

DICKINSON RANCH PRELIMINARY PLAT

Date: Apr 17, 2024, 2:45pm User ID: Hdrmmms

G:\PROJECTS\32324 - Dickinson Ranch\04 - Overall\40 - Development\Rating\Preliminary\Plat\32324.04 - Preliminary Plat Sheet.dwg



1% ANNUAL CHANCE (100-YEAR) ZONE AE FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 48053C00255G DATED NOVEMBER 1, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

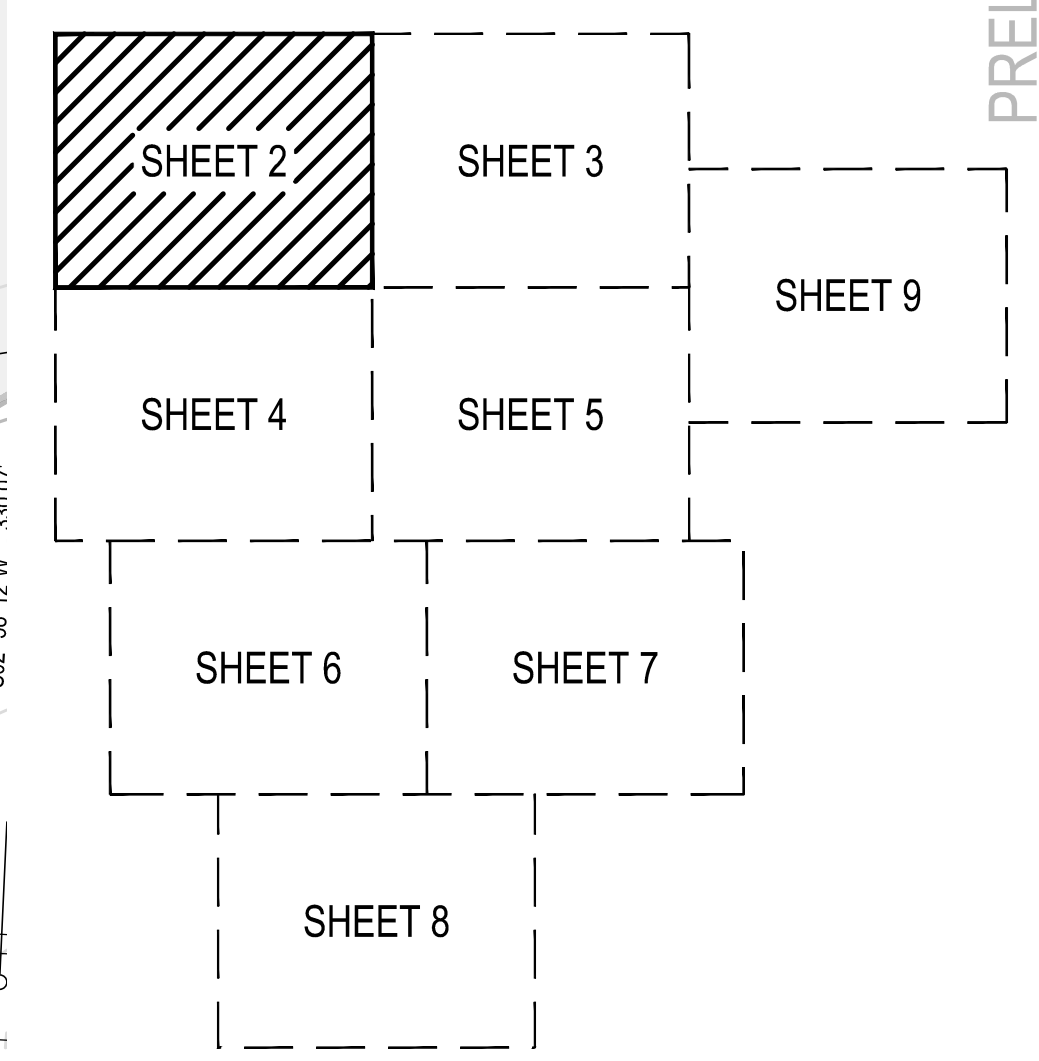
1% ANNUAL CHANCE (100-YEAR) ZONE AE FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 48491C0210F DATED DECEMBER 20, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD STUDY MAP, PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND / OR FINALIZATION.

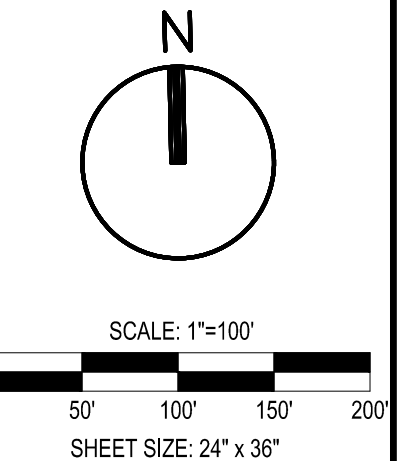
1% ANNUAL CHANCE (100-YEAR) FLOOD FROM WILLIAMSON COUNTY ATLAS. PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND/OR AMENDMENTS.

LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊗
1/2" IRON ROD FOUND w/ TLS CAP	⊕
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊖
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊗
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊕
CENTERLINE SEGMENT	○
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	-1502
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.



KEY MAP
NTS



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REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

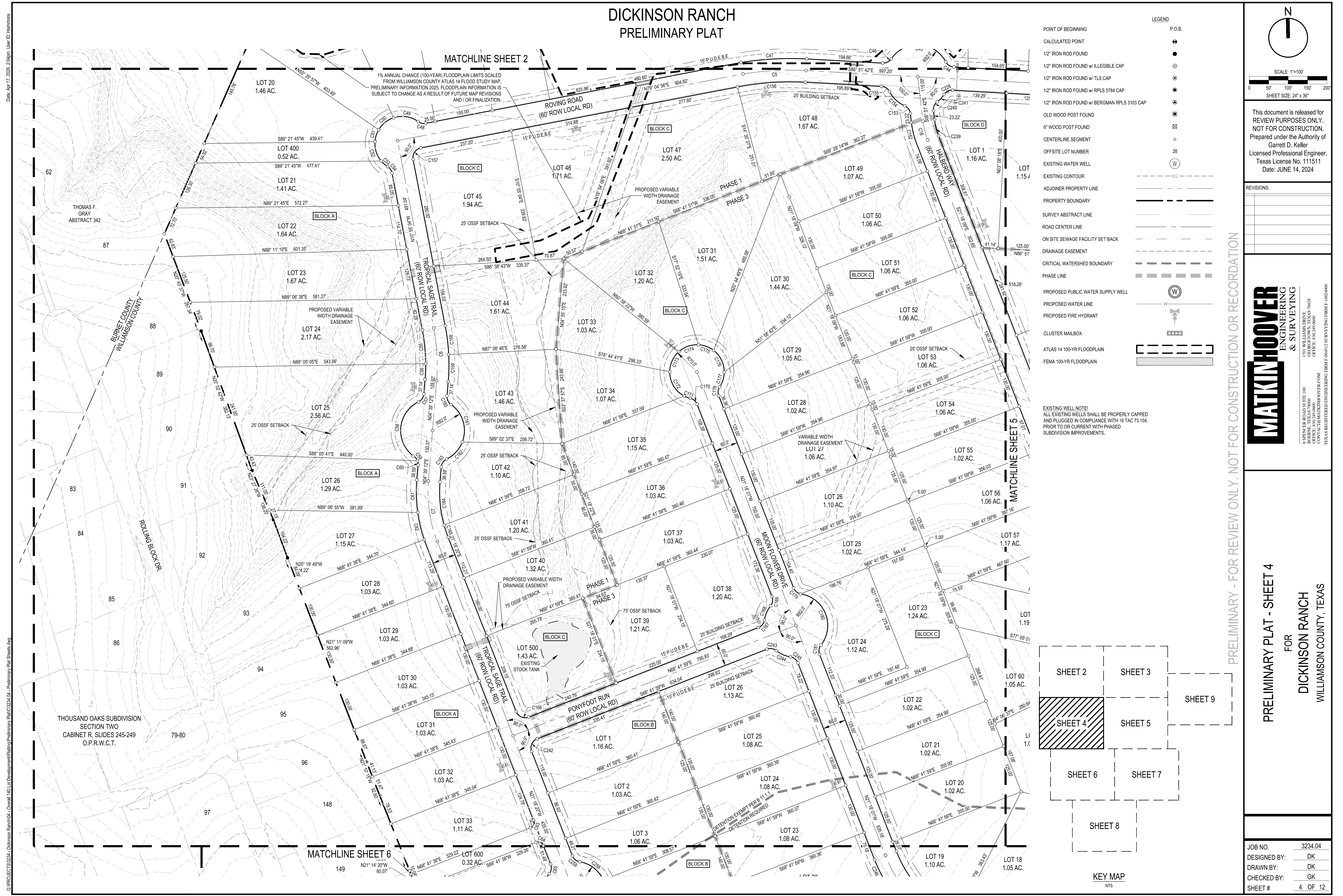
170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
CONTACT: 512.319.0600
OFFICE: 512.319.0600
CONSULTING: 512.319.0600
TEXAS REGISTERED ENGINEERING FIRM F-004513 SURVEYING FIRM F-1002400

PRELIMINARY PLAT - SHEET 2
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	2 OF 12

DICKINSON RANCH PRELIMINARY PLAT



Date: Apr 17, 2024, 2:49pm, User ID: Hdrmons
 G:\PROJECTS\3234 - Dickinson Ranch\04 - Overall_401_GIS_Development\Rating\Rating\Plat\3234_04 - Preliminary Plat_Sheets.dwg

LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	—○—
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	—○—
ADJOINER PROPERTY LINE	—○—
PROPERTY BOUNDARY	—○—
SURVEY ABSTRACT LINE	—○—
ROAD CENTER LINE	—○—
ON SITE SEWAGE FACILITY SET BACK	—○—
DRAINAGE EASEMENT	—○—
CRITICAL WATERSHED BOUNDARY	—○—
PHASE LINE	—○—
PROPOSED PUBLIC WATER SUPPLY LINE	⊙
PROPOSED WATER LINE	—○—
PROPOSED FIRE HYDRANT	⊙
CLUSTER MAILBOX	⊙
ATLAS 14 100-YR FLOODPLAIN	—○—
FEMA 100-YR FLOODPLAIN	—○—

EXISTING WELL NOTE!
 ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.

