BRUSHY CREEK TRAIL

Water Pollution Abatement Plan

October 2024

PAPE-DAWSON ENGINEERS

Transportation | Water Resources | Land Development | Surveying | Environmental

PAPE-DAWSON ENGINEERS

October 28, 2024

Ms. Monica Reyes
Texas Commission on Environmental Quality (TCEQ)
Region 11
12100 Park 35 Circle, Bldg A, Rm 179
Austin, TX 78753

Re: Brushy Creek Trail
Water Pollution Abatement Plan

Dear Ms. Reyes:

Please find included herein the Brushy Creek Trail Water Pollution Abatement Plan. This Water Pollution Abatement Plan has been prepared in accordance with the regulations of the Texas Administrative Code (30 TAC 213) and current policies for development over the Edwards Aquifer Recharge Zone.

This Water Pollution Abatement Plan applies to an approximate 6.199-acre site as identified by the legal limits of the easements. Please review the plan information for the items it is intended to address. If acceptable, please provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees ($5,000) and fee application are included. If you have questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Andres Morales, P.E.
Senior Project Engineer

Attachments

H:\Projects\508\67\02\Word\WPAP\241028a1.docx

BRUSHY CREEK TRAIL

Water Pollution Abatement Plan

October 2024

PAPE-DAWSON ENGINEERS

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Brushy Creek Trail						**2. Regulated Entity No.:**			
3. Customer Name: Williamson County						**4. Customer No.:** 600897888			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			6.199
9. Application Fee:	$5,000		**10. Permanent BMP(s):**			VFS			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			Brushy Creek			

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	☐	☐	✔
Region (1 req.)	☐	☐	✔
County(ies)	☐	☐	✔
Groundwater Conservation District(s)	☐ Edwards Aquifer Authority ☐ Barton Springs/ Edwards Aquifer ☐ Hays Trinity ☐ Plum Creek	☐ Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	☐ Austin ☐ Buda ☐ Dripping Springs ☐ Kyle ☐ Mountain City ☐ San Marcos ☐ Wimberley ☐ Woodcreek	☐ Austin ☐ Bee Cave ☐ Pflugerville ☐ Rollingwood ☐ Round Rock ☐ Sunset Valley ☐ West Lake Hills	☐ Austin ☐ Cedar Park ☐ Florence ☐ Georgetown ☐ Jerrell ☐ Leander ☐ Liberty Hill ☐ Pflugerville ✔ Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	☐	☐	☐	☐	☐
Region (1 req.)	☐	☐	☐	☐	☐
County(ies)	☐	☐	☐	☐	☐
Groundwater Conservation District(s)	☐ Edwards Aquifer Authority ☐ Trinity-Glen Rose	☐ Edwards Aquifer Authority	☐ Kinney	☐ EAA ☐ Medina	☐ EAA ☐ Uvalde
City(ies) Jurisdiction	☐ Castle Hills ☐ Fair Oaks Ranch ☐ Helotes ☐ Hill Country Village ☐ Hollywood Park ☐ San Antonio (SAWS) ☐ Shavano Park	☐ Bulverde ☐ Fair Oaks Ranch ☐ Garden Ridge ☐ New Braunfels ☐ Schertz	NA	☐ San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Andres Morales, P.E.
Print Name of Customer/Authorized Agent 10/29/2024
Signature of Customer/Authorized Agent Date

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:		Date Administratively Complete:		
Received From:		Correct Number of Copies:		
Received By:		Distribution Date:		
EAPP File Number:		Complex:		
Admin. Review(s) (No.):		No. AR Rounds:		
Delinquent Fees (Y/N):		Review Time Spent:		
Lat./Long. Verified:		SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):			Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

GENERAL INFORMATION FORM (TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

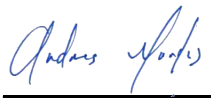
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Andres Morales, P.E.

Date: _____

Signature of Customer/Agent:

 10/29/2024

Project Information

1. Regulated Entity Name: Brushy Creek Trail
2. County: Williamson
3. Stream Basin: Brushy Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

   Contact Person: Russell Fishbeck
   Entity: Williamson County
   Mailing Address: 219 Perry Mayfield
   City, State: Leander, Texas Zip: 78641
   Telephone: (512) 943-1920 FAX: (512) 943-1930
   Email Address: russell.fishbeck@wilco.org

8. Agent/Representative (If any):

   Contact Person: Andres Morales, P.E.
   Entity: Pape-Dawson Consulting Engineers, LLC.
   Mailing Address: 2000 NW Loop 410
   City, State: San Antonio, Texas Zip: 78213
   Telephone: (210) 375-9000 FAX: (210) 375-9010
   Email Address: amorales@pape-dawson.com

9. Project Location:

   ☒ The project site is located inside the city limits of Round Rock.
   ☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
   ☐ The project site is not located within any city's limits or ETJ.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

    From TCEQ regional office travel approximately 8.4 miles to FM 620 and turn left. proceed approximatley 0.4 miles to the project site on the right within Brushy Creek. The Project Trail begins from existing Brushy Creek Trail at Hairy Man Rd along Brushy Creek to Faith Missionary Baptist Church, Round Rock, TX 78681

11. ☒ **Attachment A – Road Map**. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

    ☒ Project site boundaries.
    ☒ USGS Quadrangle Name(s).
    ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
    ☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate

the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☒ Survey staking will be completed by this date: When advised by TCEQ of site visit

14. ☒ **Attachment C – Project Description**. Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

☒ Area of the site
☒ Offsite areas
☒ Impervious cover
☒ Permanent BMP(s)
☒ Proposed site use
☐ Site history
☐ Previous development
☐ Area(s) to be demolished

15. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site
☐ Existing residential site
☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Uncleared)
☒ Other: Floodplain

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. ☐ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

18. The fee for the plan(s) is based on:

☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
☐ A request for an extension to a previously approved plan.

19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

☒ TCEQ cashier
☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

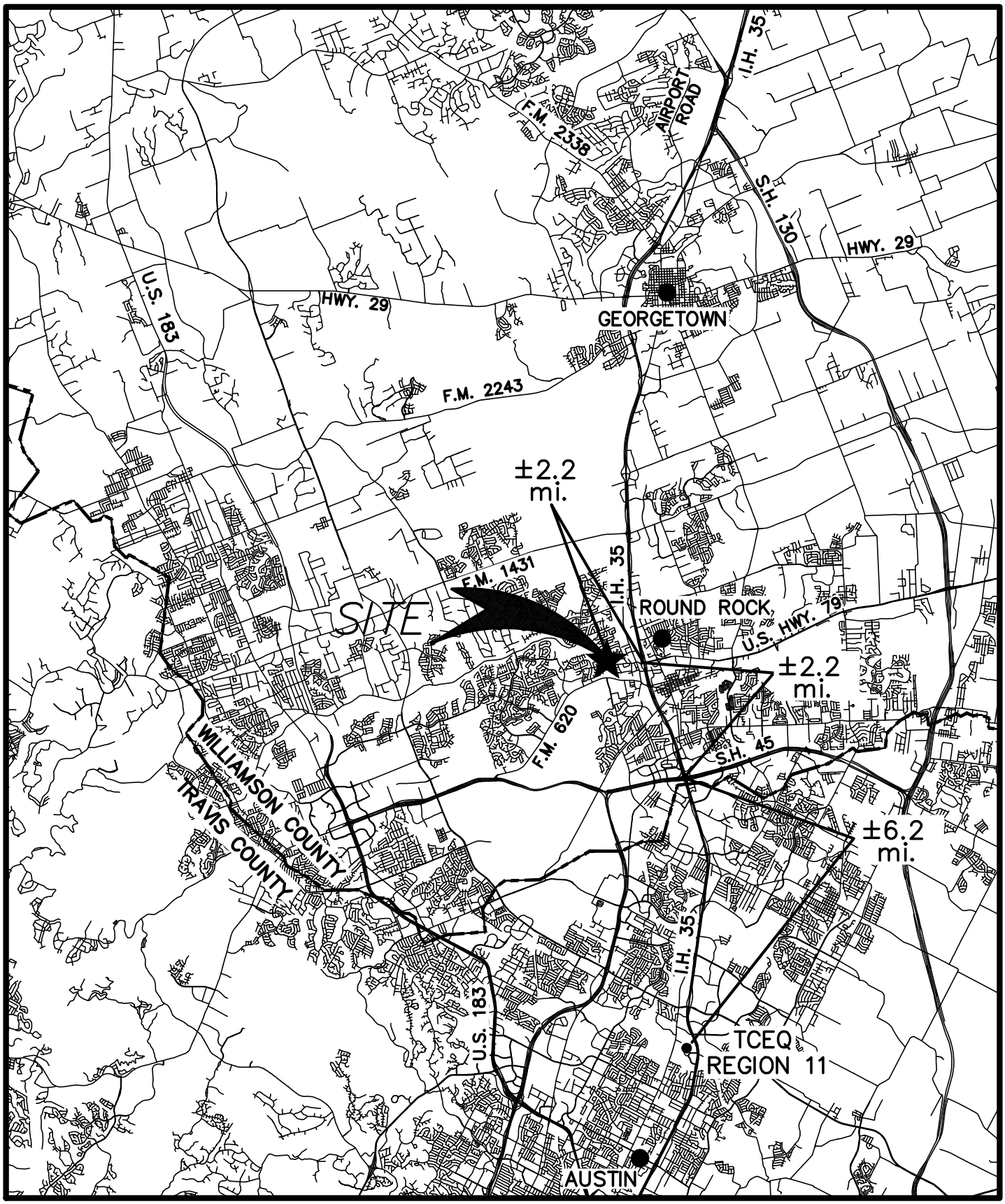
ATTACHMENT A

BRUSHY CREEK TRAIL PROJECT

Water Pollution Abatement Plan

N

NOT TO SCALE



Pape-Dawson Engineers, Inc.

Date: Oct 28, 2024, 1:15pm User ID: amorales
File: H:\Projects\508\67\02\Design\Environmental\RM5086702.dwg

ATTACHMENT A
Road Map

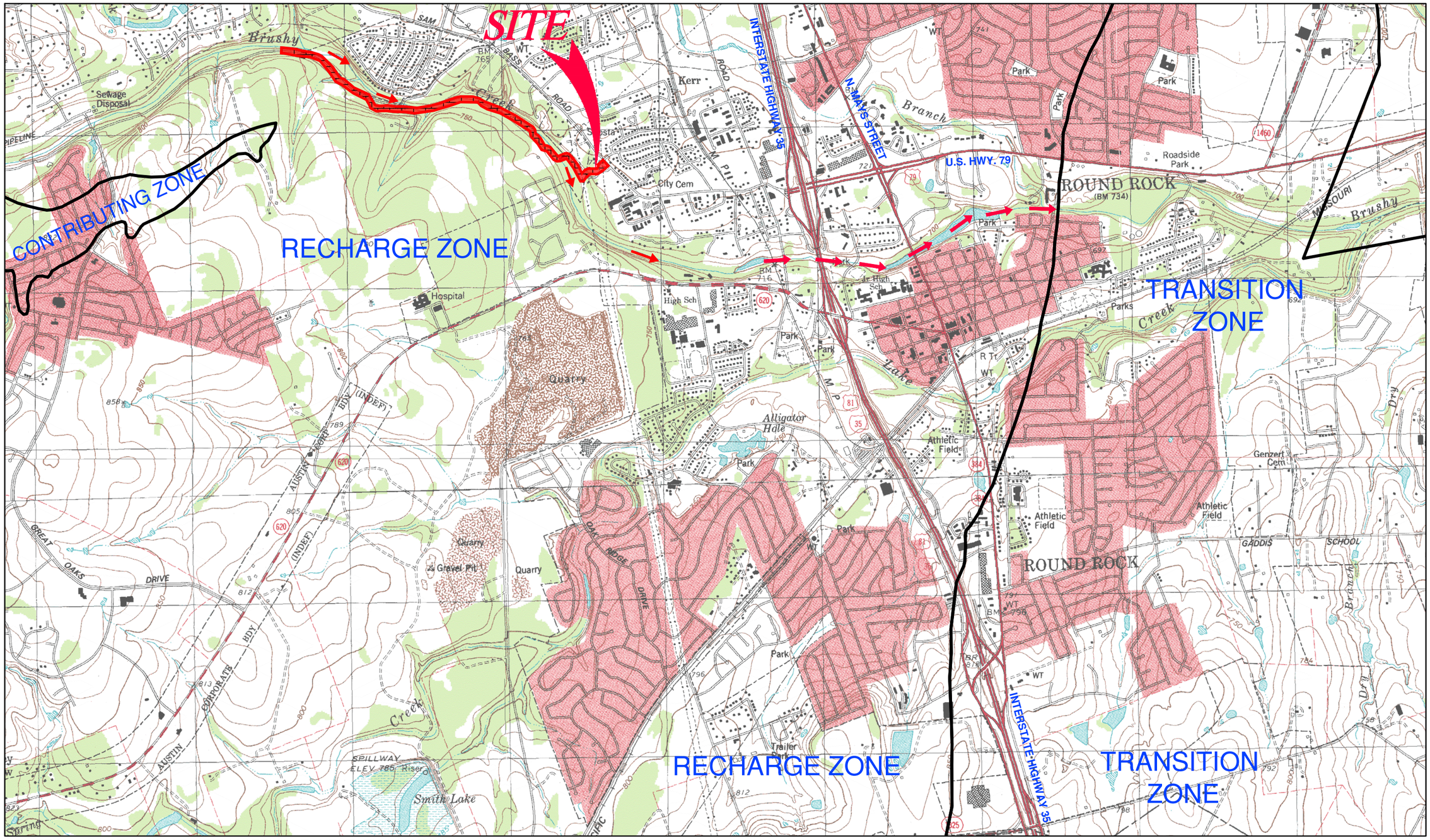
ATTACHMENT B

BRUSHY CREEK TRAIL PROJECT

Water Pollution Abatement Plan

N

SCALE: 1" = 2000'



Date: Oct 28, 2024, 5:00pm User ID: bsandoval
File: H:\Projects\308\67\02\ENV\WPAP\project_limits2.dwg

GENERAL LOCATION MAP - PFLUGERVILLE WEST, TX QUAD;
ROUND ROCK, TX QUAD
DRAINAGE FLOW → →

Pape–Dawson Engineers, Inc.

USGS/EDWARDS RECHARGE ZONE MAP

ATTACHMENT B

ATTACHMENT C

BRUSHY CREEK TRAIL
Water Pollution Abatement Plan

Attachment C – Project Description

Brushy Creek Trail Water Pollution Abatement Plan (WPAP) proposes the construction of An extension of the regional linear walking and bike trail system on an approximately 6.199-acre project limits from easements within the City of Round Rock, in Williamson County, Texas. The site is located within the floodplain and adjacent areas of Brushy Creek. There were no naturally occurring sensitive geological features identified in the Geologic Assessment. Brushy Creek Trail project limits are along Brushy Creek from existing Brushy Creek Trail at Hairy Man Rd. along Brushy Creek to Faith Missionary Baptist Church, Round Rock, TX 78681. This WPAP proposes clearing, grading, excavation, installation of utilities and drainage improvements, construction of linear trails, parking lot, landscaping, and site cleanup.

The total length of the proposed trail system is 8,043 linear feet (lf) with a typical width of ten feet (10'). The project is comprised of three sections comprised of a concrete sidewalk/trail which is 1.81 ac of additional impervious cover. The alignment will cross existing roads and drives which accounts for the remaining 0.04 ac of the alignment. A 0.255-acre parking lot is also proposed for a trailhead. Approximately 800 sf (0.018 ac) of proposed trail and 0.027 ac for the parking will be uncaptured and has been accounted as overtreatment in the proposed PBMPs . A 5.2-foot (minimum) engineered vegetative filter strip (VFS) will be used as the Permanent Best Management Practices (PBMPs) to treat the proposed linear trails. A fifteen-foot (15') engineered VFS is proposed to treat the parking lot area. All PBMPs have been designed in accordance with the TCEQ'S Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in TSS from the site.

Restroom facilities are proposed at the parking lot/trailhead and wastewater will be conveyed to Round Rock East WWTP operated by the City of Round Rock.

GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

Narrative Description of Site Specific Geology for the Brushy Creek Trail Extension along Hairy Man Road, Round Rock, Williamson County, Texas

Prepared for:

RVi Planning + Landscape Architecture, Inc.

Prepared by:

Cambrian Environmental

January 18, 2022

NARRATIVE DESCRIPTION OF SITE SPECIFIC GEOLOGY FOR THE BRUSHY CREEK TRAIL EXTENSION ALONG HAIRY MAN ROAD, ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Prepared for:

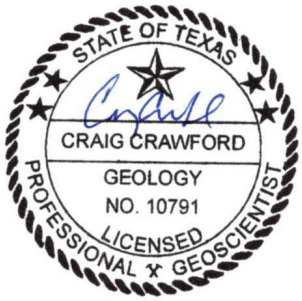
RVi Planning + Landscape Architecture, Inc.
1611 West 5th Street, Suite 175
Austin, Texas 78703

Prepared by:

Heather Beatty, P.G.
and
Craig Crawford, P.G.

Cambrian Environmental
4422 Pack Saddle Pass, Suite 204
Austin, Texas 78745

TX Geoscience Firm Registration #50484



As licensed professional geoscientists we attest that the contents of this report are complete and accurate to the best of our knowledge.

January 18, 2022

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Heather Beatty Telephone: 512-470-4013

Date: Janaurary 18, 2022 Fax: None

Representing: Cambrian Environmental, Geoscience Firm #50484 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Brushy Creek Trail Extension along Hairy Man Road

Project Information

1. Date(s) Geologic Assessment was performed: 1 December 2021, and 10 January 2022
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Eckrant	D	<2
Georgetown	D	<4
Oakalla	B	>5

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.
B. Soils having a moderate infiltration rate when thoroughly wetted.
C. Soils having a slow infiltration rate when thoroughly wetted.
D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 50'
   Site Geologic Map Scale: 1" = 50'
   Site Soils Map Scale (if more than 1 soil type): 1" = 925'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☐ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☒ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☒ There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☒ The wells are in use and comply with 16 TAC Chapter 76.

    ☐ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

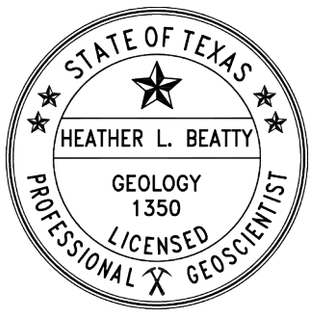
GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: Lake Creek Trail Extension along Hairy Man Road																
LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
W-1	30.518554°	-97.701107°	MB	30	Ked/Kgr	1	1	Unk	None	0	N/A	N/A	N/A	5	35	X		X		Hillside

* DATUM: WGS84

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed



I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date: January 18, 2022

TCEQ-0585-Table (Rev. 10-01-04)

NARRATIVE DESCRIPTION OF SITE SPECIFIC GEOLOGY FOR THE BRUSHY CREEK TRAIL EXTENSION ALONG HAIRY MAN ROAD, ROUND ROCK, WILLIAMSON COUNTY, TEXAS

INTRODUCTION

This narrative Geologic Assessment accompanies the Texas Commission on Environmental Quality (TCEQ) Geologic Assessment Form TCEQ-0585 completed for an extension of the Brushy Creek Trail located in Round Rock, Williamson County, Texas (Figure 1). The two project segments are adjacent to Brushy Creek. The western segment is south of Hairy Man Road near Sea Ash Circle approximately 1.50 miles west of Interstate (IH 35). The eastern segment is near Sam Bass Road and Faith Missionary Baptist Church about 0.75 miles west of IH 35. This geologic assessment serves as an update to another geologic assessment that was done for a more conceptual section of the Brushy Creek Trail system[1]. There were no previously identified karst recharge or discharge features identified in the previous study within the current project limits.

METHODOLOGY

Cambrian Environmental Registered Professional Geoscientists (License #'s 3863, 10791 and 1350) conducted field surveys for a Geologic Assessment on the 1st of December 2021, and on the 10th of January 2022. The pedestrian surveys were completed by walking parallel transects spaced approximately 50 feet apart as directed by the TCEQ in the Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (Rev. 10-01-04). Closer spacing was used where vegetation inhibited clear observation. All potential karst features, including depressions, holes, and animal burrows, were carefully examined for evidence of subsurface extent. A number of techniques were used for this effort, including probing with a digging implement to determine the thickness and consistency of fill material and feeling for the presence of air flow, which may indicate the presence of a sub-surface void space. Other techniques included making observations of any notable characteristics of the feature site such as the presence of various types of vegetation or a semi-circular burrow mound produced by the activities of small mammals. The locations of any discovered features were recorded with a handheld GPS unit.

RESULTS

Soils

Soils mapped within the project areas consist of the Eckrant Cobbly clay (EaD), Eckrant Rock-Outcrop Complex (ErE), Georgetown clay loam (GsB) and Oakalla channeled (Oc) series soils[2]

[1] Narrative Description of Site Specific Geology for the Brushy Creek Regional Trail Project by Cambrian Environmental, April 28, 2017.

[2] United States Department of Agriculture, Natural Resource Conservation Service. Online Web Soil Survey, Williamson County, Texas. http://websoilsurvey.sc.egov.usda.gov/

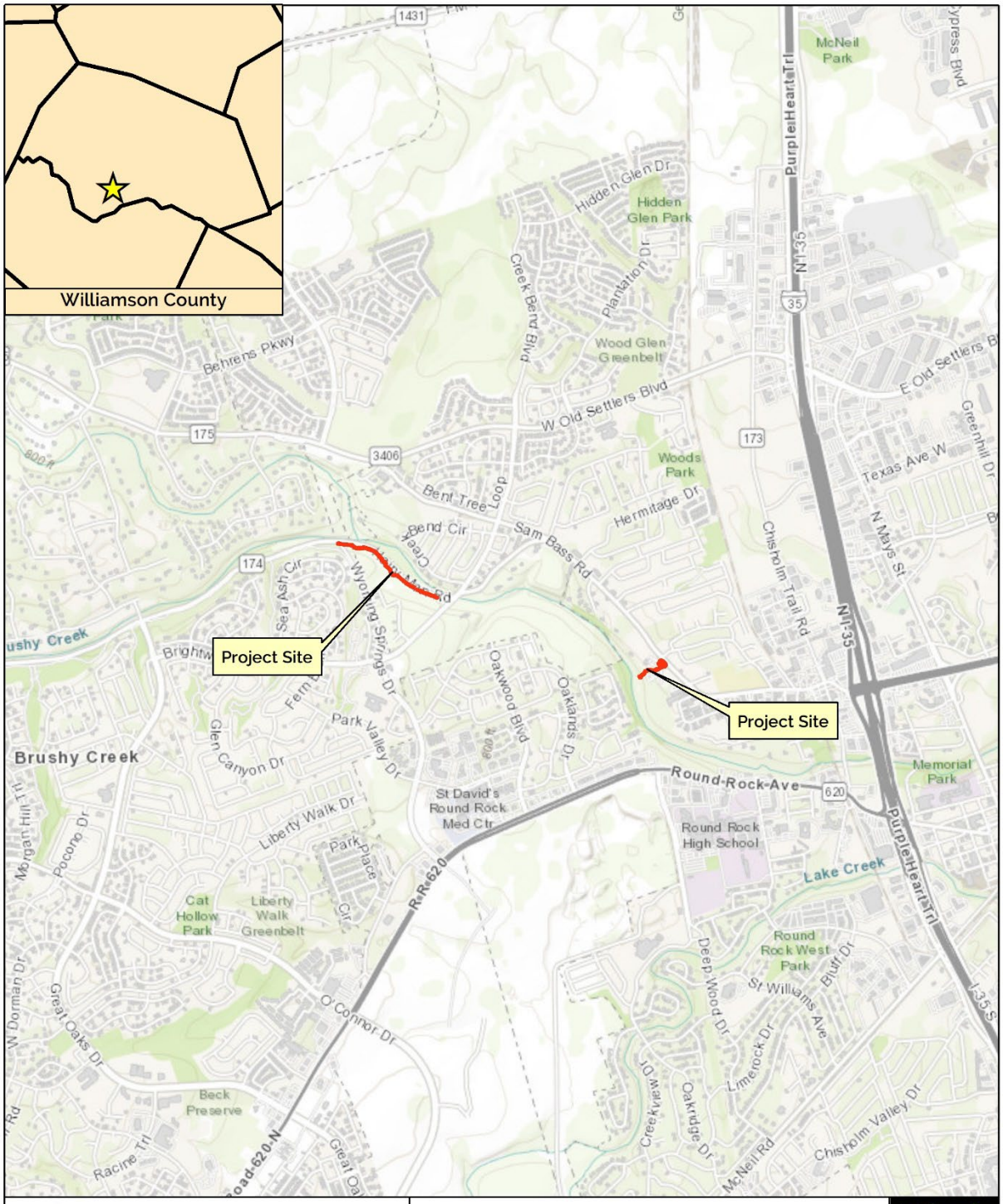


Figure 1 – Site Location Map

Cambrian

Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO,

(Figure 2). The Eckrant and Georgetown series soils are within the "D" classification of the hydrologic soil groups. The "D" soils have a very slow infiltration rate (very high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a permanent high-water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious cover. These soils have a very slow rate of water transmission. Oakalla series soil is within the "B" classification of the hydrologic soil groups. Type "B" soils have a moderate infiltration rate (moderate runoff potential) when thoroughly wet. These consist mainly of moderately deep or deep, moderately well drained or well drained soils that have a moderately fine to moderately course texture. These soils have a moderate rate of water transmission.

The Eckrant series soils occur on uplands, and typically the surface layer is about 11 inches thick. The upper part of this soil profile is dark grayish brown cobbly clay, and the lower part is dark brown cobbly clay. The underlying material is coarsely fractured indurated limestone. The Georgetown clay loam occurs on nearly level to gently sloping uplands, and is typically about 7 inches thick. The surface layer is a brown clay loam, and the lower part is a reddish brown clay extending at about 35 inches. The underlying material is indurated fractured limestone that has clay loam in crevices and fractures. Oakalla channeled soils formed on bottom lands and stream terraces. The surface layer is typically a dark grayish brown calcareous silty loam about 32 inches thick. The subsoil is more calcareous and can be up to 5 feet thick.

Geology

The two project segments are adjacent to Brushy Creek, and in much of the area Quaternary alluvium (Qal) deposits blanket and obscure Edwards Limestone (Ked) bedrock outcrops (Figure 3). The project segments are also both located entirely within the Edwards Aquifer Recharge Zone. The Edwards Limestone is a massive to thinly bedded limestone unit and one of the lithologies that comprise the Edwards Aquifer. No native bedrock outcrops were observed within the project areas, and the bedrock appears to be obscured by stream alluvium or manicured grounds. No potential recharge features were identified during the pedestrian survey. The geology of the project has been mapped most recently at useful scales by Collins (2005) and Housh (2007) and we find their interpretation of the geology to be generally accurate.[3, 4]

Recharge into the aquifer primarily occurs in areas where the Edwards Limestone unit is exposed at the surface. Most recharge is from direct infiltration via precipitation and streamflow loss. Recharge occurs predominantly along secondary porosity features such as faults, fractures, and karst features (caves, solution cavities, sinkholes, etc.). Karst features are commonly formed along joints, fractures, and bedding plane surfaces in the Edwards Limestone.

---

[3] Collins, E.W., 2005, Geologic Map of the West Half of the Taylor 30x60 Quadrangle: Central Texas Urban Corridor, Encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander. Bureau of Economic Geology, The University of Texas at Austin. Austin, Texas 78713-8924. Map Scale 1:100,000.

[4] Housh, T.B., 2007, Bedrock Geology of the Round Rock and Surrounding Areas, Williamson and Travis Counties, Texas. Available online at https://repositories.lib.utexas.edu/handle/2152/413

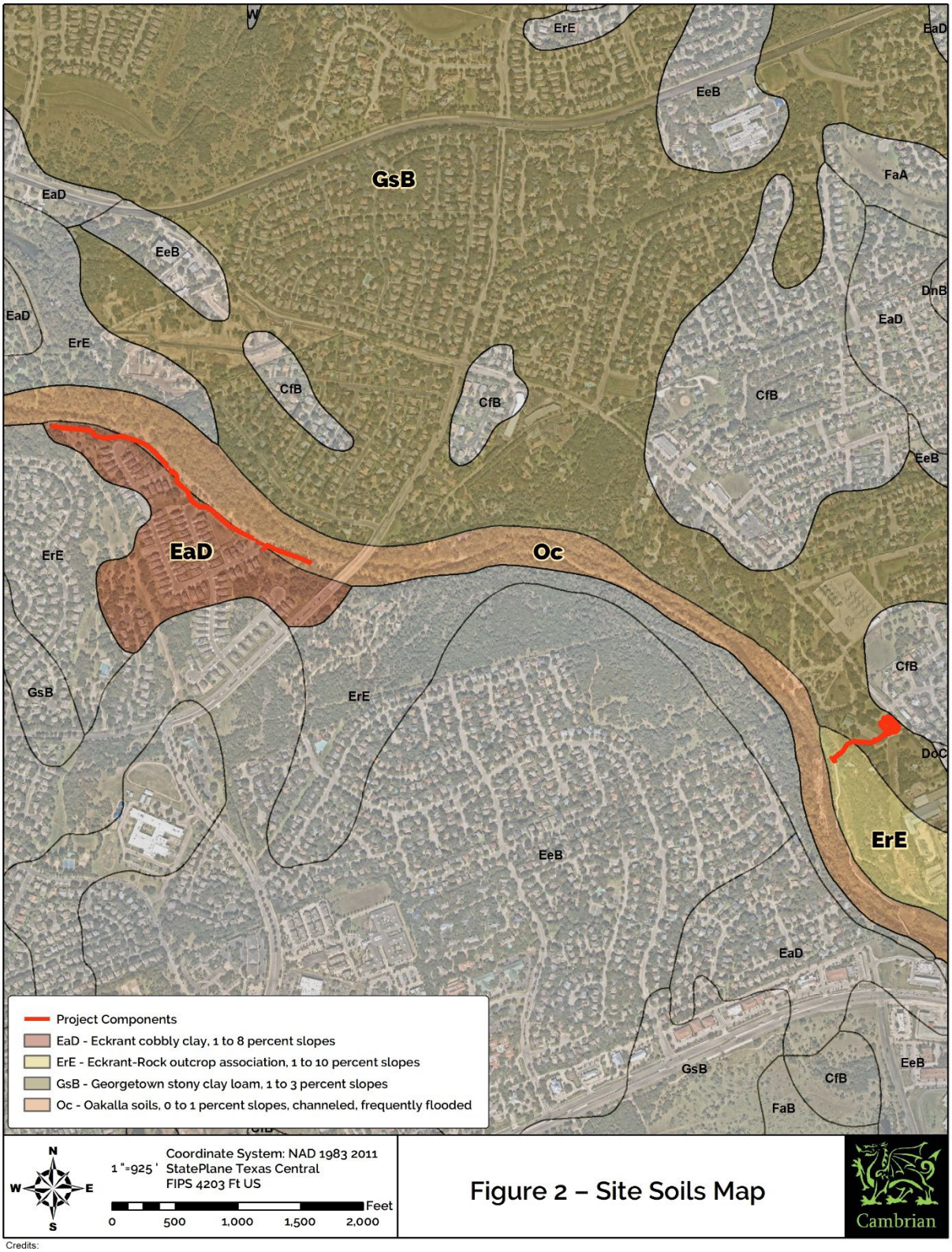


Figure 2 – Site Soils Map

Credits:

Faults can enhance recharge to the aquifer where they occur. No faults were directly observed during the pedestrian survey, although the southern limit of the Onion Fault (with a N25°E trend) crosses Brushy Creek approximately 0.5 mile upstream of the western project segment (Housh 2007). At that off-site location the contact between the Edwards and the underlying Comanche Peak can be seen along Hairy Man Road beside a trail rest stop and educational signage.

