNTY, TEXAS	ENGINEER'S APPROVAL	Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm # F-24040 Texas Registered Surveying Firm # 10194797	SHEET
				TOTAL SIZE: 48.60 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 208 TOTAL TRACTS: 2	Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. WILLIAMS, P.E. 149088 ON 01/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	8 OF 9	
1	ORIGINAL RELEASE	07/19/2024	EMW		Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)				
PROJECT NUMBER: DB01		CLIENT NAME: WBW DEVELOPMENT SERVICES, LLC--Series 060							
APPROVED BY: EMW									
AUTHORIZED BY: WBW									

PRINTED ON JANUARY 09, 2025



REV.		DESCRIPTION		DATE	BY	PROJECT INFORMATION		BENCHMARK		POST DRAINAGE FOR OFFSITE CHANNEL DONAHOE BROOK WILLIAMSON COUNTY, TEXAS		ENGINEER'S APPROVAL		Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm # F-24040 Texas Registered Surveying Firm # 10194797		SHEET
						TOTAL SIZE: 48.60 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 208 TOTAL TRACTS: 2		Cotton spindle set in the north margin of County Road 313 - bearing S 01°02'00" E, 2949.74 feet from the most southerly corner of this tract.				THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. WILLIAMS, P.E. 149088 ON 01/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.				9
1		ORIGINAL RELEASE		08/29/2024	EMW			Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)								OF
																9
PROJECT NUMBER: DB01				CLIENT NAME: WBW DEVELOPMENT SERVICES, LLC--Series 060				GRAPHIC SCALE <								

PRINTED ON JANUARY 09, 2025