N

SCALE: 1"=100'

0 50 100 150 200

SHEET SIZE: 24" x 36"

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REVISIONS:

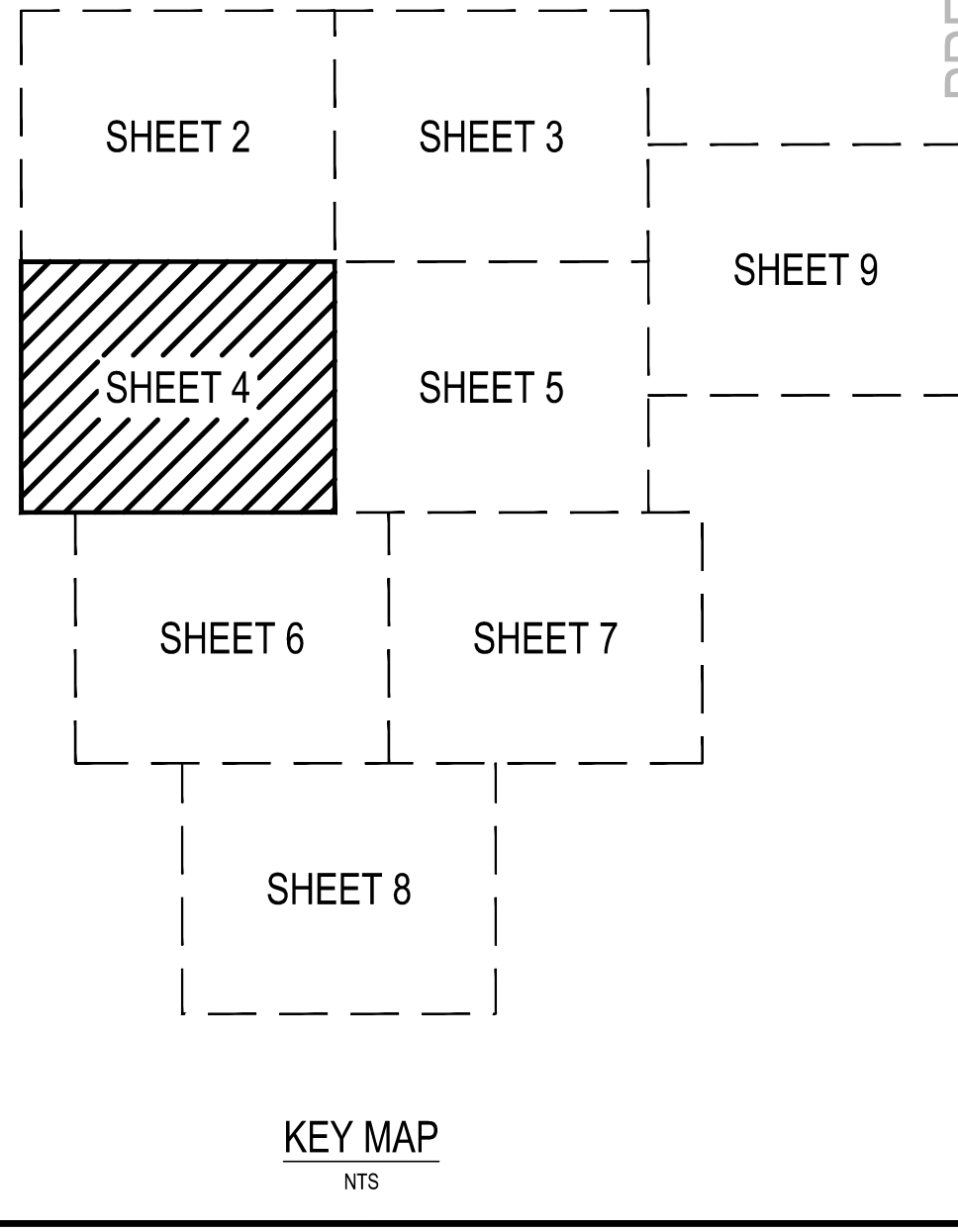
NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
OFFICE: 503.259.0600
CONTACT: MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-00415 SURVEYING FIRM F-1002400

PRELIMINARY PLAT - SHEET 4
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

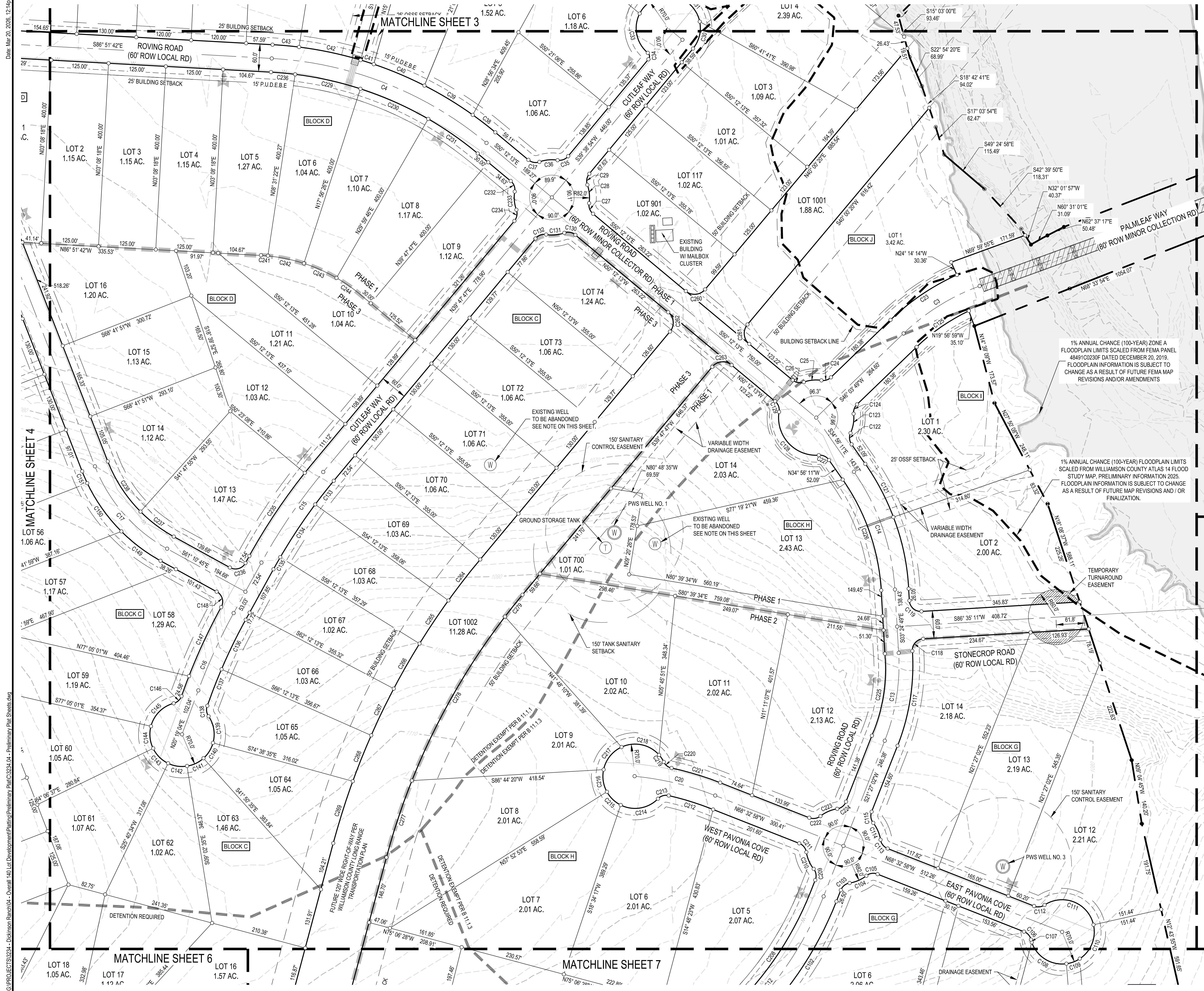


JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	4 OF 12

DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 20, 2026, 12:46pm User: D:\jdm

G:\PROJECTS\3234 - Dickinson Ranch\04 - Overall\40 - Development\Rating\Rating\04 - Preliminary Plat\Sheets.dwg

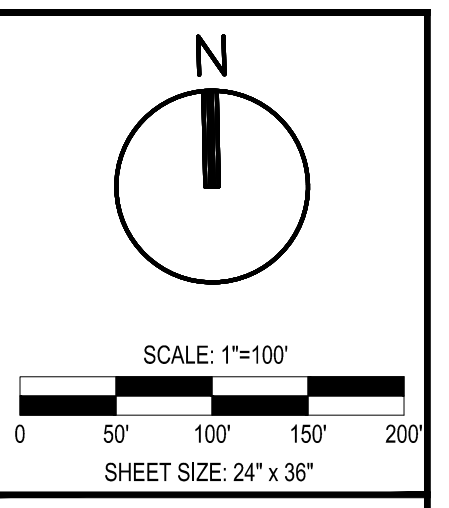


LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊗
1/2" IRON ROD FOUND w/ TLS CAP	⊕
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊖
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊗
OLD WOOD POST FOUND	⊠
6" WOOD POST FOUND	⊡
CENTERLINE SEGMENT	—○—
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	---
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.

