

LEGAL DESCRIPTION:

237.843 ACRE TRACT OF LAND SITUATED IN THE JACOB RINEHARD SURVEY, ABSTRACT NO. 538 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 28.771 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 206.307 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 28.771 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS IN DOCUMENT NO. 2021044342 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 206.307 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 2608, PAGE 330 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

Owner: 05 RANCH INVESTMENTS, LLC,
4421 Rowe Lane
Pflugerville, TX 78860
Office: 512-900-1933
Cell: 512-923-1056
mlemann@rdevelopment.com

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
925 S. Capital of TX Hwy.
Ste. B220
West Lake Hills, Texas 78746
512-431-9600
almeng@sbcglobal.net

Surveyor: Shane Shafer, RPLS
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD,
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.onmicrosoft.com

Total Number of Blocks: 3
Total Number of Lots: 136
Total Acreage: 237.842 AC

PHASE	PHASING					STREETS (If)	
	AREA	LOTS				MINOR	
	AC.	RESIDENTIAL	INDUSTRIAL/ COMM.	DRAIN/ LS/PUE	OPEN SPACE	LOCAL	COLLECTOR
1	101.556	56		6	1	6140	1600
2	97.4031	55				4911	0
3	20.7727		7		3	0	1359
4	18.1101		8			0	1033
TOTAL	237.842	111	15	6	4	11051	3992

Submittal Date: November 2, 2022

UTILITIES

WATER WILL BE PROVIDED BY EXTENDING AN 8" WATER MAIN SOUTH ALONG SH 95 FROM FM 1660 TO THE SOUTHWEST CORNER OF THE TRACT AND EAST ALONG CR 454 FROM THE INTERSECTION OF SH 95 AND CR 454.

WASTEWATER WILL BE PROVIDED OSSF INDIVIDUALLY PERMITTED THROUGH WILLIAMSON COUNTY ENGINEER'S OFFICE.

Water Provider : MANVILLE W.S.C.
13805 State Hwy 95,
Coupland, TX 78615
(512) 856-2488

Wastewater : OSSF

Electrical Supply: ONCOR ELECTRIC
3620 Franklin Av.
Waco, TX 76710
(512)244-5656

PROPOSED ROADWAYS									
STREET NAME	CLASSIFICATION	TRIPS PER DAY	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH (EXCLUDING 1.5' RIBBON CURB)	ROAD SECTION	DEDICATION	MAINTENANCE AUTHORITY
LITTLE BLUESTEM	MINOR COLLECTOR	912	35	1225	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
LITTLE BLUESTEM	LOCAL	504	25	1468	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
LITTLE BLUESTEM	LOCAL	136	25	1495	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
BROCATO WAY	MINOR COLLECTOR	120	35	345	70'	27'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
BROCATO COVE	MINOR COLLECTOR	240	35	345	70'	27'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
BLUDAU LANE	MINOR COLLECTOR	1313	35	1775	70'	27'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
SWITCH COVE	LOCAL	120	25	1323	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	1386	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	511	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	1429	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
FELDERHOFF LANE	LOCAL	264	25	1359	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
FELDERHOFF LANE	LOCAL	264	25	1114	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAPITT COVE	LOCAL	88	25	679	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.

10.4 - The Burford Ranch M.U.D. with assessment authority shall be formed in conjunction with the recording of the final plat. The Burford Ranch M.U.D. shall be responsible for the maintenance of the roads in the subdivision.

10.5 - The subdivision plat must contain a statement that the roads shall be maintained to such a standard which will allow emergency vehicles access for the roadway design speed in perpetuity by the Burford Ranch M.U.D. (Refer Appendix C10)

10.6 - The plat must contain a requirement that every deed contain notice to the grantee that all roads are public, that the Burford Ranch M.U.D. shall be perpetually liable for maintenance, that the County will never accept them for maintenance, and that the quality of the roads must be maintained as to not affect access by public service agencies such as police, fire, and emergency medical services. (Refer Appendix C10)

REVISIONS/CORRECTIONS					
Number	Description	Revised (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE	WILLIAMSON COUNTY
1	ADJUSTED ROW ALIGNMENTS AND LOT LINES BASED NEW ATLAS INFORMATION		10	2/12/2026	

BURFORD RANCH
WILLIAMSON COUNTY

PRELIMINARY PLAT - NOT FOR RECORDATION



LOCATION MAP
1"=2000'

THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.

C10.1 Drainage Maintenance
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.

C10.2 Utility Service Providers:
WATER SERVICE IS PROVIDED BY: MANVILLE W.S.C.
WASTEWATER SERVICE IS PROVIDED BY: OSSF

C10.3 Improvements within the Right-of-way or Road widening easements
THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

C10.6 Sight Distance Easements
NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

C10.9 Minimum Finished Floor Elevation
THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.

C10.11 Homeowners Association
THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION AND/OR MUNICIPAL UTILITY DISTRICT 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. THE HOA AND/OR M.U.D. WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING AND IMPROVEMENT LOCATED WITHIN THE CENTRAL ISLAND OF THE ROUNDABOUT. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE. THE HOA AND/OR MUNICIPAL UTILITY DISTRICT WILL OWN AND MAINTAIN LOTS LOTS 105, 106, 113, 115, 121, 124, 125, & 126 BLOCK A. THE HOA WILL OWN LOT 127, BLOCK A.

C10.14 Driveway Maintenance
DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

C11.2.3 FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

C12.1 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 RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.

LOT NUMBER	AREA sf	ALLOWABLE IMP. (%)	ALLOWABLE IMP. (sf)
1	43921	25.00%	10980.3
2	43673	25.00%	10918.3
3	43450	25.00%	10862.5
4	43564.1	25.00%	10891.0
5	43566.6	25.00%	10891.7
6	43562.2	25.00%	10890.6
7	54353.4	25.00%	13588.4
8	46109.5	25.00%	11527.4
9	73916.5	20.29%	15000.0
10	43888.9	25.00%	10972.2
11	43563.8	25.00%	10891.0
12	43566.8	25.00%	10891.7
13	43560.2	25.00%	10890.1
14	43573.5	25.00%	10893.4
15	48581.8	25.00%	12145.5
16	52932.1	25.00%	13233.0
17	45739.6	25.00%	11434.9
18	43560	25.00%	10890.0
19	43560	25.00%	10890.0
20	43560	25.00%	10890.0
21	43560	25.00%	10890.0
22	43560	25.00%	10890.0
23	43560	25.00%	10890.0
24	60381.1	24.84%	15000.0
25	50444.2	25.00%	12611.1
26	46912.6	25.00%	11728.2
27	44492.6	25.00%	11123.2
28	72698.9	20.63%	15000.0
29	315800	4.75%	15000.0
30	185216.47	8.10%	15000.0
31	258522.83	5.80%	15000.0
32	101857.3	14.73%	15000.0
33	62286	24.08%	15000.0
34	57824.26	25.00%	14456.1
35	49406.05	25.00%	12351.5
36	46987	25.00%	11746.8
37	60581.27	24.76%	15000.0
38	50064.37	25.00%	12516.1
39	56039.57	25.00%	14009.9
40	82294.91	18.23%	15000.0
41	68429.9	21.92%	15000.0
42	60567.29	24.77%	15000.0
43	69015.35	21.73%	15000.0
44	131394.72	11.42%	15000.0
45	168249.73	8.92%	15000.0
46	92986.96	16.13%	15000.0
47	114793.19	13.07%	15000.0
48	127904.57	11.73%	15000.0
49	130062.68	11.53%	15000.0
50	115714	12.96%	15000.0
51	60094.92	24.96%	15000.0
52	73823.91	20.32%	15000.0
53	118313.65	12.68%	15000.0
54	648244.68	2.31%	15000.0
55	254484.46	5.89%	15000.0
56	158676.38	9.45%	15000.0
57	54508.23	25.00%	13627.1
58	51056.02	25.00%	12764.0
59	49883.1	25.00%	12470.8
60	62159.24	24.13%	15000.0
61	49465.09	25.00%	12366.3
62	46500	25.00%	11625.0
63	46500	25.00%	11625.0
64	47521.9	25.00%	11880.5
65	47500.5	25.00%	11875.1
66	49123.7	25.00%	12280.9
67	62671.9	23.93%	15000.0
68	44914	25.00%	11228.5
TOTAL	9728270.1	17.27%	1680106.9