Site Hydrogeologic Assessment

In the absence of discrete recharge features, the likelihood of recharge occurring within the project area limits and contributing to the main body of the aquifer is thought to be low. However, precipitation events significant enough to initiate runoff will drain towards Brushy Creek, where it may recharge into the aquifer via karst features or faults located within the channel beds (which are downstream and off-site). Should any karst features be discovered during the construction phase of the project, they should be reported to TCEQ to determine the appropriate mitigation measures. In addition, the project occurs along the eastern boundary of the recharge zone where the Edwards limestone is at its full, un-eroded thickness. Although within the Edwards aquifer recharge zone, the site could more accurately be described as being within the aquifer discharge zone. Except during drought conditions, the water table in this area is even with the surface of water in Brushy Creek and potential recharge is rejected by hydrostatic pressure within the aquifer. This is the reason Brushy Creek is characterized as a gaining stream through this portion of Round Rock.

Non-Sensitive Feature Description

A review of the Texas Water Development Board's groundwater data base revealed one well situated within the Faith Missionary Baptist Church site.[5] The well is likely the same as State well number 58-78-019. The well was observed as being protected within a fenced enclosure typical of public water supply wells. While this well penetrates the Edwards Aquifer, the well head itself appears to be sealed and in good condition so that rapid infiltration to the subsurface is unlikely. Therefore, the well is considered non-sensitive. The well is further described in the geologic assessment table and its location is shown on Figure 3.

[5] https://www3.twdb.texas.gov/apps/WaterDataInteractive/GroundWaterDataViewer

Bedrock Stratigraphic Column[6]

*Shaded areas represent lithologies underlying the project area

Brushy Creek Trail Extensions

Period	Symbol	Map Unit	
Upper Cretaceous	Kbu	Buda Limestone ~ 30 feet	
	Kdr	Del Rio Clay ~ 75 feet	
Lower Cretaceous	Kgt	Georgetown Limestone ~ 80 feet	Edwards Aquifer
	Ked	Edwards Limestone ~ 150 feet	
	Kcp	Comanche Peak Limestone ~ 50 feet	
	Kwa	Walnut Formation ~ 100 feet	

[6] Round Rock area stratigraphy is from Collins (2005) and Housh (2007). According to Housh (2007), the Kiamichi Formation is 4 ft thick in the Round Rock area, is not mapped separately, and uncomformably overlies the Edwards Limestone.

Photo 1. Typical view of the western project area.

Photo 2. Typical view of the western project area.

Photo 3. Typical view of the eastern project area.

Photo 4. Water well W-1 is protected within a fenced enclosure.

Edwards Aquifer Recharge Zone

740

740

750

770

760

Ked

STATE OF TEXAS
HEATHER L. BEATTY
GEOLOGY
1350
LICENSED
PROFESSIONAL GEOSCIENTIST

January 18, 2022

Shared Use Path
Two-Foot Contours
100-Year Floodplain
Ked - Edwards Limestone

N
W E
S

1 "=50 '

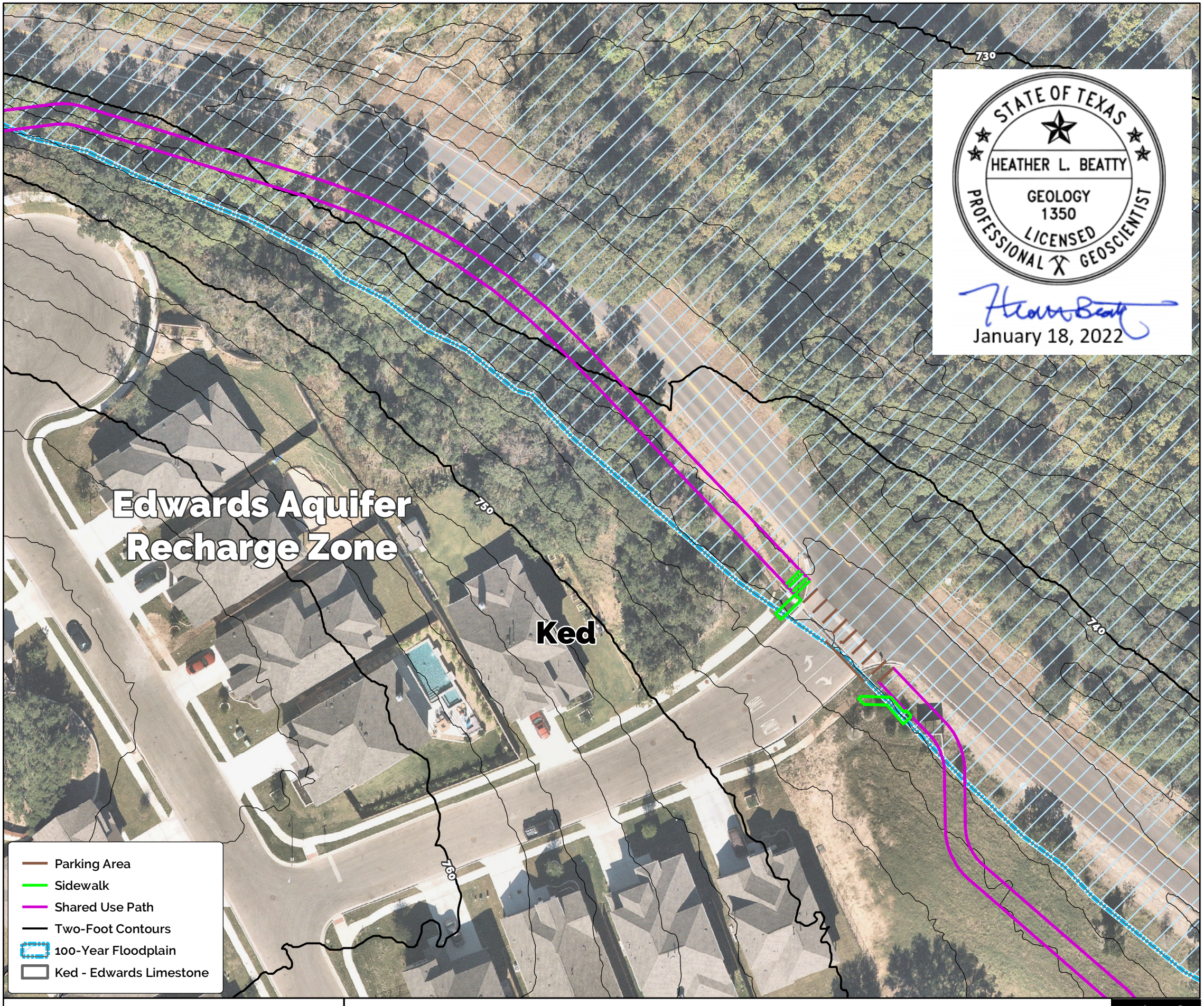
Coordinate System: NAD 1983 2011
StatePlane Texas Central
FIPS 4203 Ft US

0 12.5 25 50 75 100 Feet

Figure 3 – Site Geologic Map

Cambrian

Credits:



STATE OF TEXAS
HEATHER L. BEATTY
GEOLOGY
1350
LICENSED
PROFESSIONAL GEOSCIENTIST

January 18, 2022

N
W E
S

1 "=50 '

Coordinate System: NAD 1983 2011
StatePlane Texas Central
FIPS 4203 Ft US

0 12.5 25 50 75 100 Feet

Figure 3 – Site Geologic Map

Cambrian

Credits:

STATE OF TEXAS
HEATHER L. BEATTY
GEOLOGY
1350
LICENSED
PROFESSIONAL GEOSCIENTIST

January 18, 2022

Edwards Aquifer Recharge Zone

Ked

740 740 740 740 740 730 730

- Parking Area
- Shared Use Path
- Two-Foot Contours
- 100-Year Floodplain
- Ked - Edwards Limestone

N W E S

1 "=50 '

Coordinate System: NAD 1983 2011
StatePlane Texas Central
FIPS 4203 Ft US

0 12.5 25 50 75 100 Feet

Figure 3 – Site Geologic Map

Cambrian

Credits:

STATE OF TEXAS
HEATHER L. BEATTY
GEOLOGY
1350
LICENSED
PROFESSIONAL GEOSCIENTIST

January 18, 2022

Edwards Aquifer
Recharge Zone

Ked

740
730
730
740
750
760

- Parking Area
- Sidewalk
- Shared Use Path
- Two-Foot Contours
- 100-Year Floodplain
- Ked - Edwards Limestone

N
W E
S

1 "=50 '

Coordinate System: NAD 1983 2011
StatePlane Texas Central
FIPS 4203 Ft US

0 12.5 25 50 75 100 Feet

Figure 3 – Site Geologic Map

Cambrian

Credits:

Edwards Aquifer
Recharge Zone

Ked

Qal

W-1

750

730

720

710

STATE OF TEXAS
HEATHER L. BEATTY
GEOLOGY
1350
LICENSED
PROFESSIONAL GEOSCIENTIST

January 18, 2022

- W-1 (water well)
- Parking Area
- Sidewalk
- Shared Use Path
- 100-Year Floodplain
- Two-Foot Contours
- Ked - Edwards Limestone
- Qal - Alluvium

N
W E
S

1 "=50 '

Coordinate System: NAD 1983 2011
StatePlane Texas Central
FIPS 4203 Ft US

0 12.5 25 50 75 100 Feet

Figure 3 – Site Geologic Map

Cambrian

Credits:

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

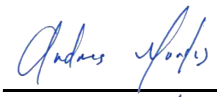
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Andres Morales, P.E.

Date: _____

Signature of Customer/Agent:



10/29/2024

Regulated Entity Name: Brushy Creek Trail

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:_____
   ☐ Commercial
   ☐ Industrial
   ☒ Other:Recreational Trails

2. Total site acreage (size of property):6.199

3. Estimated projected population:0

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops		÷ 43,560 =	
Parking	11,108	÷ 43,560 =	0.255
Other paved surfaces	78,844	÷ 43,560 =	1.81
Total Impervious Cover	89,952	÷ 43,560 =	2.065

Total Impervious Cover 2.065 **÷ Total Acreage** 6.199 **X 100 =** 33.3**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. Type of project:

   ☐ TXDOT road project.
   ☐ County road or roads built to county specifications.
   ☐ City thoroughfare or roads to be dedicated to a municipality.
   ☐ Street or road providing access to private driveways.

8. Type of pavement or road surface to be used:

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

   Width of R.O.W.: _____ feet.
   L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

10. Length of pavement area: _____ feet.

    Width of pavement area: _____ feet.
    L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
    Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

11. ☐ A rest stop will be included in this project.

    ☐ A rest stop will not be included in this project.

12. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

13. ☒ **Attachment B - Volume and Character of Stormwater**. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on the area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

14. The character and volume of wastewater is shown below:

100% Domestic	907 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day

TOTAL gallons/day 907 gpd (based on 45 users/hr total 75.6 gph x 12 hours open)

15. Wastewater will be disposed of by:

☐ On-Site Sewage Facility (OSSF/Septic Tank):

- ☐ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

- ☒ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.
- ☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☐ The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☐ Existing.
☐ Proposed.

16. ☐ All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

17. ☒ The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = 50'.

18. 100-year floodplain boundaries:

☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☐ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): DFIRM Panel # 48491C0489F for Williamson County Effective date 12/19/2019

19. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, open space, etc. are shown on the plan.

☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, open space, etc. are shown on the site plan.

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

☒ There are 0 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

☒ There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

☒ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☐ No sensitive geologic or manmade features were identified in the Geologic Assessment.

☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☒ Surface waters (including wetlands).

    ☐ N/A

27. ☒ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☐ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT A

Attachment A – Factors Affecting Water Quality

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include:

- Soil erosion due to the clearing of the site;
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings;
- Hydrocarbons from asphalt paving operations;
- Miscellaneous trash and litter from construction workers and material wrappings;
- Concrete truck washout.
- Potential overflow/spills from portable toilets

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings;
- Dirt and dust which may fall off vehicles; and
- Miscellaneous trash and litter.

ATTACHMENT B

Attachment B – Volume and Character of Stormwater

Stormwater runoff will increase as a result of this development. For a 25-year storm event, the overall project will generate approximately 1.5 cfs. The runoff coefficient for the site changes from approximately 0.3 before development to 0.61 after development. Values are based on the Rational Method using runoff coefficients per the City of Round Rock Development Code.

TEMPORARY STORMWATER SECTION (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

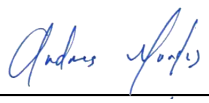
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Andres Morales, P.E.

Date: _____

Signature of Customer/Agent:



10/29/2024

Regulated Entity Name: Brushy Creek Trail

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☒ The following fuels and/or hazardous substances will be stored on the site: Construction Staging Area

   These fuels and/or hazardous substances will be stored in:

   ☒ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☐ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☐ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A

Attachment A – Spill Response Actions

In the event of an accidental leak or spill:

- Spill must be contained and cleaned up immediately.
- Spills will not be merely buried or washed with water.
- Contractor shall take action to contain spill. Contractor may use sand or other absorbent material stockpiled on site to absorb spill. Absorbent material should be spread over the spill area to absorb the spilled product.
- In the event of an uncontained discharge the contractor shall utilize onsite equipment to construct berms downgradient of the spill with sand or other absorbent material to contain and absorb the spilled product.
- Spill containment/absorbent materials along with impacted media must be collected and stored in such a way so as not to continue to affect additional media (soil/water). Once the spill has been contained, collected material should be placed on poly or plastic sheeting until removed from the site. The impacted media and cleanup materials should be covered with plastic sheeting and the edges weighed down with paving bricks or other similarly dense objects as the material is being accumulated. This will prevent the impacted media and cleanup materials from becoming airborne in windy conditions or impacting runoff during a rain event. The stockpiled materials should not be located within an area of concentrated runoff such as along a curb line or within a swale.
- Contaminated soils and cleanup materials will be sampled for waste characterization. When the analysis results are known the contaminated soils and cleanup materials will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.
- The contractor will be required to notify the owner, who will in turn contact TCEQ to notify them in the event of a significant hazardous/reportable quantity spill. Additional notifications as required by the type and amount of spill will be conducted by owner or owner's representative.

In the event of an accidental significant or hazardous spill:

The contractor will be required to report significant or hazardous spills in reportable quantities to:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. https://www.tceq.texas.gov/response/spills/spill_rq.html
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

- Notification should first be made by telephone and followed up with a written report.

- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

- Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

- Contaminated soils will be sampled for waste characterization. When the analysis results are known the contaminated soils will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.

Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 1.4.16. Contractor shall review this section.

ATTACHMENT B

Attachment B – Potential Sources of Contamination

Other potential sources of contamination during construction include:

Potential Source	Preventative Measure
Asphalt products used on this project.	▪ After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor will maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur. The contractor will be instructed not to place asphalt products on the ground within 48 hours of a forecasted rain.
Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.	▪ Vehicle maintenance when possible, will be performed within the construction staging area. ▪ Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.
Accidental leaks or spills of oil, petroleum products, and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.	▪ Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures. ▪ Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures. ▪ Hazardous materials and wastes shall be stored in covered containers and protected from vandalism. ▪ A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.
Miscellaneous trash and litter from construction workers and material wrappings.	▪ Trash containers will be placed throughout the site to encourage proper trash disposal.
Construction debris.	▪ Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case-by-case basis.
Spills/Overflow of waste from portable toilets	▪ Portable toilets will be placed away from high-traffic vehicular areas and storm drain inlets. ▪ Portable toilets will be placed on a level ground surface. ▪ Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

ATTACHMENT C

Attachment C – Sequence of Major Activities

The sequence of major activities which disturb soil during construction on this site will be divided into two stages. Site preparation including clearing and grubbing of vegetation where applicable, may disturb the entire 6.199 ac project limits of the easements, however it is likely that less than 2.75 acres will be disturbed due to adjacent creek. A description of the sequence of major activities on the site and the estimated area of disturbance for each activity is provided below:

- Installation of temporary BMPs approx. 8,365 lf
- Clearing, grubbing and grading approx. 2.065 ac
- Construction of linear trails and parking lot approx. 2.065 ac
- Landscaping and installation of Vegetative Filter Strips: approx. 5 acres
- Site Cleanup: approx. 6.199 ac

Total construction may disturb approximately 6.199 acres and proposed impervious cover is 2.065 acres.

ATTACHMENT D

Attachment D – Temporary Best Management Practices and Measures

A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

Due to the location of the trail within the floodplain, upgradient water will cross the project site. All TBMPs are adequate for the drainage areas they serve.

b. A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

Site preparation, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the clearing and grading contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include: (1) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of rock berms with silt fencing downgradient from areas of concentrated stormwater flow for temporary erosion control, (3) Installation of gravel bags and drain inlet protection at inlets and downgradient areas of construction activities for sediment control (4) installation of stabilized construction entrance/exit(s) to reduce the dispersion of sediment from the site, and (5) installation of construction staging area(s).

Prior to the initiation of construction, all previously installed control measures will be repaired or reestablished for their designed or intended purpose. This work, which is the remainder of all activity on the project, may also disturb additional soil. The construction contractor will be responsible for the installation of all remaining on-site control measures that includes installation of the concrete truck washout pit(s), as construction phasing warrants.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features.

c. A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features.

d. A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

BMP measures utilized in this plan are intended to allow stormwater to continue downstream after passing through the BMPs. This will allow stormwater runoff to continue downgradient to streams or features that may exist downstream of the site.

ATTACHMENT F

Attachment F – Structural Practices

The following structural measures will be installed prior to the initiation of site preparation activities:

- Erection of silt fences/erosion control logs along the downgradient boundary of construction activities and rock berms with silt fence for secondary protection, as located on Sheets 119-126 and illustrated on Sheets 127-132.
- Installation of gravel bags and drain inlet protection at inlets and downgradient areas of construction activities, as located on Sheets 119-126 and illustrated on Sheets 127-132.
- Installation of stabilized construction entrance/exit(s) and construction staging area(s), as located on Sheets 119-126 and illustrated on Sheets 127-132.

The following structural measures will be installed at the initiation of construction activities or as appropriate based on the construction sequencing:

- Installation of concrete truck washout pit(s), as required and located on Sheets 119-126 and illustrated on Sheets 127-132.

ATTACHMENT G

Attachment G – Drainage Area Map

No more than ten (10) acres will be disturbed within a common drainage area at one time as the proposed project will be within easements less than 10 acres. All TBMPs utilized are adequate for the drainage areas served.

ATTACHMENT I

INSPECTIONS

Designated and qualified person(s) shall inspect Pollution Control Measures weekly and within 24 hours after a storm event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of Storm Water TPDES data for a period of three years after the Notice of Termination (NOT) has been filed. A copy of the Inspection Report Form is provided in this Storm Water Pollution Prevention Plan.

As a minimum, the inspector shall observe: (1) significant disturbed areas for evidence of erosion, (2) storage areas for evidence of leakage from the exposed stored materials, (3) structural controls (rock berm outlets, silt fences, drainage swales, etc.) for evidence of failure or excess siltation (over 6 inches deep), (4) vehicle exit point for evidence of off-site sediment tracking, (5) vehicle storage areas for signs of leaking equipment or spills, (6) concrete truck rinse-out pit for signs of potential failure, (7) embankment, spillways, and outlet of sediment basin (where applicable) for erosion damage, and (8) sediment basins (where applicable) for evidence that basin has accumulated 50% of its volume in silt. Deficiencies noted during the inspection will be corrected and documented within seven calendar days following the inspection or before the next anticipated storm event if practicable.

Contractor shall review Sections 1.3 and 1.4 of TCEQ's Technical Guidance Manual for additional BMP inspection and maintenance requirements.

BRUSHY CREEK TRAIL
Water Pollution Abatement Plan

Pollution Prevention Measure	Inspected in Compliance	Corrective Action Required	
		Description (use additional sheet if necessary)	Date Completed
Best Management Practices			
Natural vegetation buffer strips			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Silt fences			
Rock berms			
Gravel filter bags			
Drain inlet protection			
Other structural controls			
Vehicle exits (off-site tracking)			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Concrete washout pit (leaks, failure)			
General site cleanliness			
Trash receptacles			
Evidence of Erosion			
Site preparation			
Roadway or parking lot construction			
Utility construction			
Drainage construction			
Building construction			
Major Observations			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

_____ A brief statement describing the qualifications of the inspector is included in this SWP3.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify I am an authorized signatory in accordance with the provisions of 30 TAC §305.128."

Inspector's Name _____ Inspector's Signature _____ Date _____

PROJECT MILESTONE DATES

Date when major site grading activities begin:

Construction Activity	Date
Installation of BMPs	

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date
Removal of BMPs	

ATTACHMENT J

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized as per project specifications in accordance with pages 1-35 to 1-60 of TCEQ's Technical Guidance Manual (TGM) RG-348 (2005). Mulching, netting, erosion blankets and seeding are acceptable.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

PERMANENT STORMWATER SECTION (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

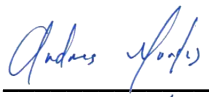
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Andres Morales, P.E.

Date: _____

Signature of Customer/Agent



10/29/2024

Regulated Entity Name: Brushy Creek Trail

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

1. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

   ☐ N/A

2. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

   ☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____

☐ N/A

3. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

   ☐ N/A

4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

   ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
   ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
   ☒ The site will not be used for low density single-family residential development.

5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

   ☐ **Attachment A - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
   ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

6. ☒ **Attachment B - BMPs for Upgradient Stormwater**.

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

7. ☒ **Attachment C - BMPs for On-site Stormwater**.

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

8. ☒ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☐ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☐ All proposed structural BMP(s) plans and specifications

☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

    ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☒ Signed by the owner or responsible party
    ☒ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    ☒ A discussion of record keeping procedures

    ☐ N/A

12. ☐ **Attachment H - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

    ☒ N/A

13. ☒ **Attachment I -Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

    ☐ N/A

15. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    ☐ N/A

ATTACHMENT B

Attachment B – BMPs for Upgradient Stormwater

Due to the location of parts of the proposed construction being in the floodplain, upgradient water will cross the project limits.

A 5.2'-foot (minimum) engineered vegetative filter strip (VFS) will be used as the Permanent Best Management Practices (PBMPs) to treat the proposed linear trails. A fifteen foot (15') engineered VFS is proposed to treat the parking lot area. All PBMPs have been designed in accordance with the TCEQ'S Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in TSS from the site.

ATTACHMENT C

Attachment C – BMPs for On-Site Stormwater

A 5.2'-foot (minimum) engineered vegetative filter strip (VFS) will be used as the Permanent Best Management Practices (PBMPs) to treat the proposed linear trails. A fifteen foot (15') engineered VFS is proposed to treat the parking lot area. All PBMPs have been designed in accordance with the TCEQ'S Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in TSS from the site.

ATTACHMENT D

Attachment D – BMPs for Surface Streams

A 5.2'-foot (minimum) engineered vegetative filter strip (VFS) will be used as the Permanent Best Management Practices (PBMPs) to treat the proposed linear trails. A fifteen foot (15') engineered VFS is proposed to treat the parking lot area. All PBMPs have been designed in accordance with the TCEQ'S Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in TSS from the site.

ATTACHMENT F

Attachment F – Construction Plans

Please refer to the Exhibits Section of this application for the Water Pollution Abatement Site Plans.

ATTACHMENT G

BRUSHY CREEK TRAIL
Water Pollution Abatement Plan

PERMANENT POLLUTION ABATEMENT MEASURES
MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES

This document has been prepared to provide a description and schedule for the performance of maintenance on permanent pollution abatement measures. Maintenance measures to be performed will be dependent on what permanent pollution abatement measures are incorporated into the project. The project specific water pollution abatement plan should be reviewed to determine what permanent pollution abatement measures are incorporated into a project.

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions but may not be altered without TCEQ approval.

Where a project is occupied by the owner, the owner may provide for maintenance with his own skilled forces or contract for recommended maintenance of Permanent Best Management Practices. Where a project is occupied or leased by a tenant, the owner shall require tenants to contract for such maintenance services either through a lease agreement, property owner's association covenants, or other binding document.

I understand that I am responsible for maintenance of the Permanent Pollution Abatement Measures included in this project until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or ownership is transferred.

I, the owner, have read and understand the requirements of the attached Maintenance Plan and Schedule.

Russell Fishbeck, Agent
Williamson County

10-9-24
Date

INSPECTION AND MAINTENANCE SCHEDULE
FOR
PERMANENT POLLUTION ABATEMENT MEASURES

Recommended Frequency	Task to be Performed	
	1	**2**
After Rainfall	√	√
Biannually*	√	√
Annually†	√	√

At least one biannual inspection must occur during or immediately after a rainfall event.
†Inspections to occur quarterly during the first year of operation.
√Indicates a maintenance procedure that applies to this specific site.

See description of maintenance task to be performed on the following pages. Frequency of maintenance tasks may vary depending on amount of rainfall and other weather-related conditions. *A written record will be kept of inspection results and maintenance performed.*

Task No. & Description		***Included in this project***	
1.	Grassy Swale	~~Yes~~	**No**
2.	Vegetated Filter Strips	**Yes**	~~No~~

MAINTENANCE PROCEDURES FOR PERMANENT POLLUTION ABATEMENT MEASURES

Note: Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 3.5.

1. **Grassy Swales:** Insect and weed control will be performed using the Integrated Pest Management Plan (IPM) designed for this site. Vegetation height shall be limited to no more than 18-inches. When vegetation exceeds that height, the vegetative swale shall be cut to a height of approximately 4-inches. Grass shall be limited to a height of 4-inches with regular maintenance that utilizes a mulching mower. Check the vegetative swale for accumulation of silt, trash, or other debris. Any potential obstructions to flow shall be removed promptly and disposed of properly. Sediment should be removed from the vegetative swale when accumulation reaches 3-inches in any spot or covers the existing vegetation. Excess sediment shall be removed by hand or with flat-bottomed shovels.

   Additionally, the vegetative swale should be checked for signs of erosion. Visual inspections should include verification that sufficient vegetation exists within the vegetative swale to prevent future erosion. Areas of the swale displaying signs of erosion shall be repaired by fill, compaction, and re-seeding so that the final grade is level with the bottom of the swale. If possible, flow should be diverted from the damaged areas until grass is firmly established. *A written record should be kept of inspection results and maintenance performed.*

2. **Vegetated Filter Strips:** Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is planted. Once established, all vegetated BMPs require some basic maintenance to insure the health of the plants. An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

   Vegetation height for native grasses shall be limited to no more than 18-inches. When vegetation exceeds that height, the filter strip shall be cut to a height of approximately 4 inches. Turf grass shall be limited to a height of 4-inches with regular maintenance that utilizes a mulching mower. Trash and debris shall be removed from filter strip prior to cutting. Sediment removal is not

normally required in filter strips since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

Check filter strip for signs of concentrated flow and erosion. Areas of filter strip showing signs of erosion shall be repaired by scarifying the eroded area, reshaping, re-grading and placement of solid block sod over the affected area. Construction of a level spreader device may be necessary to reestablish shallow overland flow. Corrective maintenance, such as weeding, or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established. *A written record will be kept of inspection results and corrective measures taken.*

Recordkeeping Procedures for Inspections, Maintenance, Repairs, and Retrofits:

- Written records shall be kept by the party responsible for maintenance or a designated representative.
- Written records shall be retained for a minimum of five years.

ATTACHMENT I

Attachment I – Measures for Minimizing Surface Stream Contamination

Any points where discharge from the site is concentrated and erosive velocities exist will include appropriately sized energy dissipators to reduce velocities to non-erosive levels.

AGENT AUTHORIZATION FORM (TCEQ-0599)

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Russell Fishbeck,
Print Name

Agent,
Title - Owner/President/Other

of Williamson County,
Corporation/Partnership/Entity Name

have authorized **Pape-Dawson Consulting Engineers, LLC**
Print Name of Agent/Engineer

of Pape-Dawson Consulting Engineers, LLC
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Russell Fishbeck
Applicant's Signature

10-9-24
Date

THE STATE OF Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Russell Fishbeck known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 9th day of October, 2024.

BENITA C. BONNER
Notary Public
STATE OF TEXAS
ID# 126244688
My Comm. Exp. September 6, 2027

NOTARY PUBLIC
Benita C. Bonner
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9/6/2027

2023066851 PLAT Total Pages: 10

PLAT MAP RECORDING SHEET

DEDICATOR(s):

VPDF SAULS RANCH LLC
VP FINDERS 2 HOLDINGS LLC
VARDE PARTNERS, INC

SUBDIVISION NAME: SAULS RANCH EAST

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: CITY OF ROUND ROCK

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023066851

PLAT Fee: $696.00
08/11/2023 10:12 AM DLAM

Nancy E. Rister, County Clerk
Williamson County, Texas

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 18X24

NORTH

DETAIL "A"
SCALE: 1"=30'

CREEK BEND BLVD
(VARIABLE WIDTH R.O.W
DOC. NO. 2014092339 - OPRWC)

CREEK BEND BOULEVARD
(PUBLIC 120' R.O.W.
VOL W, PG 334
OPRWC)

CARDINAL LANE
(VAR. WID. ROW)

CARDINAL LANE
(50' R.O.W.)

CORTO COVE
(50' ROW)

OAKLANDS DRIVE
(60' ROW)

BANDA BEND
(70' ROW)

STARLING DRIVE
(50' R.O.W.)

OWL COURT
(50' R.O.W.)

FALCON DRIVE
(60' R.O.W.)