1% ANNUAL CHANCE (100-YEAR) ZONE A FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 48491C0230F DATED DECEMBER 20, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD STUDY MAP, PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND/OR FINALIZATION.



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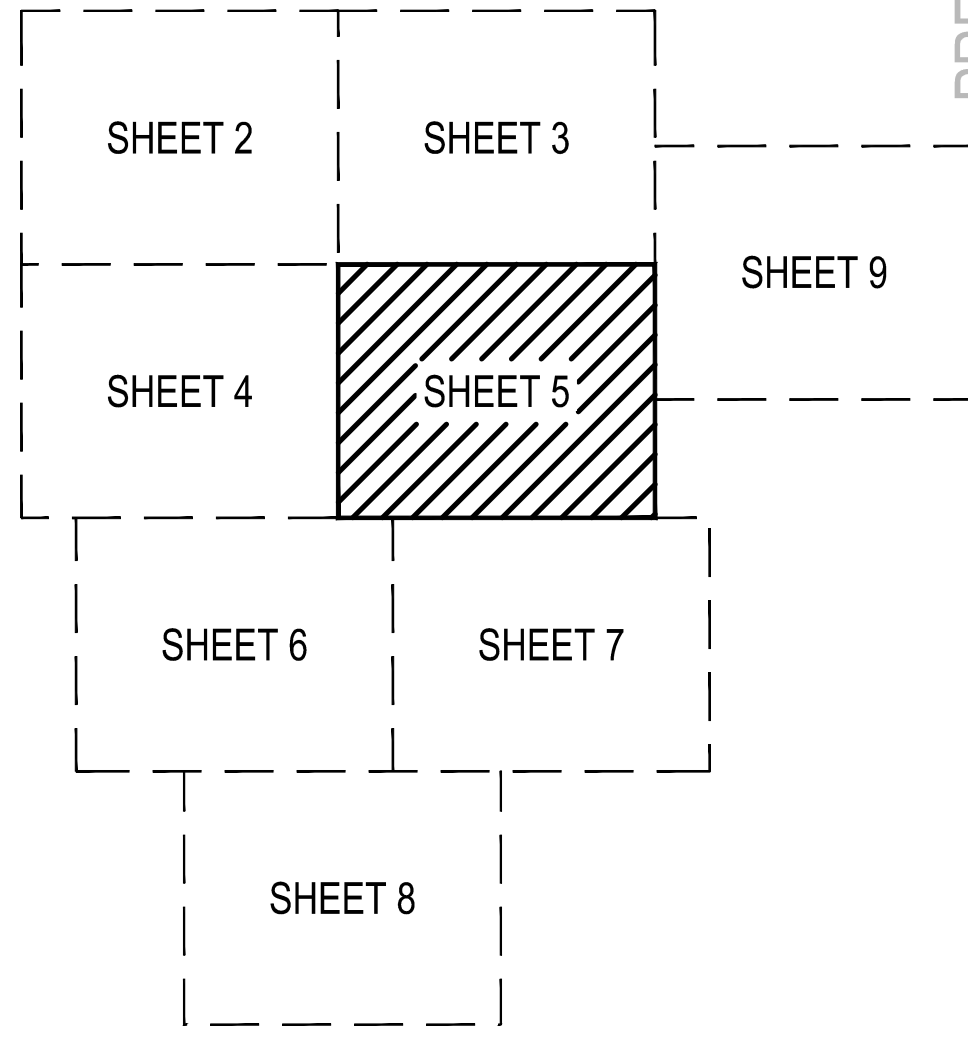
REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOHEMIA, TEXAS 78006
CONTACT: 512.350.0600
OFFICE: 512.350.0600
TXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1003400

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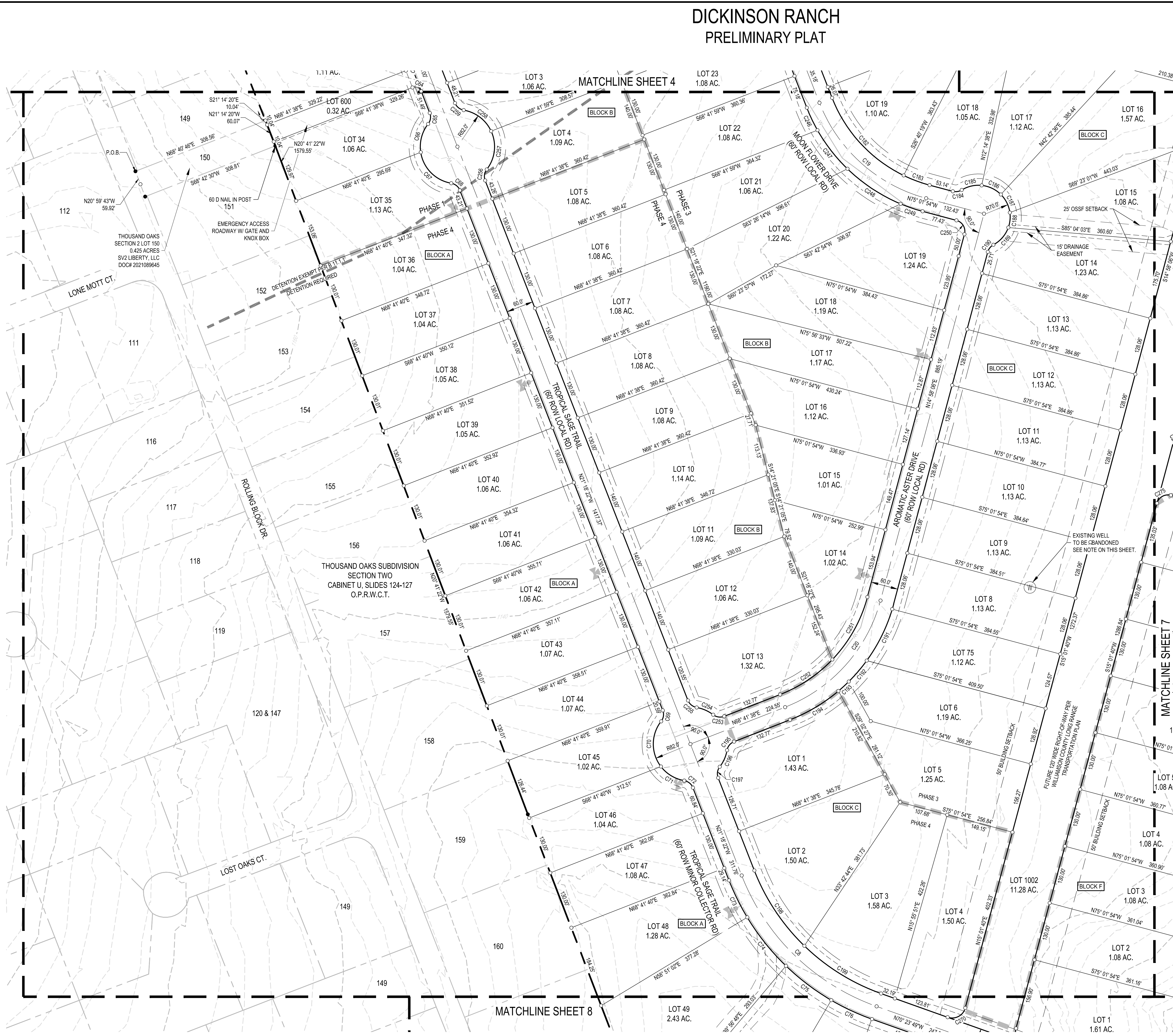
PRELIMINARY PLAT - SHEET 5
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	5 OF 12

DICKINSON RANCH PRELIMINARY PLAT

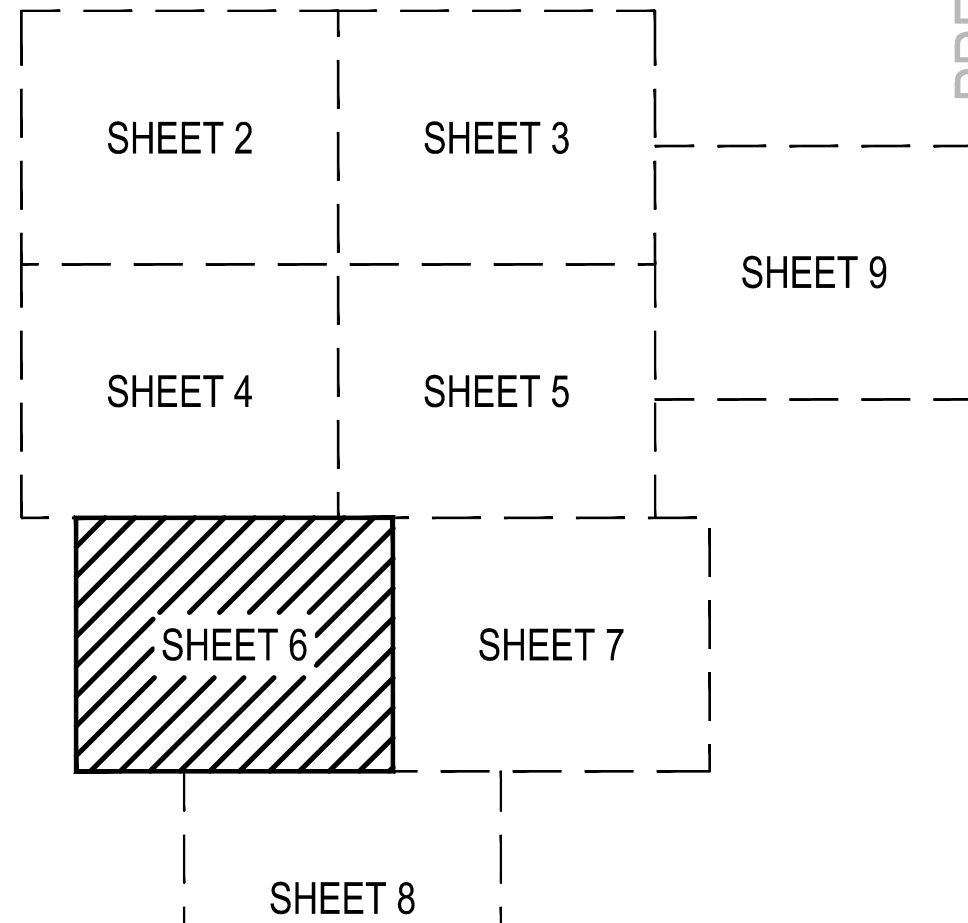
Date: Mar 03, 2026, 5:09pm User ID: Hasmans