LOT NUMBER	AREA sf	ALLOWABLE IMP. (%)	ALLOWABLE IMP. (sf)
69	43660.6	25.00%	10915.2
70	47329.4	25.00%	11832.4
71	45884.5	25.00%	11471.1
72	44951	25.00%	11237.8
73	50179.61	25.00%	12544.9
74	44558.16	25.00%	11139.5
75	44617.94	25.00%	11154.5
76	46760.66	25.00%	11690.2
77	44858.2	25.00%	11214.6
78	43807.76	25.00%	10951.9
79	43645.45	25.00%	10911.4
80	43678.11	25.00%	10919.5
81	43694.28	25.00%	10923.6
82	43829.4	25.00%	10957.4
83	55945.38	25.00%	13986.3
84	46719.48	25.00%	11679.9
85	47393.71	25.00%	11848.4
86	45599.42	25.00%	11399.9
87	84176.16	17.82%	15000.0
88	45321.71	25.00%	11330.4
89	44310.86	25.00%	11077.7
90	44138.37	25.00%	11034.6
91	45505.03	25.00%	11376.3
92	51257.7	25.00%	12814.4
93	46418.02	25.00%	11604.5
94	47909.47	25.00%	11977.4
95	47320.93	25.00%	11830.2
96	43560	25.00%	10890.0
97	43560	25.00%	10890.0
98	43560	25.00%	10890.0
99	43560	25.00%	10890.0
100	43560	25.00%	10890.0
101	43560	25.00%	10890.0
102	43560	25.00%	10890.0
103	43560	25.00%	10890.0
104	43560	25.00%	10890.0
105	43560	25.00%	10890.0
106	43560	25.00%	10890.0
107	47410.8	75.00%	11852.7
108	43560	75.00%	10890.0
109	49914.2	75.00%	12478.6
110	43560	75.00%	10890.0
111	43560	75.00%	10890.0
112	43560	75.00%	10890.0
113	43560	0.00%	10890.0
114	1815.17	75.00%	453.8
115	8592.66	0.00%	2148.2
116	117040.73	75.00%	15000.0
117	102017.2	75.00%	15000.0
118	121863.7	75.00%	15000.0
119	109114.4	75.00%	15000.0
120	63467	75.00%	15000.0
121	66104.9	0.00%	15000.0
122	16933.4	75.00%	4233.4
123	78558.3	75.00%	15000.0
124	33348.8	0.00%	8337.2
125	98811.16	0.00%	15000.0
126	135744.9	11.05%	15000.0
127	135744.9	11.05%	15000.0
128	135744.9	11.05%	15000.0
127	98468.2	15.23%	15000.0
128	116825.8	12.84%	15000.0
129	132441.16	11.33%	15000.0
130	48068.6	25.00%	12017.2
131	22124.7	25.00%	5531.2
132	64667.6	23.20%	15000.0
133	56522.1	25.00%	14130.5
134	11112.46	25.00%	2778.1
135	10219.69	25.00%	2554.9
136	195908.88	7.66%	15000.0
TOTAL	9728270.1	17.27%	1680106.9

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMO
- 3 OVERALL PRELIMINARY
- 4 PAVEMENT / TRAFFIC CIRCLE DETAILS / ADT PLAN
- 5 PRELIMINARY PLAT SHEET 1
- 6 PRELIMINARY PLAT SHEET 2
- 7 PRELIMINARY PLAT SHEET 3
- 8 WATER UTILITY LAYOUT
- 9 CULVERT LOCATIONS AND SIZES

PRELIMINARY PLAT
BURFORD RANCH
COUPLAND, TX & WILLIAMSON COUNTY
BURFORD RANCH

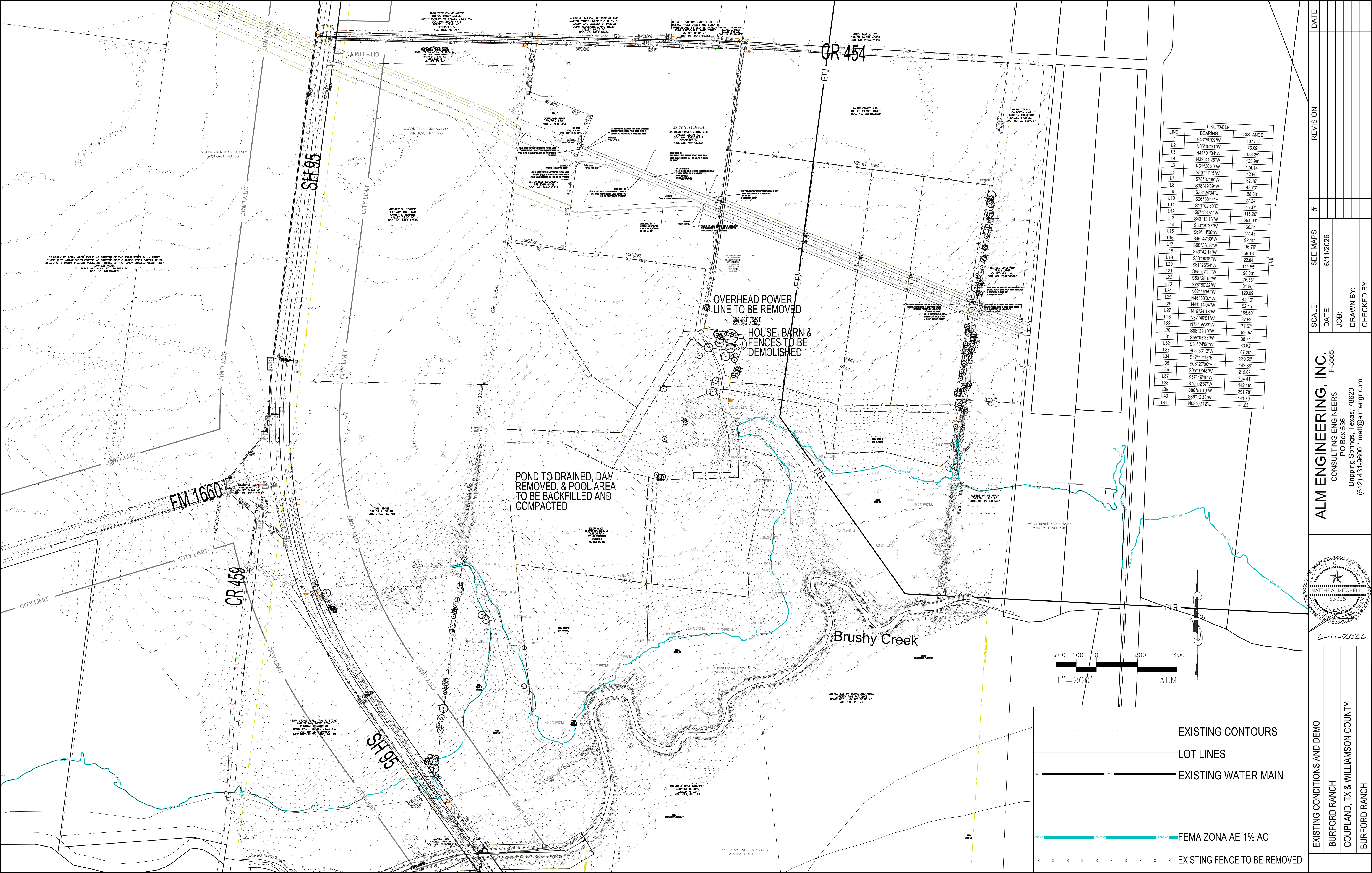
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REVISION: 1
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SCALE: 6/11/2026
DATE: 6/11/2026
JOB: 6/11/2026
DRAWN BY: 6/11/2026
CHECKED BY: 6/11/2026

ALM ENGINEERING, INC.
F-3565
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620
(512) 431-9600 * mat@almengr.com

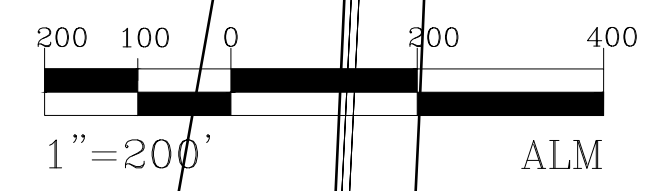
STATE OF TEXAS
COUNTY OF WILLIAMSON
MATTHEW MITCHELL
83335
6-11-2026

FLOOD PLAIN
THE FLOOD PLAIN LIMITS SHOWN ON THE PRELIMINARY PLAT ARE BASED ON THE PRELIMINARY WILCO ATLAS-14 MODEL WAS RECEIVED ON DECEMBER 10TH FROM CHRIS WRIGHT, PE, CFM.