LOT 18

LOT 9

LOT 3

BLOCK "A"

BLOCK "B"

BLOCK "O"

CALLED 40.018 ACRES
ANNEXING PROPERTY
CITY OF ROUND ROCK
DOC. NO. 2018031220
OPRWC

CALLED 5.331 ACRES
CITY OF ROUND ROCK, TEXAS
DOC. NO. 2014092339
OPRWC

FINAL PLAT OF
FERN BLUFF COMMUNITY
CENTER
VOL. W, PG 334
PRWC

CALLED 3.441 AC
LOT 1
BLK B

OAKCREEK SUBDIVISION
SECTION TWO
VOL H, PG 246
PRWC

OAKCREEK SUBDIVISION
SECTION ONE
VOL H, PG 218
PRWC

BM #101815
ELEV.=782.22'

N45°50'47"E 1010.10'

S68°28'39"W 1126.97'

N20°25'12"W 439.25'

S40°15'22"W 246.63'

S76°13'09"W
1619.55'

MATCHLINE "A-A"
SEE SHEET 2 0F 9

VARIABLE WIDTH ELECTRIC EASEMENT FOR ONCOR (HEREBY DEDICATED)

30' ELECTRIC EASEMENT FOR ONCOR (HEREBY DEDICATED)

30' ELECTRIC EASEMENT (HEREBY DEDICATED) FOR ONCOR LOT 6 - BLOCK C

15' ELECTRIC EASEMENT FOR ONCOR (HEREBY DEDICATED)

CITY OF ROUND ROCK WASTEWATER EASEMENT DOC# 2023064227 OPRWC

CITY OF ROUND ROCK STORM SEWER AND DRAINAGE EASEMENT DOC# 2023064228 OPRWC

STORM SEWER & DRAINAGE EASEMENT (HEREBY DEDICATED TO CITY OF ROUND ROCK)

8' LANDSCAPE EASEMENT (HEREBY DEDICATED TO HOA)

34' ACCESS EASEMENT (HEREBY DEDICATED)

10' P.U.E. (HEREBY DEDICATED)

1/2" IRFC "BGE INC."

60D NAIL

5/8" IRF ALUMINUM CAP

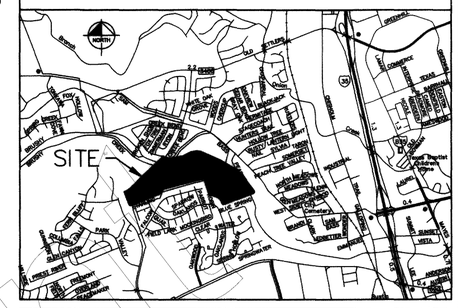
1/2" IRF

1/2" IRFC "AUSTIN SURVEYORS"

1/2" IRF

VICINITY MAP

NOT TO SCALE



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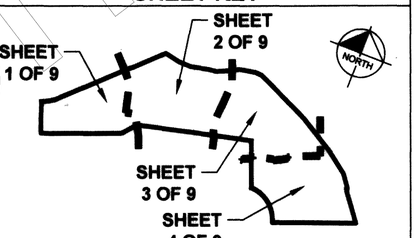


LEGEND

○	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
STM S.E.	STORM SEWER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT (HEREBY DEDICATED)
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
	4' SIDEWALK | 768.0 MINIMUM FINISHED FLOOR ELEVATION
(F)	BLOCK IDENTIFIER
	GEOLOGICAL FEATURE
	100-YR FLOODPLAIN FLOODWAY
	100-YR FLOODPLAIN
	CITY OF ROUND ROCK CORR - 100-YR FLOODPLAIN

LOTS BY TYPE

TYPE	NUMBER OF LOTS	ACREAGE
SINGLE FAMILY	225	42.484 AC
OPEN SPACE	15	43.387 AC
ROW	1	12.438 AC

PROJECT INFORMATION

OWNER	VPDF SAULS RANCH, LLC
ACREAGE	98.31 AC
SURVEYOR	KIMLEY-HORN
NUMBER OF BLOCKS	7 BLOCKS
LF OF NEW STREETS	9,102 LF
CONNECTIVITY INDEX	1.33
SUBMITTAL DATE	1/31/2023
P&Z COMMISSION REVIEW	3/1/2023
BENCHMARK DESCRIPTION AND ELEVATION WITH VERTICAL DATUM AND GEOID	DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS. BM #5000 MAG SET "JPH BENCHMARK" • ELEV.=776.897' BM #61243 CITY OF ROUND ROCK GPS POINT DATA 01-006 • ELEV.=757.38' BM #101815 MAG NAIL SET IN CONC "KHA" • ELEV.=782.22'
PATENT SURVEY	ELISHA McDANIEL SURVEY, ABSTRACT NO. 441 DAVID CURRY SURVEY, ABSTRACT NO. 130
ENGINEER:	KIMLEY-HORN

STREET SUMMARY

PROPOSED STREET NAMES	TYPE	ROW	BOC-BOC	STREET LENGTH	CURB TYPE
CARDINAL LANE	LOCAL STREET	50'	31'	1005'	CURB/GUTTER
CARDINAL LANE	COLLECTOR STREET	60'	31'	1227'	CURB/GUTTER
CORTO COVE	LOCAL STREET	50'	31'	417'	CURB/GUTTER
OAKLANDS DRIVE	COLLECTOR STREET	60'	31'	371'	CURB/GUTTER
BANDA BEND	COLLECTOR STREET	70'	31'	512'	CURB/GUTTER
CANTATA COVE	LOCAL STREET	50'	31'	536'	CURB/GUTTER
OAKWOOD BLVD	COLLECTOR STREET	60'	31'	176'	CURB/GUTTER
ROBIN TRAIL	COLLECTOR STREET	60'	31'	256'	CURB/GUTTER
ROBIN TRAIL	LOCAL STREET	50'	31'	1028'	CURB/GUTTER
SARABANDA STREET	LOCAL STREET	50'	31'	1977'	CURB/GUTTER
SONATA PLACE	LOCAL STREET	50'	31'	1821'	CURB/GUTTER

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER:
VPDF SAULS RANCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY
901 MARQUETTE AVE S, SUITE 3300
MINNEAPOLIS, MN 55402

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY,
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
CONTACT: BENJAMIN L. GREEN, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

(FP2301-002)

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	09/28/2022	069255706	1 OF 9

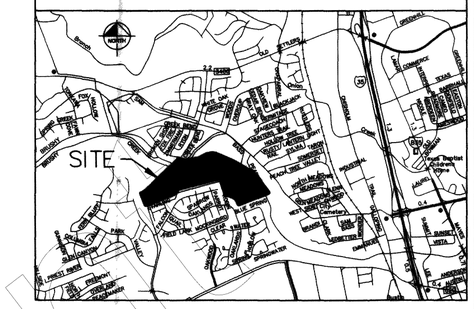
DWG NAME: K:\SNA_SURVET\069255405-SAULS RANCH EAST\DWG\PLATS\069255406 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 8/4/2023 9:26 AM LAST SAVED 8/4/2023 9:25 AM

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 18X24

VICINITY MAP

NOT TO SCALE



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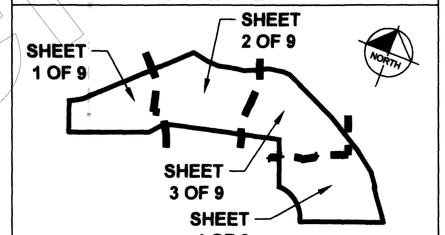

LEGEND

○	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
STM S.E.	STORM SEWER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT (HEREBY DEDICATED)
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
	4' SIDEWALK | 768.0 MINIMUM FINISHED FLOOR ELEVATION
(F)	BLOCK IDENTIFIER
	GEOLOGICAL FEATURE
	100-YR FLOODPLAIN FLOODWAY
	100-YR FLOODPLAIN
	CITY OF ROUND ROCK CORR - 100-YR FLOODPLAIN

DETAIL "D"
SCALE: 1"=60'

MATCHLINE "A-A" SEE SHEET 1 OF 7

MATCHLINE "B-B" SEE SHEET 3 OF 7

CREEK BEND BLVD (VARIABLE WIDTH R.O.W.) DOC. NO. 2014092339 - OPRWC

CANTATA COVE (50' ROW)

ROBIN TRAIL (50' ROW)

OAKWOOD BLVD (80' ROW)

CARDINAL LANE (VAR. WID. ROW)

FALCON DRIVE (50' R.O.W.)

CANARY COURT (50' R.O.W.)

HUMMINGBIRD COURT (50' R.O.W.)

BOB WHITE CT. (50' R.O.W.)

OAKCREEK SUBDIVISION SECTION ONE VOL H, PG 218 PRWC

LOT 1 | LOT 3 | LOT 22 | LOT 30

BLOCK "B" | BLOCK "C"

100-YR FLOODPLAIN (ZONE AE) *1% AC EFFECTIVE FLOODPLAIN PER PANEL# 48491C489F DATED: DECEMBER 20, 2019*

100-YR FLOODPLAIN FLOODWAY (ZONE AE) *1% AC EFFECTIVE FLOODPLAIN PER PANEL# 48491C489F DATED: DECEMBER 20, 2019*

CORR - 100-YR FLOODPLAIN

STORM SEWER & DRAINAGE EASEMENT (HEREBY DEDICATED TO CITY OF ROUND ROCK)

CITY OF ROUND ROCK WASTEWATER EASEMENT DOC# 2023064227 OPRWC

CITY OF ROUND ROCK STORM SEWER AND DRAINAGE EASEMENT DOC# 2023064228 OPRWC

WASTEWATER LINE EASEMENT LOWER COLORADO RIVER AUTHORITY DOC. NO. 2003048598 OPRWC

15' ELECTRIC EASEMENT FOR ONCOR (HEREBY DEDICATED)

APPROXIMATE LOCATION OF 20' WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT (THIS EASEMENT IS SHOWN FOR REFERENCE AND WILL BE FINALIZED AND RECORD AFTER CONSTRUCTION)

OWNER:
VPDF SAULS RANCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY
901 MARQUETTE AVE S, SUITE 3300
MINNEAPOLIS, MN 55402

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY,
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
CONTACT: BENJAMIN L. GREEN, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

(FP2301-002)

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

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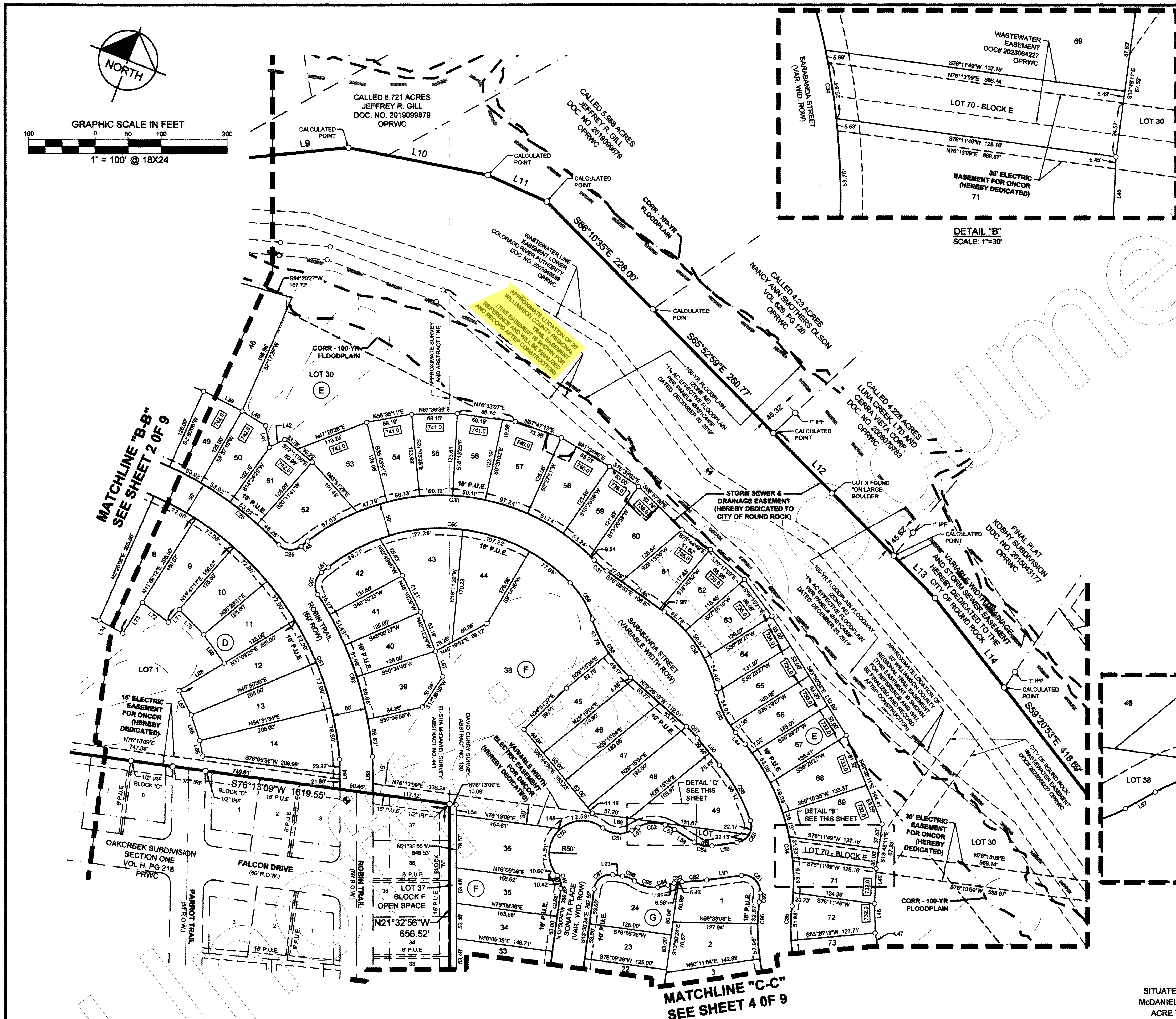
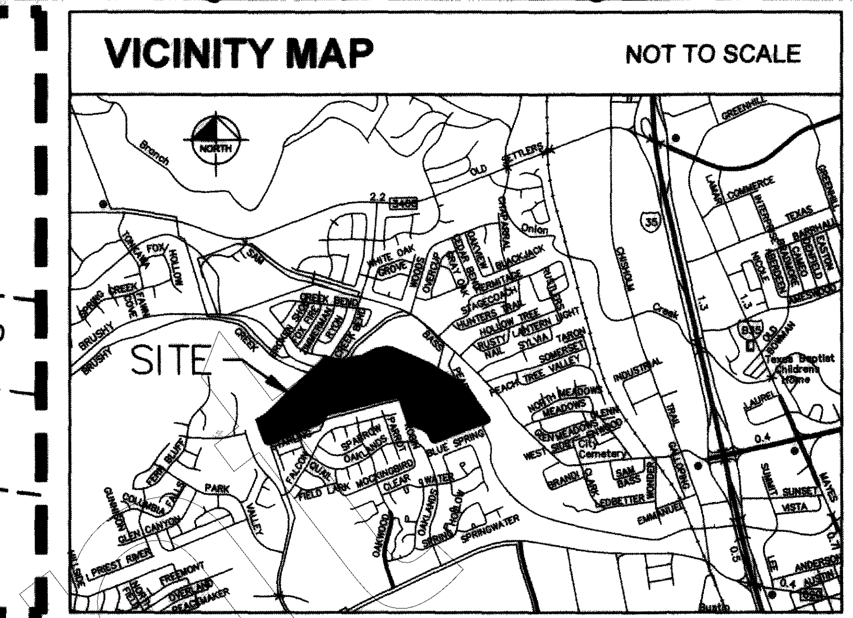
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

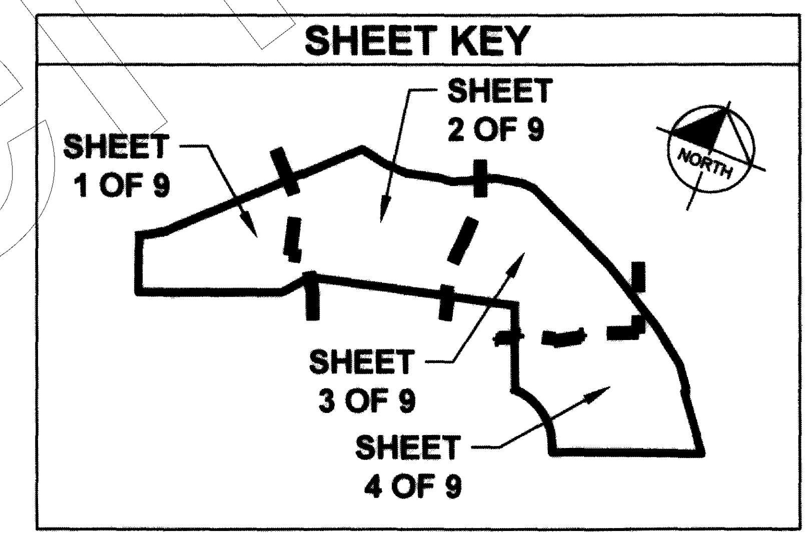
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	09/28/2022	069255706	2 OF 9

DWG NAME: K:\SNA_SURVEY\069255405-SAULS RANCH EAST\DWG\PLATS\069255406 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 8/4/2023 9:28 AM LAST SAVED 8/4/2023 9:25 AM

Doc#2023066851







LEGEND

○	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
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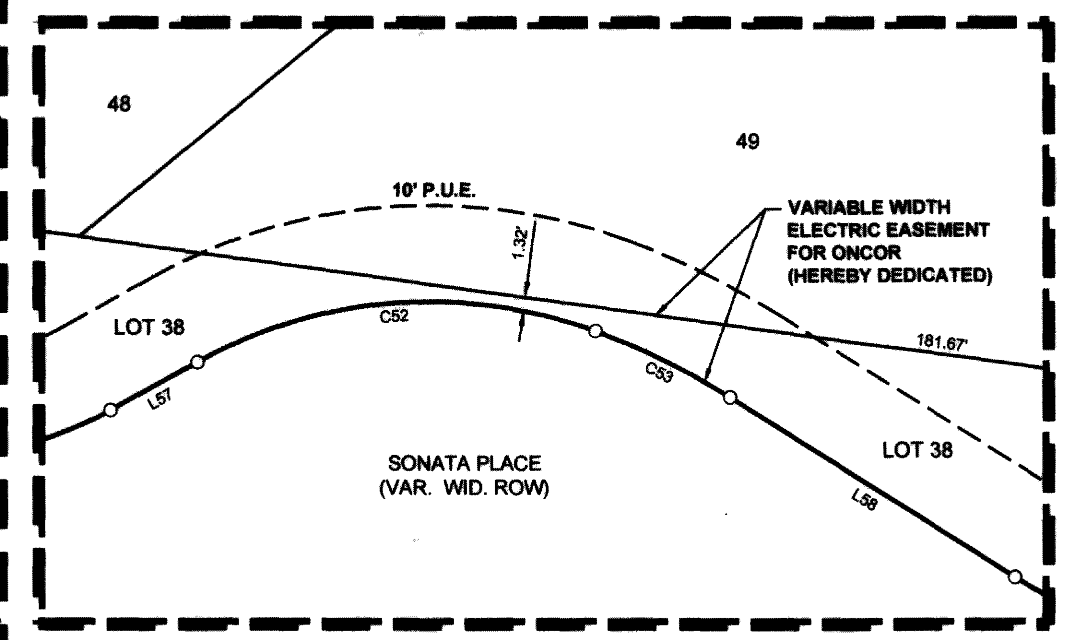
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
STM S.E.	STORM SEWER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT (HEREBY DEDICATED)
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
4' SIDEWALK / 768.0	MINIMUM FINISHED FLOOR ELEVATION
(F)	BLOCK IDENTIFIER
	GEOLOGICAL FEATURE
	100-YR FLOODPLAIN FLOODWAY
	100-YR FLOODPLAIN
	CITY OF ROUND ROCK CORR - 100-YR FLOODPLAIN



DETAIL "C"
SCALE: 1"=20'

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

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CONTACT: BENJAMIN L. GREEN, P.E.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	09/28/2022	069255706	3 OF 9

DWG NAME: K:\SNA_SURVEY\069255405-SAULS RANCH EAST\DWG\PLATS\069255406 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 8/4/2023 9:26 AM LAST SAVED 8/4/2023 9:25 AM

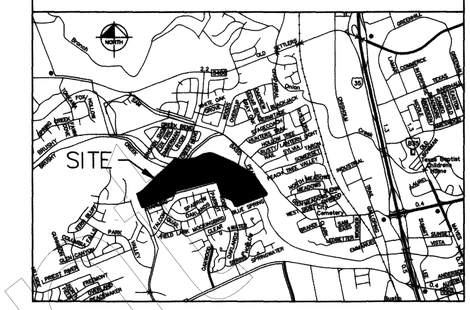
Doc# 2023066851

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 18X24

MATCHLINE "C-C"
SEE SHEET 3 OF 9

VICINITY MAP
NOT TO SCALE



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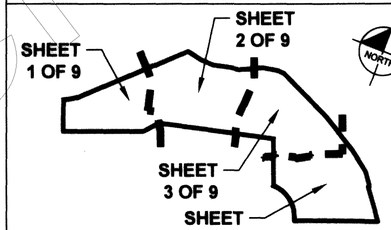

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SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER:
VPDF SAULS RANCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY
901 MARQUETTE AVE S, SUITE 3300
MINNEAPOLIS, MN 55402

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY,
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
CONTACT: BENJAMIN L. GREEN, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

(FP2301-002)

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	09/28/2022	069255706	4 OF 9

DWG NAME: K:\SNA_SURVEY\069255405-SAULS RANCH EAST\DWG\PLATS\069255406 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 8/4/2023 9:28 AM LAST SAVED 8/4/2023 9:26 AM

NORTH

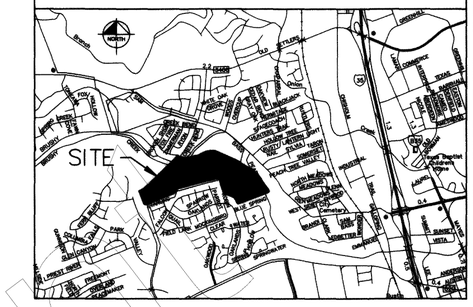
GRAPHIC SCALE IN FEET

0 ##### ###

1" = ### @ 18X24

VICINITY MAP

NOT TO SCALE



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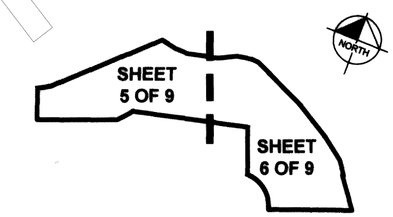

LEGEND

○	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
STM S.E.	STORM SEWER EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT (HEREBY DEDICATED)
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
	4' SIDEWALK | 768.0 MINIMUM FINISHED FLOOR ELEVATION
(F)	BLOCK IDENTIFIER
	GEOLOGICAL FEATURE
	100-YR FLOODPLAIN FLOODWAY
	100-YR FLOODPLAIN
	CITY OF ROUND ROCK CORR - 100-YR FLOODPLAIN

MATCHLINE "D-D" SEE SHEET 6 OF 9

CALLED 40.018 ACRES
ANNEXING PROPERTY
CITY OF ROUND ROCK
DOC. NO. 2018031220
OPRWC

CALLED 5.331 ACRES
CITY OF ROUND ROCK, TEXAS
DOC. NO. 2014092339
OPRWC

CREEK BEND BLVD
(VARIABLE WIDTH R.O.W.
DOC. NO. 2014092339 - OPRWC)

5/8" IRF
ALUMINUM CAP
5/8" IRF
ALUMINUM CAP
N45°50'47"E 206.44

N45°50'47"E 222.60

CALCULATED POINT

CORR - 100-YR FLOODPLAIN

CALCULATED POINT

STORM SEWER & DRAINAGE EASEMENT (HEREBY DEDICATED TO CITY OF ROUND ROCK)

CALCULATED POINT

CALCULATED POINT

N68°30'48"W 369.07'

N68°30'48"W 96.32'

S72°35'53"W 234.68'

282.57'
S79°00'23"W

S35°21'49"W 287.28'

LOT 22

LOT 30

STORM SEWER & DRAINAGE EASEMENT (HEREBY DEDICATED TO CITY OF ROUND ROCK)

N33°37'21"E 591.15'

CORR - 100-YR FLOODPLAIN

L134 L135 L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147

S39°54'42"W 200.77'

N76°09'36"E 165.72'

43.28'

118.44'

19.44'

90.11'
N76°09'36"E

LOT 3

S76°13'09"W 31.44'

S76°13'09"W 610.92'

CORR - 100-YR FLOODPLAIN

LOT 3

STORM SEWER & DRAINAGE EASEMENT (HEREBY DEDICATED TO CITY OF ROUND ROCK)

S40°15'22"W 246.63'

S68°28'39"W 129.71'

12.52'

1/2" IRSC "KHA"

LOT 18

LOT 9

LOT 1

1/2" IRF
1/2" IRF
5/8" IRF
ALUMINUM CAP
1/2" IRFC "AUSTIN SURVEYORS"

CARDINAL LANE (VAR. WID. ROW)

CORTO COVE (50' ROW)

BANDA BEND (70' ROW)

CANTATA COVE (50' ROW)

OAKLANDS DRIVE (60' ROW)

ROBIN TRAIL (60' ROW)

OAKWOOD BLVD (60' ROW)

CARDINAL LANE (50' ROW)

FINAL PLAT OF FERN BLUFF COMMUNITY CENTER VOL. W, PG 334 PRWC

OAKCREEK SUBDIVISION SECTION TWO VOL H, PG 246 PRWC

OAKCREEK SUBDIVISION SECTION ONE VOL H, PG 218 PRWC

STARLING DRIVE (50' R.O.W.)

OWL COURT (50' R.O.W.)

CARDINAL LANE (50' R.O.W.)

OAKLANDS DRIVE (60' R.O.W.)

FALCON DRIVE (50' R.O.W.)

CANARY COURT (50' R.O.W.)

HUMMINGBIRD COURT (50' R.O.W.)

OAKWOOD BOULEVARD (50' R.O.W.)

BOB WHITE CT. (50' R.O.W.)

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

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AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
CONTACT: BENJAMIN L. GREEN, P.E.