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LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	—
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	—
ADJOINER PROPERTY LINE	—
PROPERTY BOUNDARY	—
SURVEY ABSTRACT LINE	—
ROAD CENTER LINE	—
ON SITE SEWAGE FACILITY SET BACK	—
DRAINAGE EASEMENT	—
CRITICAL WATERSHED BOUNDARY	—
PHASE LINE	—
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	—
PROPOSED FIRE HYDRANT	—
CLUSTER MAILBOX	—
ATLAS 14 100-YR FLOODPLAIN	—
FEMA 100-YR FLOODPLAIN	—

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.



SCALE: 1"=100'
SHEET SIZE: 24" x 36"

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REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOHENE, TEXAS 78006
CONTACT: 512.349.0600
WWW.MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-04512 SURVEYING FIRM F-102400

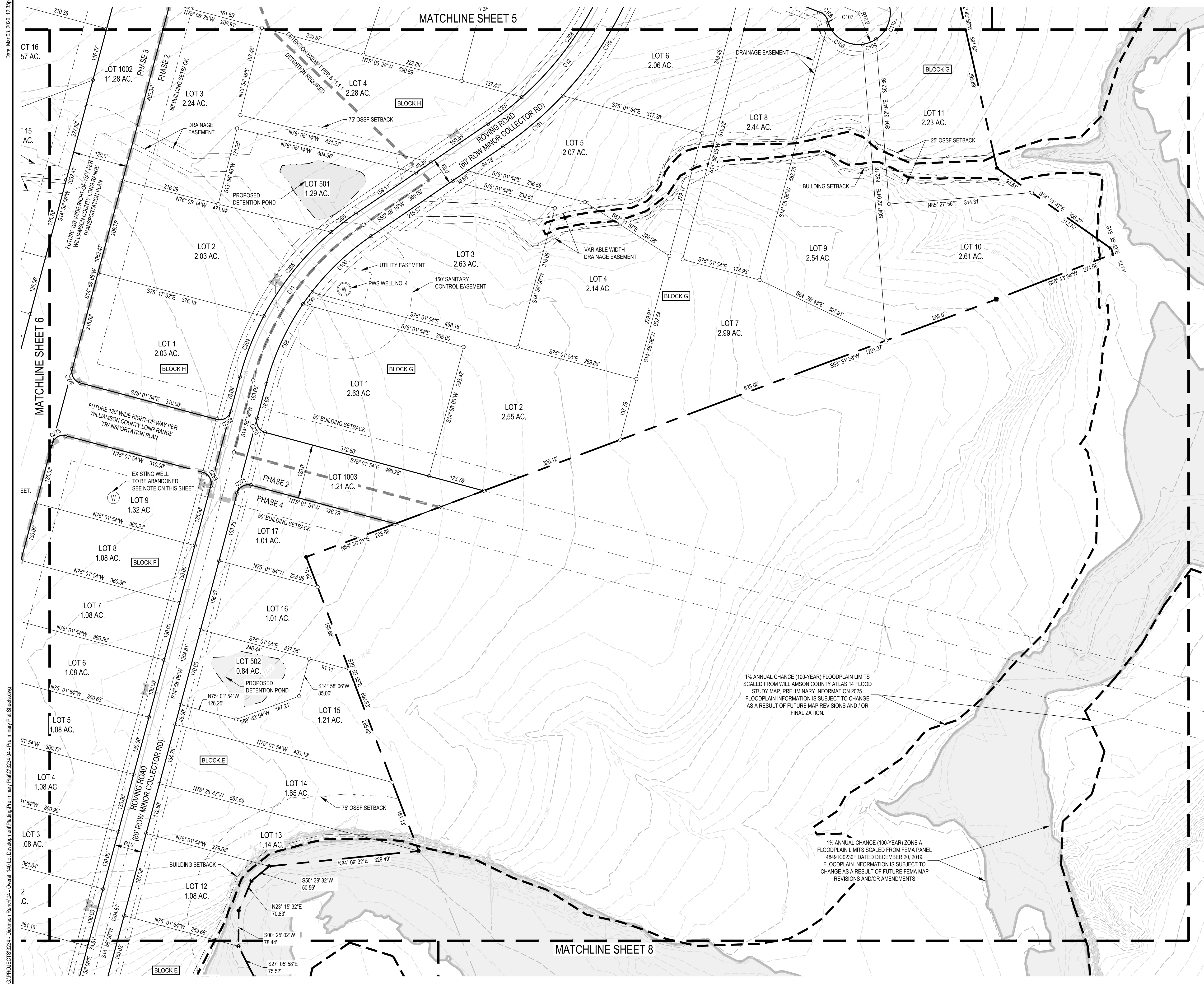
PRELIMINARY PLAT - SHEET 6
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	6 OF 12

DICKINSON RANCH PRELIMINARY PLAT

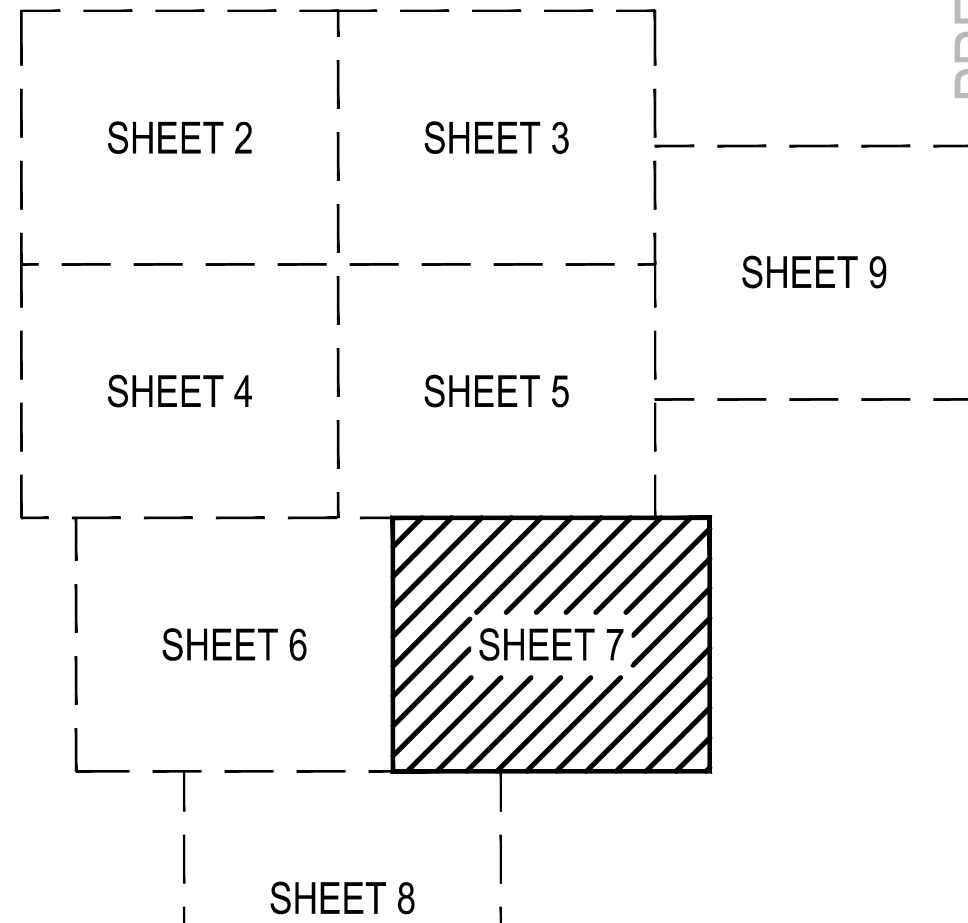
Date: Mar. 03, 2024, 12:35pm User: D_jkdm

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- LEGEND**
- POINT OF BEGINNING
 - CALCULATED POINT
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD FOUND w/ ILLEGIBLE CAP
 - 1/2" IRON ROD FOUND w/ TLS CAP
 - 1/2" IRON ROD FOUND w/ RPLS 5784 CAP
 - 1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP
 - OLD WOOD POST FOUND
 - 6" WOOD POST FOUND
 - CENTERLINE SEGMENT
 - OFFSITE LOT NUMBER
 - EXISTING WATER WELL
 - EXISTING CONTOUR
 - ADJOINER PROPERTY LINE
 - PROPERTY BOUNDARY
 - SURVEY ABSTRACT LINE
 - ROAD CENTER LINE
 - ON SITE SEWAGE FACILITY SET BACK
 - DRAINAGE EASEMENT
 - CRITICAL WATERSHED BOUNDARY
 - PHASE LINE
 - PROPOSED PUBLIC WATER SUPPLY WELL
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - CLUSTER MAILBOX
 - ATLAS 14 100-YR FLOODPLAIN
 - FEMA 100-YR FLOODPLAIN

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.