FEMA EFFECTIVE FLOOD PLAIN LIMITS
THE ZONE AE FLOOD PLAIN LIMITS SHOWN ON THE PRELIMINARY ARE BASED ON THE MAP PANEL #48491C0700F, EFFECTIVE December 20, 2019.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°50'09"W	107.55'
L2	N85°07'31"W	75.69'
L3	N41°01'34"W	136.25'
L4	N32°41'26"W	125.98'
L5	N61°30'30"W	174.14'
L6	S89°11'15"W	42.80'
L7	S78°37'06"W	32.16'
L8	S38°49'09"W	43.73'
L9	S38°24'34"E	168.33'
L10	S26°58'14"E	27.24'
L11	S11°02'30"E	45.37'
L12	S07°23'51"W	115.26'
L13	S43°13'15"W	254.00'
L14	S63°39'37"W	160.84'
L15	S69°14'06"W	227.43'
L16	S46°47'38"W	92.40'
L17	S08°36'53"W	116.76'
L18	S40°42'14"W	66.18'
L19	S68°00'09"W	22.84'
L20	S81°25'54"W	111.55'
L21	S65°07'11"W	96.33'
L22	S50°28'15"W	76.33'
L23	S76°50'22"W	31.80'
L24	N62°16'59"W	46.10'
L25	N46°33'37"W	129.99'
L26	N41°14'04"W	52.45'
L27	N16°24'18"W	185.60'
L28	N37°40'51"W	37.62'
L29	N78°55'23"W	71.57'
L30	S68°39'10"W	52.94'
L31	S55°05'36"W	38.74'
L32	S31°24'06"W	63.62'
L33	S17°11'15"E	67.20'
L34	S09°27'00"E	230.62'
L35	S05°37'48"W	142.86'
L36	S05°37'48"W	212.07'
L37	S37°49'45"W	204.41'
L38	S70°02'37"W	142.19'
L39	S86°51'10"W	291.78'
L40	S89°12'33"W	141.79'
L41	N08°02'12"E	41.63'



EXISTING CONTOURS

LOT LINES

EXISTING WATER MAIN

FEMA ZONE AE 1% AC

EXISTING FENCE TO BE REMOVED

DATE

REVISION

#

SEE MAPS

SCALE:

DATE:

JOB:

DRAWN BY:

CHECKED BY:

ALM ENGINEERING, INC.

CONSULTING ENGINEERS

PO Box 536

Dripping Springs, Texas, 78620

(512) 431-9600 * mat@almengr.com

EXISTING CONDITIONS AND DEMO

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

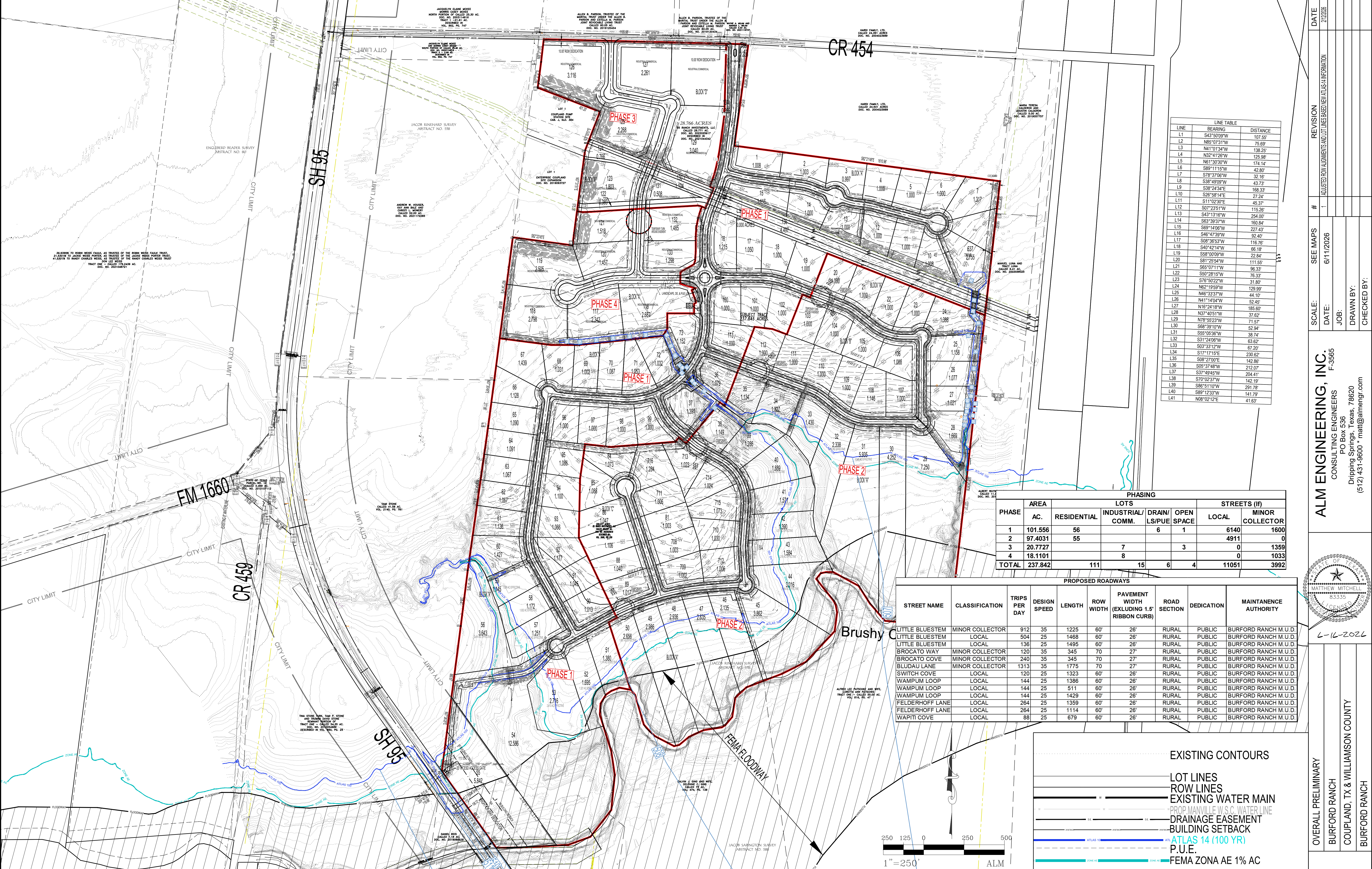
BURFORD RANCH

STATE OF TEXAS

MATTHEW MITCHELL

83335

6-11-2026



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°50'09"W	107.65
L2	N85°07'31"W	75.69
L3	N41°01'34"W	138.25
L4	N32°41'26"W	125.98
L5	N61°30'30"W	174.14
L6	S89°11'15"W	42.80
L7	S78°37'06"W	32.16
L8	S38°49'09"W	43.73
L9	S38°24'34"E	168.33
L10	S26°58'14"E	27.24
L11	S11°02'30"E	43.37
L12	S07°23'51"W	115.26
L13	S43°13'16"W	254.00
L14	S63°39'37"W	160.84
L15	S69°14'06"W	227.43
L16	S46°47'39"W	92.40
L17	S08°36'53"W	116.76
L18	S40°42'14"W	66.18
L19	S58°00'09"W	22.84
L20	S81°25'54"W	76.33
L21	S65°07'11"W	111.55
L22	S50°28'15"W	96.33
L23	S76°50'22"W	31.80
L24	N62°19'59"W	129.99
L25	N46°33'37"W	44.10
L26	N41°14'04"W	52.45
L27	N16°24'18"W	185.60
L28	N37°40'51"W	37.62
L29	N78°55'23"W	71.57
L30	S68°39'10"W	52.94
L31	S50°09'36"W	38.74
L32	S31°24'08"W	63.62
L33	S03°33'12"W	67.20
L34	S17°17'15"E	230.62
L35	S08°27'00"E	142.86
L36	S05°37'48"W	212.07
L37	S37°49'45"W	204.41
L38	S70°02'37"W	142.19
L39	S86°51'10"W	291.78
L40	S89°12'33"W	141.79
L41	N08°02'12"E	41.63