SURVEYOR:
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CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

(FP2301-002)

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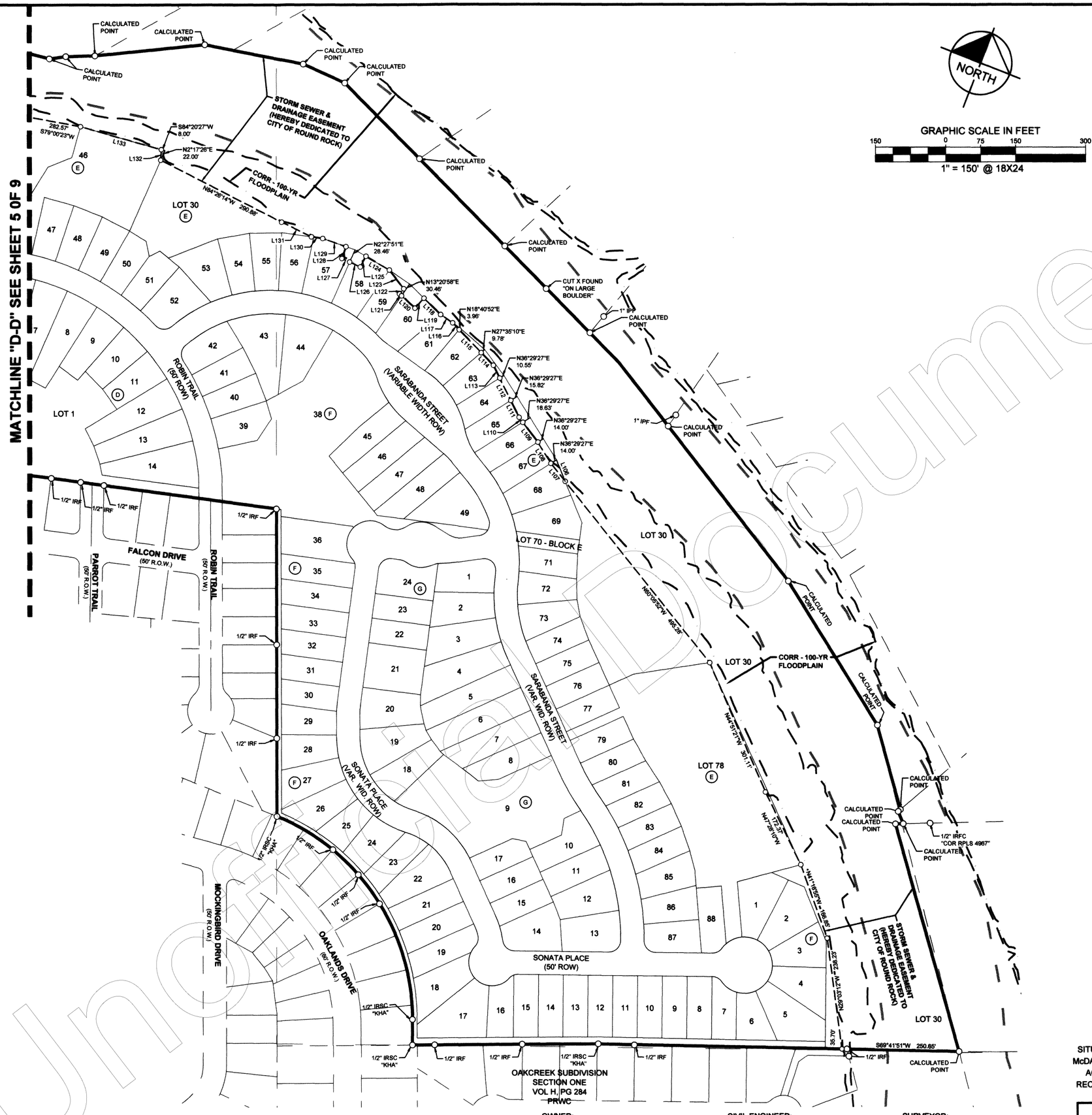
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	SAL	JGM	09/28/2022	069255706	5 OF 9

DWG NAME: K:\SNA_SURVEY\069255405-SAULS RANCH EAST\DWG\PLATS\069255406 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 8/4/2023 9:26 AM LAST SAVED 8/4/2023 9:25 AM

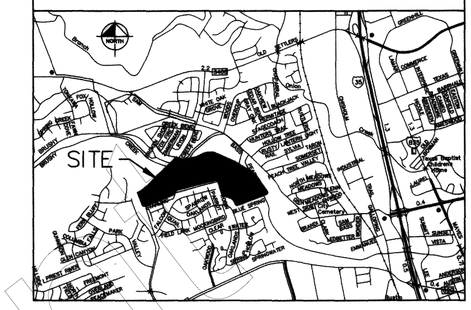
Doc# 2023066851



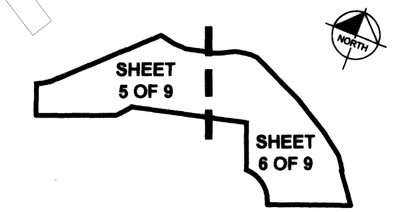
GRAPHIC SCALE IN FEET
150 0 75 150 300
1" = 150' @ 18X24

VICINITY MAP

NOT TO SCALE



SHEET KEY



LEGEND

○	1/2" IRON ROD W/ "KHA" CAP SET
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OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
POC	POINT OF COMMENCING
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R.O.W.	RIGHT OF WAY
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P.U.E.	PUBLIC UTILITY EASEMENT
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4' SIDEWALK | 768.0	MINIMUM FINISHED FLOOR ELEVATION
(F)	BLOCK IDENTIFIER
	GEOLOGICAL FEATURE
	100-YR FLOODPLAIN FLOODWAY
	100-YR FLOODPLAIN
	CITY OF ROUND ROCK CORR - 100-YR FLOODPLAIN

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

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1" = 150'	SAL	JGM	09/28/2022	069255706	6 OF 9

DWG NAME: K:\SNA_SURVEY\069255405-SAULS RANCH EAST\DWG\PLATS\069255406 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 8/4/2023 9:29 AM LAST SAVED 8/4/2023 9:25 AM

LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°39'45"E	107.42'
L2	S44°09'13"E	5.00'
L3	S78°12'53"E	221.47'
L4	S89°12'28"E	178.17'
L5	N76°48'02"E	252.59'
L6	N83°28'17"E	115.69'
L7	N60°53'17"E	35.46'
L8	N66°52'16"E	62.48'
L9	N62°46'02"E	236.27'
L10	N79°36'32"E	215.00'
L11	S87°09'45"E	97.70'
L12	S66°06'15"E	259.43'
L13	S65°51'27"E	89.35'
L14	S59°20'27"E	170.97'
L15	S36°42'26"E	187.03'
L16	S28°07'30"W	6.04'
L17	S43°29'30"E	28.30'
L18	S67°08'01"W	16.56'
L19	S68°14'14"W	47.25'
L20	N21°28'30"W	54.42'
L21	N18°39'50"W	53.04'
L22	N19°51'00"W	82.10'
L23	N32°41'54"W	93.72'
L24	S32°41'54"E	24.68'
L25	N57°18'06"E	24.17'
L26	N45°50'47"E	75.93'
L27	S56°33'26"W	30.29'
L28	N62°31'17"E	36.43'
L29	S23°23'15"E	22.21'
L30	S26°59'16"E	30.81'
L31	S31°56'23"E	42.11'
L32	S44°09'13"E	5.00'
L33	S72°57'07"E	42.90'
L34	S36°57'54"W	50.94'
L35	N76°09'36"E	58.00'
L36	N75°25'11"E	61.17'
L37	N78°27'41"E	53.77'
L38	S07°49'30"W	27.99'
L39	N84°16'18"W	65.62'
L40	S79°32'43"E	41.59'
L41	S32°32'47"E	32.90'
L42	N41°29'05"E	25.61'
L43	N30°21'02"E	12.95'
L44	S60°44'56"E	22.92'
L45	S18°59'24"E	53.22'
L46	S22°40'10"E	44.06'
L47	S31°56'26"E	36.92'
L48	S36°13'48"E	43.25'
L49	S25°59'43"E	38.01'
L50	N63°42'37"E	53.75'

LINE TABLE		
NO.	BEARING	LENGTH
L51	S68°14'14"W	37.15'
L52	N21°28'30"W	39.37'
L53	N21°32'56"W	47.84'
L54	S21°32'56"E	15.14'
L55	S59°07'43"E	3.48'
L56	N76°13'09"E	238.87'
L57	N39°25'46"E	10.36'
L58	S79°23'11"E	35.13'
L59	N60°51'25"E	38.17'
L60	N60°44'56"W	52.82'
L61	S30°21'02"W	12.95'
L62	S37°38'50"E	40.27'
L63	S22°16'06"E	55.91'
L64	N22°15'03"W	45.20'
L65	N32°57'20"W	23.73'
L66	N39°48'58"W	40.89'
L67	N48°30'02"W	40.89'
L68	N37°09'25"E	80.00'
L69	N57°11'07"W	53.00'
L70	N65°52'11"W	53.00'
L71	S19°47'17"W	25.07'
L72	N74°33'15"W	49.20'
L73	S11°06'12"W	54.93'
L74	N83°14'20"W	40.89'
L75	S88°04'36"W	40.89'
L76	S79°20'34"W	42.43'
L77	S12°42'19"E	50.04'
L78	N12°42'08"W	49.98'
L79	N13°50'24"W	70.94'
L80	S13°50'24"E	124.93'
L81	S00°25'51"W	14.81'
L82	S65°25'00"E	55.26'
L83	S21°31'21"E	18.82'
L84	N21°31'21"W	18.82'
L85	N00°25'51"E	14.81'
L86	N13°50'24"W	124.93'
L87	S57°18'06"W	42.91'
L88	S32°41'54"E	48.47'
L89	S19°51'00"E	82.10'
L90	S18°37'11"E	51.58'
L91	S60°51'25"W	52.70'
L92	S50°16'39"W	10.07'
L93	S76°09'36"W	14.92'
L94	S21°32'56"E	47.84'
L95	S19°59'07"E	23.61'
L96	S33°05'52"E	39.25'
L97	S39°06'36"E	14.81'
L98	S51°23'11"E	22.76'
L99	S58°24'02"E	31.10'
L100	S67°16'52"E	9.94'

LINE TABLE		
NO.	BEARING	LENGTH
L101	N74°58'49"W	50.10'
L102	N79°49'21"E	30.03'
L103	N12°22'24"W	35.95'
L104	N43°16'04"E	39.41'
L105	S42°33'27"E	40.52'
L106	N43°39'11"W	49.13'
L107	N60°05'52"W	48.72'
L108	N53°30'33"W	53.00'
L109	N58°30'24"W	53.20'
L110	N58°30'24"W	13.20'
L111	N47°49'48"W	40.04'
L112	N47°49'48"W	53.26'
L113	N47°49'48"W	30.37'
L114	N65°26'14"W	37.89'
L115	N65°26'14"W	67.79'
L116	N65°26'14"W	20.10'
L117	N76°44'49"W	31.53'
L118	N66°57'20"W	49.78'
L119	S20°24'41"W	28.93'
L120	N68°36'04"W	39.22'
L121	N68°36'04"W	6.23'
L122	N19°05'50"E	14.27'
L123	N58°57'55"W	50.65'
L124	N81°04'38"W	58.35'
L125	S06°07'12"W	25.82'
L126	N86°45'44"W	25.08'
L127	N86°45'44"W	18.38'
L128	N02°06'35"W	26.62'
L129	S87°47'13"W	52.82'
L130	S76°33'07"W	24.50'
L131	N85°08'58"W	71.09'
L132	N18°28'36"W	22.35'
L133	S84°20'27"W	179.72'
L134	S50°45'02"W	50.00'
L135	S27°53'44"W	64.95'
L136	S35°46'02"W	82.57'
L137	S12°40'22"W	101.59'
L138	S22°44'46"E	38.63'
L139	S17°23'34"E	66.73'
L140	S38°50'33"W	129.79'
L141	N35°58'49"E	282.43'
L142	N22°09'06"E	58.71'
L143	N22°09'06"E	63.95'
L144	N58°29'29"E	84.87'
L145	N32°22'47"E	83.83'
L146	N36°57'54"E	50.94'
L147	N24°29'41"E	102.28'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°37'29"	1075.00'	199.35'	N59°10'28"E	199.06'
C2	2°17'10"	1065.00'	42.49'	N46°59'22"E	42.49'
C3	4°31'10"	1070.00'	84.40'	N43°35'12"E	84.38'
C4	67°31'30"	470.00'	553.91'	N55°14'15"W	522.41'
C5	12°50'54"	275.00'	61.67'	N26°16'27"W	61.54'
C6	53°58'05"	25.00'	23.55'	N59°40'57"W	22.69'
C7	197°56'10"	60.00'	207.28'	N12°18'06"E	118.53'
C8	10°46'36"	1093.00'	205.58'	N59°10'57"E	205.28'
C9	53°58'05"	25.00'	23.55'	N84°17'08"E	22.69'
C10	2°15'56"	1083.00'	42.82'	N46°58'45"E	42.82'
C11	18°51'31"	1025.00'	337.37'	N66°43'51"E	335.85'
C12	13°38'19"	25.00'	5.95'	N69°20'27"E	5.94'
C13	13°38'19"	25.00'	5.95'	N69°20'27"E	5.94'
C14	90°00'00"	25.00'	39.27'	N31°09'36"E	35.36'
C15	30°18'40"	205.00'	108.45'	N28°59'44"W	107.19'
C16	30°18'40"	275.00'	145.48'	S28°59'44"E	143.79'
C17	90°00'00"	25.00'	39.27'	S58°50'24"E	35.36'
C18	90°00'00"	25.00'	39.27'	N31°09'36"E	35.36'
C19	20°37'28"	537.00'	193.30'	N24°09'08"W	192.26'
C20	263°49'22"	60.00'	276.27'	S82°33'10"E	89.30'
C21	75°52'57"	25.00'	33.11'	S11°25'03"W	30.74'
C22	12°41'02"	587.00'	129.95'	S20°10'55"E	129.68'
C23	90°00'00"	25.00'	39.27'	S58°50'24"E	35.36'
C24	90°00'00"	25.00'	39.27'	N31°09'36"E	35.36'
C25	45°56'54"	25.00'	20.05'	N36°48'51"W	19.52'
C26	184°08'17"	50.00'	160.69'	N32°16'51"E	99.93'
C27	48°11'23"	25.00'	21.03'	S79°44'42"E	20.41'
C28	38°58'28"	525.00'	357.12'	S84°21'10"E	350.28'
C29	84°47'03"	25.00'	36.99'	N72°44'33"E	33.71'
C30	83°53'21"	325.00'	475.85'	N72°17'43"E	434.47'
C31	10°18'16"	140.00'	25.18'	S70°54'45"E	25.14'
C32	42°54'28"	197.50'	147.90'	S54°36'39"E	144.47'
C33	27°35'31"	140.00'	67.42'	S46°57'10"E	66.77'
C34	46°03'37"	325.00'	261.27'	S37°43'07"E	254.29'
C35	31°07'07"	275.00'	149.36'	S30°14'52"E	147.53'
C36	10°33'04"	475.00'	87.47'	S51°04'58"E	87.35'
C37	35°30'39"	525.00'	325.38'	S38°36'11"E	320.20'
C38	90°02'55"	25.00'	39.29'	S65°52'19"E	35.37'
C39	53°58'05"	25.00'	23.55'	N42°07'11"E	22.69'
C40	287°56'10"	60.00'	301.53'	S20°53'47"E	70.59'
C41	53°58'05"	25.00'	23.55'	N83°54'44"W	22.69'
C42	48°11'23"	25.00'	21.03'	S45°00'32"W	20.41'
C43	180°53'24"	50.00'	157.86'	N68°38'28"W	100.00'
C44	58°49'53"	25.00'	25.67'	N07°36'42"W	24.56'
C45	66°43'33"	480.00'	559.00'	N54°50'16"W	527.94'
C46	47°48'18"	155.00'	129.33'	N69°42'35"W	125.61'
C47	72°03'49"	215.50'	271.04'	N57°34'50"W	253.53'
C48	7°42'32"	205.00'	27.58'	N17°41'40"W	27.56'
C49	48°11'23"	25.00'	21.03'	N37°56'05"W	20.41'
C50	168°54'36"	50.00'	147.40'	N22°25'31"E	99.53'
C51	67°27'04"	40.00'	47.09'	N73°09'18"E	44.42'
C52	49°11'28"	50.00'	42.93'	N64°01'30"E	41.62'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C53	11°59'34"	75.00'	15.70'	S85°22'59"E	15.67'
C54	39°45'24"	40.00'	27.76'	N80°44'07"E	27.20'
C55	101°32'13"	25.00'	44.30'	N10°05'18"E	38.73'
C56	20°04'08"	275.00'	96.32'	N50°42'52"W	95.83'
C57	9°41'22"	140.00'	23.68'	N65°35'37"W	23.65'
C58	31°01'10"	197.50'	106.93'	N54°55'43"W	105.62'
C59	26°29'59"	140.00'	64.75'	N52°40'07"W	64.18'
C60	83°43'52"	275.00'	401.88'	S72°12'58"W	367.06'
C61	84°47'03"	25.00'	36.99'	S12°02'29"E	33.71'
C62	28°25'44"	525.00'	260.49'	S40°13'09"E	257.83'
C63	77°50'07"	475.00'	645.28'	N64°55'20"W	596.79'
C64	90°00'00"	25.00'	39.27'	S31°09'36"W	35.36'
C65	90°00'00"	25.00'	39.27'	N58°50'24"W	35.36'
C66	90°00'00"	25.00'	39.27'	S31°09'36"W	35.36'
C67	14°16'14"	280.00'	69.74'	S06°42'17"E	69.56'
C68	21°57'12"	220.00'	84.29'	S10°32'45"E	83.78'
C69	21°57'12"	280.00'	107.28'	N10°32'45"W	106.63'
C70	14°16'14"	220.00'	54.80'	N06°42'17"W	54.65'
C71	90°00'00"	25.00'	39.27'	N58°50'24"W	35.36'
C72	18°51'31"	975.00'	320.91'	S66°43'51"W	319.47'
C73	90°00'00"	25.00'	39.27'	S12°18'06"W	35.36'
C74	88°23'01"	25.00'	38.56'	S76°53'25"E	34.85'
C75	17°14'32"	325.00'	97.80'	N67°32'20"E	97.43'
C76	259°50'09"	60.00'	272.10'	S26°04'41"W	92.04'
C77	79°50'09"	25.00'	34.83'	N63°55'19"W	32.08'
C78	17°01'15"	275.00'	81.69'	S67°38'59"W	81.39'
C79	85°56'05"	25.00'	37.50'	S16°10'19"W	34.08'
C80	6°56'43"	325.00'	39.40'	S23°19'22"E	39.37'
C81	101°32'13"	25.00'	44.30'	N68°22'29"W	38.73'
C82	6°37'30"	325.00'	37.58'	S64°10'10"W	37.56'
C83	17°12'16"	40.00'	12.01'	S58°52'47"W	11.97'
C84	11°59'34"	75.00'	15.70'	S56°16'26"W	15.67'
C85	42°32'22"	50.00'	37.12'	S83°32'24"W	36.28'
C86	28°38'59"	40.00'	20.00'	N89°30'54"W	19.79'
C87	90°00'00"	25.00'	39.27'	S31°09'36"W	35.36'
C88	7°42'32"	155.00'	20.85'	S17°41'40"E	20.84'
C89	72°03'49"	165.50'	208.16'	S57°34'50"E	194.71'
C90	47°48'18"	205.00'	171.04'	S69°42'35"E	166.12'
C91	16°05'36"	205.00'	57.58'	S37°45'38"E	57.39'
C92	81°10'57"	25.00'	35.42'	S70°18'18"E	32.53'
C93	89°56'26"	25.00'	39.24'	N24°08'01"E	35.34'
C94	35°31'18"	475.00'	294.49'	N38°35'51"W	289.79'
C95	10°33'04"	525.00'	96.68'	N51°04'58"W	96.54'
C96	31°07'07"	325.00'	176.51'	N30°14'52"W	174.35'
C97	2°55'03"	275.00'	14.00'	N16°08'50"W	14.00'
C98	5°29'25"	450.00'	43.12'	N73°03'04"W	43.10'
C99	8°46'47"	155.00'	23.75'	N41°25'02"W	23.73'
C100	14°19'47"	205.00'	51.27'	N36°59'11"W	51.14'
C101	14°32'01"	205.00'	52.00'	N22°33'17"W	51.86'
C102	14°27'33"	195.00'	49.21'	N22°35'30"W	49.08'
C103	1°08'44"	309.00'	6.18'	N14°24'46"W	6.18'

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER:
VPDF SAULS RANCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY
901 MARQUETTE AVE S, SUITE 3300
MINNEAPOLIS, MN 55402

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY,
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
CONTACT: BENJAMIN L. GREEN, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

(FP2301-002)

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	09/28/2022	069255706	7 OF 9

DWG NAME: K:\SNA_SURVEY\069255405-SAULS RANCH EAST\DWG\PLATS\069255406 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 8/4/2023 9:29 AM LAST SAVED 8/4/2023 9:25 AM

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
BLK A	3.682	160,382	
BLK A - LOT 1	0.230	10,038	STANDARD
BLK A - LOT 2	0.231	10,052	STANDARD
BLK A - LOT 3	0.158	6,879	STANDARD
BLK A - LOT 4	0.166	7,228	STANDARD
BLK A - LOT 5	0.165	7,185	STANDARD
BLK A - LOT 6	0.158	6,863	STANDARD
BLK A - LOT 7	0.158	6,866	STANDARD
BLK A - LOT 8	0.184	8,031	STANDARD
BLK A - LOT 9	0.215	9,384	OPEN SPACE
BLK A - LOT 10	0.106	4,633	OPEN SPACE
BLK A - LOT 11	0.176	7,649	STANDARD
BLK A - LOT 12	0.220	9,575	STANDARD
BLK A - LOT 13	0.150	6,537	STANDARD
BLK A - LOT 14	0.149	6,512	STANDARD
BLK A - LOT 15	0.217	9,474	STANDARD
BLK A - LOT 16	0.230	10,000	STANDARD
BLK A - LOT 17	0.235	10,218	STANDARD
BLK A - LOT 18	0.168	7,305	STANDARD
BLK A - LOT 19	0.153	6,668	STANDARD
BLK A - LOT 20	0.213	9,283	STANDARD
BLK B	5.510	240,001	
BLK B - LOT 1	0.410	17,850	STANDARD
BLK B - LOT 2	0.269	11,718	STANDARD
BLK B - LOT 3	2.142	93,286	OPEN SPACE
BLK B - LOT 4	0.178	7,741	STANDARD
BLK B - LOT 5	0.152	6,625	STANDARD
BLK B - LOT 6	0.152	6,625	STANDARD
BLK B - LOT 7	0.152	6,625	STANDARD
BLK B - LOT 8	0.152	6,625	STANDARD
BLK B - LOT 9	0.152	6,625	STANDARD
BLK B - LOT 10	0.158	6,875	STANDARD
BLK B - LOT 11	0.181	7,875	STANDARD
BLK B - LOT 12	0.152	6,625	STANDARD
BLK B - LOT 13	0.152	6,625	STANDARD
BLK B - LOT 14	0.152	6,625	STANDARD
BLK B - LOT 15	0.152	6,625	STANDARD
BLK B - LOT 16	0.152	6,625	STANDARD
BLK B - LOT 17	0.152	6,625	STANDARD
BLK B - LOT 18	0.152	6,625	STANDARD
BLK B - LOT 19	0.152	6,625	STANDARD
BLK B - LOT 20	0.196	8,531	STANDARD
BLK C	6.689	291,377	
BLK C - LOT 1	0.244	10,647	STANDARD
BLK C - LOT 2	0.234	10,171	STANDARD
BLK C - LOT 3	0.234	10,191	STANDARD
BLK C - LOT 4	0.229	9,959	STANDARD
BLK C - LOT 5	0.230	10,035	STANDARD
BLK C - LOT 6	0.117	5,104	OPEN SPACE
BLK C - LOT 7	0.184	8,013	STANDARD

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
BLK C - LOT 8	0.199	8,684	STANDARD
BLK C - LOT 9	0.232	10,103	STANDARD
BLK C - LOT 10	0.150	6,521	STANDARD
BLK C - LOT 11	0.152	6,635	STANDARD
BLK C - LOT 12	0.160	6,982	STANDARD
BLK C - LOT 13	0.162	7,046	STANDARD
BLK C - LOT 14	0.159	6,945	STANDARD
BLK C - LOT 15	0.154	6,696	STANDARD
BLK C - LOT 16	0.159	6,915	STANDARD
BLK C - LOT 17	0.164	7,154	STANDARD
BLK C - LOT 18	2.398	104,475	OPEN SPACE
BLK C - LOT 19	0.155	6,760	STANDARD
BLK C - LOT 20	0.140	6,095	SMALL
BLK C - LOT 21	0.140	6,095	SMALL
BLK C - LOT 22	0.169	7,341	STANDARD
BLK C - LOT 23	0.179	7,791	STANDARD
BLK C - LOT 24	0.179	7,791	STANDARD
BLK C - LOT 25	0.166	7,229	STANDARD
BLK D	6.130	267,044	
BLK D - LOT 1	3.300	143,731	OPEN SPACE
BLK D - LOT 2	0.152	6,625	STANDARD
BLK D - LOT 3	0.184	8,009	STANDARD
BLK D - LOT 4	0.152	6,625	STANDARD
BLK D - LOT 5	0.148	6,445	SMALL
BLK D - LOT 6	0.264	11,506	STANDARD
BLK D - LOT 7	0.266	11,596	STANDARD
BLK D - LOT 8	0.266	11,596	STANDARD
BLK D - LOT 9	0.210	9,129	STANDARD
BLK D - LOT 10	0.180	7,851	STANDARD
BLK D - LOT 11	0.180	7,851	STANDARD
BLK D - LOT 12	0.266	11,596	STANDARD
BLK D - LOT 13	0.266	11,596	STANDARD
BLK D - LOT 14	0.296	12,889	STANDARD
BLK E	46.312	2,017,330	
BLK E - LOT 1	0.221	9,609	STANDARD
BLK E - LOT 2	0.201	8,754	STANDARD
BLK E - LOT 3	0.203	8,835	STANDARD
BLK E - LOT 4	0.205	8,946	STANDARD
BLK E - LOT 5	0.358	15,582	STANDARD
BLK E - LOT 6	0.179	7,791	STANDARD
BLK E - LOT 7	0.179	7,791	STANDARD
BLK E - LOT 8	0.210	9,127	STANDARD
BLK E - LOT 9	0.163	7,111	STANDARD
BLK E - LOT 10	0.140	6,095	SMALL
BLK E - LOT 11	0.140	6,095	SMALL
BLK E - LOT 12	0.140	6,095	SMALL
BLK E - LOT 13	0.140	6,095	SMALL
BLK E - LOT 14	0.162	7,055	STANDARD
BLK E - LOT 15	0.159	6,937	STANDARD
BLK E - LOT 16	0.347	15,134	STANDARD

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
BLK E - LOT 17	0.225	9,814	STANDARD
BLK E - LOT 18	0.155	6,750	STANDARD
BLK E - LOT 19	0.192	8,378	STANDARD
BLK E - LOT 20	0.203	8,832	STANDARD
BLK E - LOT 21	0.209	9,084	STANDARD
BLK E - LOT 22	0.769	33,488	OPEN SPACE
BLK E - LOT 23	0.163	7,109	STANDARD
BLK E - LOT 24	0.168	7,302	STANDARD
BLK E - LOT 25	0.168	7,300	STANDARD
BLK E - LOT 26	0.152	6,638	STANDARD
BLK E - LOT 27	0.152	6,623	STANDARD
BLK E - LOT 28	0.152	6,624	STANDARD
BLK E - LOT 29	0.138	5,990	SMALL
BLK E - LOT 30	27.183	1,184,107	OPEN SPACE
BLK E - LOT 31	0.152	6,625	STANDARD
BLK E - LOT 32	0.152	6,625	STANDARD
BLK E - LOT 33	0.172	7,500	STANDARD
BLK E - LOT 34	0.172	7,500	STANDARD
BLK E - LOT 35	0.172	7,500	STANDARD
BLK E - LOT 36	0.200	8,722	STANDARD
BLK E - LOT 37	0.186	8,101	STANDARD
BLK E - LOT 38	0.174	7,563	STANDARD
BLK E - LOT 39	0.251	10,930	STANDARD
BLK E - LOT 40	0.230	10,029	STANDARD
BLK E - LOT 41	0.223	9,708	STANDARD
BLK E - LOT 42	0.259	11,279	STANDARD
BLK E - LOT 43	0.166	7,250	STANDARD
BLK E - LOT 44	0.149	6,505	STANDARD
BLK E - LOT 45	0.165	7,185	STANDARD
BLK E - LOT 46	0.876	38,170	STANDARD
BLK E - LOT 47	0.169	7,381	STANDARD
BLK E - LOT 48	0.169	7,381	STANDARD
BLK E - LOT 49	0.169	7,381	STANDARD
BLK E - LOT 50	0.164	7,130	STANDARD
BLK E - LOT 51	0.167	7,263	STANDARD
BLK E - LOT 52	0.226	9,847	STANDARD
BLK E - LOT 53	0.219	9,543	STANDARD
BLK E - LOT 54	0.169	7,341	STANDARD
BLK E - LOT 55	0.168	7,326	STANDARD
BLK E - LOT 56	0.168	7,303	STANDARD
BLK E - LOT 57	0.228	9,921	STANDARD
BLK E - LOT 58	0.207	9,022	STANDARD
BLK E - LOT 59	0.152	6,621	STANDARD
BLK E - LOT 60	0.218	9,504	STANDARD
BLK E - LOT 61	0.166	7,211	STANDARD
BLK E - LOT 62	0.160	6,976	STANDARD
BLK E - LOT 63	0.162	7,059	STANDARD
BLK E - LOT 64	0.152	6,617	STANDARD
BLK E - LOT 65	0.168	7,318	STANDARD
BLK E - LOT 66	0.168	7,310	STANDARD

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
BLK E - LOT 67	0.164	7,128	STANDARD
BLK E - LOT 68	0.199	8,655	STANDARD
BLK E - LOT 69	0.215	9,351	STANDARD
BLK E - LOT 70	0.091	3,972	STANDARD
BLK E - LOT 71	0.153	6,653	STANDARD
BLK E - LOT 72	0.169	7,345	STANDARD
BLK E - LOT 73	0.172	7,497	STANDARD
BLK E - LOT 74	0.154	6,723	STANDARD
BLK E - LOT 75	0.152	6,625	STANDARD
BLK E - LOT 76	0.152	6,625	STANDARD
BLK E - LOT 77	0.152	6,625	STANDARD
BLK E - LOT 78	2.471	107,622	OPEN SPACE
BLK E - LOT 79	0.152	6,625	STANDARD
BLK E - LOT 80	0.153	6,683	STANDARD
BLK E - LOT 81	0.154	6,691	STANDARD
BLK E - LOT 82	0.152	6,630	STANDARD
BLK E - LOT 83	0.152	6,608	STANDARD
BLK E - LOT 84	0.155	6,764	STANDARD
BLK E - LOT 85	0.184	8,019	STANDARD
BLK E - LOT 86	0.173	7,514	STANDARD
BLK E - LOT 87	0.179	7,796	STANDARD
BLK E - LOT 88	0.171	7,440	STANDARD
BLK F	11.550	503,103	
BLK F - LOT 1	0.223	9,704	STANDARD
BLK F - LOT 2	0.231	10,079	STANDARD
BLK F - LOT 3	0.185	8,062	STANDARD
BLK F - LOT 4	0.202	8,799	STANDARD
BLK F - LOT 5	0.256	11,141	STANDARD
BLK F - LOT 6	0.151	6,581	STANDARD
BLK F - LOT 7	0.142	6,202	SMALL
BLK F - LOT 8	0.163	7,104	STANDARD
BLK F - LOT 9	0.162	7,035	STANDARD
BLK F - LOT 10	0.161	7,006	STANDARD
BLK F - LOT 11	0.160	6,977	STANDARD
BLK F - LOT 12	0.160	6,955	STANDARD
BLK F - LOT 13	0.161	6,992	STANDARD
BLK F - LOT 14	0.162	7,042	STANDARD
BLK F - LOT 15	0.163	7,087	STANDARD
BLK F - LOT 16	0.149	6,476	STANDARD
BLK F - LOT 17	0.296	12,882	STANDARD
BLK F - LOT 18	0.218	9,516	STANDARD
BLK F - LOT 19	0.187	8,136	STANDARD
BLK F - LOT 20	0.186	8,114	STANDARD
BLK F - LOT 21	0.185	8,062	STANDARD
BLK F - LOT 22	0.226	9,858	STANDARD
BLK F - LOT 23	0.169	7,375	STANDARD
BLK F - LOT 24	0.179	7,807	STANDARD
BLK F - LOT 25	0.148	6,447	SMALL
BLK F - LOT 26	0.195	8,489	STANDARD
BLK F - LOT 27	0.201	8,746	STANDARD

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
BLK F - LOT 28	0.171	7,453	STANDARD
BLK F - LOT 29	0.157	6,823	STANDARD
BLK F - LOT 30	0.148	6,453	SMALL
BLK F - LOT 31	0.157	6,825	STANDARD
BLK F - LOT 32	0.165	7,205	STANDARD
BLK F - LOT 33	0.174	7,585	STANDARD
BLK F - LOT 34	0.183	7,966	STANDARD
BLK F - LOT 35	0.191	8,339	STANDARD
BLK F - LOT 36	0.267	11,623	STANDARD
BLK F - LOT 37	0.591	25,743	OPEN SPACE
BLK F - LOT 38	1.934	84,232	OPEN SPACE
BLK F - LOT 39	0.189	8,239	STANDARD
BLK F - LOT 40	0.163	7,109	STANDARD
BLK F - LOT 41	0.161	6,997	STANDARD
BLK F - LOT 42	0.184	8,024	STANDARD
BLK F - LOT 43	0.302	13,160	STANDARD
BLK F - LOT 44	0.256	11,150	STANDARD
BLK F - LOT 45	0.204	8,870	STANDARD
BLK F - LOT 46	0.218	9,510	STANDARD
BLK F - LOT 47	0.229	9,989	STANDARD
BLK F - LOT 48	0.218	9,503	STANDARD
BLK F - LOT 49	0.267	11,630	STANDARD
BLK G	5.999	261,320	
BLK G - LOT 1	0.191	8,328	STANDARD
BLK G - LOT 2	0.198	8,604	STANDARD
BLK G - LOT 3	0.237	10,307	STANDARD
BLK G - LOT 4	0.283	12,343	STANDARD
BLK G - LOT 5	0.265	11,538	STANDARD
BLK G - LOT 6	0.266	11,587	STANDARD
BLK G - LOT 7	0.243	10,595	STANDARD
BLK G - LOT 8	0.203	8,838	STANDARD
BLK G - LOT 9	1.143	49,803	OPEN SPACE
BLK G - LOT 10	0.207	9,026	STANDARD
BLK G - LOT 11	0.185	8,051	STANDARD
BLK G - LOT 12	0.216	9,406	STANDARD
BLK G - LOT 13	0.227	9,883	STANDARD
BLK G - LOT 14	0.232	10,127	STANDARD
BLK G - LOT 15	0.152	6,639	STANDARD
BLK G - LOT 16	0.152	6,626	STANDARD
BLK G - LOT 17	0.147	6,413	SMALL
BLK G - LOT 18	0.202	8,806	STANDARD
BLK G - LOT 19	0.231	10,048	STANDARD
BLK G - LOT 20	0.229	9,973	STANDARD
BLK G - LOT 21	0.275	12,000	STANDARD
BLK G - LOT 22	0.152	6,625	STANDARD
BLK G - LOT 23	0.152	6,625	STANDARD
BLK G - LOT 24	0.210	9,127	STANDARD
OVERALL BNDY	98.310	4,282,368	
ROW	12.438	541,811	