SCALE: 1"=100'

0 50' 100' 150' 200'

SHEET SIZE: 24" x 36"

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REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
OFFICE: 530.250.0600
CONTACT: MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

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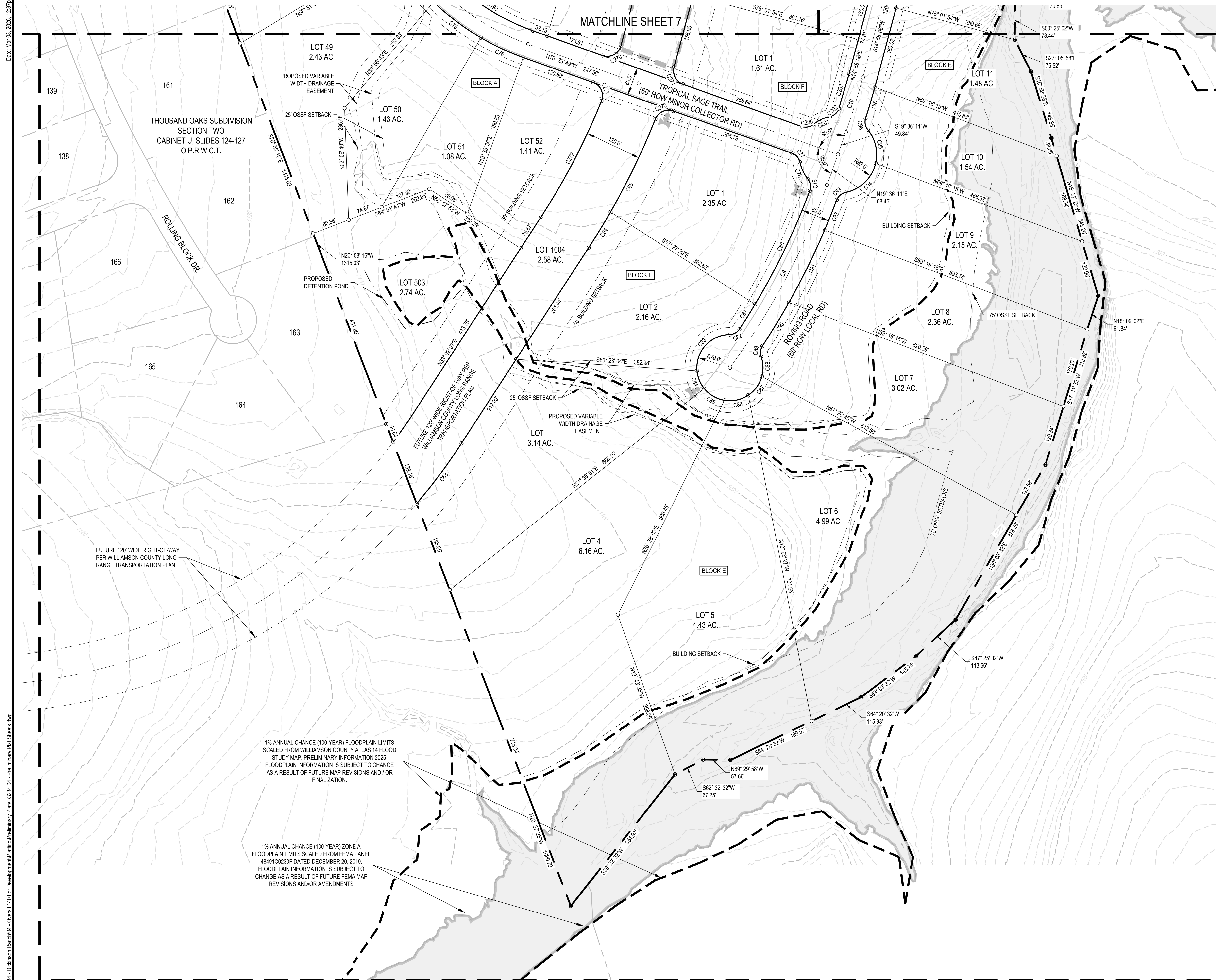
PRELIMINARY PLAT - SHEET 7
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	7 OF 12

DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 03, 2024, 12:27pm User: D_jkdm

G:\PROJECTS\32324 - Dickinson Ranch\04 - Overall\401_04_Development\Rating\Rating\04_Preliminary Plat\Sheets.dwg

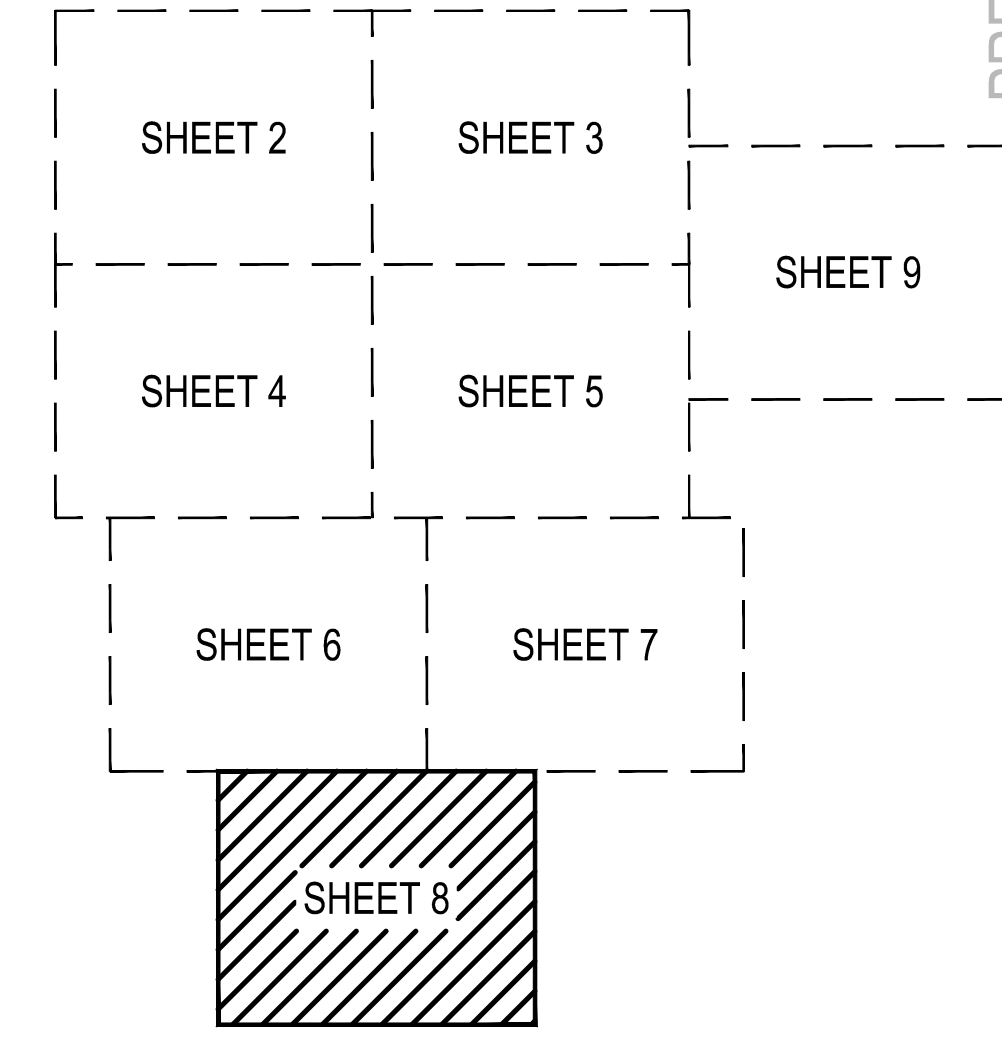


1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS
SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD
STUDY MAP, PRELIMINARY INFORMATION 2025.
FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE
AS A RESULT OF FUTURE MAP REVISIONS AND / OR
FINALIZATION.

1% ANNUAL CHANCE (100-YEAR) ZONE A
FLOODPLAIN LIMITS SCALED FROM FEMA PANEL
48491C0230F DATED DECEMBER 20, 2019.
FLOODPLAIN INFORMATION IS SUBJECT TO
CHANGE AS A RESULT OF FUTURE FEMA MAP
REVISIONS AND/OR AMENDMENTS

POINT OF BEGINNING	P.O.B.
CALCULATED POINT	●
1/2" IRON ROD FOUND	●
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	■
6" WOOD POST FOUND	■
CENTERLINE SEGMENT	○
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	-1502
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED
AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104.
PRIOR TO OR CURRENT WITH PHASED
SUBDIVISION IMPROVEMENTS.