PHASING						
PHASE	AREA AC.	LOTS			STREETS (If)	
		RESIDENTIAL	INDUSTRIAL/ COMM.	DRAIN/ LS/PUE	OPEN SPACE	LOCAL MINOR COLLECTOR
1	101.556	56		6	1	6140 1800
2	97.4031	55				4911 0
3	20.7727		7		3	0 1359
4	18.1101		8			0 1033
TOTAL	237.842	111	15	6	4	11051 3992

PROPOSED ROADWAYS								
STREET NAME	CLASSIFICATION	TRIPS PER DAY	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH (EXCLUDING 1.5' RIBBON CURB)	ROAD SECTION	MAINTENANCE AUTHORITY
LITTLE BLUESTEM	MINOR COLLECTOR	912	35	1225	60'	26'	RURAL	BURFORD RANCH M.U.D.
LITTLE BLUESTEM	LOCAL	504	25	1468	60'	26'	RURAL	BURFORD RANCH M.U.D.
LITTLE BLUESTEM	LOCAL	136	25	1495	60'	26'	RURAL	BURFORD RANCH M.U.D.
BROCATO WAY	MINOR COLLECTOR	120	35	345	70'	27'	RURAL	BURFORD RANCH M.U.D.
BROCATO COVE	MINOR COLLECTOR	240	35	345	70'	27'	RURAL	BURFORD RANCH M.U.D.
BLUDAU LANE	MINOR COLLECTOR	1313	35	1775	70'	27'	RURAL	BURFORD RANCH M.U.D.
SWITCH COVE	LOCAL	120	25	1323	60'	26'	RURAL	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	1386	60'	26'	RURAL	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	511	60'	26'	RURAL	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	1429	60'	26'	RURAL	BURFORD RANCH M.U.D.
FELDERHOFF LANE	LOCAL	264	25	1359	60'	26'	RURAL	BURFORD RANCH M.U.D.
FELDERHOFF LANE	LOCAL	264	25	1114	60'	26'	RURAL	BURFORD RANCH M.U.D.
WAPITI COVE	LOCAL	88	25	679	60'	26'	RURAL	BURFORD RANCH M.U.D.

EXISTING CONTOURS

LOT LINES

ROW LINES

EXISTING WATER MAIN

PROP MANVILLE W.S.C. WATER LINE

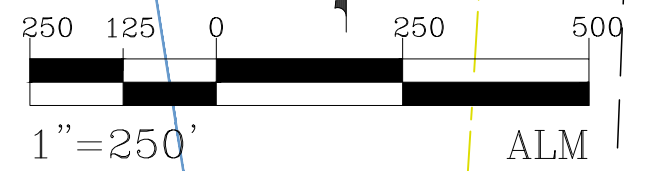
DRAINAGE EASEMENT

BUILDING SETBACK

ATLAS 14 (100 YR)

P.U.E.

FEMA ZONA AE 1% AC



DATE: 2/12/2026

REVISION: 1

SEE MAPS: 6/11/2026

SCALE: 1

DATE: 6/11/2026

JOB: 6/11/2026

DRAWN BY: 6/11/2026

CHECKED BY: 6/11/2026

OVERALL PRELIMINARY

BURFORD RANCH

COUPLAND, TX & WILLIAMSON COUNTY

BURFORD RANCH

ALM ENGINEERING, INC.