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

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Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	09/28/2022	069255706	8 OF 9

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

WHEREAS, VPDF SAULS RANCH LLC, THE OWNER OF 98.310 ACRE TRACT LOCATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA MCDANIEL SURVEY, ABSTRACT NO. 441, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SAULS RANCH EAST" OF THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 98.310 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "SAULS RANCH EAST" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY July 20, 2023

VPDF SAULS RANCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY
901 MARQUETTE AVE S, SUITE 3300
MINNEAPOLIS, MN 55402

BY: VP FINDERS 2 HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: VARDE PARTNERS, INC.,
A DELAWARE CORPORATION, ITS MANAGER

BY: _____ 7/20/23
NAME: BRENDAN BOSMAN
ITS: SENIOR MANAGING DIRECTOR

THE STATE OF MINNESOTA §
COUNTY OF ~~HENNEPIN~~ WASHINGTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN BOSMAN KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF JULY, 2023 A.D.,

_____
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 1295159100034
MY COMMISSION EXPIRES Jan 31, 2027

JESSICA ANN LAUMEYER
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BENJAMIN L. GREEN, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48491C0489F, EFFECTIVE DATE DECEMBER 20, 2019, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

_____ 7/24/23
BENJAMIN L. GREEN, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 132190
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735

STATE OF TEXAS
BENJAMIN L. GREEN
132190
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOHN G. MOSIER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

John G. Mosier 7-24-23
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-321-3402
greg.mosier@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

A METES AND BOUNDS
DESCRIPTION OF A
98.310 ACRE TRACT OF LAND

BEING a 98.310 acre (4,282,368 square feet) tract of land situated in the David Curry Survey, Abstract No.130, and the Elisha McDaniel Survey, Abstract 441, City of Round Rock, Williamson County, Texas; and being a portion of that certain Third Tract called 34 acres out of the D Curry Survey, and 163 acres out of the E McDaniel's Survey, as described in instrument to Clarence Lorenza Sauls and recorded in Volume 608, Page 936 (originally described in Vol.382, Pg.179) of the Deed Records of Williamson County;

BEGINNING at a 5/8-inch iron rod with an aluminum cap stamped "CORR-ROW" found marking the southwest corner of that certain 5.331 acre tract described in instrument to The City of Round Rock for street right-of-way extension and expansion of Creek Bend Blvd. (variable width public right-of-way); and marking the western-most northwest corner of the herein described tract;

THENCE, along the southeasterly line of said Creek Bend Blvd. the following seven (7) courses and distances:

1. in a northeasterly direction along a non-tangent curve to the left, having a radius of 1075.00 feet, a chord North 59°10'28" East, 199.06 feet, a central angle of 10°37'29", and an arc length of 199.35 feet to a 5/8-inch iron rod found for corner;
2. North 45°39'45" East, 107.42 feet to a 1/2-inch iron rod found for corner;
3. in a northeasterly direction along a non-tangent curve to the left, having a radius of 1065.00 feet, a chord North 46°59'22" East, 42.49 feet, a central angle of 02°17'10", and an arc length of 42.49 feet to a 1/2-inch iron rod found for corner;
4. North 45°50'47" East, 1010.10 feet to a 5/8-inch iron rod with an aluminum cap stamped "CORR-ROW" found for corner;
5. South 44°09'13" East, 5.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "CORR-ROW" found for corner;
6. North 45°50'47" East, 431.04 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for a point of curvature;
7. in a northeasterly direction along a tangent curve to the left, having a radius of 1070.00 feet, a chord of North 43°35'12" East, 84.38 feet, a central angle of 04°31'10", and an arc length of 84.40 feet to point for corner at the approximately centerline of Brushy Creek, and on the southerly boundary of that certain 5.985 acre tract described in instrument to Jorge L. Gonzales, recorded in Document No. 2006030815 of the Official Public Records of Williamson County;

THENCE, along the approximate centerline of said Brushy Creek, the southerly boundary of the said 5.985 acre tract, and the southerly and southwesterly boundaries of the following tracts: 6.721 acres to in Document No. 2019099879; 5.968 acres in Document No. 2019099879; 4.23 acres in Volume 629, Page 120; 4.228 acres in Document No. 2008070783; 4.2366 acres (Lot 1, Koshy Subdivision, Document No. 2015043177); all described in instruments recorded in the Official Public Records of Williamson County, the following fourteen (14) courses and distances:

1. South 78°12'53" East, 221.47 feet to a calculated point for corner;
2. South 89°12'28" East, 178.17 feet to a calculated point for corner;
3. North 76°48'02" East, 252.59 feet to a calculated point for corner;
4. North 83°28'17" East, 115.69 feet to a calculated point for corner;
5. North 60°53'17" East, 35.46 feet to a calculated point for corner;
6. North 66°52'16" East, 82.48 feet to a calculated point for corner;
7. North 62°46'02" East, 236.27 feet to a calculated point for corner;
8. North 78°36'32" East, 215.00 feet to a calculated point for corner;
9. South 87°09'45" East, 97.70 feet to a calculated point for corner;
10. South 66°10'35" East, 228.00 feet to a calculated point for corner;
11. South 65°52'59" East, 260.77 feet to a calculated point for corner; said point for corner bears North 25°59'59" East, 45.32 feet to a witness corner found on the common line of said 4.23 acre and 4.228 acre tracts;
12. South 66°06'15" East; at 126.80 feet passing an X-chiseled in a large boulder located 0.8' to the right; continuing for a total distance of 259.43 feet to a calculated point for corner;
13. South 65°51'27" East, 89.35 feet to a calculated point for corner;
14. South 59°20'27" East, 170.97 feet to a calculated point for corner; said point for corner bears North 12°59'13" East, 25.53 feet to a witness corner found on the easterly line of said Lot 1;

THENCE, continuing along the approximate centerline of said Brushy Creek, and the southwesterly boundary of Lot 14 of the Resubdivision of Oak Springs, plat of which is recorded in Cabinet H, Slide 24 of the Plat Records of Williamson County, the following three (3) courses and distances:

1. South 59°20'53" East, 418.69 feet to a calculated point for corner;
2. South 53°18'26" East, 362.03 feet to a calculated point for corner;
3. South 36°42'26" East, 187.03 feet to a calculated point for corner on the northwesterly boundary of that certain 1.81 acre tract described in instrument to Mary Frances Rutledge, recorded in Volume 1998, Page 688 of the Official Public Records of Williamson County;

THENCE, South 28°07'30" West, 6.04 feet along boundary of the said 1.81 acre tract to a calculated point for corner;

THENCE, South 43°29'30" East, 28.30 feet continuing along boundary of the said 1.81 acre tract to a calculated point for corner;

THENCE, South 67°08'01" West, 16.56 feet along the boundary of Lot 2, Block A of the Final Plat of Freedom Church Subdivision, recorded in Document No. 2021096891 of the Official Public Records of Williamson County, to a calculated point for corner; said point for corner bears North 67°08'01" East, 73.79 feet to a witness corner found on the northwesterly line of said Lot 2, Block A;

THENCE, South 37°05'03" East, 503.90 feet, along the southwesterly boundary of said Lot 2, Block A to a calculated point for corner, and marking the southeast corner of the herein described tract;

THENCE, along the northwesterly boundary of The Oaklands Section One-B, plat of which is recorded in Cabinet G, Slide 173 of the Plat Records of Williamson County, the following three (3) courses and distances:

1. South 69°41'51" West; at 239.87 feet passing a 1/2-inch iron rod found marking the common north corner of Lot 85 and a Park Lot in Block B; continuing for a total distance of 772.44 feet to a 1/2-iron rod with plastic cap stamped "KHA" set for corner
2. South 68°05'40" West, 350.55 feet to a 1/2-iron rod found for corner;
3. South 68°14'14" West, 47.25 feet to a 1/2-iron rod with plastic cap stamped "KHA" set marking the southeast corner of Lot 22, Block N of Oakcreek Subdivision Section One, plat of which is recorded in Cabinet H, Slide 218 of the Plat Records of Williamson County;

THENCE, along the boundary of said Oakcreek Section One the following five (5) courses and distances:

1. North 21°28'30" West, 54.42 feet to a 1/2-iron rod with plastic cap stamped "KHA" set for a point of curvature;
2. in a northwesterly direction along a tangent curve to the left, having a radius of 470.00 feet, a chord of North 55°14'15" West, 522.41 feet, a central angle of 67°31'30"; at an arc length of 413.98 passing a 1/2-inch iron rod found marking the common north corner of Lots 16 and 17 of Block N; continuing for a total arc length of 553.91 feet to a 1/2-iron rod with plastic cap stamped "KHA" set for corner;
3. North 21°32'56" West, 656.52 feet to a 1/2-iron rod found marking the northwest corner of Lot 37, Block N, and marking an interior corner of the herein described tract;
4. South 76°13'09" West, 1619.55 feet to a 1/2-iron rod with plastic cap stamped "KHA" set marking the north exterior corner of Lot 14, Block B;
5. South 40°15'22" West, 246.63 feet to a 1/2-iron rod found marking the north corner of Lot 10, Block B, and the northeast corner of Oakcreek Subdivision Section Two, plat of which is recorded in Cabinet H, Slide 246 of the Plat Records of Williamson County;

THENCE, South 66°28'39" West, 1126.97 feet along the northwesterly boundary of said Oakcreek Section Two to a 1/2-iron rod found marking the northwest corner of a lot called Arterial 2 on said Section Two, and on the westerly boundary of Lot 1, Block B of the aforesaid Final Plat of Fern Bluff Community, and marking the southeast corner of the herein described tract;

THENCE, North 20°25'12" West, 439.25 feet along said Lot 1, Block B to a **POINT OF BEGINNING**, and containing 98.310 acres of land in Williamson County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.9998840558. This description was generated on 1/20/2022 at 12:08 PM, based on geometry in the drawing file K:\SNA_Survey\069255405-SAULS RANCH EAST\Dwg\SaulsRanchEast - Base-SF.dwg, in the office of Kimely-Horn and Associates in San Antonio, Texas.

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR
RECORD IN MY OFFICE ON THE 11th DAY OF August, 2023 A.D., AT 9:50 O'CLOCK A M.
AND DULY RECORDED ON THE 11th DAY OF August, 2023 A.D. AT 10:12 O'CLOCK A M.
IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2023066851.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
BY: Diana Lam
DEPUTY

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

APPROVED THIS 1 DAY OF March, 2023, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS. THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE [EXTRATERRITORIAL JURISDICTION OR CITY OF THE CITY OF ROUND ROCK.

Rob Wendt
ROB WENDT, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

(a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
(b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
(c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
(d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
(e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
(f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

(a) GRANTEE SHALL NOT FENCE THE EASEMENT;
(b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
(c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

GENERAL NOTES:

1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
3. A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON. A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS HEREON, AS DEPICTED, EXCLUDING LOT 5, BLOCK E, LOT 38, BLOCK F, LOT 10, BLOCK G AND LOT 18, BLOCK G.
4. THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAT (PP2208-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 21, 2022.
5. UNTIL SUCH TIME THAT THIS SUBDIVISION IS ANNEXED INTO THE CITY OF ROUND ROCK, THE BUILDING SETBACK SHALL BE 25' FROM THE EDGE OF RIGHT-OF-WAY.
6. UNTIL SUCH TIME THAT THIS SUBDIVISION IS ANNEXED INTO THE CITY OF ROUND ROCK, NO STRUCTURE OR LAND IN THE PLAT SHALL BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
7. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO FENCES STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF HE PROPER ANALYSIS.
9. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0489F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
10. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
11. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
12. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
13. TRAIL EASEMENT PROPOSED TO BE DEDICATED TO WILLIAMSON COUNTY. THE LOCATION OF THE TRAIL EASEMENT SHALL BE LIMITED TO A STRIP OF LAND IN WIDTH, BEING TEN (10) FEET ON EACH SIDE OF THE CENTERLINE OF THE TRAIL, AS FINALLY CONSTRUCTED.
14. ACCESS EASEMENTS DEPICTED ALONG BANDA BEND SHALL BE MAINTAINED BY THE HOA.
15. ELECTRIC EASEMENT AS DEPICTED ON THIS PLAT COINCIDES WITH TEXAS POWER & LIGHT EASEMENTS DOCUMENTED GRANTED BY VOLUME 235, PAGE 61 AND VOLUME 856, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
16. ALL OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOA.

SURVEYOR'S NOTES

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.9998840558 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

FINAL PLAT
SAULS RANCH EAST
98.310 ACRES

SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, AND THE ELISHA McDANIEL SURVEY, ABSTRACT NO. 441, AND BEING ALL OF THAT CERTAIN 98.310 ACRE TRACT AS DESCRIBED IN INSTRUMENT TO VPDF SAULS RANCH, LLC. RECORDED IN DOCUMENT NO. 2022013624 OF THE OFFICIAL PUBLIC RECORDS, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER:
VPDF SAULS RANCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY
901 MARQUETTE AVE S, SUITE 3300
MINNEAPOLIS, MN 55402

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY,
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
CONTACT: BENJAMIN L. GREEN, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

(FP2301-002)

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SAL	JGM	09/28/2022	069255706	9 OF 9

DWG NAME: K:\SNA_SURVEY\069255405-SAULS RANCH EAST\DWG\PLATS\069255405 - SAULS PLAT.DWG PLOTTED BY LUCIO, STEVE 7/18/2023 2:06 PM LAST SAVED 7/18/2023 2:04 PM

General Warranty Deed
Brushy Creek Regional Trail

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: Nov. 15th, 2023

Grantor: Faith Missionary Baptist Church

Grantor's Mailing Address:

1561 Sam Bass Road
Round Rock, Texas 78681

Grantee: Williamson County, Texas

Grantee's Mailing Address:

710 Main Street, Suite 101
Georgetown, Texas, 78626

Consideration:

TEN DOLLARS AND NO/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

All of that certain 0.5358 acre (23,342 square feet) of land, more or less, out of the Jacob M. Harrell Survey, Abstract No. 284 in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof;

together with all improvements thereon and all rights and appurtenances pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of way.

Reservations and Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to

claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Faith Missionary Baptist Church

By: _____

Name: Donnie Rogers

Title: Deacon + Treasurer

ACKNOWLEDGMENTS

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the 15th day of Nov., 2023 by Donnie Rogers, the Deacon + Treasurer of Faith Missionary Baptist Church.

_____
Notary Public, State of Texas

Stacie Barnes
Notary Public, State of Texas
Comm. Expires 05/31/2025
Notary ID 12944255-7

Grantee's Address:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 301
Georgetown, Texas 78626

2304000 4 RTROW

After recording, please return to:

Rise Title of Texas
306 N. Lampasas St.
Round Rock, TX 78664

EXHIBIT "A"

Proj. No. RVI-001
October 13, 2023

Parcel
0.5358 Acres (23,342 Square Feet)
Jacob M. Harrell Survey, Abstract No. 284
Williamson County, Texas

DESCRIPTION OF PARCEL

DESCRIPTION OF A 0.5358 ACRE (23,342 SQUARE FOOT) TRACT OF LAND, LOCATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, OF FAITH MISSIONARY BAPTIST CHURCH SUBDIVISION, A PLAT OF RECORD IN CABINET Q, SLIDE 65, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A WARRANTY DEED TO FAITH MISSIONARY BAPTIST CHURCH, OF RECORD IN DOCUMENT NO. 1996055326, SAID OFFICIAL PUBLIC RECORDS, SAID 0.5358 ACRE (23,342 SQUARE FOOT) TRACT OF LAND BEING SURVEYED ON THE GROUND IN APRIL, JUNE, JULY, 2021, AND OCTOBER, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of Sam Bass Road, a variable width right-of-way, no dedication found to date, for the common east corner of said Lot 1 and a called 0.420 acre tract of land, described in a General Warranty Deed to James Daniel Johnson, of record in Document No. 2019034982, of said Official Public Records, for the southeast corner of the tract described herein, from which point a 3/8-inch iron rod found, bears North 19°33'34" West, a distance of 2.14 feet;

THENCE, South 66° 04' 56" West, with the common line between said Lot 1, and said 0.420 acre tract, at a distance of 185.88 feet, pass a 1/2-inch iron rod with aluminum cap found, for the southwest corner of a called 100 foot wide electric line easement and right-of-way, to the Lower Colorado River Authority, of record in Volume 2265, Page 193, of said Official Public Records, continuing for a total distance of **191.07 feet,** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set, for the southwest corner of the tract described herein;

THENCE, departing said common line, over and across said Lot 1, the following four (4) courses and distances:

1. **North 43° 24' 26" West**, a distance of **35.77 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set for corner;

2. **North 45° 34' 16" East**, a distance of **43.50 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set for corner;

3. **North 42° 49' 34" West**, a distance of **81.56 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set for the northwest corner of the tract described herein;

4. **North 47° 10' 26" East**, a distance of **136.01 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set in the south right-of-way of said Sam Bass Road, and for the northeast corner of the tract described herein, from which point the northeast corner of said Lot 1 and the southeast corner of a called 0.1070 acre tract of land, described in a Special Warranty Deed and Assignment, to Brushy Creek Municipal Utility District, of record in Document No. 2004016444, of said Official Public Records, bears North 43° 20' 42" West, with the common line between said Lot 1, and said

1504 Chisholm Trail Rd #103
Round Rock, TX 78681
T8PELS Firm No. 10059100
512-238-1200 office

INLAND GEODETICS
Land Surveyors

Parcel
0.5358 Acres (23,342 Square Feet)
Jacob M. Harrell Survey, Abstract No. 284
Williamson County, Texas

Sam Bass Road, a distance of 136.77 feet, from which point a 1/2-inch iron rod with aluminum cap stamped "BAKER-AICKLEN" found, bears North 45° 45' 47" West, with the common line between said 0.1070 acre tract of land and said Sam Bass Road, a distance of 43.64 feet, for the southeast corner of Lot 1, Block A, Freedom Church Subdivision, a plat of record in Document No. 2021096891, of said Official Public Records, and the northeast corner of said 0.1070 acre tract of land;

THENCE, South 43° 20' 42" East, with the common line between said Lot 1 and said Sam Bass Road, at a distance of 61.50 feet, pass a 1/2-inch iron rod with aluminum cap found, and continuing for a total distance of **180.48 feet,** to the **POINT OF BEGINNING** and containing 0.5358 acres of land, more or less, within these metes and bounds;

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00011.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of April, June, July, 2021, and October, 2023, under my direct supervision.

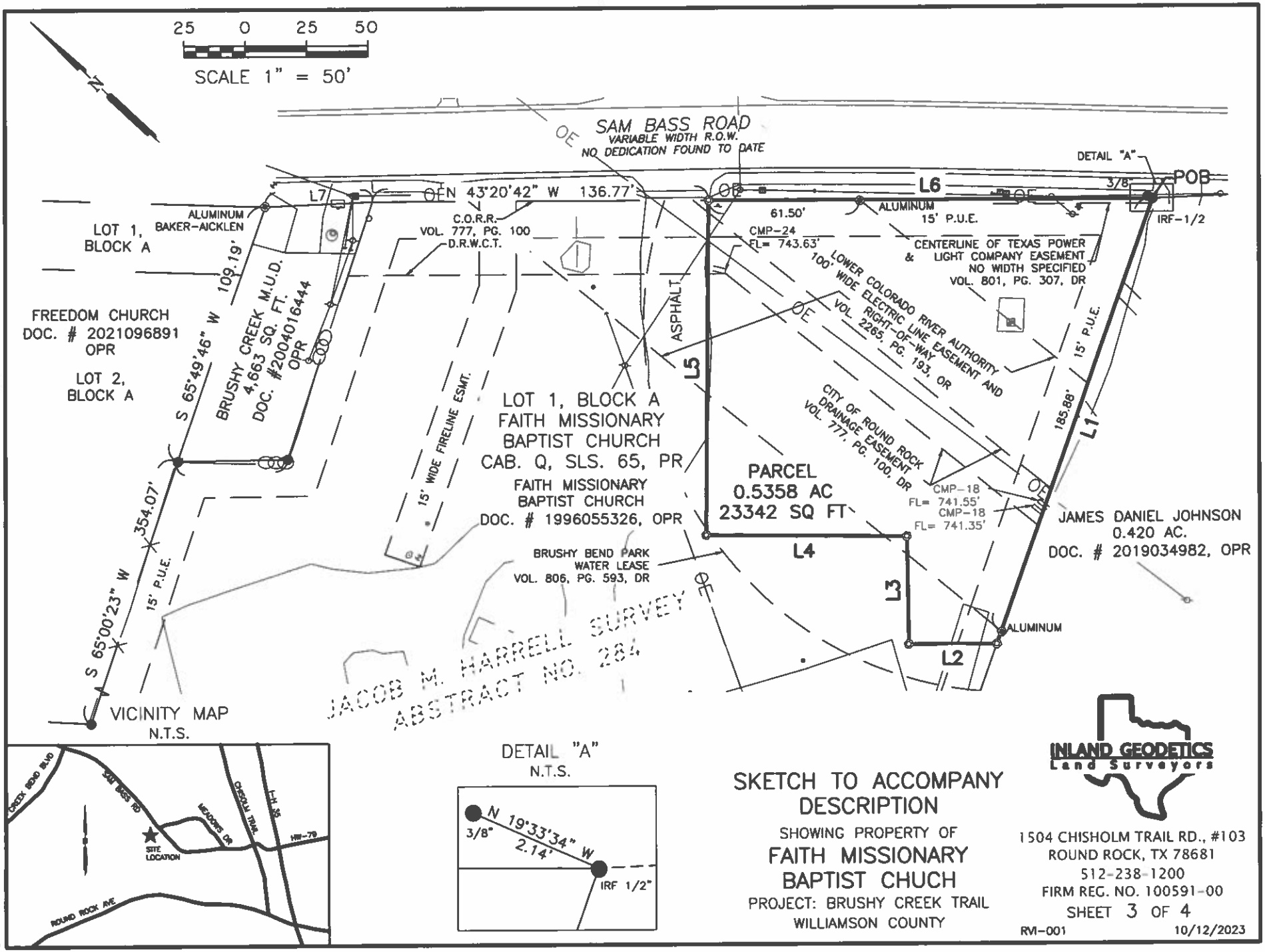
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of October, 2023, A.D.

INLA

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Proj No. RVI-001

P:\Projects\RVI Planning (RVI)\RVI-001-Brushy Creek Trail\5 -Descriptions-Reports\PARCEL\RVI-001-PARCEL-BRUSHY CREEK TRAIL-Metes and Bounds

EXHIBIT A



SKETCH TO ACCOMPANY DESCRIPTION

SHOWING PROPERTY OF

FAITH MISSIONARY BAPTIST CHUCH

PROJECT: BRUSHY CREEK TRAIL

WILLIAMSON COUNTY

INLAND GEODETICS
Land Surveyors

1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

SHEET 3 OF 4

RVI-001 10/12/2023

BSM P:\PROJECTS\RVI PLANNING (RVI)\RVI-001-BRUSHY CREEK TRAIL\4 -DRAWINGS\PARCEL\RVI-001-PARCEL-BRUSHY CREEK TRAIL.DWG

EXHIBIT A

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 1.00011.

2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE NOR A TITLE COMMITMENT OR TITLE POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.

3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

4. UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0489F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

6. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

7. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

LINE	BEARING	DISTANCE
L1	S 66°04'56" W	191.07'
L2	N 43°24'26" W	35.77'
L3	N 45°34'16" E	43.50'
L4	N 42°49'34" W	81.56'
L5	N 47°10'26" E	136.01'
L6	S 43°20'42" E	180.48'
L7	N 45°45'47" W	43.64'

LEGEND

- IRON ROD FOUND 1/2" IN DIAMETER OR OTHERWISE NOTED
- IRON ROD FOUND W/CAP 1/2" IN DIAMETER OR OTHERWISE NOTED
- IRON ROD SET W/CAP 1/2" IN DIAMETER "INLAND GEODETICS"
- POWER POLE
- WELL
- PULLBOX
- TELEPHONE PEDESTAL
- SIGN
- —X— WIRE FENCE
- CHAINLINK FENCE
- —OE— OVERHEAD ELECTRIC LINE
- —// WOOD FENCE
- POB POINT OF BEGINNING
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN APRIL, JUNE, JULY, 2021, AND OCTOBER 2023 BY ME OR UNDER MY SUPERVISION, AND THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

INL

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630

10/13/2023

STATE OF TEXAS
REGISTERED
MIGUEL ANGEL ESCOBAR
5630
PROFESSIONAL
LAND SURVEYOR

SKETCH TO ACCOMPANY DESCRIPTION

SHOWING PROPERTY OF

FAITH MISSIONARY BAPTIST CHUCH

PROJECT: BRUSHY CREEK TRAIL
WILLIAMSON COUNTY

INLAND GEODETICS
Land Surveyors
1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

SHEET 4 OF 4

RVI-001 10/12/2023

BSM P:\PROJECTS\RVI PLANNING (RVI)\RVI-001-BRUSHY CREEK TRAIL\4 - DRAWINGS\PARCEL\RVI-001-PARCEL-BRUSHY CREEK TRAIL.DWG

(2) Rise Title WILCO, DBA Rise Title
E 306 N Lampasas Street
Round Rock, TX 78664

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023095110

DEED Fee: $0.00
11/17/2023 08:46 AM CFIRESTONE

Nancy E. Rister, County Clerk
Williamson County, Texas

Plotted on: 7/11/2023

Design Filename: H:\Projects\508\67\02\Design\Exhibits\Exhibits_11082\Exhibits\20230711_5086702_BaptistChurch_Opt2_Easement.dgn

	APPROX AREA (SQ FT)
ACCESS EASEMENT	84,626

0 25 50 75
SCALE: 1" = 50'

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

EXHIBIT B
ACCESS EASEMENT

BRUSHY CREEK TRAIL AT
FAITH MISSIONARY BAPTIST CHURCH

SHEET 1 OF 2

Exhibit "B"

LEGEND

- PROP BRUSHY CREEK TRAIL
- ROW ACQUISITION
- EXIST ROW
- PROP ROW

N

FAITH MISSIONARY BAPTIST CHURCH

SAM BASS RD

PROP IROW

PROP SIDEWALK EASEMENT

℄ SUP_CH_CL

10' SHARED USE PATH

BRUSHY CREEK

EXIST ROW

	APPROX AREA (SQ FT)
ROW ACQUISITION	23,345

0 25 50 75

SCALE: 1"= 50'

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

EXHIBIT B
ROW ACQUISITION

BRUSHY CREEK TRAIL AT
FAITH MISSIONARY BAPTIST CHURCH

Plotted on: 7/11/2023

Design Filename: H:\Projects\508\67.02\Design\Exhibits\Exhibits_110821\Exhibits\20230711_5086702_BaptistChurch_Opt2_ROW.dgn

ELECTRONICALLY RECORDED 2022048911
Williamson County, Texas Total Pages: 5

TRAIL EASEMENT

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS:**
COUNTY OF WILLIAMSON §

That HMNBC DEVELOPMENT, LLC and its successors and assigns, ("Grantor", whether one or more), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto Grantee certain rights and interests in the nature of a public trail easement, over and across the below-described property, for use by the public for the purpose of walking, running, hiking, bicycling, or traversing over, upon and across, and otherwise using such trails; together with the express right to construct such recreational trails and associated facilities and maintain the easement area by clearing and removing vegetation, silt and debris therefrom, in, upon, over, under, above and across the below-described property (the "Property" or "Easement"):

> All of that certain tract of open space depicted as Lot 14, Block C and Lot 12, Block D, of the Harry Man Subdivision, Phase 1, recorded in Document No. 2019085686, Official Records of Williamson County, Texas and Lot 5, Block A, of the Harry Man Subdivision, Phase 2, recorded in Document No. 2020063901 Official Records of Williamson County, Texas. The location of the easement shall be limited to a strip of land in width, being ten (10) feet on each side of the centerline of the trail, as finally constructed.

The perpetual easement, rights-of-way, rights and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal and patrol of public recreational trail facilities, public trail materials and related appurtenances, equipment and signage.

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described Property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas.

Except as otherwise noted, the easements, rights and privileges herein granted shall be perpetual, provided however that said easements, rights, and privileges shall cease and revert to Grantor in the event the facilities are abandoned, or shall cease to be used, for a period of five (5) consecutive years.

Grantor reserves the right to grant additional easements for utility use across the Easement or the Property, but not longitudinally over the Easement, provided such construction does not interfere with the access to, or with the operation, maintenance, and safety of the Grantee's trail facilities.

Grantor further grants to Grantee the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the Easement;

Grantee hereby covenants and agrees:

(a) Grantee shall promptly repair any damage it shall do to Grantor's abutting property, including roadways;

(b) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

Grantor also retains, reserves, and shall continue to enjoy the surface of such Property for any and all purposes which do not interfere with and prevent the use by Grantee of the easement.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, and Grantor does hereby itself, and its successors and assigns, and legal representatives, to warrant and forever defend, all and singular, the above-described Easement and rights and interests unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 12th day of April, 2022.

[signature pages follow]

GRANTOR:

HMNBC DEVELOPMENT, LLC

By: _____

Name: Steve Walkup

Its: Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 12th day of the month of April, 2022, by Steve Walkup, in the capacity and for the purposes and consideration therein expressed.

ELLEN K. HARRISON
ID #128633727
My Commission Expires
June 02, 2023

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022048911

Pages: 5 Fee: $0.00
04/19/2022 03:57 PM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

ELECTRONICALLY RECORDED 2018010890
Williamson County, Texas Total Pages: 7

NON-EXCLUSIVE TRAIL EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That PAUL POSTEL REALTY CORPORATION, a Texas corporation, and its successors and assigns, (whether one or more, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto Grantee a non-exclusive trail easement (the "Easement") in, upon, over, above and across the below-described property:

> All of that certain 1.4289-acre tract of land in the J.M. Harrell Survey, Abstract No. 284, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (the "Easement Area")

The Easement is granted to Grantee for the benefit of the general public, in the form of recreational trails installed and maintained by Grantee, over and across the Easement Area, for use by the public for the purpose of walking, running, hiking, bicycling, or traversing over, upon and across, and otherwise using such Easement Area; together with the express right to construct, reconstruct, and repair a recreational trail and associated facilities, related appurtenances, equipment and signage and to maintain the Easement Area, including clearing and removing vegetation, silt and debris therefrom at Grantee's discretion.