N

SCALE: 1"=100'

0 50' 100' 150' 200'

SHEET SIZE: 24" x 36"

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Prepared under the Authority of
Garrett D. Keller
Licensed Professional Engineer,
Texas License No. 111511
Date: JUNE 14, 2024

REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING
& SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
OFFICE: 530.259.0600
CONTRACT: 32324-DICKINSONRANCH.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

PRELIMINARY PLAT - SHEET 8
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

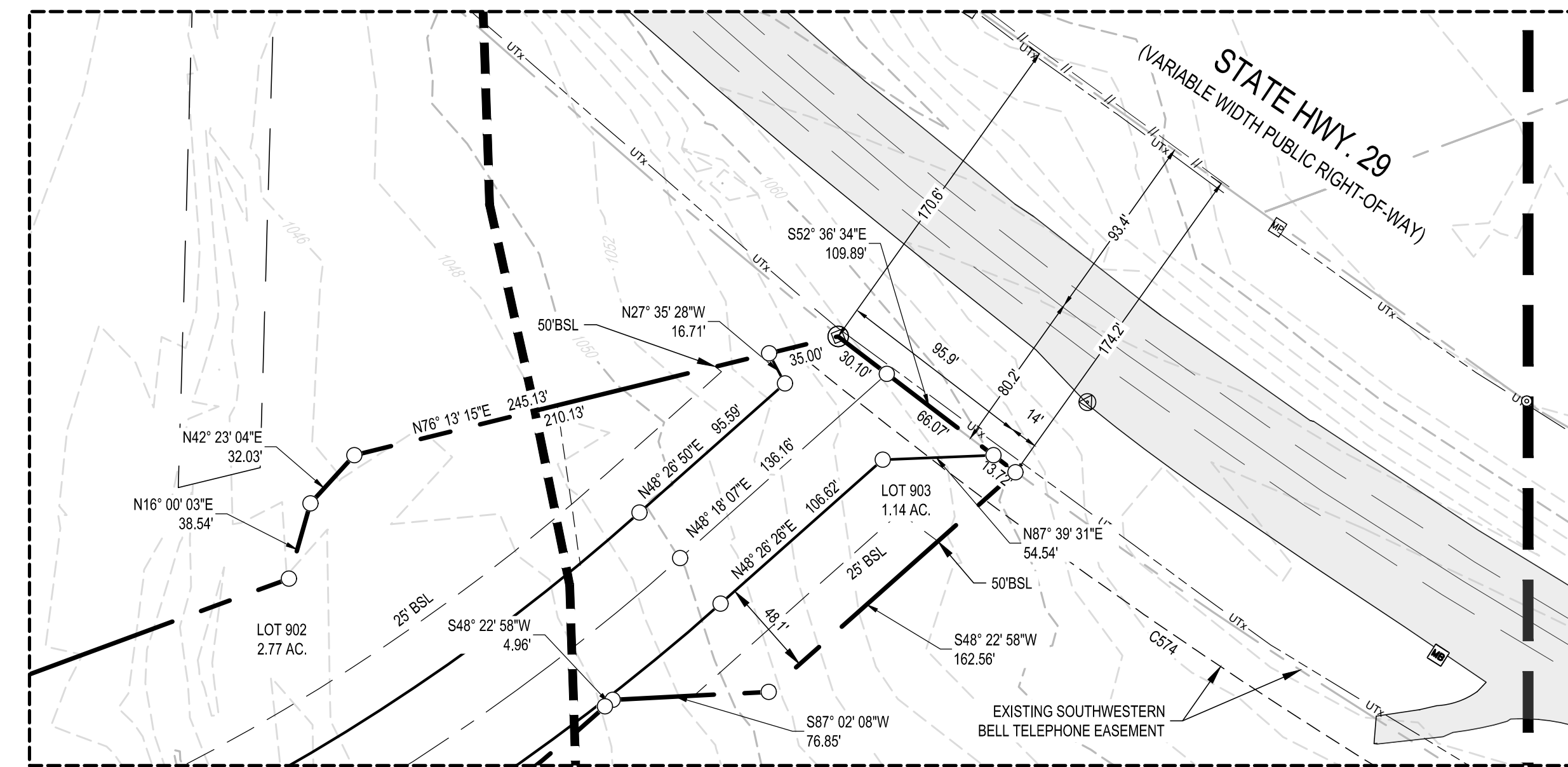
JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	8 OF 12

KEY MAP
NTS

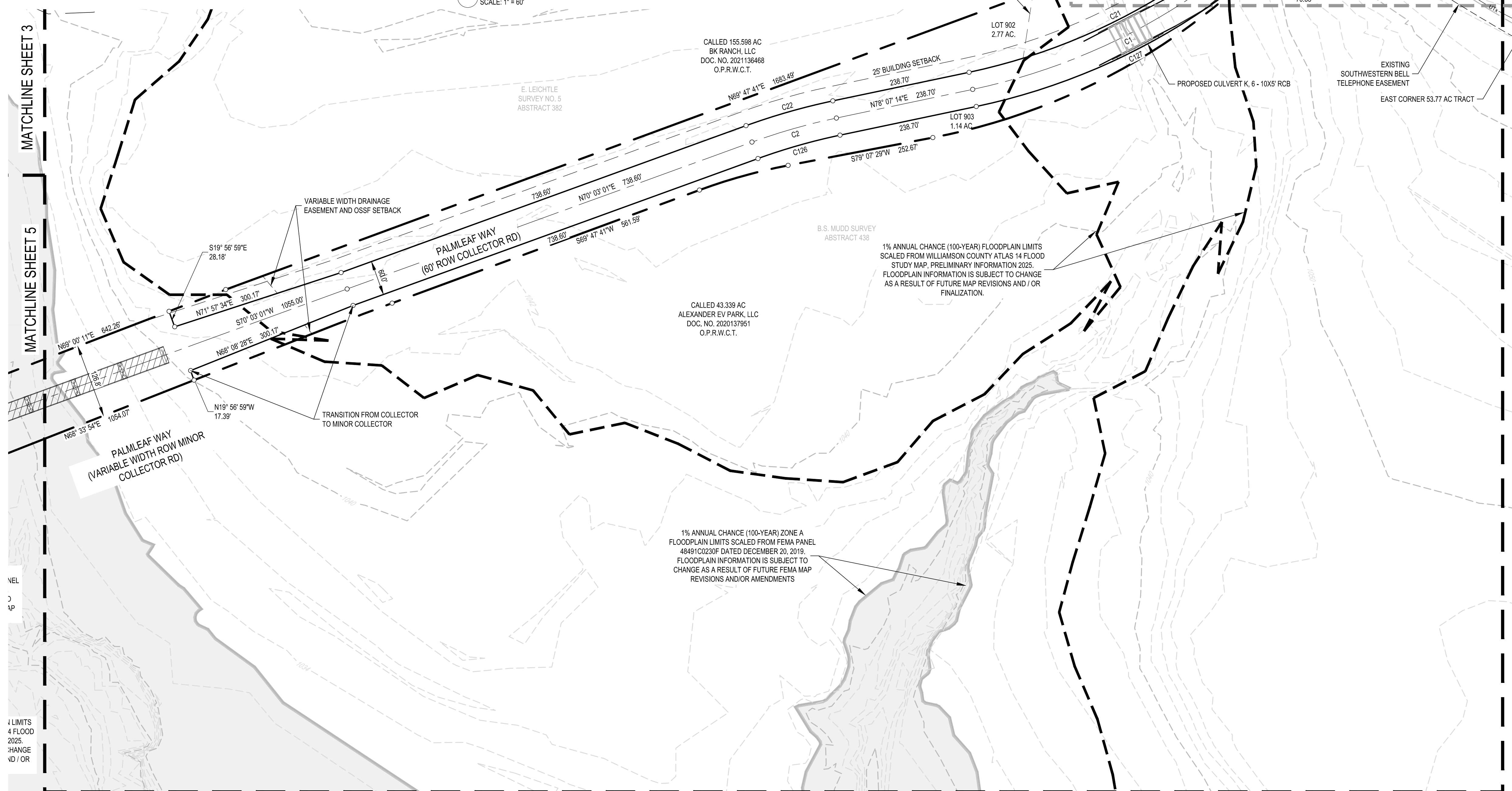
DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 03, 2024, 1:00pm User ID: jldm

G:\PROJECTS\32324 - Dickinson Ranch\04 - Overall\401 - Development\Rating\ Preliminary Plat\32324.04 - Preliminary Plat Sheets.dwg



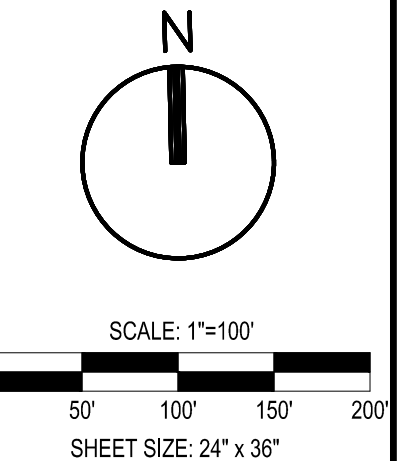
2 DETAIL "A"
SCALE: 1" = 60'



MATCHLINE SHEET 3
MATCHLINE SHEET 5

LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	○
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	-1502
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
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REVISIONS:

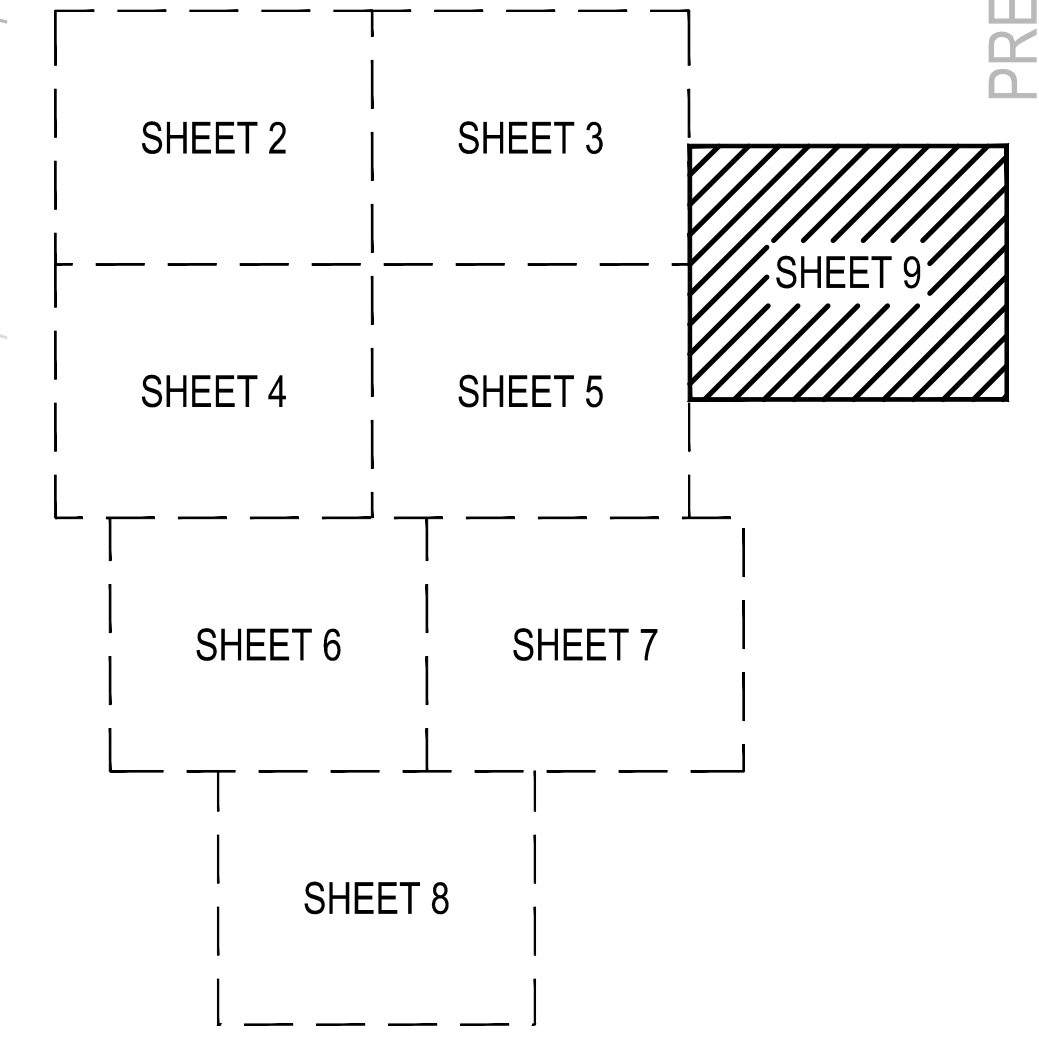
NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
PHONE: 830.259.0600
FAX: 830.259.0601
WWW.MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

PRELIMINARY PLAT - SHEET 9
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS



KEY MAP
NTS

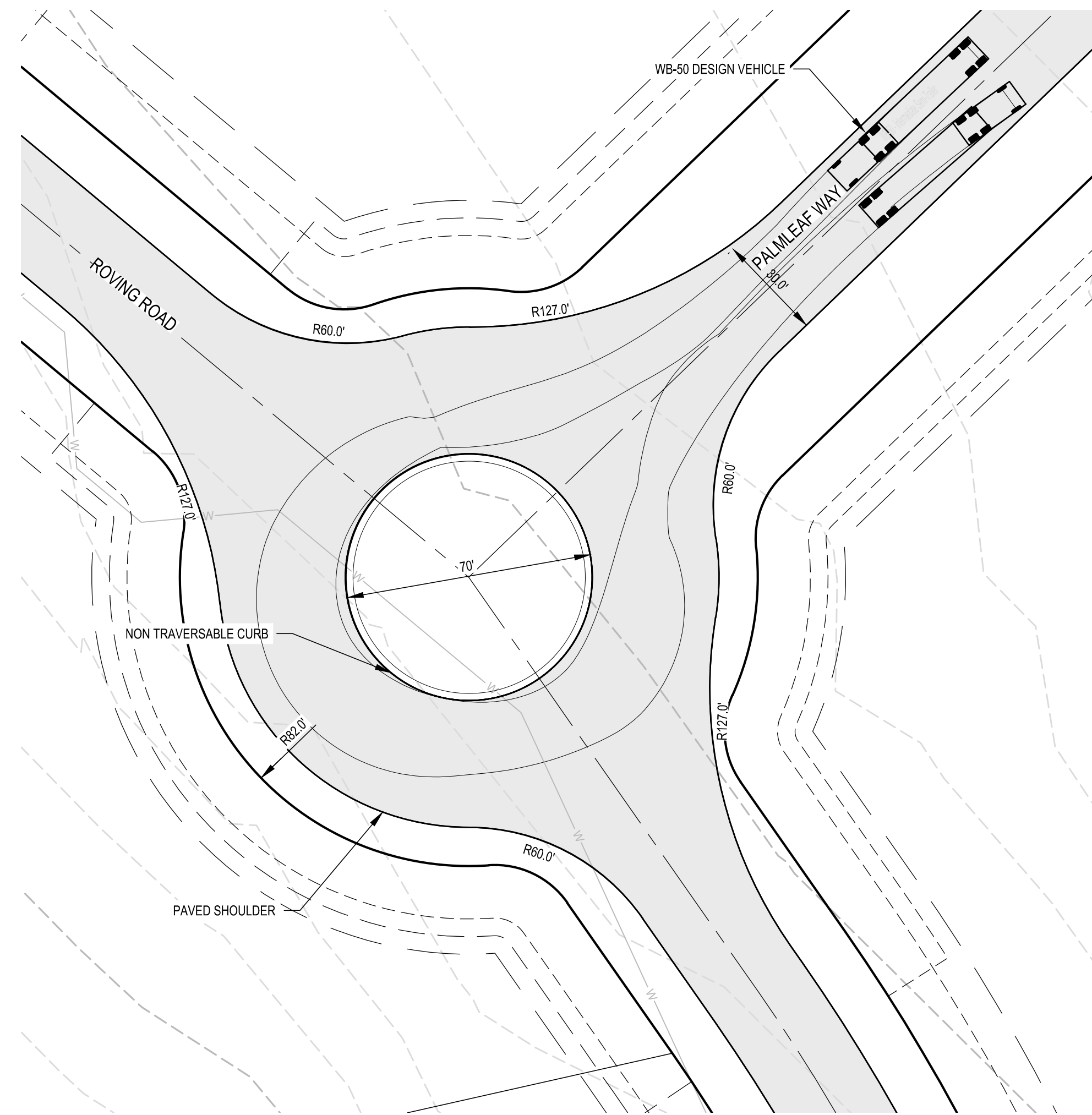
JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	9 OF 12

DICKINSON RANCH PRELIMINARY PLAT

SHEET SIZE: 24" x 36"

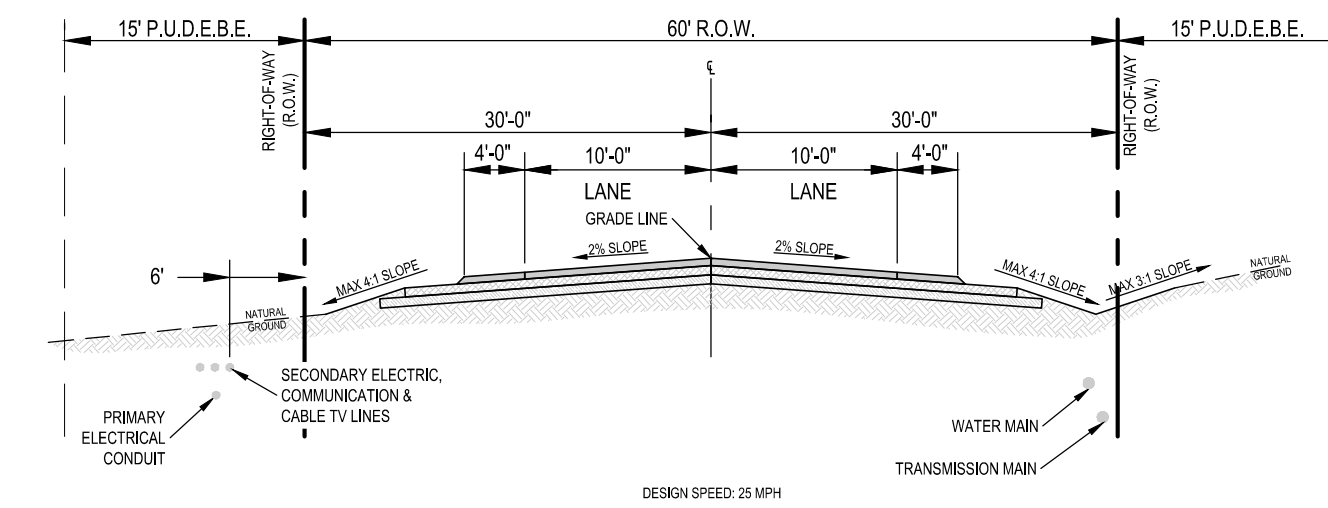
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Garrett D. Keller
Licensed Professional Engineer.
Texas License No. 111511
Date: JUNE 14, 2024

REVISIONS:

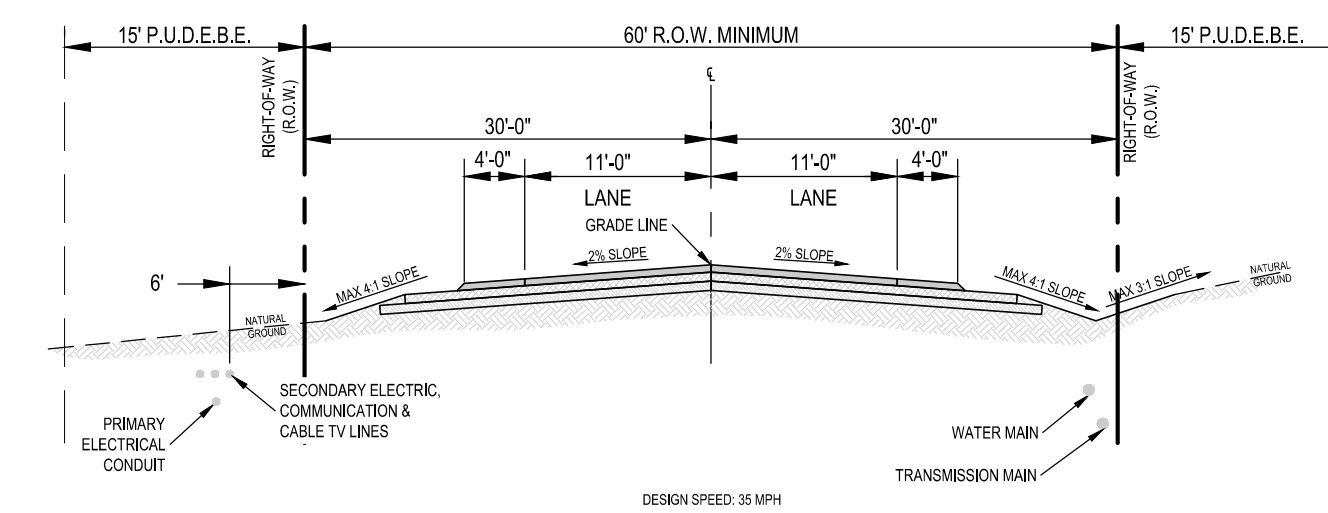


WB-50 ROUNDABOUT TURNING DETAIL

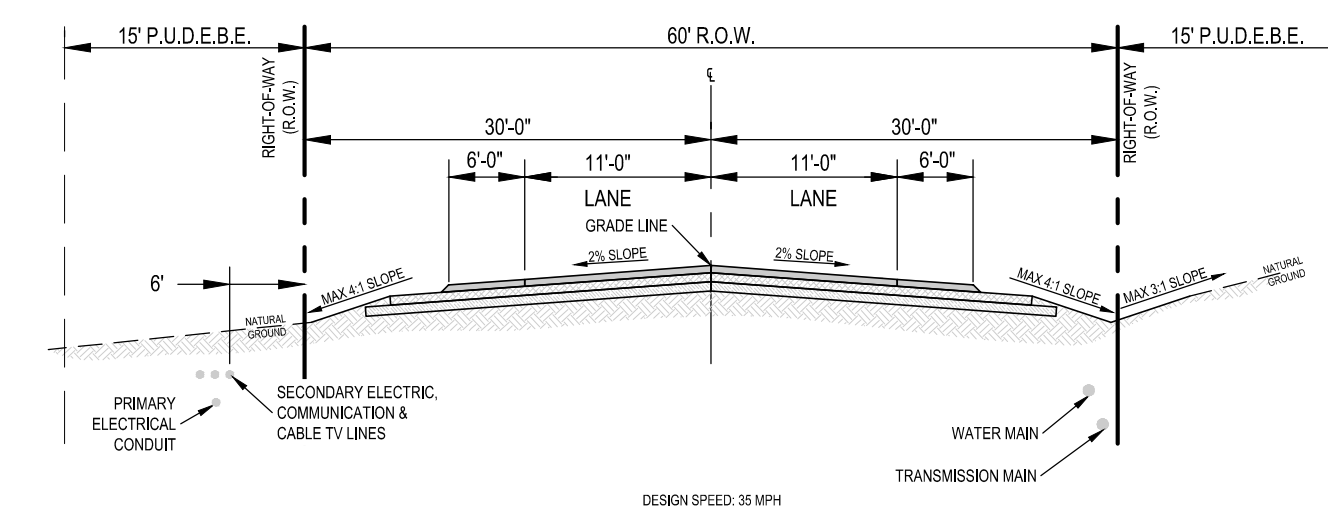
- NOTE:
- ALL ROUNDABOUTS WERE DESIGNED UTILIZING A WB-50 COMPLIANT VEHICLE ENSURING ALL TIRES WILL REMAIN ON PAVEMENT EXCLUDING SHOULDERS AND CURBS.
 - ALL ROUNDABOUTS PROPOSED WITHIN THIS SUBDIVISION ARE DESIGNED AS SHOWN ABOVE TO COMPLY WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS



TYPICAL RURAL LOCAL ROAD & UTILITY ASSIGNMENT DETAIL (4' SHOULDER OPTION)



TYPICAL MINOR COLLECTOR ROAD & UTILITY ASSIGNMENT DETAIL (4' SHOULDER)



TYPICAL COLLECTOR ROAD & UTILITY ASSIGNMENT DETAIL (6' SHOULDER)

- NOTE:
P.U.D.E.B.E. = PUBLIC UTILITY, DRAINAGE, EMBANKMENT, AND BACKSLOPE EASEMENT

STREET DESIGN TABLE									
STREET NAME	CLASSIFICATION	TYPE	DESIGN SPEED	LENGTH (LF)	ROW WIDTH (FT)	PAVEMENT WIDTH (FT)	CURB TYPE	MAINTENANCE AUTHORITY	SIDEWALK
AROMATIC ASTER DRIVE	LOCAL	RURAL	25 MPH	1438	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
WEST PAVONIA COVE	LOCAL	RURAL	25 MPH	482	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
EAST PAVONIA CONE	LOCAL	RURAL	25 MPH	512	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
CUTLEAF WAY	LOCAL	RURAL	25 MPH	1916	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
MOONFLOWER DRIVE	LOCAL	RURAL	25 MPH	1796	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
TROPICAL SAGE TRAIL	LOCAL	RURAL	25 MPH	3434	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
TROPICAL SAGE TRAIL	MINOR COLLECTOR	RURAL	35 MPH	1435	60	30	4' PAVED SHOULDERS	WILCO MUD 56	NONE
ROVING ROAD	LOCAL	RURAL	25 MPH	4270	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
ROVING ROAD	MINOR COLLECTOR	RURAL	35 MPH	3635	60	30	4' PAVED SHOULDERS	WILCO MUD 56	NONE
PALMLEAF WAY	COLLECTOR	RURAL	35 MPH	1821	60-80	34	6' PAVED SHOULDERS	WILCO MUD 56	NONE
PALMLEAF WAY	MINOR COLLECTOR	RURAL	35 MPH	1516	60-80	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
PONYFOOT RUN	LOCAL	RURAL	25 MPH	781	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
STONECROP ROAD	LOCAL	RURAL	25 MPH	409	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
HALBERD WAY	LOCAL	RURAL	25 MPH	1425	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE

- ROADWAYS WITH FIRE HYDRANTS SHALL PROVIDE A MINIMUM OF 26' IN PAVEMENT WIDTH EXCLUSIVE OF SHOULDERS OR CURB.
• REFER TO APPENDIX G OF WILLIAMSON COUNTY SUBDIVISION REGULATIONS FOR STREET DESIGN

AVERAGE DAILY TRIPS NOTE:
ADT AT 8 TRIPS PER LOT PER DAY

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

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& SURVEYING

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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

STREET DESIGN TABLE
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO. 3234.04
DESIGNED BY: DK
DRAWN BY: DK
CHECKED BY: GK
SHEET # 10 OF 12

DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 02, 2024, 9:24am User ID: jldm

G:\PROJECTS\32324 - Dickinson Ranch\04 - Development\Platting\Preliminary\Plat\32324.04 - Preliminary Onsite Drainage Plan.dwg



A FINAL PLAT OF RIO ANCHO SECTION II A PRIVATE SUBDIVISION DOCUMENT No. 2015012171 O.P.R.W.C.T.

1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD STUDY MAP. PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND/OR FINALIZATION.

1% ANNUAL CHANCE (100-YEAR) ZONE AE FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 4849100210F DATED DECEMBER 20, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

1% ANNUAL CHANCE (100-YEAR) ZONE A FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 4849100230F DATED DECEMBER 20, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

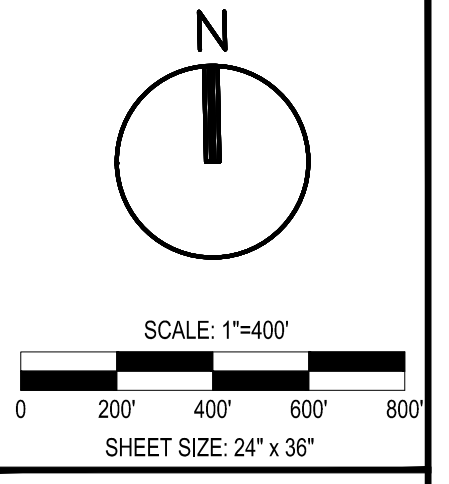
THOUSAND OAKS SUBDIVISION SECTION TWO CABINET R, SLIDES 245-249 O.P.R.W.C.T.

LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOUR 1270
- EXISTING 5' CONTOUR 1275
- PROPOSED BARCHIT
- WATERSHED BOUNDARY
- PROPOSED CULVERT

NOTE:

- REFER TO EXHIBIT "D" PROPOSED CONDITIONS WATERSHED EXHIBIT LOCATED IN THE PRELIMINARY DRAINAGE REPORT FOR ADDITIONAL INFORMATION.
- THE WATERSHEDS SHOWN HEREIN ARE TO REPRESENT THE WATERSHEDS FOR COMPUTING ALL BARCHIT AND CULVERT SIZING THROUGHOUT THE SUBDIVISION.
- THE REFINED DRAINAGE ANALYSIS WILL BE CONDUCTED CONCURRENT WITH EACH PHASE OF CONSTRUCTION FOR ALL NECESSARY DRAINAGE INFRASTRUCTURE IMPROVEMENTS.



This document is released for REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION. Prepared under the Authority of Garrett D. Keller Licensed Professional Engineer. Texas License No. 111511 Date: JUNE 14, 2024

REVISIONS:

NO.	DATE	DESCRIPTION

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

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TEXAS REGISTERED ENGINEERING FIRM # 004512 SURVEYING FIRM # 102400

PRELIMINARY ON SITE DRAINAGE PLAN
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	12 OF 12