F-3565

CONSULTING ENGINEERS

PO Box 536

Dripping Springs, Texas, 78620

(512) 431-9600 * mat@almengr.com

MATTHEW MITCHELL

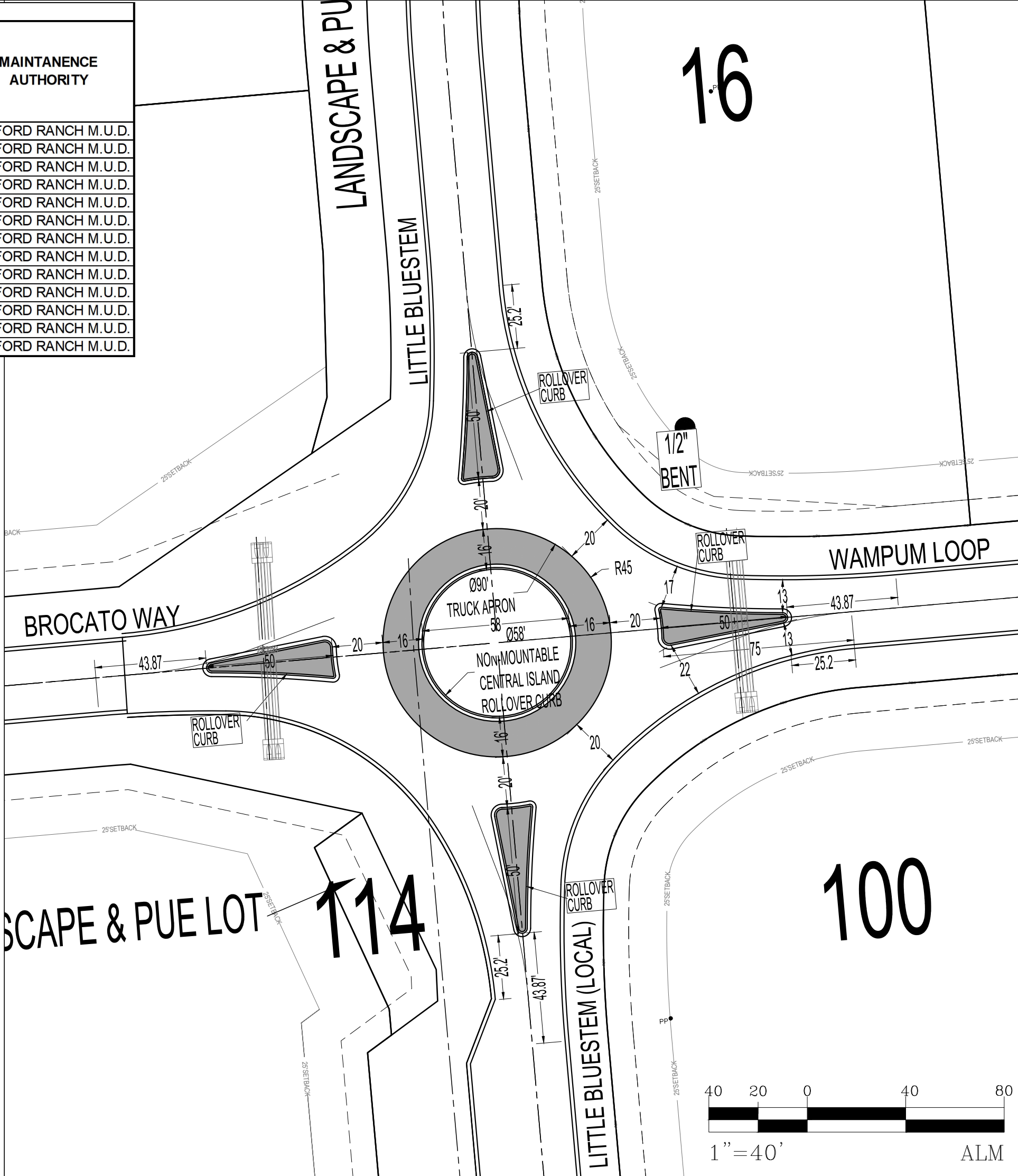
83335

6-16-2026

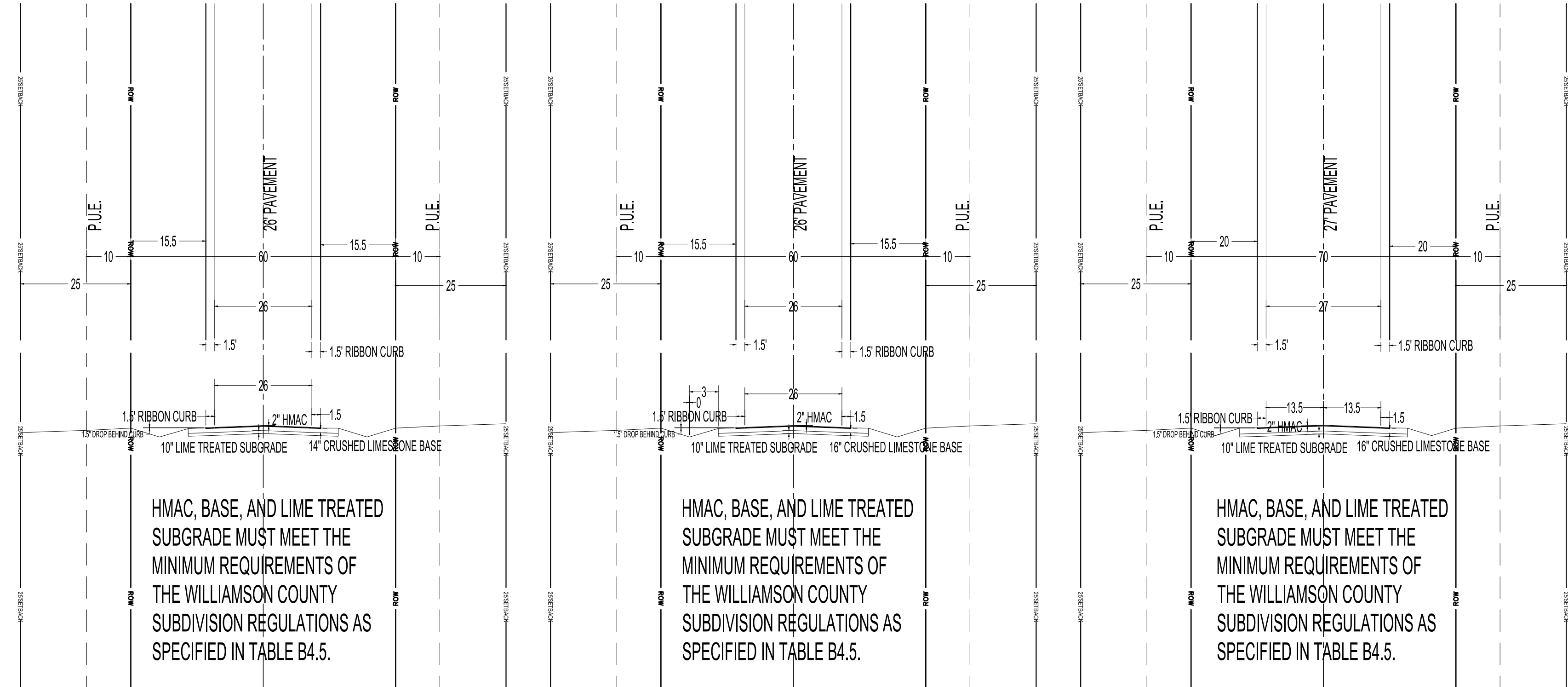
PROPOSED ROADWAYS									
STREET NAME	CLASSIFICATION	TRIPS PER DAY	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH (EXCLUDING 1.5' RIBBON CURB)	ROAD SECTION	DEDICATION	MAINTANENCE AUTHORITY
LITTLE BLUESTEM	MINOR COLLECTOR	912	35	1225	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
LITTLE BLUESTEM	LOCAL	504	25	1468	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
LITTLE BLUESTEM	LOCAL	136	25	1495	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
BROCATO WAY	MINOR COLLECTOR	120	35	345	70'	27'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
BROCATO COVE	MINOR COLLECTOR	240	35	345	70'	27'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
BLUDAU LANE	MINOR COLLECTOR	1313	35	1775	70'	27'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
SWITCH COVE	LOCAL	120	25	1323	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	1386	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	511	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAMPUM LOOP	LOCAL	144	25	1429	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
FELDERHOFF LANE	LOCAL	264	25	1359	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
FELDERHOFF LANE	LOCAL	264	25	1114	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.
WAPITT COVE	LOCAL	88	25	679	60'	26'	RURAL	PUBLIC	BURFORD RANCH M.U.D.

Minimum Local Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 ⁽⁴⁾	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	2"	2"	2"	TxDOT Item 340 D- GR HMA PG 70-22 SAC B
Prime Coat or One Course Underseal	YES	YES	YES	AEP or TxDOT Item 316
Flexible Base (2)(5)	12"	12"	14"	TxDOT Item 247 FLBS TY A GR 5
Lime treated Subgrade (3)	NO	8"	8"	TxDOT Item 260
Notes:	(1) For Urban See Appendix B7 - B10 for HMA material requirements. Rural is also allowed B7.11 (2) See Appendix B6 for additional Flexible Base specifications. (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer. (5) Should solid rock be encountered prior to the depth necessary for 12" of base material underneath 2" HMA, a substitute pavement design may be allowed. Substitute pavement design shall have a base thickness no less than 8" and existing material shall be excavated to the exposed solid rock layer. No significant amount of existing material shall be left remaining between the base layer and the rock layer.			

Minimum Collector Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 ⁽⁴⁾	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	2"	2"	2"	TxDOT Item 340 D- GR HMA PG 70-22 SAC B
Prime Coat or One Course Underseal	YES	YES	YES	AEP or TxDOT Item 316
Flexible Base (2)(5)	14"	14"	16"	TxDOT Item 247 FLBS TY A GR 5
Lime treated Subgrade (3)	NO	8"	8"	TxDOT Item 260
Notes:	(1) (1) For Urban See Appendix B7 - B10 for HMA material requirements. Rural is also allowed B7.11			