This Easement is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas.

Except as otherwise noted, the Easement, shall be perpetual, provided however that the Easement shall terminate in the event the Easement Area and/or facilities therein are abandoned, or shall cease to be used, for a period of five (5) consecutive years.

The Easement is non-exclusive. Grantor hereby expressly reserves unto itself and its permittees the right to use the Easement Area for all purposes and uses not materially inconsistent with the Easement.

Grantee shall have the right to grade the Easement Area for the full width thereof.

Grantee, at Grantee's discretion, shall have the right, from time to time, to trim and to cut down and clear away any and all trees and brush now or hereafter within the Easement and to trim and to cut down and clear away any trees on either side of the Easement which now or hereafter in the reasonable opinion of Grantee may be a hazard to the use of the Easement, by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the

exercise of Grantee's rights hereunder, provided, however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be removed by Grantee

Grantee shall have the right to mark the location of the Easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the Easement;

Grantee hereby covenants and agrees:

(a) Grantee shall promptly backfill any trench made by it within the Easement and repair any damage it shall do to Grantor's property.

(b) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights in and to the Easement, including the right of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

Grantee shall have the right and privilege at any and all times to enter the Easement Area, or any part thereof, for the purpose of constructing, reconstructing, and maintaining said facilities, all upon the condition that Grantee will at all times after doing work in connection with the construction or repair of said facilities restore the surface of the Easement Area as nearly as is reasonably possible to the condition in which the same was in before the work was undertaken, considering the uses and purposes of the rights granted herein.

Grantee shall also have the right and privilege at any and all times to assign this Easement to another governmental entity.

Nothing herein contained shall be deemed to be a gift or dedication of any portion of any property to or for the general public or for any public purposes whatsoever, it being the intention of the Parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

Grantor hereby dedicates the Easement as a trail easement for the purposes stated herein.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, and Grantor does hereby itself, and its successors and assigns, and legal representatives, to warrant and forever defend, all and singular, the above-described Easement and rights and interests unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

(Signatures are on following 2 pages)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 13TH day of DECEMBER, 2017.

GRANTOR:

PAUL POSTEL REALTY CORPORATION,
a Texas corporation
By: _____ Andrew Sitomer
Its: PARTNER

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on this the 14th day of the month of December, 2017, by Andrew Sitomer known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

DEBORAH STEARNS MURPHY
Notary Public, State of Texas
Comm. Expires 10-26-2021
Notary ID 345883-1

Deborah Stearns Murphy
Notary Public, State of Texas

GRANTEE:

WILLIAMSON COUNTY, TEXAS
By: _____
Dan A. Gattis, County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 9th day of the month of January, 2018, by Dan A. Gattis known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

LISA DWORACZYK
Notary Public, State of Texas
My Commission Expires
September 29, 2018

_____
Notary Public, State of Texas

After recording please return to:

Sheets & Crossfield, P.C.
309 East Main Street
Round Rock, Texas 78664

PAPE-DAWSON ENGINEERS

EXHIBIT tabbies "A"

FIELD NOTES

FOR

A 1.429 ACRE, OR 62,244 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 10.87 ACRE TRACT, DESCRIBED IN CONVEYANCE TO PAUL POSTEL REALTY CORP, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015112793 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE J.M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS. SAID 1.429 ACRES TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

COMMENCING at a ½" iron rod found, on the southeast line of a called 34 acre tract recorded in Volume 608, Pages 936-938 of the Deed Records of Williamson County, Texas, the west corner of a Park, dedicated in the Oaklands Section One-B Subdivision recorded in Cabinet G, Slides 173-175 of the Plat Records of Williamson County, Texas;

THENCE N 69°39'17" E, with the southeast line of said called 34 acre tract, same being the northwest line of said Park, a distance of **239.99 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, the west corner of Lot 1, Block A of the Plat of Faith Missionary Baptist Church recorded in Cabinet Q, Slides 173-175 of the Plat Records of Williamson County, Texas, same being the east corner of said called 34 acre tract, same being the north corner of said Park, same being a south corner of said called 10.87 acre tract, same being the **POINT OF BEGINNING** of the herein described tract;

THENCE N 35°29'13" W, with the northeast line of said called 34 acre tract, same being a southwest line of said called 10.87 acre tract, a distance of **503.81 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, the south corner of a called 1.81 acre tract recorded in Volume 1998, Pages 688-690 of the Official Records of Williamson County, Texas, same being the west corner of said called 10.87 acre tract, same being an angle point in the northeast line of said called 34 acre tract;

THENCE N 67°39'39" E, departing the northeast line of said called 34 acre tract, with the southeast line of said called 1.81 acre tract, same being a northwest line of said called 10.87 acre tract a distance of **87.61 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

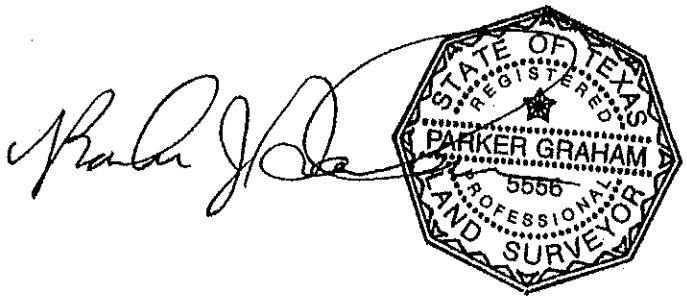
THENCE departing the southeast line of said called 1.81 acre tract, through the interior of said called 10.87 acre tract, the following two (2) courses and distances:

1. **S 72°02'24" E**, a distance of **30.14 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and

2. **S 40°30'40" E**, a distance of **494.33 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on a northwest line of the aforementioned Lot 1, Block A, same being a southeast line of said called 10.87 acre tract;

THENCE S 67°06'50" W, with the northwest line of said Lot 1, Block A, same being a southeast line of said called 10.87 acre tract, a distance of **150.18 feet** to the **POINT OF BEGINNING** and containing 1.429 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc. under Job No. 50867-00.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 26, 2017
JOB No.: 50867-00
DOC.ID.: H:\survey\CIVIL\50867-00\Word\R052407-PAUL-POSTEL.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

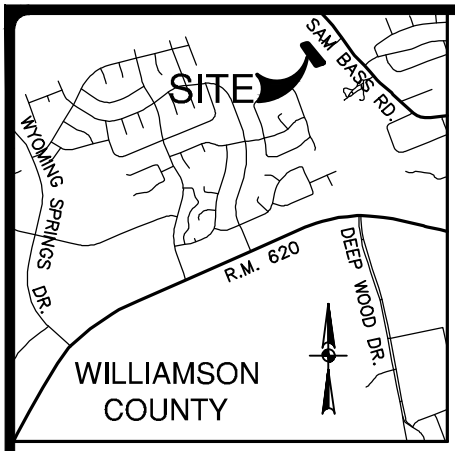


ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2018010890

Pages: 7 Fee: $41.00
02/08/2018 02:19 PM

Nancy E. Rister, County Clerk
Williamson County, Texas



LOCATION MAP

NOT-TO-SCALE

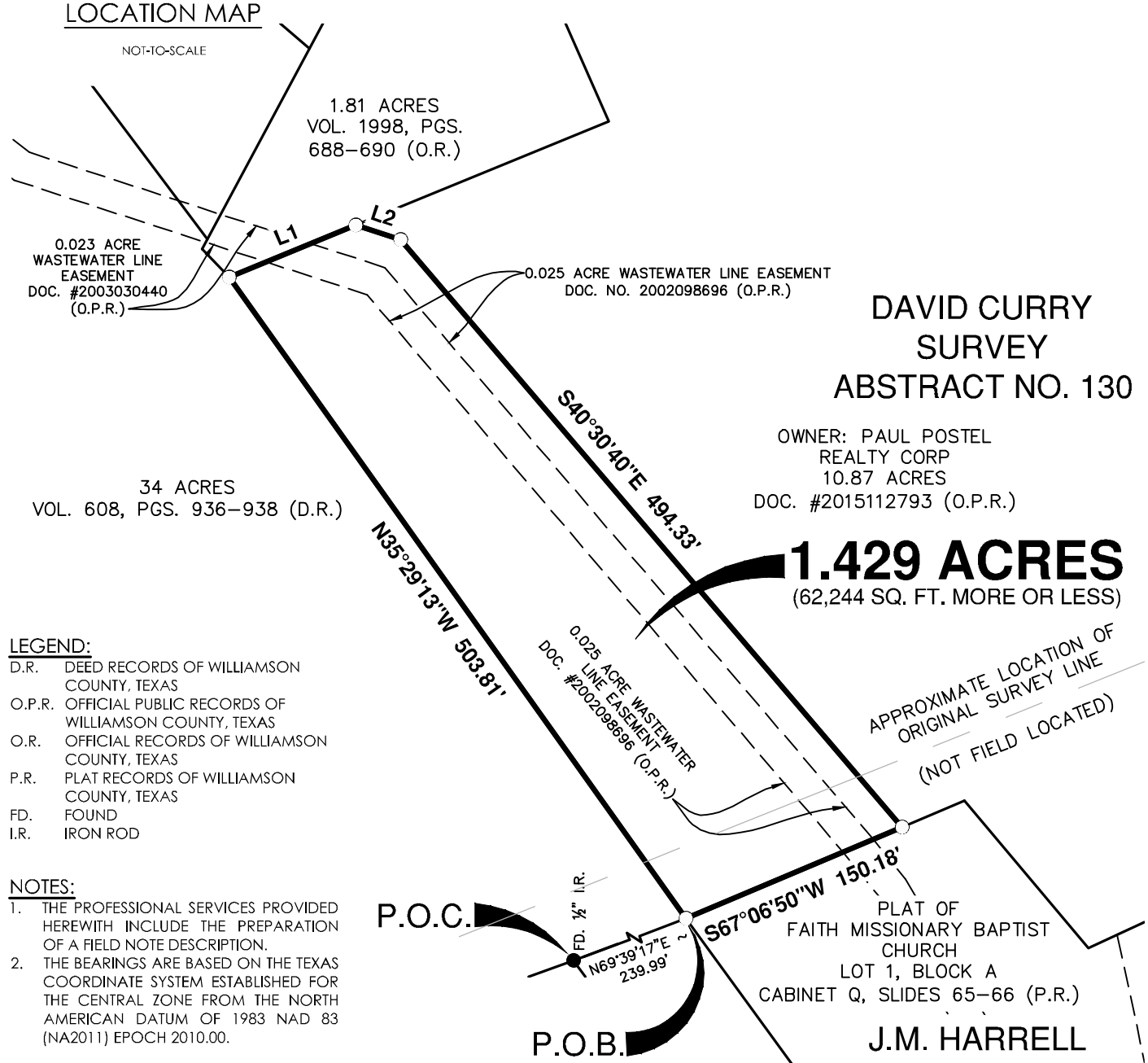
EXHIBIT
OF

A 1.429 ACRE, OR 62,244 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A 10.87 ACRE TRACT, DESCRIBED IN CONVEYANCE TO PAUL POSTEL REALTY CORP, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015112793 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE J.M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS.

1 inch = 100'

100' 0' 50' 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°39'39"W	87.61'
L2	N72°02'24"W	30.14'



LEGEND:

D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
FD.	FOUND
I.R.	IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MAY 26, 2017

SHEET 1 OF 1

JOB No.: 50867–00

APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Brushy Creek Trail

Regulated Entity Location: From existing Brushy Creek Trail at Hairy Man Rd along Brushy Creek to Faith Missionary Baptist Church, Round Rock, TX 78681

Name of Customer: Williamson County

Contact Person: Russell Fishbeck Phone: 512.943.1922

Customer Reference Number (if issued):CN 6008977888

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment**. This payment is being submitted to:

☐ Austin Regional Office

☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office

☒ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	6.199 Acres	$ 5,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ 10/29/2024

Date: _____

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*

Project	***Fee***
Extension of Time Request	$150

CORE DATA FORM
(TCEQ-10400)

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 600897788		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

Willaimson County

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☐ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☐ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

City		State		ZIP		ZIP + 4	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	Russell.Fishbeck@wilco.org

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
( ) -		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Brushy Creek Trail

23. Street Address of the Regulated Entity: *(No PO Boxes)*							
City		**State**		**ZIP**		**ZIP + 4**	
24. County	Williamson						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	From existing Brushy Creek Trail at Hairy Man Rd along Brushy Creek to Faith Missionary Baptist Church

26. Nearest City	**State**	**Nearest ZIP Code**
Round Rock	TX	78681

27. Latitude (N) In Decimal:	30.518667	**28. Longitude (W) In Decimal:**	-97.701250

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	31	07.2	97	42	04.5

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1799		713990	

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Recreational walking and bike trails

34. Mailing Address:	**219 Perry Mayfield**						
City	**Leander**	**State**	**TX**	**ZIP**	**78641**	**ZIP + 4**	
35. E-Mail Address:	**Russell.Fishbeck@wilco.org**						

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 943-1922		**( ) -**

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

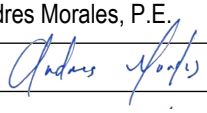
SECTION IV: Preparer Information

40. Name:	Jean Autrey, P.E., CESSWI	**41. Title:**	Program Manger

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210) 375-9000	2604	( ) -	jautrey@pape-dawson.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Pape-Dawson Consulting Engineers, LLC	**Job Title:**	Senior Project Engineer
Name *(In Print):*	Andres Morales, P.E.	**Phone:**	(512) 454- **8711**
Signature:		**Date:**	10/29/2024

POLLUTANT LOAD AND REMOVAL CALCULATIONS

BRUSHY CREEK TRAIL

Treatment Summary by Watershed

Watershed	Total Watershed Area (ac.)	Existing Road crossings	Proposed Impervious Cover (ac.)	PBMP	Required TSS Removal Annually (lbs)	TSS Removed Annually (lbs)
10' TRAILS	1.85	0.04	1.792	5.2' VFS	1,560	1,687
TRAILS UNCAPTURED	0.018		0.018	OVERTREATMENT	16	
PARKING LOT	0.228		0.228	15' Engineered VFS	198	215
UNCAPTURED PARKING	0.027		0.027	OVERTREATMENT	24	
TOTAL	**2.12**	**0.04**	2.065	---	**1,797**	**1,902**

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: BRUSHY CREEK
Date Prepared: 10/28/2024

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the sprea

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of incre
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	6.199	acres
Predevelopment impervious area within the limits of the plan * =	0.000	acres
Total post-development impervious area within the limits of the plan* =	2.065	acres
Total post-development impervious cover fraction * =	0.33	
P =	32	inches

$L_{M\ TOTAL\ PROJECT}$ = **1797** lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 2

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = PARKING

Total drainage basin/outfall area =	0.228	acres
Predevelopment impervious area within drainage basin/outfall area =	0.000	acres
Post-development impervious area within drainage basin/outfall area =	0.228	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M\ THIS\ BASIN}$ =	198	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.228	acres
A_I =	0.228	acres
A_P =	0.00	acres
L_R =	215	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 215 lbs.

F = **1.00**

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: BRUSHY CREEK
Date Prepared: 10/28/2024

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the sprea

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of incre
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	6.199	acres
Predevelopment impervious area within the limits of the plan * =	0.000	acres
Total post-development impervious area within the limits of the plan* =	2.065	acres
Total post-development impervious cover fraction * =	0.33	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1797	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 2

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = trail

Total drainage basin/outfall area =	1.850	acres
Predevelopment impervious area within drainage basin/outfall area =	0.000	acres
Post-development impervious area within drainage basin/outfall area =	1.792	acres
Post-development impervious fraction within drainage basin/outfall area =	0.97	
$L_{M\ THIS\ BASIN}$ =	1560	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	1.850	acres
A_I =	1.792	acres
A_P =	0.06	acres
L_R =	1687	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 1687 lbs.

F = 1.00

EXHIBITS

Plotted on: 10/24/2024

SEE SHEET 2 FOR INDEX OF SHEETS

WILLIAMSON COUNTY
DEPARTMENT OF INFRASTRUCTURE

3151 S.E. INNER LOOP, SUITE B
GEORGETOWN, TEXAS 78626
512-943-3330
www.wilco.org

PLANS FOR PROPOSED
BRUSHY CREEK TRAIL

ALONG HAIRY MAN RD STA 0+32 through STA 26+67
ALONG BRUSHY CREEK STA 26+67 through STA 210+03
(ADDITIONAL ALTERNATIVE #1: ALONG BRUSHY CREEK STA 61+00 TO STA 71+07)
AT FAITH MISSIONARY BAPTIST CHURCH STA 100+05 through STA 105+03
EQUATION: STA 71+05.82 (BK) = STA 205+22.88 (AH)

10/24/2024

SHARED USE PATH DESIGN SPEED - 12 MPH

TDLR/TAS # TABS2025003907

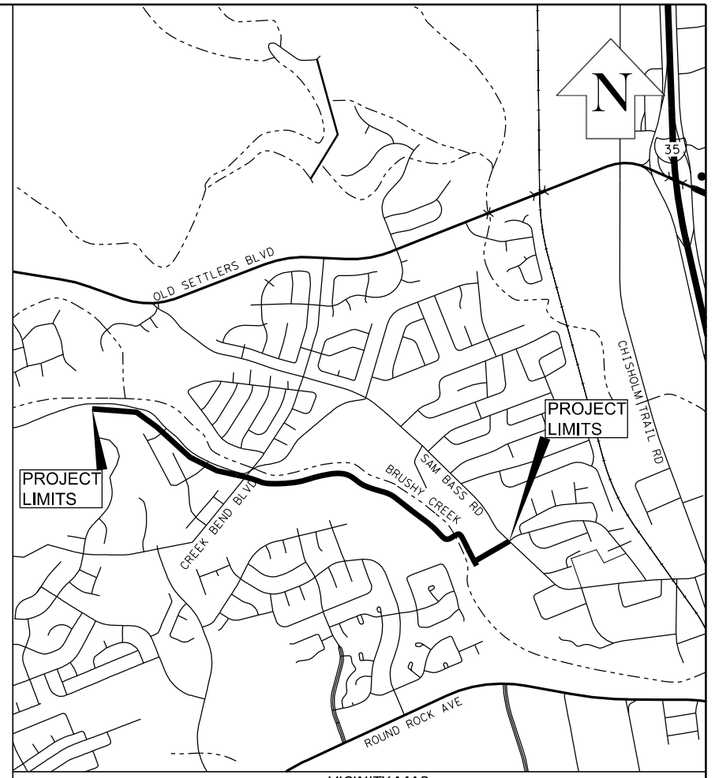
WILLIAMSON COUNTY 1848

GENERAL PROJECT INFO: CONSTRUCTION OF A SHARED USE PATH AND A PARKING LOT

LIMITS: FROM EXIST BRUSHY CREEK TRAIL AT HAIRY MAN RD 0.51 MI. ALONG HAIRY MAN RD TO EXISTING BRUSHY CREEK TRAILALONG BRUSHY CREEK AT FAITH MISSIONARY BAPTIST CHURCH AND FROM EXIST BRUSHY CREEK TRAIL AT FAITH MISSIONARY BAPTIST CHURCH FOR 0.11 MI TO PARKING LOT ALONG SAM BASS RD

TOTAL LENGTH: 1.52 MILES (8043 FEET)

#	SHEETS AFFECTED	BY	DATE



VICINITY MAP
N.T.S.

STATE OF TEXAS
JAMES A. LUTZ
84722
LICENSED
PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/24/2024 DATE

WILLIAMSON COUNTY

APPROVED AND RECOMMENDED FOR CONSTRUCTION:

J. TERRON EVERTSON, P.E., COUNTY ENGINEER — DATE

PLANS PREPARED BY:

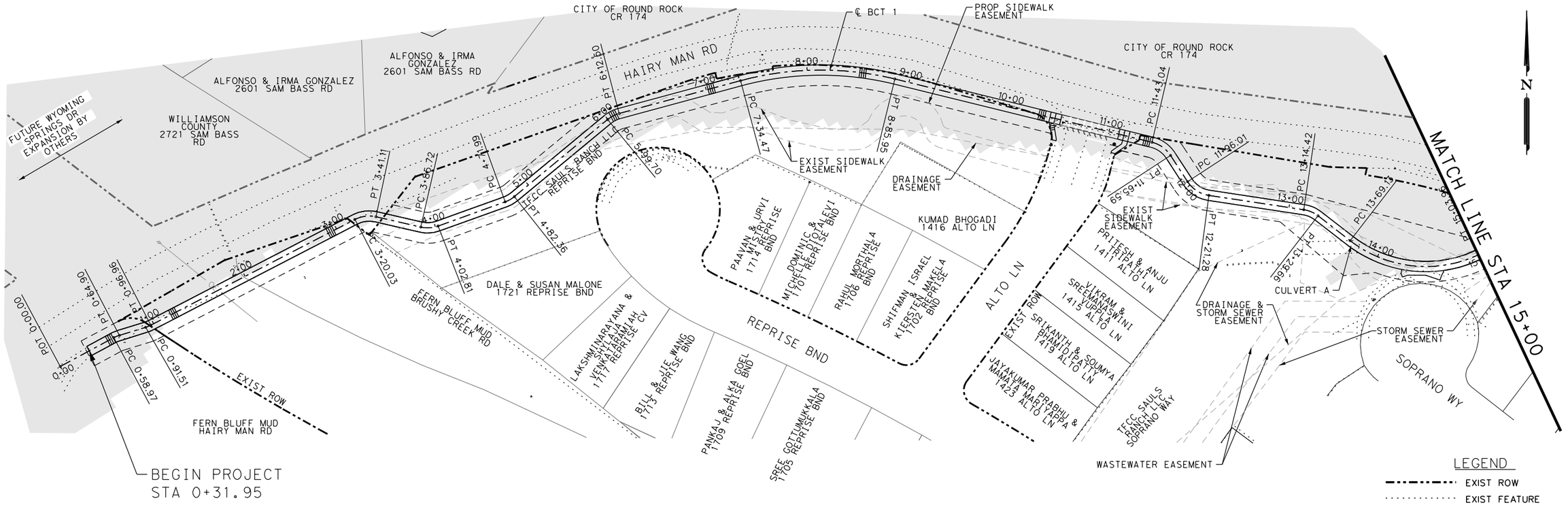
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

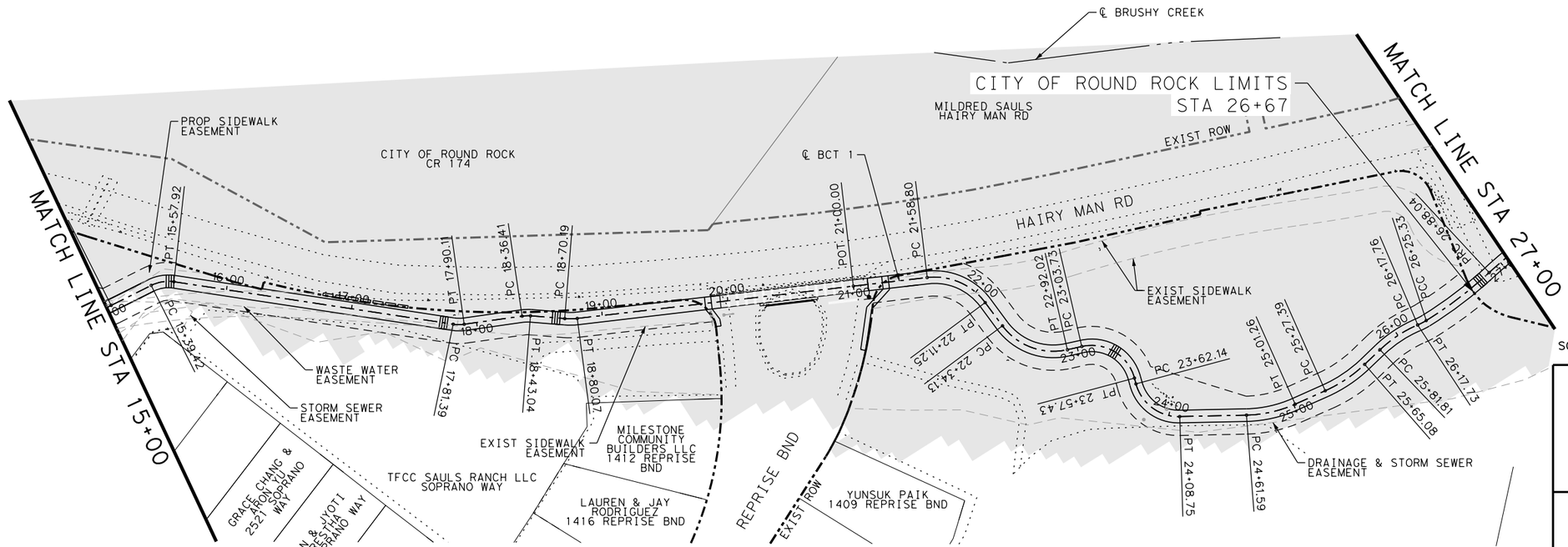
RVi
1611 West 5th Street
Suite 175
Austin, Texas 78703
Tel: 512.480.0032
www.rviplanning.com

Design Filename: H:\Projects\508\67\02\Design\Civil\General\5086702_TITLE.dgn

Plotted on: 10/24/2024

Design Filename: H:\Projects\508\67\02\Design\Civil\General\5086702_PROJ01.dgn





LEGEND

- EXIST ROW
- EXIST FEATURE
- EASEMENT LINE
- 500 YR FLOODPLAIN LIMIT

STATE OF TEXAS
ANDRES MORALES
130189
LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/24/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS
JAMES A. LUTZ
84726
LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/24/2024 DATE

SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS

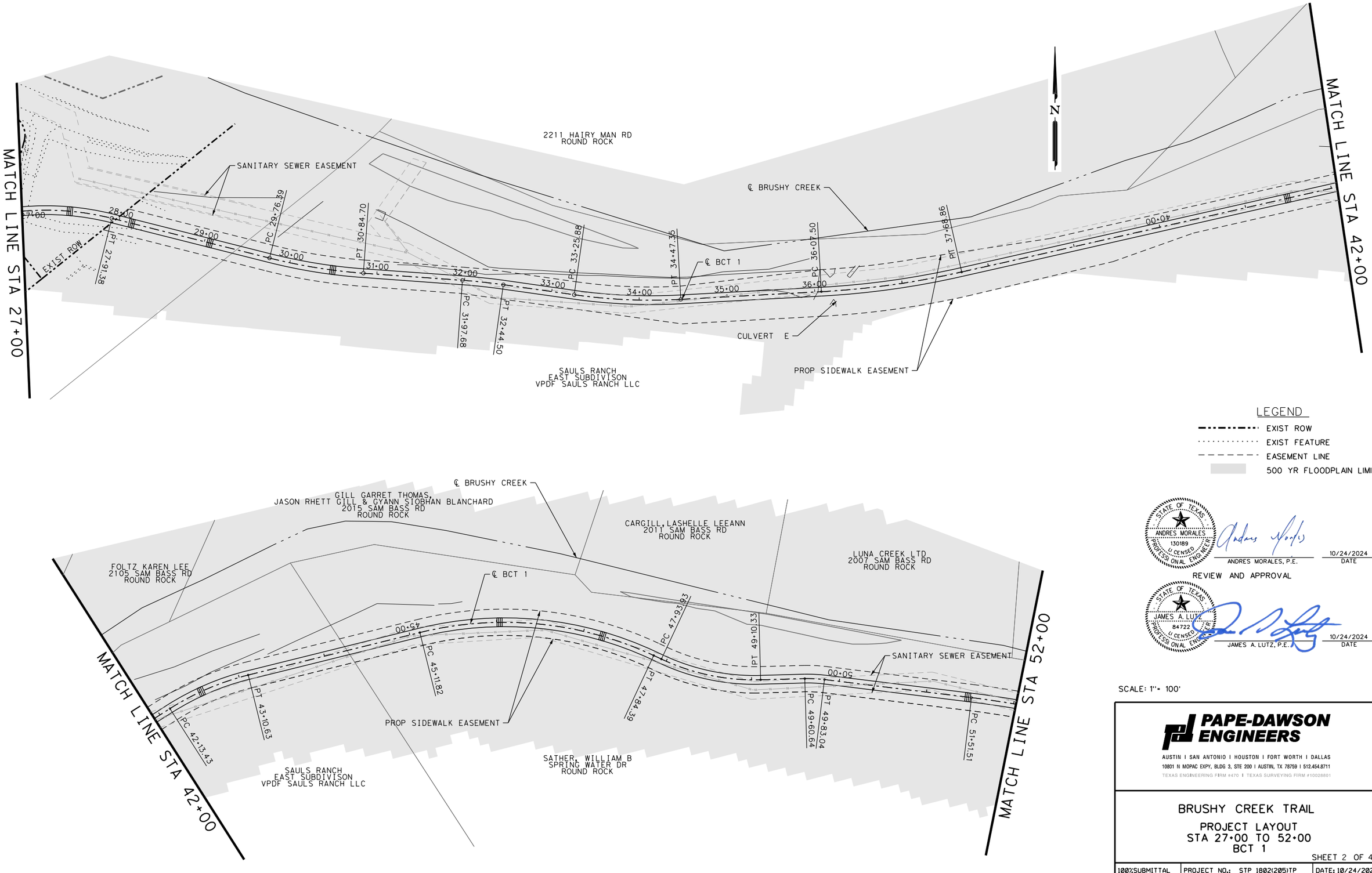
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

PROJECT LAYOUT
BEGIN TO 27+00
BCT 1

SHEET 1 OF 4

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 3



LEGEND

- EXIST ROW
- EXIST FEATURE
- EASEMENT LINE
- 500 YR FLOODPLAIN LIMIT

STATE OF TEXAS
ANDRES MORALES
130189
LICENSED
PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/24/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS
JAMES A. LUTZ
84722
LICENSED
PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/24/2024 DATE

SCALE: 1"= 100'