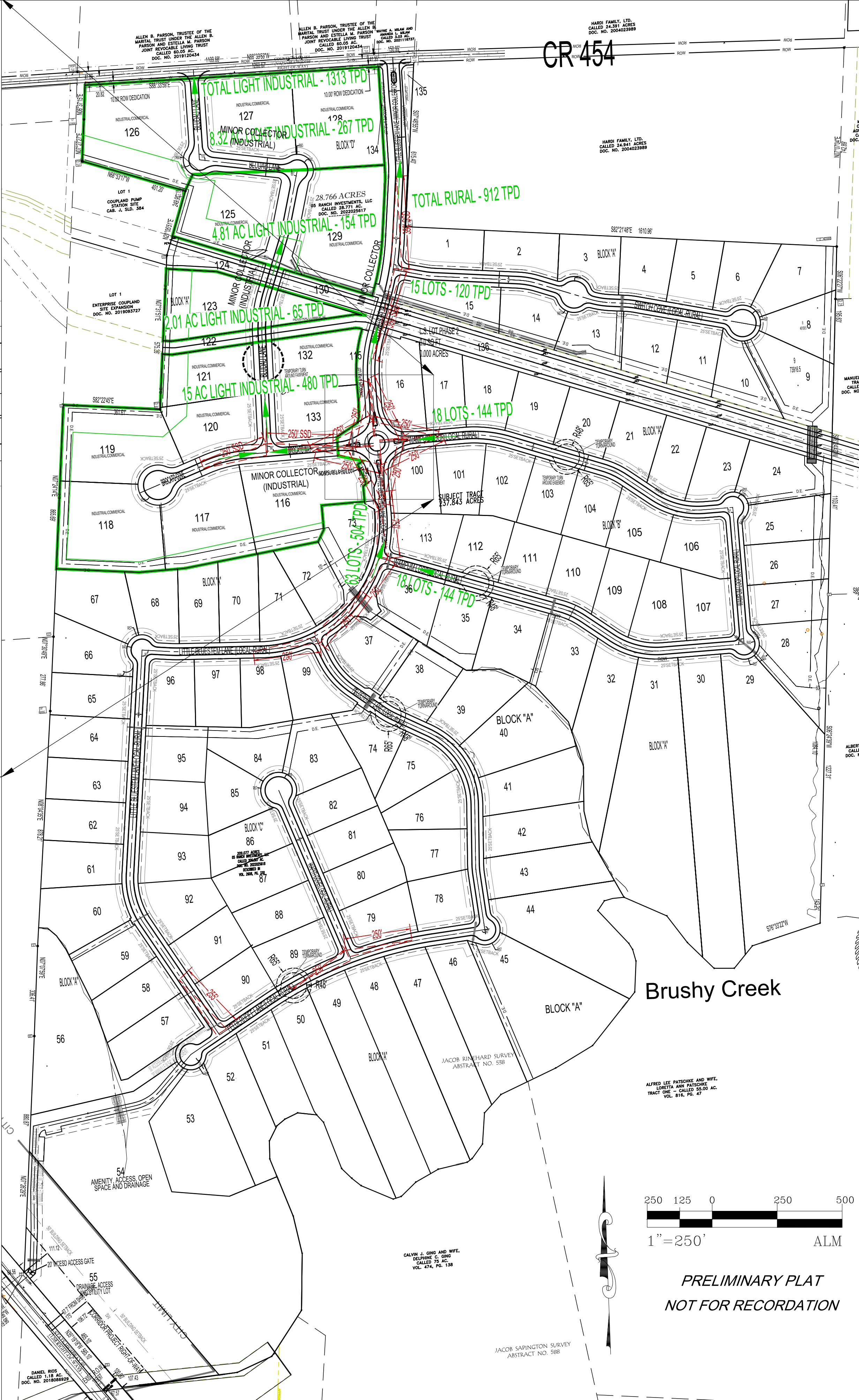
TRAFFIC CIRCLE DETAIL



LOCAL STREET SECTION (RURAL)
26' PAVEMENT WIDTH

MINOR COLLECTOR STREET SECTION (RURAL)
26' PAVEMENT WIDTH

MINOR COLLECTOR INDUSTRIAL STREET SECTION
27' PAVEMENT WIDTH

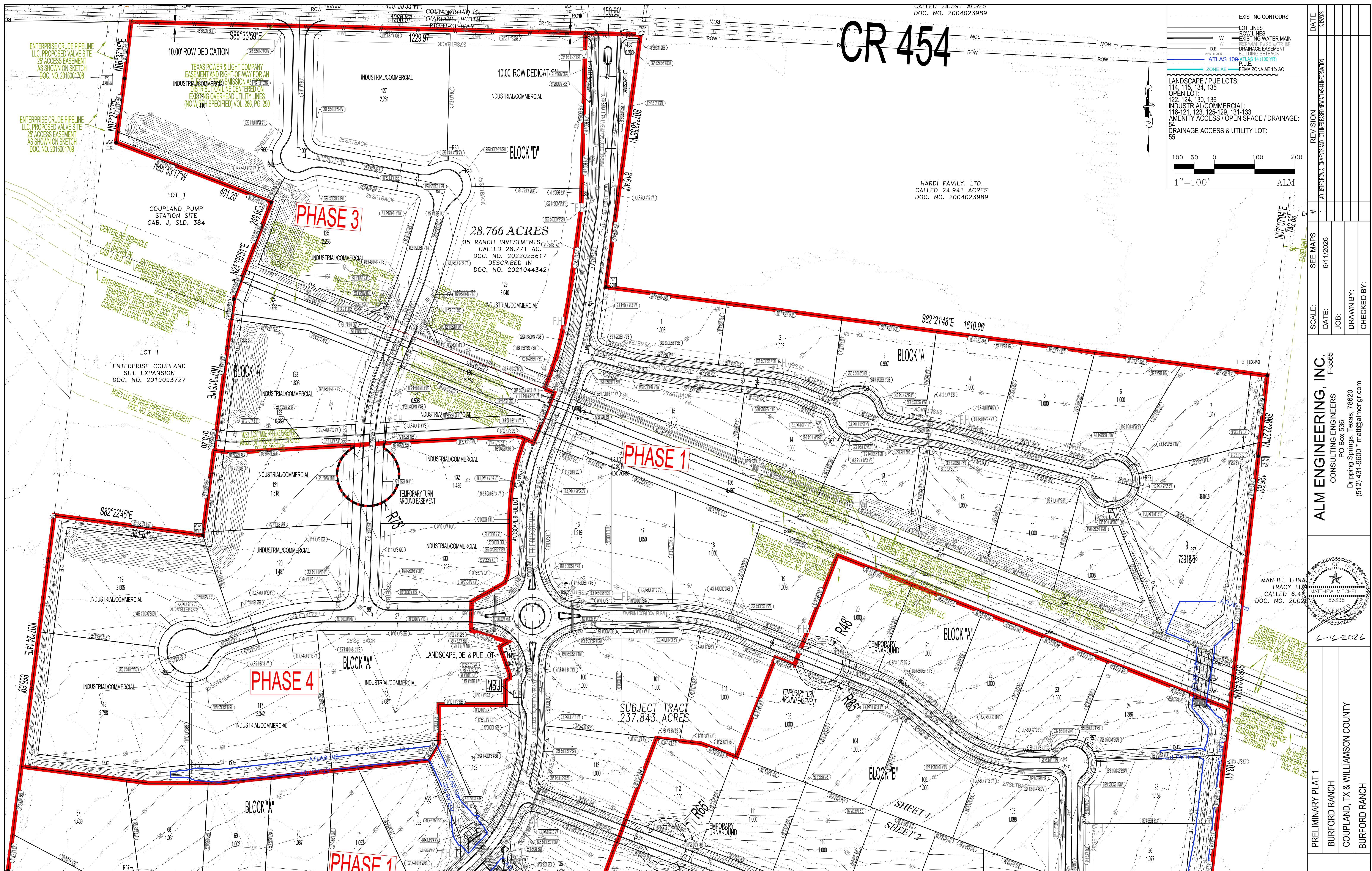


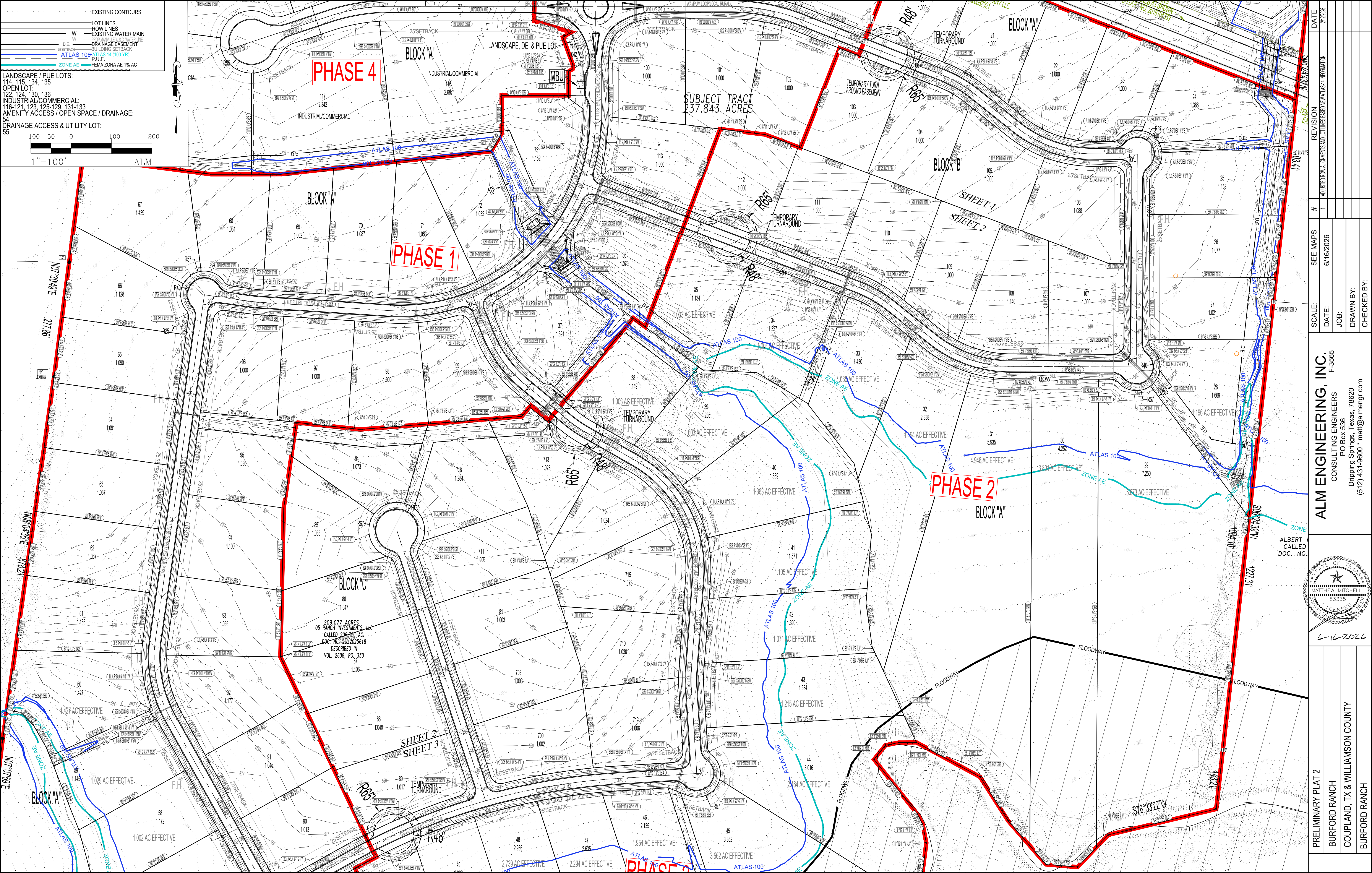
DATE	2/2/2026
REVISION	ADJUSTED ROW ALIGNMENTS AND LOT LINES BASED NEW ATLAS INFORMATION
#	1
SEE MAPS	6/11/2026
SCALE:	
DATE:	
JOB:	
DRAWN BY:	
CHECKED BY:	

ALM ENGINEERING, INC.
F-3665
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620
(512) 431-9600 * mat@almengr.com

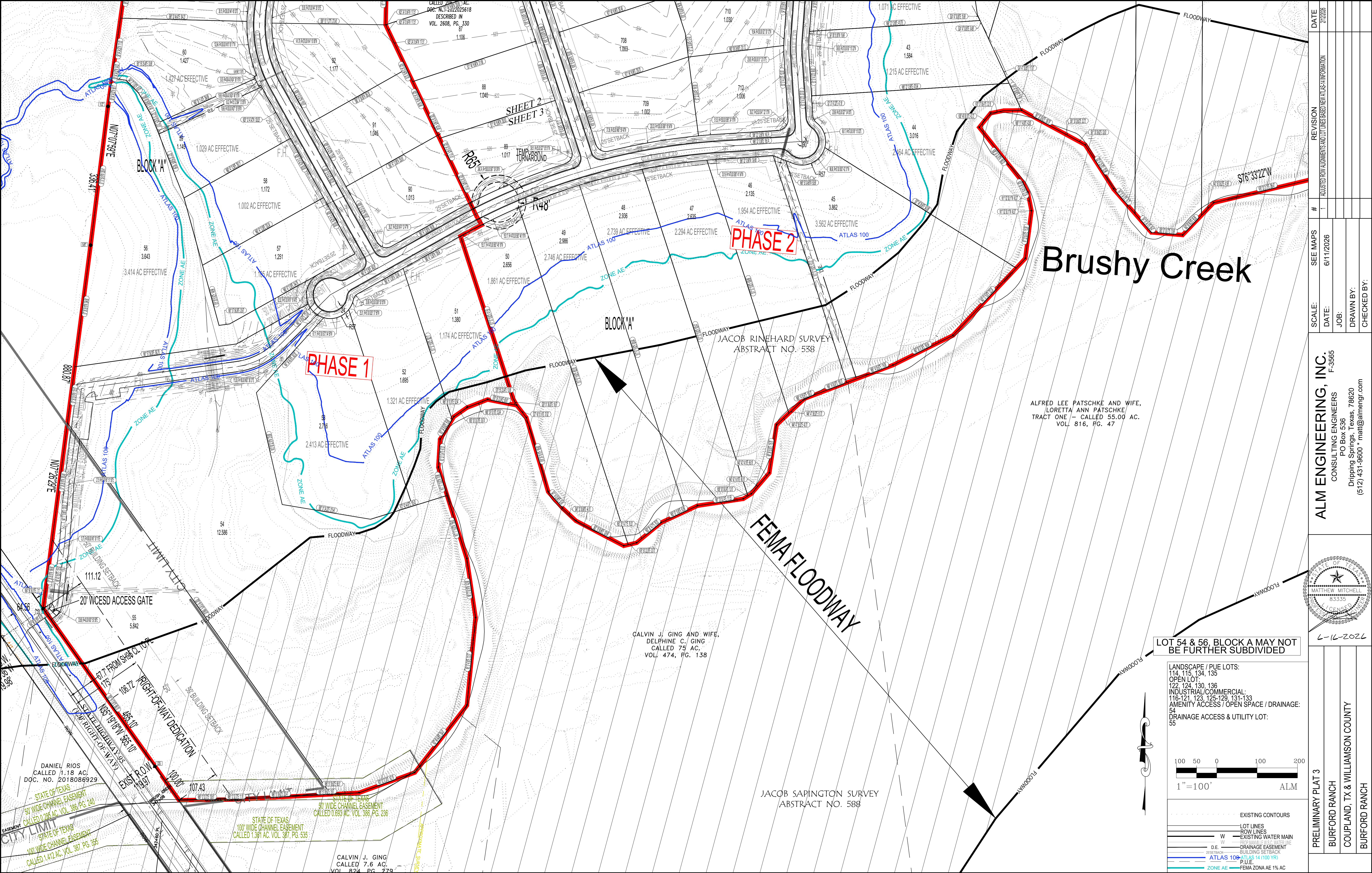
STATE OF TEXAS
COUNTY CLERK
MATTHEW MITCHELL
83335
6-11-2026

PAVEMENT / TRAFFIC CIRCLE DETAILS / ADT PLAN
BURFORD RANCH
COUPLAND, TX & WILLIAMSON COUNTY
BURFORD RANCH

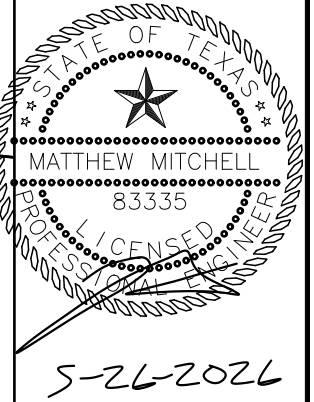
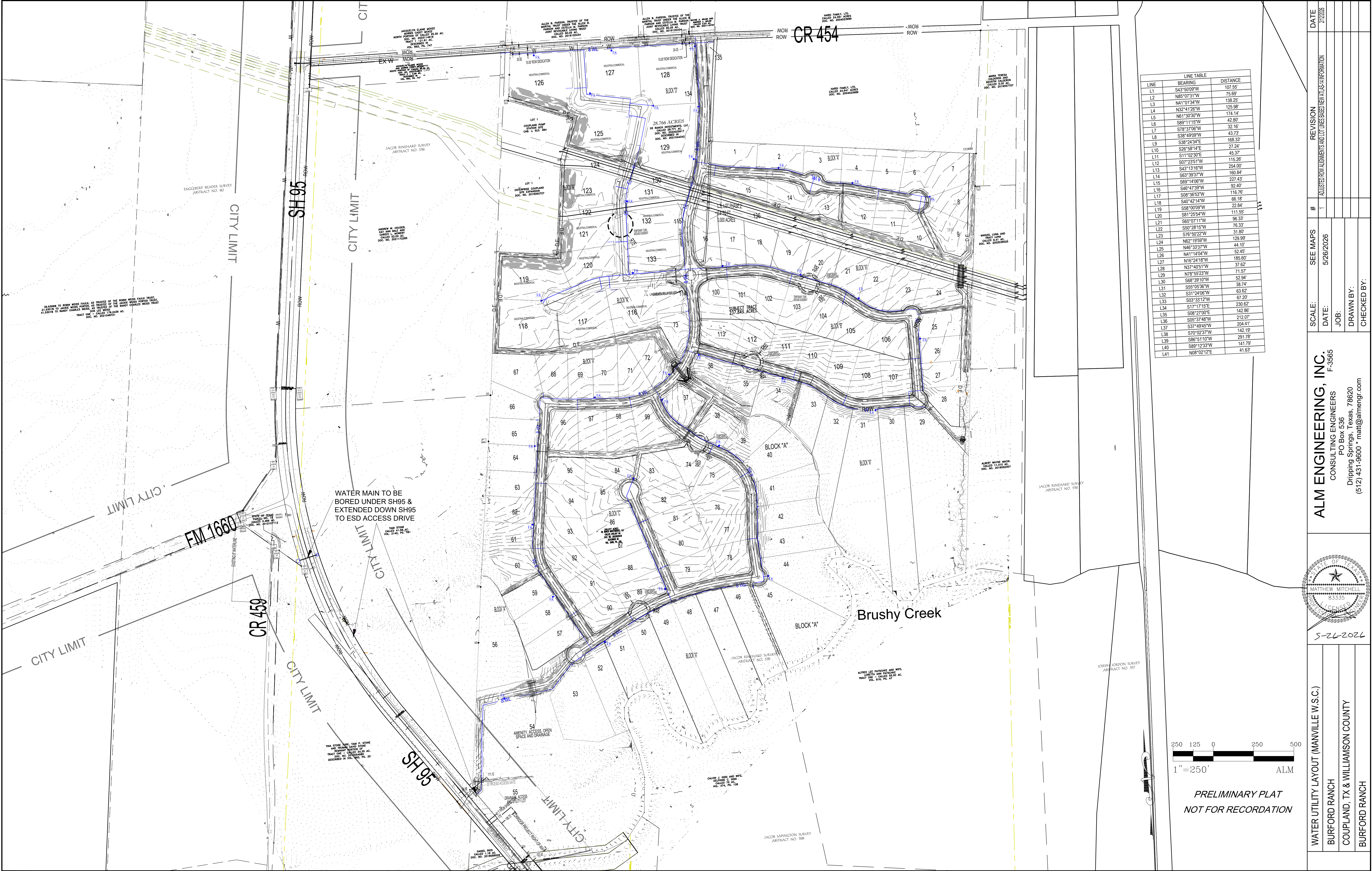