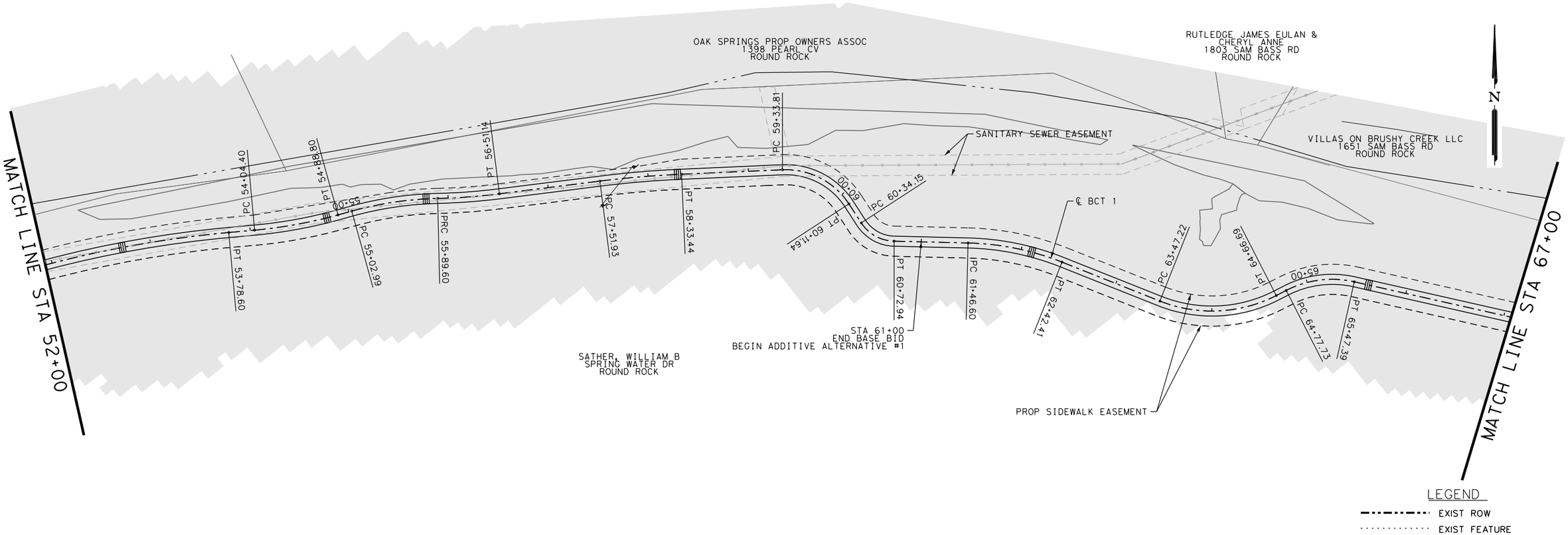
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

PROJECT LAYOUT
STA 27+00 TO 52+00
BCT 1

SHEET 2 OF 4

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 4



LEGEND

- EXIST ROW
- EXIST FEATURE
- EASEMENT LINE
- 500 YR FLOODPLAIN LIMIT

STATE OF TEXAS
ANDRES MORALES
130189
LICENSED
PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/24/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/24/2024 DATE

SCALE: 1"= 100'

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10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

PROJECT LAYOUT
STA 52+00 TO STA 67+00
BCT 1

SHEET 3 OF 4

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 5

Plotted on: 10/24/2024

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MATCH LINE STA 67+00

LEGEND
PROP ROW
EXIST FEATURE
EASEMENT LINE
500 YR FLOODPLAIN LIMIT

N

IPC 67+48.55
IPT 68+38.41
END BRIDGE STA 69+45.00
VPDF SAULS RANCH LLC 2335 BANDA BND ROUND ROCK
BEGIN BRIDGE STA 68+40.00
CITY OF ROUND ROCK LIMITS STA 68+85
PC 69+72.21
PT 70+48.61
VILLAS ON BRUSHY CREEK LLC 1651 SAM BASS RD ROUND ROCK
POT1 205+22.88
STA 71+07 END ADDITIVE ALTERNATIVE #1 BEGIN BASE BID
SIO 205+22.88 BK
EQUATION:
SIO 71+05.82 AH
IPC 205+29.38
IPC 205+57.09
PT 205+55.08
DRAINAGE AND STORM SEWER EASEMENT
WILLIAM B. SATHER SPRING WATER DR
TRANSMISSION EASEMENT
PUBLIC UTILITY EASEMENT
IPT 206+73.89
PC 206+74.07
BRUSHY CREEK MUD SAM BASS RD
SAM BASS RD
LCRA ELECTRIC LINE EASEMENT
SATHER WILLIAM B SPRING WATER DR ROUND ROCK
℄ BCT 1
FIRELINE EASEMENT
FAITH MISSIONARY BAPTIST CHURCH 1561 SAM BASS RD
PT 207+76.73
IPC 207+77.58
IPT 208+03.58
MEADOWS DR
PUBLIC UTILITY EASEMENT
℄ BRUSHY CREEK
PC 209+14.62
PC 100+85.36
101+13.26
℄ BCT 2
BRUSHY BEND PARK WATER LEASE EASEMENT
PC 101+38.45
PT 102+39.29
PT 209+92.49
PC 209+93.33
IPC 103+31.51
IPT 103+81.98
PC 104+04.02
PT 104+73.58
JAMES DANIEL JOHNSON 1525 SAM BASS RD
POWER AND TELEPHONE EASEMENT
CITY OF ROUND ROCK DRAINAGE EASEMENT
PT 210+32.05
WILLIAMSON COUNTY SAM BASS RD
JAMES DANIEL JOHNSON 1525 SAM BASS RD
END PROJECT STA 105+02.51
POT 211+11.86
WILLIAMSON COUNTY SAM BASS RD
JAMES DANIEL JOHNSON 1525 SAM BASS RD
END TRAIL STA 210+02.65 (℄ BCT 3) MATCH EXIST BRUSHY CREEK TRAIL

STATE OF TEXAS
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ANDRES MORALES, P.E. — 10/24/2024 DATE

REVIEW AND APPROVAL

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JAMES A. LUTZ, P.E. — 10/24/2024 DATE

SCALE: 1"= 100'

PAPE-DAWSON ENGINEERS
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BRUSHY CREEK TRAIL

PROJECT LAYOUT STA 67+00 TO END BCT 1& 2

SHEET 4 OF 4

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 6

Plotted on: 10/24/2024

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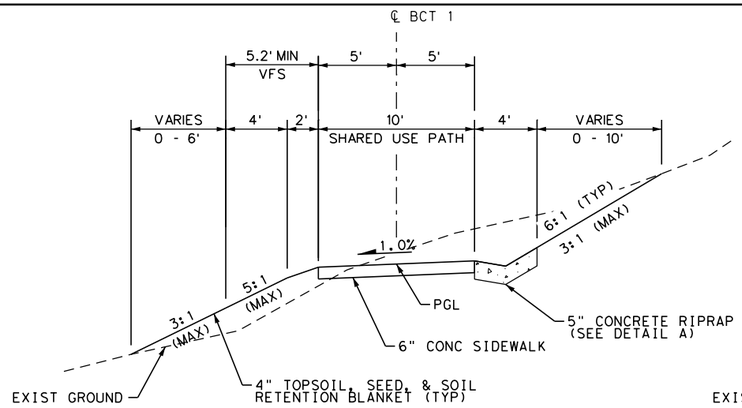
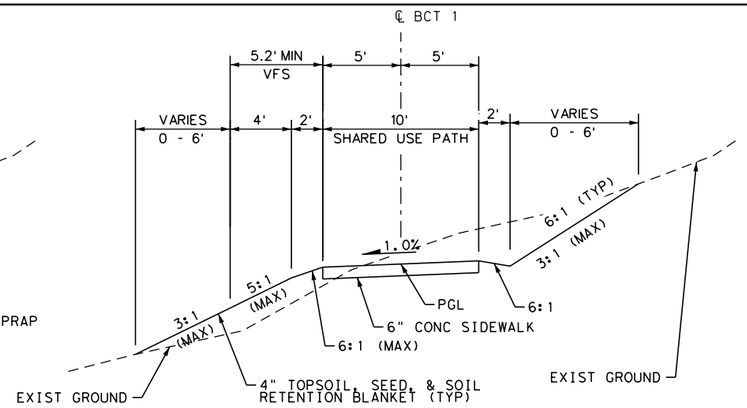


BRUSHY CREEK TRAIL TYPICAL SECTION

NTS

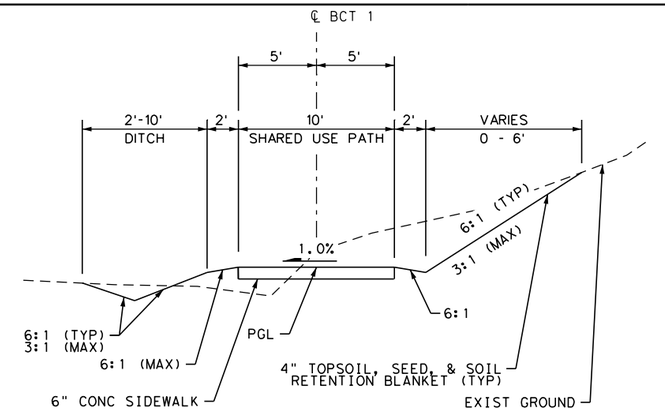
FROM STA 2+91 TO 7+12
FROM STA 10+48 TO 12+20
FROM STA 59+40 TO 61+00
FROM STA 63+90 TO 66+11



BRUSHY CREEK TRAIL TYPICAL SECTION

NTS

FROM STA 0+00 (BEGIN) TO 2+91
FROM STA 7+12 TO 9+64
FROM STA 12+20 TO 12+54
FROM STA 14+74 TO 26+00
FROM STA 26+80 TO 35+10
FROM STA 41+00 TO 44+26
FROM STA 47+17 TO 48+65
FROM STA 49+97 TO 50+85
FROM STA 53+79 TO 60+11
FROM STA 60+79 TO 63+90



BRUSHY CREEK TRAIL TYPICAL SECTION

NTS

FROM STA 9+64 TO 10+48
FROM STA 26+00 TO 26+80*
FROM STA 44+26 TO 47+17
FROM STA 48+65 TO 49+97
FROM STA 51+82 TO 53+79
FROM STA 60+11 TO 60+79
FROM STA 66+11 TO 69+45**
FROM STA 69+45 TO 71+06***

* SUP CROSS SLOPE -1%
** SEE BRIDGE TYPICAL SECTION FROM STA 68+40.00 TO STA 69+45.00
*** SUP CROSS SLOPE -1%

BRUSHY CREEK TRAIL TYPICAL SECTION

NTS

FROM STA 12+54 TO 14+74
FROM STA 35+95 TO 36+45
FROM STA 50+85 TO 51+82

5" CONCRETE RIPRAP
DETAIL A

N.T.S.

NOTE: CONCRETE RIPRAP IS UTILIZED WHEN LONGTIDINAL SLOPE IS 3% OR GREATER

BRUSHY CREEK TRAIL TYPICAL SECTION

NTS

FROM STA 35+10 TO 35+95
FROM STA 36+45 TO 41+00

BRUSHY CREEK TRAIL TYPICAL SECTION

NTS

FROM STA 205+23 TO STA 210+03

DESIGN

STATE OF TEXAS
ANDRES MORALES
130189
LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/24/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS
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BRUSHY CREEK TRAIL
TYPICAL SECTIONS

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 24

Plotted on: 10/24/2024

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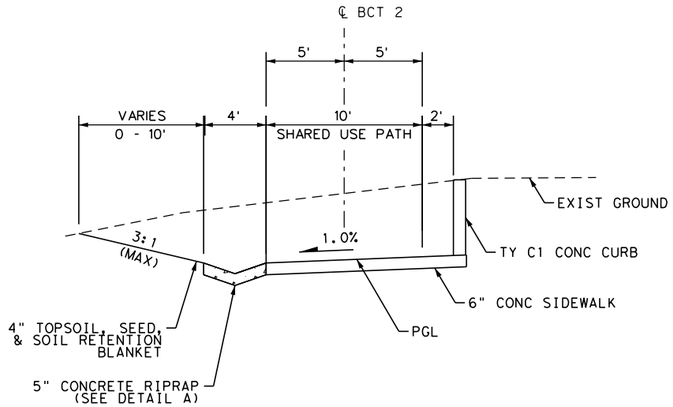
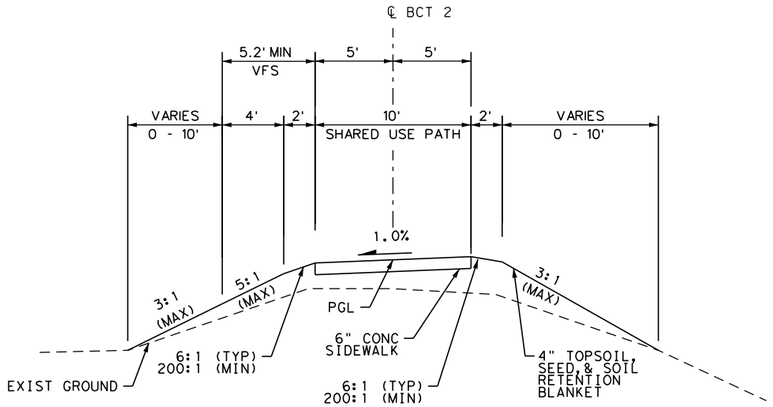


BRUSHY CREEK TRAIL
TYPICAL SECTION

NTS

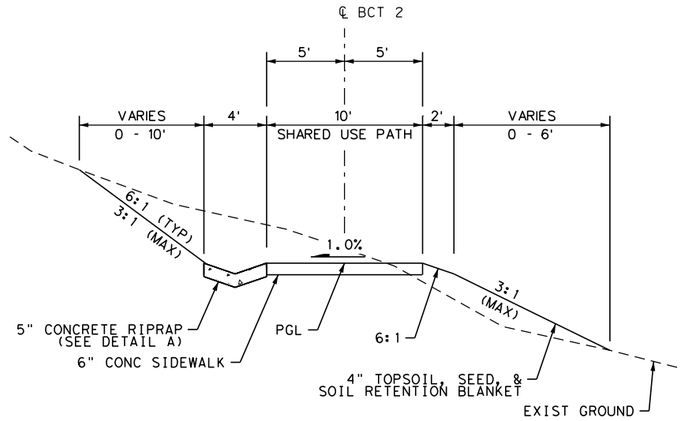
FROM STA 100+45 TO 103+40



BRUSHY CREEK TRAIL
TYPICAL SECTION

NTS

FROM STA 104+35 TO 105+03 (END)
CROSS-SLOPE TRANSITION FROM
STA 103+82 TO 104+12 FROM 1.0 TO -1.0%

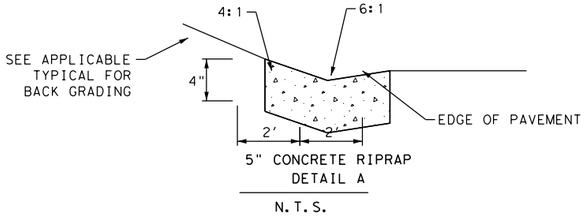


BRUSHY CREEK TRAIL
TYPICAL SECTION

NTS

FROM STA 100+05 (BEGIN) TO 100+45
FROM STA 103+20 TO 104+35

FROM STA 50+85 TO 51+82



5" CONCRETE RIPRAP
DETAIL A

N. T. S.

NOTE: CONCRETE RIPRAP IS
UTILIZED WHEN LONGTIDINAL
SLOPE IS 3% OR GREATER

DESIGN

STATE OF TEXAS
ANDRES MORALES
130189
LICENSED
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ANDRES MORALES, P.E. — 10/24/2024 DATE

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BRUSHY CREEK TRAIL
TYPICAL SECTIONS

SHEET 2 OF 2

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 25

DATE:
FILE:

I. STORMWATER POLLUTION PREVENTION-CLEAN WATER ACT SECTION 402

TPDES TXR 150000: Stormwater Discharge Permit or Construction General Permit required for projects with 1 or more acres disturbed soil. Projects with any disturbed soil must protect for erosion and sedimentation in accordance with Item 506.

List MS4 Operator(s) that may receive discharges from this project. They may need to be notified prior to construction activities.

1.

2.

☐ No Action Required ☒ Required Action

Action No.

1. Prevent stormwater pollution by controlling erosion and sedimentation in accordance with TPDES Permit TXR 150000

2. Comply with the SW3P and revise when necessary to control pollution or required by the Engineer.

3. Post Construction Site Notice (CSN) with SW3P information on or near the site, accessible to the public and TCEQ, EPA or other inspectors.

4. When Contractor project specific locations (PSL's) increase disturbed soil area to 5 acres or more, submit NOI to TCEQ and the Engineer. File NOT when final stabilization has been achieved.

II. WORK IN OR NEAR STREAMS, WATERBODIES AND WETLANDS CLEAN WATER ACT SECTIONS 401 AND 404

USACE Permit required for filling, dredging, excavating or other work in any water bodies, rivers, creeks, streams, wetlands or wet areas.

The Contractor must adhere to all of the terms and conditions associated with the following permit(s):

☐ No Permit Required

☐ Nationwide Permit 14 - PCN not Required (less than 1/10th acre waters or wetlands affected)

☒ Nationwide Permit 14 - PCN Required (1/10 to <1/2 acre, 1/3 in tidal waters)

☐ Individual 404 Permit Required

☐ Other Nationwide Permit Required: NWP•

Required Actions: List waters of the US permit applies to, location in project and check Best Management Practices planned to control erosion, sedimentation and post-project TSS.

1. Brushy Creek, STA 68+00 to 70+00, STA 70+00 TO 71+00

2. Orange Barrier Fencing shall be installed in areas where project work occurs near environmentally sensitive features to be avoided. Do not cross.

3. Silt Fence, Rock Filter Dam, Errosion Control Logs, Soil Retention Blankets

4.

The elevation of the ordinary high water marks of any areas requiring work to be performed in the waters of the US requiring the use of a nationwide permit can be found on the Bridge Layouts.

Best Management Practices:

Erosion	Sedimentation	Post-Construction TSS
☐ Temporary Vegetation	☒ Silt Fence	☒ Vegetative Filter Strips
☐ Blankets/Matting	☒ Rock Berm	☐ Retention/Irrigation Systems
☐ Mulch	☐ Triangular Filter Dike	☐ Extended Detention Basin
☒ Sodding	☐ Sand Bag Berm	☐ Constructed Wetlands
☐ Interceptor Swale	☐ Straw Bale Dike	☐ Wet Basin
☐ Diversion Dike	☐ Brush Berms	☐ Erosion Control Compost
☒ Erosion Control Compost	☐ Erosion Control Compost	☐ Mulch Filter Berm and Socks
☐ Mulch Filter Berm and Socks	☐ Mulch Filter Berm and Socks	☐ Compost Filter Berm and Socks
☐ Compost Filter Berm and Socks	☐ Compost Filter Berm and Socks	☐ Vegetation Lined Ditches
	☐ Stone Outlet Sediment Traps	☐ Sand Filter Systems
	☐ Sediment Basins	☐ Grassy Swales

III. CULTURAL RESOURCES

Refer to TxDOT Standard Specifications in the event historical issues or archeological artifacts are found during construction. Upon discovery of archeological artifacts (bones, burnt rock, flint, pottery, etc.) cease work in the immediate area and contact the Engineer immediately.

☐ No Action Required ☐ Required Action

Action No.

1. TBD - based on conclusions of Cultural Evaluation during PCN process

2.

3.

4.

IV. VEGETATION RESOURCES

Preserve native vegetation to the extent practical.
Contractor must adhere to Construction Specification Requirements Specs 162, 164, 192, 193, 506, 730, 751, 752 in order to comply with requirements for invasive species, beneficial landscaping, and tree/brush removal commitments.

☐ No Action Required ☐ Required Action

Action No.

1. TBD - based on conclusions of Cultural Evaluation during PCN process

2.

3.

4.

V. FEDERAL LISTED, PROPOSED THREATENED, ENDANGERED SPECIES, CRITICAL HABITAT, STATE LISTED SPECIES, CANDIDATE SPECIES AND MIGRATORY BIRDS.

☐ No Action Required ☒ Required Action

Action No.

1. TBD - based on conclusions of Cultural Evaluation during PCN process

2.

3.

4.

If any of the listed species are observed, cease work in the immediate area, do not disturb species or habitat and contact the Engineer immediately. The work may not remove active nests from bridges and other structures during nesting season of the birds associated with the nests. If caves or sinkholes are discovered, cease work in the immediate area, and contact the Engineer immediately.

LIST OF ABBREVIATIONS

BMP:	Best Management Practice	SPCC:	Spill Prevention Control and Countermeasure
CGP:	Construction General Permit	SW3P:	Storm Water Pollution Prevention Plan
DSHS:	Texas Department of State Health Services	PCN:	Pre-Construction Notification
FHWA:	Federal Highway Administration	PSL:	Project Specific Location
MOA:	Memorandum of Agreement	TCEQ:	Texas Commission on Environmental Quality
MOU:	Memorandum of Understanding	TPDES:	Texas Pollutant Discharge Elimination System
MS4:	Municipal Separate Stormwater Sewer System	TPWD:	Texas Parks and Wildlife Department
MBTA:	Migratory Bird Treaty Act	TxDOT:	Texas Department of Transportation
NOT:	Notice of Termination	T&E:	Threatened and Endangered Species
NWP:	Nationwide Permit	USACE:	U.S. Army Corps of Engineers
NOI:	Notice of Intent	USFWS:	U.S. Fish and Wildlife Service

VI. HAZARDOUS MATERIALS OR CONTAMINATION ISSUES

General (applies to all projects):

Comply with the Hazard Communication Act (the Act) for personnel who will be working with hazardous materials by conducting safety meetings prior to beginning construction and making workers aware of potential hazards in the workplace. Ensure that all workers are provided with personal protective equipment appropriate for any hazardous materials used.

Obtain and keep on-site Material Safety Data Sheets (MSDS) for all hazardous products used on the project, which may include, but are not limited to the following categories: Paints, acids, solvents, asphalt products, chemical additives, fuels and concrete curing compounds or additives. Provide protected storage, off bare ground and covered, for products which may be hazardous. Maintain product labelling as required by the Act.

Maintain an adequate supply of on-site spill response materials, as indicated in the MSDS. In the event of a spill, take actions to mitigate the spill as indicated in the MSDS, in accordance with safe work practices, and contact the District Spill Coordinator immediately. The Contractor shall be responsible for the proper containment and cleanup of all product spills.

Contact the Engineer if any of the following are detected:

- Dead or distressed vegetation (not identified as normal)
- Trash piles, drums, canister, barrels, etc.
- Undesirable smells or odors
- Evidence of leaching or seepage of substances

Does the project involve any bridge class structure rehabilitation or replacements (bridge class structures not including box culverts)?

☐ Yes ☒ No

If "No", then no further action is required.
If "Yes", then TxDOT is responsible for completing asbestos assessment/inspection.

Are the results of the asbestos inspection positive (is asbestos present)?

☐ Yes ☐ No

If "Yes", then TxDOT must retain a DSHS licensed asbestos consultant to assist with the notification, develop abatement/mitigation procedures, and perform management activities as necessary. The notification form to DSHS must be postmarked at least 15 working days prior to scheduled demolition.

If "No", then TxDOT is still required to notify DSHS 15 working days prior to any scheduled demolition.

In either case, the Contractor is responsible for providing the date(s) for abatement activities and/or demolition with careful coordination between the Engineer and asbestos consultant in order to minimize construction delays and subsequent claims.

Any other evidence indicating possible hazardous materials or contamination discovered on site. Hazardous Materials or Contamination Issues Specific to this Project:

☒ No Action Required ☐ Required Action

Action No.

1.

2.

3.

VII. OTHER ENVIRONMENTAL ISSUES

(includes regional issues such as Edwards Aquifer District, etc.)

☐ No Action Required ☐ Required Action

Action No.

1. Vegitative Filter Strips are proposed to meet WPAP requirements

2.

3.

Texas Department of Transportation

Design Division Standard

ENVIRONMENTAL PERMITS, ISSUES AND COMMITMENTS

EPIC

FILE: epic.dgn	DN: TxDOT	CK: RG	DW: VP	CK: AR	
©TxDOT: February 2015	CONT	SECT	JOB	HIGHWAY	
REVISIONS					
12-12-2011 (DS)					
05-07-14 ADDED NOTE SECTION IV.	DIST	COUNTY		SHEET NO.	
01-23-2015 SECTION I CHANGED ITEM 1122 TO ITEM 506, ADDED GRASSY SWALES.				141	

Note To Designer:
1. Do not alter Sheet Design or Font style, size or weight - match text attributes.
2. If additional space is needed for a numbered section, fence and adjust sections up or down as needed for proportioning and readability but do not relocate from it's relative position.

A. GENERAL SITE DATA

1. PROJECT LIMITS: LIMITS: FROM EXIST BRUSHY CREEK TRAIL AT HAIRY MAN RD 0.51 MI. ALONG HAIRY MAN RD TO EXISTING BRUSHY CREEK TRAILALONG BRUSHY CREEK AT FAITH MISSIONARY BAPTIST CHURCH AND FROM EXIST BRUSHY CREEK TRAIL AT FAITH MISSIONARY BAPTIST CHURCH FOR 0.1 MI TO PARKING LOT ALONG SAM BASS RD

2. PROJECT SITE MAPS:
   - * Project Latitude 30°31'32.0"N Project Longitude 97°43'17.2"W
   - * Project Location Map: Shown on Title Sheet
   - * Drainage Patterns: Shown on Drainage Area Maps 84
   - * Approx. Slopes Anticipated After Major Gradings and Areas of Soil Disturbance: Shown on Typical Sections 24
   - * Major Controls and Locations of Stabilization Practices: Shown on SW3P Sheets 143 - 150
   - * Project Specific Locations: Off-site waste, borrow, or storage areas are not part of this SW3P.
   - * Surface Waters and Discharge Locations: Shown on Drainage and Culvert Layout Sheets 84

3. PROJECT DESCRIPTION: CONCSTRUCT PARKING LOT AT TRAIL HEAD AND CONSTRUCT 10' SHARED USE PATH.

   * Joint-bid utilities are covered by this SW3P
   Non-Joint Bid Utilities are not part of this SW3P.

4. FOR MAJOR SOIL DISTURBING ACTIVITIES SEQUENCE OF EVENTS:

   1. Install controls down-slope of work area and initiate inspection and maintenance activities.

   2. Begin phased construction with interim stabilization practices. Adjust erosion and sedimentation controls during construction to meet requirements and changing conditions and as directed/approved by the Engineer.

   3. Major soil disturbing activities may include but are not limited to: right-of-way preparation, cut and/or fill to improve roadway profile, final grading and placement of topsoil and the following (If marked):

   ____ Placement of road base
   ____ Extensive ditch grading
   ____ Upgrading or replacing culverts or bridges
   ____ Temporary detour road(s)
   _X_ Other: CONSTRUCTION OF SIDEWALK, PARKING LOT, AND DRAINAGE ELEMENTS.

5. EXISTING AND PROPOSED CONDITIONS:

   Description of existing vegetative cover: Ash, Juniper, Live Oak Floodplain Hardwood Forest
   Percentage of existing vegetative cover: 32%
   Existing vegetative cover: (mark one)
   ____ Thick or uniformly established
   _X_ Thin and Patchy
   ____ None or minimal cover
   Description of soils: Oakalla, Eckrant, and Edwards limestone
   Site Acreage: 46.12 Acreage disturbed: 3.4
   Site runoff coefficient (pre-construction): .56 Site runoff coefficient (post-construction): .56

6. RECEIVING WATERS: (Mark all that apply)

   ____ A classified stream does not pass through project.
   _X_ A classified stream passes through project. Name BRUSHY CREEK Segment Number 1.14428
   Name of receiving waters that will receive discharges from disturbed areas of the project: BRUSHY CREEK

   Site is in a Municipal Separate Storm Sewer System (MS4).
   MS4 Operator (name): _____

B. BEST MANAGEMENT PRACTICES

General timing or sequence for implementation of BMPs shall be as required and/or as directed/approved by the Engineer to provide adequate controls. BMPs shown on plan sheets are to be considered "proposed" unless/until install date is shown. BMPs are to reduce sediments from road construction activities.

1. SOIL STABILIZATION PRACTICES: (Select T = Temporary or P = Permanent, as applicable)

P SEEDING	I&P PRESERVATION OF NATURAL RESOURCES
____ MULCHING (Hay or Straw)	____ FLEXIBLE CHANNEL LINER
____ BUFFER ZONES	____ RIGID CHANNEL LINER
____ PLANTING	P SOIL RETENTION BLANKET
____ COMPOST/MULCH FILTER BERM	P COMPOST MANUFACTURED TOPSOIL
____ SODDING	____ OTHER: (Specify Practice)

2. STRUCTURAL PRACTICES: (Select T = Temporary or P = Permanent, as applicable)

   T SILT FENCES
   ____ HAY BALES
   T ROCK FILTER DAMS
   ____ DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
   ____ DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
   ____ DIVERSION DIKE AND SWALE COMBINATIONS
   ____ PIPE SLOPE DRAINS
   ____ PAVED FLUMES
   T ROCK BEDDING AT CONSTRUCTION EXIT
   ____ TIMBER MATTING AT CONSTRUCTION EXIT
   ____ CHANNEL LINERS
   ____ SEDIMENT TRAPS
   ____ SEDIMENT BASINS
   ____ STORM INLET SEDIMENT TRAP
   ____ STONE OUTLET STRUCTURES
   ____ CURBS AND GUTTERS
   ____ STORM SEWERS
   ____ VELOCITY CONTROL DEVICES
   ____ OTHER: (Specify Practice)

STORM WATER MANAGEMENT:

3. The proposed facility was designed in consideration of hydraulic design standards to convey stormwater in a manner that is protective of public safety and property. The control of erosion from the facility is inherent to the design. Additional factors affecting post-construction stormwater at the project location include: (mark all that apply)

   _X_ Existing or new vegetation provides natural filtration.
   ____ The design includes provisions for permanent erosion controls provided by strategically placed pervious and impervious surfaces.
   ____ Project includes permanent sedimentation controls (other than grass).
   ____ Velocities do not require dissipation devices.
   _X_ Velocity-dissipation devices included in the design.
   ____ Other : _____

NON-STORM WATER DISCHARGES:

4. Off-site discharges are prohibited except as follows:

   1. Discharges from fire fighting activities and/or fire hydrant flushings.
   2. Vehicle, external building, and pavement wash water where detergents and soaps are not used and where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed).
   3. Plain water used to control dust.
   4. Plain water originating from potable water sources.
   5. Uncontaminated groundwater, spring water or accumulated stormwater.
   6. Foundation or footing drains where flows are not contaminated with process materials such as solvents.
   7. Other: _____

Concrete truck wash water discharges on the site should be prohibited or minimized. If allowed by the Engineer, they must be managed in a manner so as not to contaminate surface water. They must not be located in areas of concentrated flow. Concrete truck wash-out locations must be shown on the SW3P Layout and included in the inspections.