							
PRELIMINARY PLAT 2				ALM ENGINEERING, INC.			
BURFORD RANCH				CONSULTING ENGINEERS F-3565			
COUPLAND, TX & WILLIAMSON COUNTY				PO Box 536 Dripping Springs, Texas, 78620 (512) 431-9600 * mat@almengr.com			
BURFORD RANCH							
				SCALE: SEE MAPS			
				DATE: 6/16/2026			
				JOB:			
				DRAWN BY:			
				CHECKED BY:			
				# 1			
				REVISION			
				ADJUSTED ROW ALIGNMENTS AND LOT LINES BASED NEW UTILS INFORMATION			
				DATE 2/22/2026			



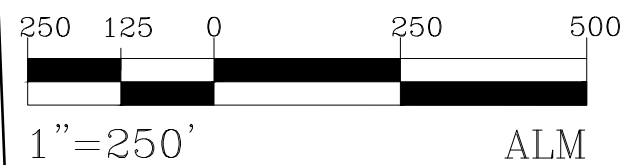
				ALM ENGINEERING, INC. CONSULTING ENGINEERS F-3565 PO Box 536 Dripping Springs, Texas, 78620 (512) 431-9600 * mat@almengr.com				SEE MAPS 6/11/2026		# 1	REVISION ADJUSTED ROW ALIGNMENTS AND LOT LINES BASED NEW UTILS INFORMATION		DATE 2/2/2026
PRELIMINARY PLAT 3													
BURFORD RANCH													
COUPLAND, TX & WILLIAMSON COUNTY													
BURFORD RANCH													



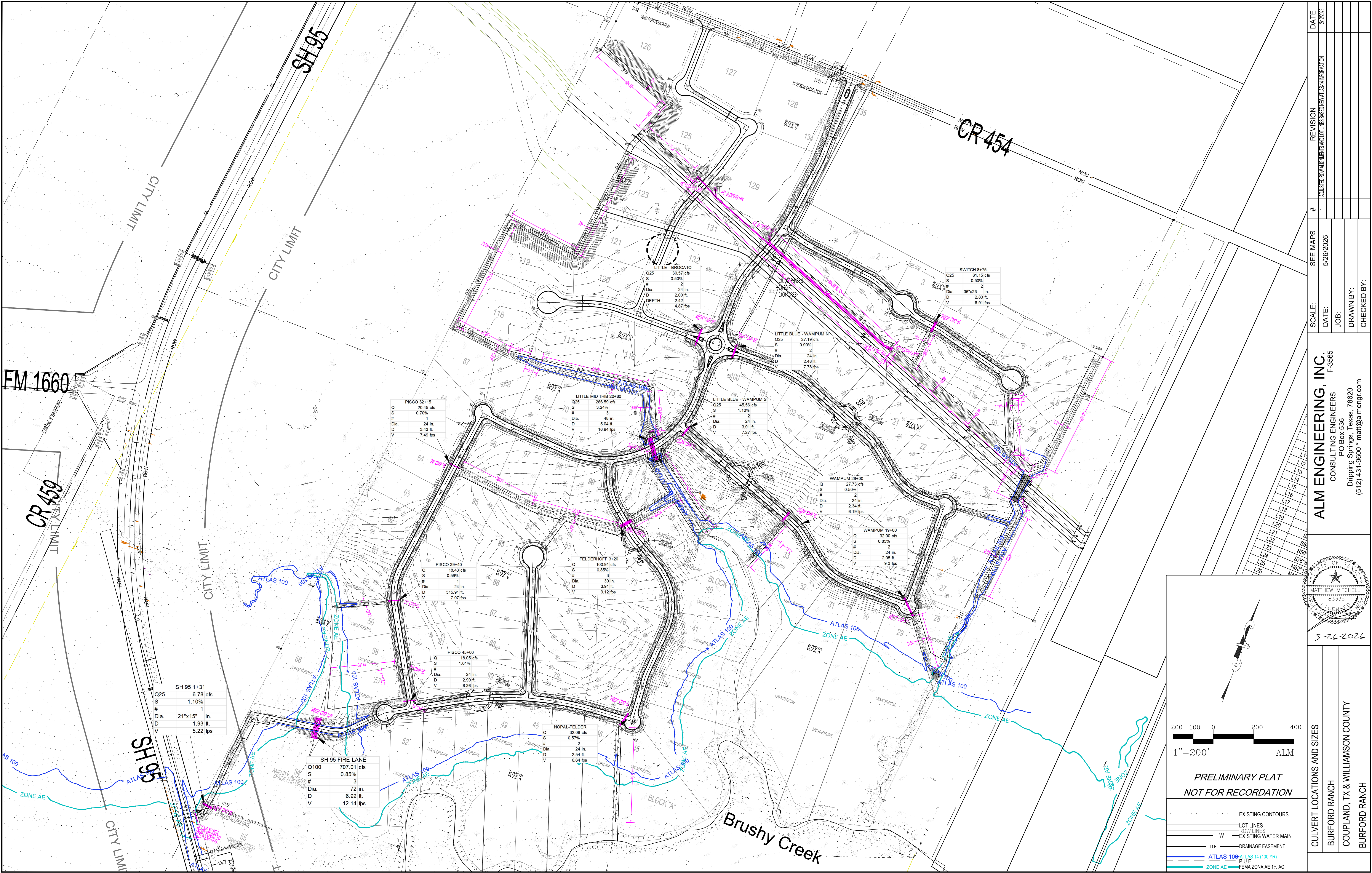
WATER UTILITY LAYOUT (MANVILLE W.S.C.)
BURFORD RANCH
COUPLAND, TX & WILLIAMSON COUNTY
BURFORD RANCH

ALM ENGINEERING, INC.
F-3565
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620
(512) 431-9600 * mat@almengr.com

SCALE:	SEE MAPS	#	REVISION	DATE
DATE:	5/26/2026	1	ADJUSTED ROW ALIGNMENTS AND LOT LINES BASED NEW ATLAS INFORMATION	2/2/2026
JOB:				
DRAWN BY:				
CHECKED BY:				



PRELIMINARY PLAT
NOT FOR RECORDATION



CULVERT LOCATIONS AND SIZES			REVISION	DATE
BURFORD RANCH	COUPLAND, TX & WILLIAMSON COUNTY	BURFORD RANCH		
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