Hazardous material spill/leak shall be prevented or minimized. At a minimum, this includes asphalt products, fuels, oils, lubricants, solvents, paints, acids, concrete curing compounds and chemical additives for soil stabilization. BMPs shall be implemented to the storage areas of these products. All spills must be cleaned and disposed properly and reported to the Engineer. Report any release at or above the reportable quantity during a 24 hour period to the National Response Center at 1-800-424-8802.

C. OTHER REQUIREMENTS & PRACTICES

1. MAINTENANCE:
   All erosion and sediment controls shall be maintained in good working order. If a repair is necessary, it shall be performed before the next anticipated storm event but no later than 7 calendar days after the surrounding exposed ground has dried sufficiently to prevent further damage from equipment. If maintenance prior to the next anticipated storm event is impracticable, maintenance must be scheduled and accomplished as soon as practicable. Disturbed areas on which construction activities have ceased, temporarily or permanently, shall be stabilized within 14 calendar days unless they are scheduled to and do resume within 21 calendar days. The areas adjacent to creeks and drainageways shall have priority followed by protecting storm sewer inlets.

2. INSPECTION:
   For areas of the construction site that have not been finally stabilized, areas used for storage of materials, structural control measures, and locations where vehicles enter or exit the site, personnel provided by the permittee and familiar with the SW3P must inspect disturbed areas at least once every fourteen (14) calendar days and within twenty four (24) hours of the end of a storm of 0.5 inches or greater. As an alternative to the above-described inspection schedule of once every fourteen (14) calendar days and within twenty four (24) hours of a storm of 0.5 inches or greater, the SW3P may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, the inspection must occur on a specifically defined day, regardless of whether or not there has been rainfall since the previous inspection. An Inspection and Maintenance Report shall be prepared for each inspection and the controls shall be revised on the SW3P within seven (7) calendar days following the inspection.

3. WASTE MATERIALS:
   All non-hazardous municipal waste materials such as litter, rubbish, trash and garbage located on or originating from the project shall be collected and stored in a securely lidded metal dumpster, provided by the Contractor. The dumpster shall be emptied as necessary or as required by local regulation and the trash shall be hauled to a permitted disposal facility. The burying of non-hazardous municipal waste on the project shall not be permitted. Construction material waste sites, stockpiles and haul roads shall be constructed to minimize and control the amount of sediment that may enter receiving waters. Construction material waste sites shall not be located in any wetland, water body or stream bed. Construction staging areas and vehicle maintenance areas shall be constructed in a manner to minimize the runoff of pollutants.

4. OFFSITE VEHICLE TRACKING:
   Off-site vehicle tracking of sediments and the generation of dust must be minimized. Excess sediments on road shall be removed on a regular basis as directed/approved by the Engineer.

5. OTHER:
   See the EPIC sheet for additional environmental information.

DESIGN

REVIEW AND APPROVAL

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/24/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84726 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/24/2024 DATE

 Texas Department of Transportation

STORM WATER POLLUTION PREVENTION PLAN (SW3P)

FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
6			BRUSHY CREEK
STATE	DISTRICT	COUNTY	
TEXAS	SAT	WILLIAMSON	
CONTROL	SECTION	JOB	SHEET NO.
			142

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes
Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.

4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

7. Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.

10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

11. The following records shall be maintained and made available to the TCEQ upon request:
   - the dates when major grading activities occur;
   - the dates when construction activities temporarily or permanently cease on a portion of the site; and
   - the dates when stabilization measures are initiated.

12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

   A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;

   B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

   C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512)339-2929
Fax (512) 339-3795

DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 11/1/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84722 — LICENSED PROFESSIONAL ENGINEER

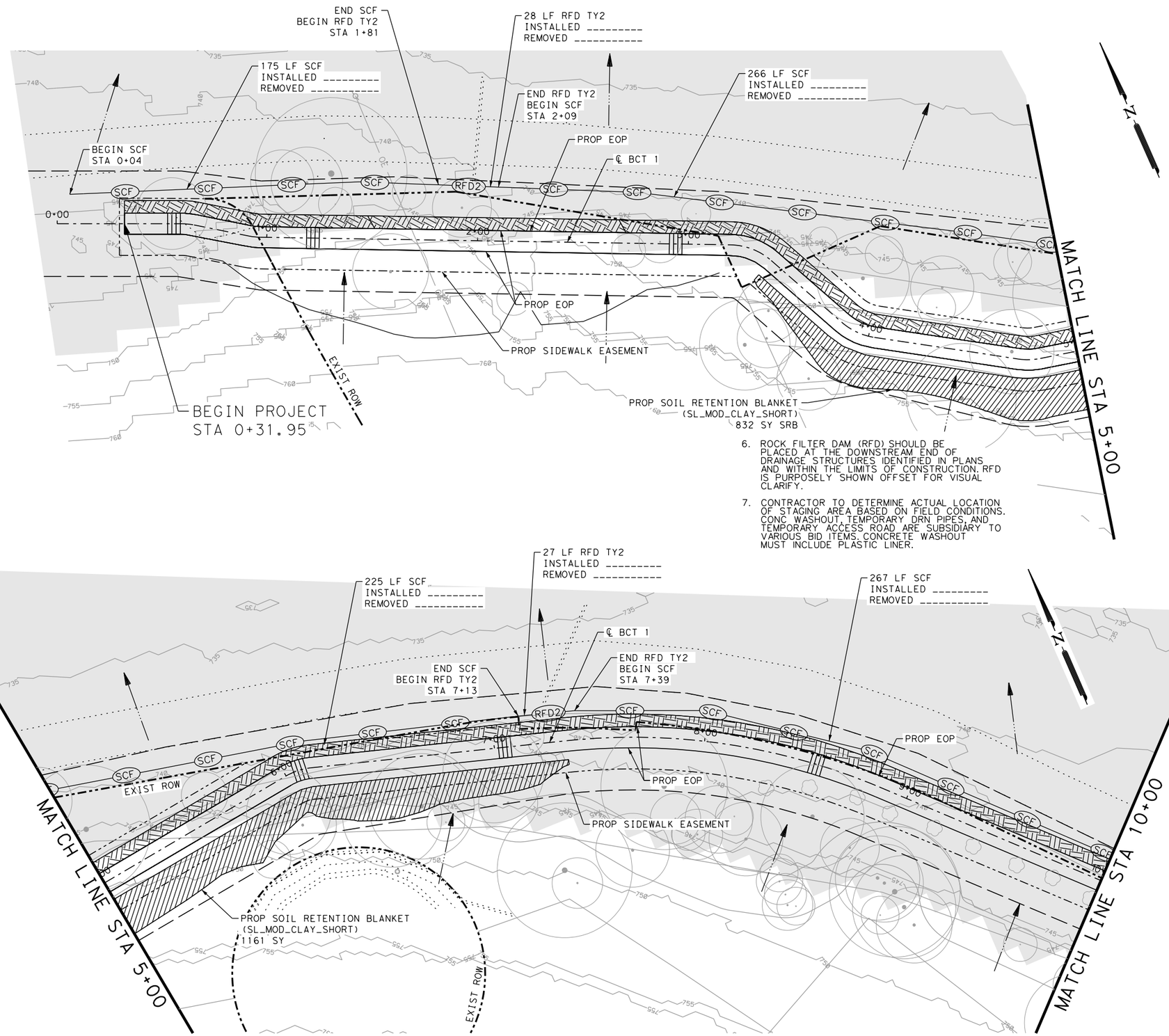
JAMES A. LUTZ, P.E. — 11/1/2024 DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

100% SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 11/1/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 142A



ITEM	DESCRIPTION	UNIT	QTY
0169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	SY	1993
0506-7002	ROCK FILTER DAMS (INSTALL) (TY 2)	LF	55
0506-7011	ROCK FILTER DAMS (REMOVE)	LF	55
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	933
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	933

SW3P LEGEND

- SCF — SEDIMENT CONTROL FENCE
- RFD2 — ROCK FILTER DAM (TY 2)
- ECL — EROSION CONTROL LOG
- LIMITS OF CONSTRUCTION
- FLOW ARROW
- EXIST ROW
- EXIST CONTOURS
- 500 YR FLOODPLAIN LIMIT
- TREE
- SOIL RETENTION BLANKET
- VEGITATIVE FILTER STRIP

SW3P NOTES

1. REFER TO TXDOT SW3P STANDARD SHEETS FOR DETAILS.
2. INSTALLED MEASURES SHALL REMAIN IN PLACE AND BE INSPECTED WEEKLY. ALL ITEMS SHALL BE MAINTAINED AND REPAIRED THROUGHOUT DURATION OF USE.
3. SW3P MEASURES SHOWN ARE MINIMUM REQUIREMENTS BASED UPON PROJECT DESIGN. INSTALLATION OF SW3P MEASURES WILL BE SHOWN AND MODIFIED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
4. CONTRACTOR TO PLACE SEDIMENT CONTROL FENCE (SCF) AROUND CONSTRUCTION EXITS, YARDS, AND STOCKPILES. EXITS SHOWN ARE FOR QUANTITY PURPOSES ONLY. EXACT LOCATIONS TO BE PROVIDED BY CONTRACTOR.
5. SEDIMENT CONTROL FENCE (SCF) SHOULD TYPICALLY BE PLACED AT 5' MINIMUM AWAY FROM THE TOE OF SLOPES NO STEEPER THAN 2:1. SCF IS PURPOSELY SHOWN OFF-SET FROM SAID LINES FOR VISUAL CLARITY.
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DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84722 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

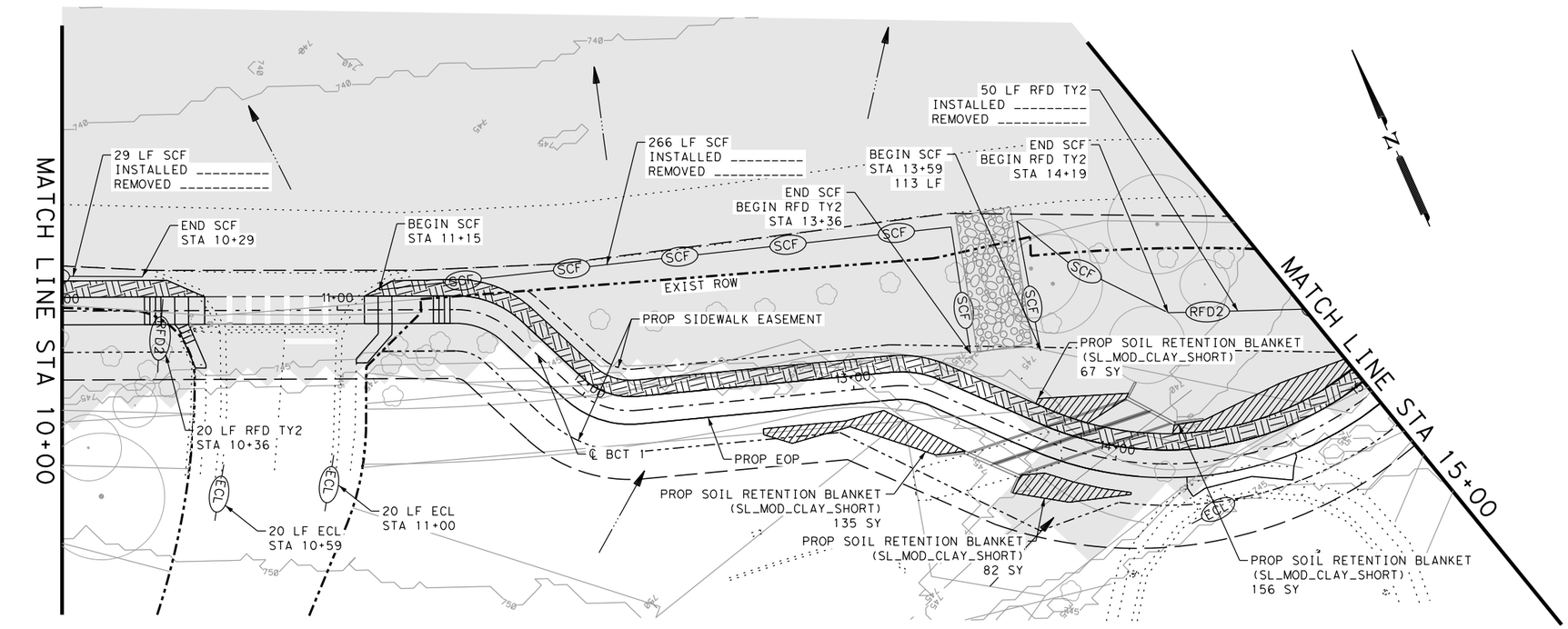
SCALE: 1"= 50'

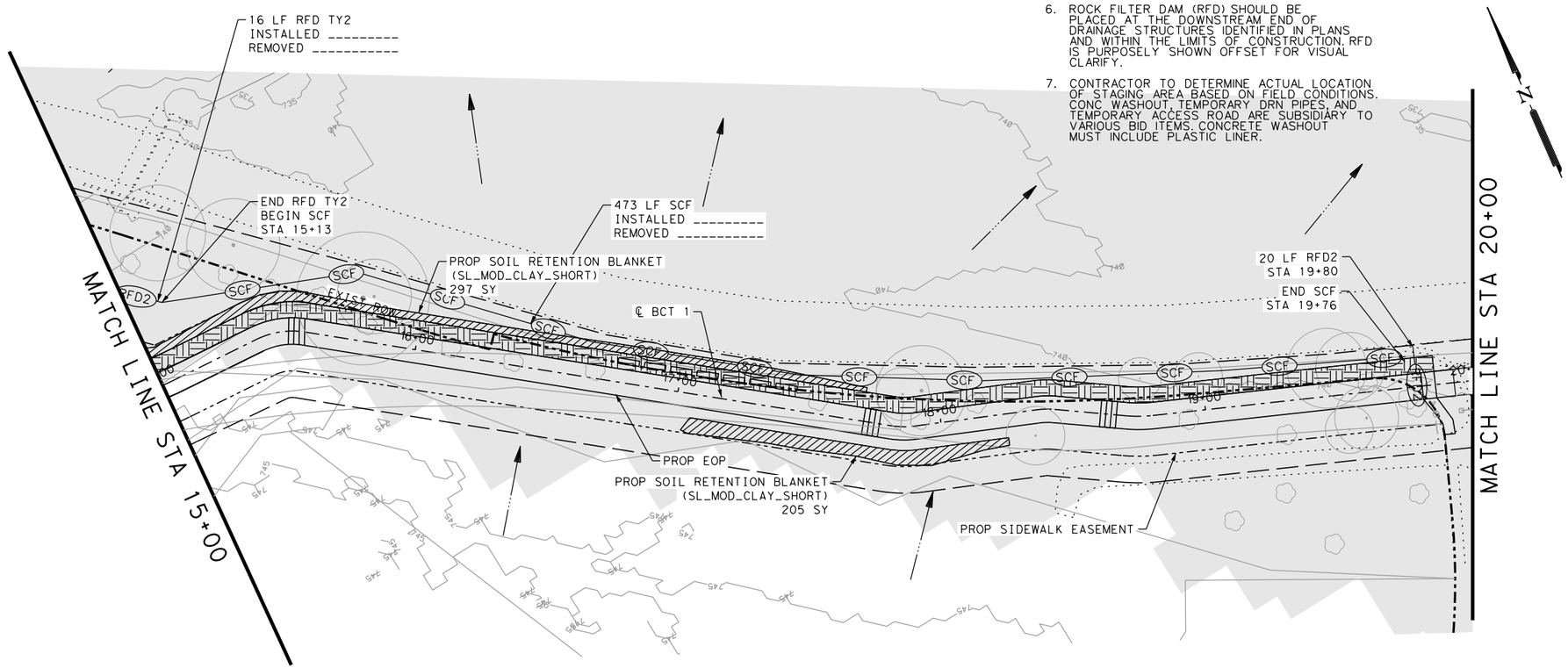
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

SW3P LAYOUT
BEGIN TO STA 10+00

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 143





ITEM	DESCRIPTION	UNIT	QTY
0169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	SY	942
0506-7002	ROCK FILTER DAMS (INSTALL) (TY 2)	LF	86
0506-7011	ROCK FILTER DAMS (REMOVE)	LF	86
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	768
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	768
0506-7043	BIODEG EROSN CONT LOGS (INSTL) (8")	LF	40
0506-7046	BIODEG EROSN CONT LOGS (REMOVE)	LF	40

SW3P LEGEND

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- RFD2 — ROCK FILTER DAM (TY 2)
- ECL — EROSION CONTROL LOG
- LIMITS OF CONSTRUCTION
- FLOW ARROW
- EXIST ROW
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DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84726 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

SCALE: 1"= 50'

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

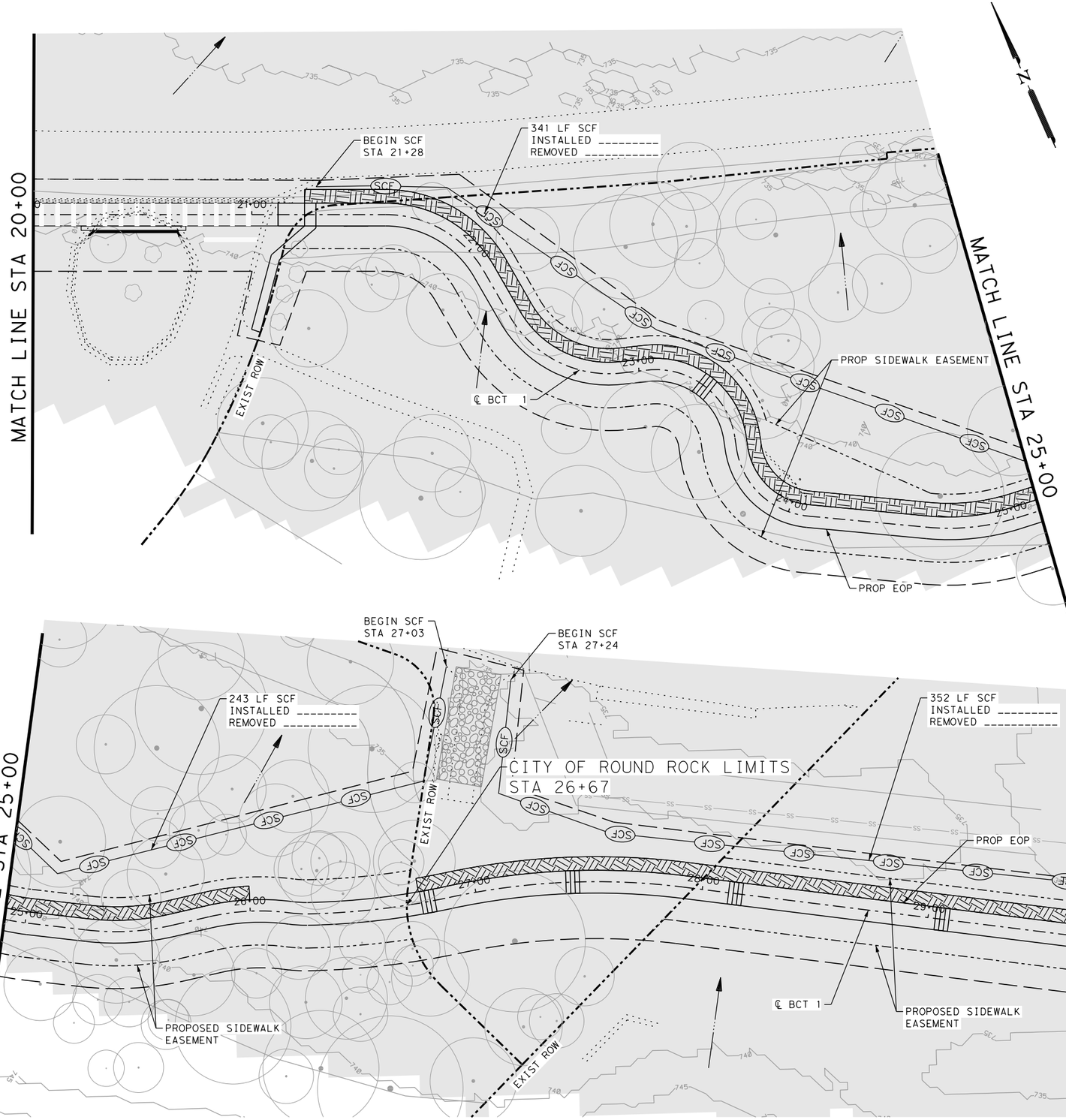
SW3P LAYOUT
STA 10+00 TO STA 20+00

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 144

Plotted on: 10/25/2024

Design Filename: H:\Projects\508\67\02\Design\Civil\SW3P\5086702_SW3P03.dgn

ITEM	DESCRIPTION	UNIT	QTY
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	936
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	936



SW3P LEGEND

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- RFD2 — ROCK FILTER DAM (TY 2)
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- LIMITS OF CONSTRUCTION
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- TREE
- SOIL RETENTION BLANKET
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DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84722 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

SCALE: 1" = 50'

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

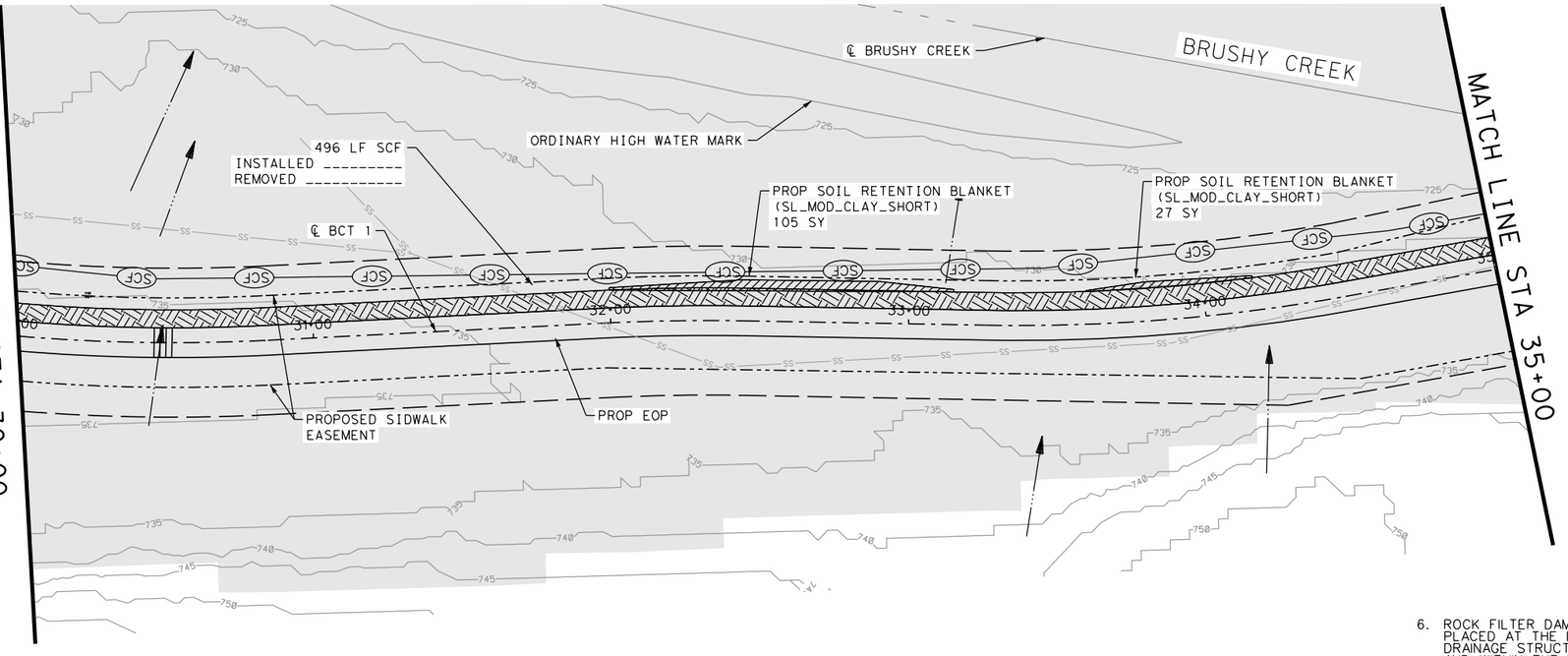
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

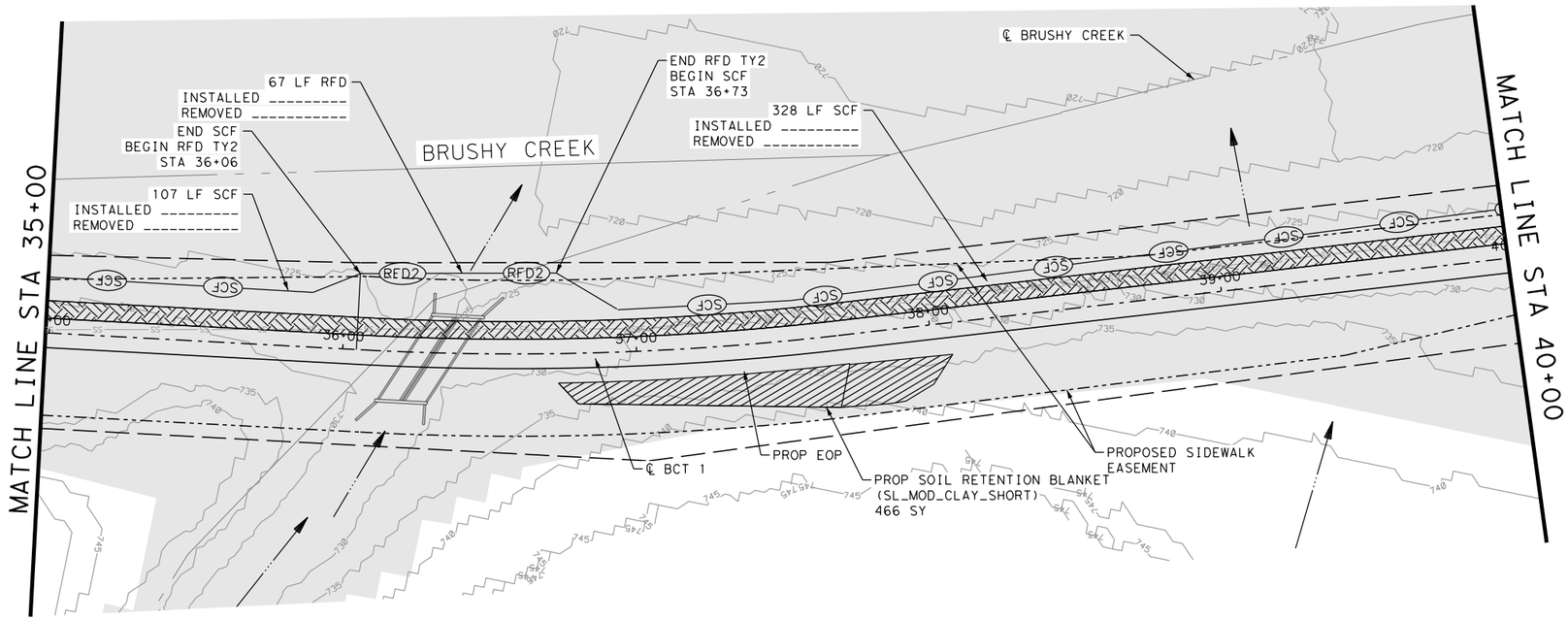
BRUSHY CREEK TRAIL

SW3P LAYOUT
STA 20+00 TO STA 30+00

SHEET 3 OF 8

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 145





ITEM	DESCRIPTION	UNIT	QTY
0169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	SY	598
0506-7002	ROCK FILTER DAMS (INSTALL) (TY 2)	LF	67
0506-7011	ROCK FILTER DAMS (REMOVE)	LF	67
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	931
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	931

N

SW3P LEGEND

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DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84722 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

SCALE: 1" = 50'

PAPE-DAWSON ENGINEERS
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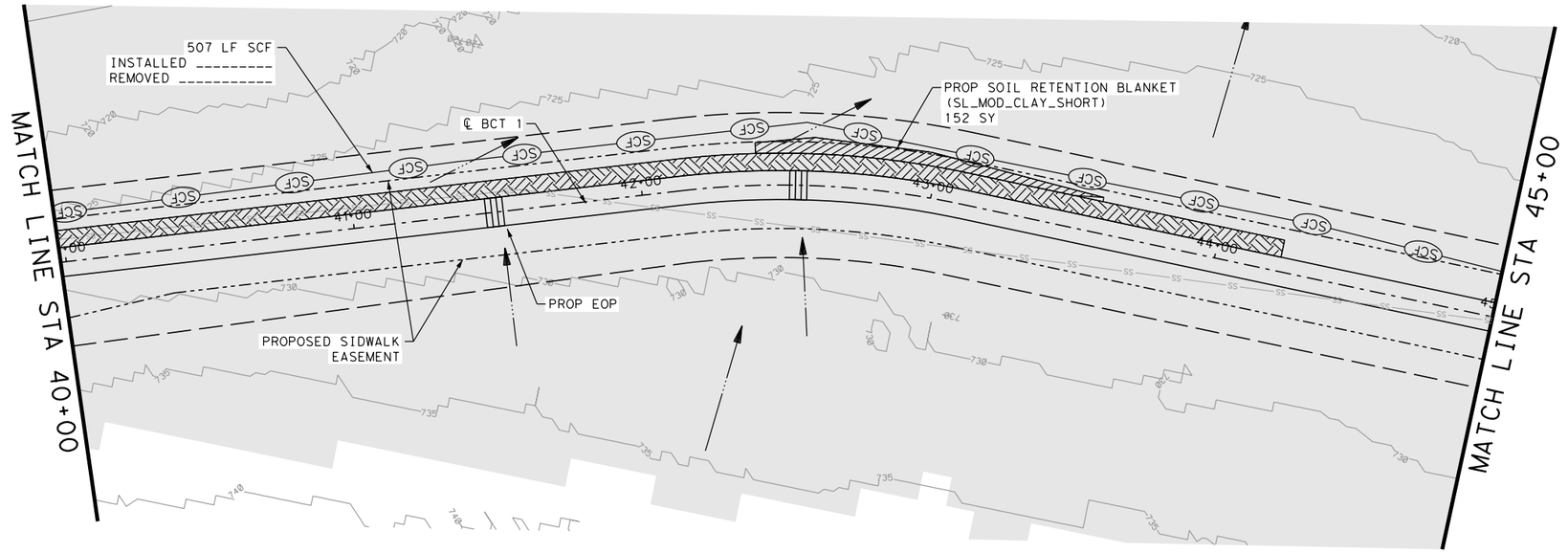
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

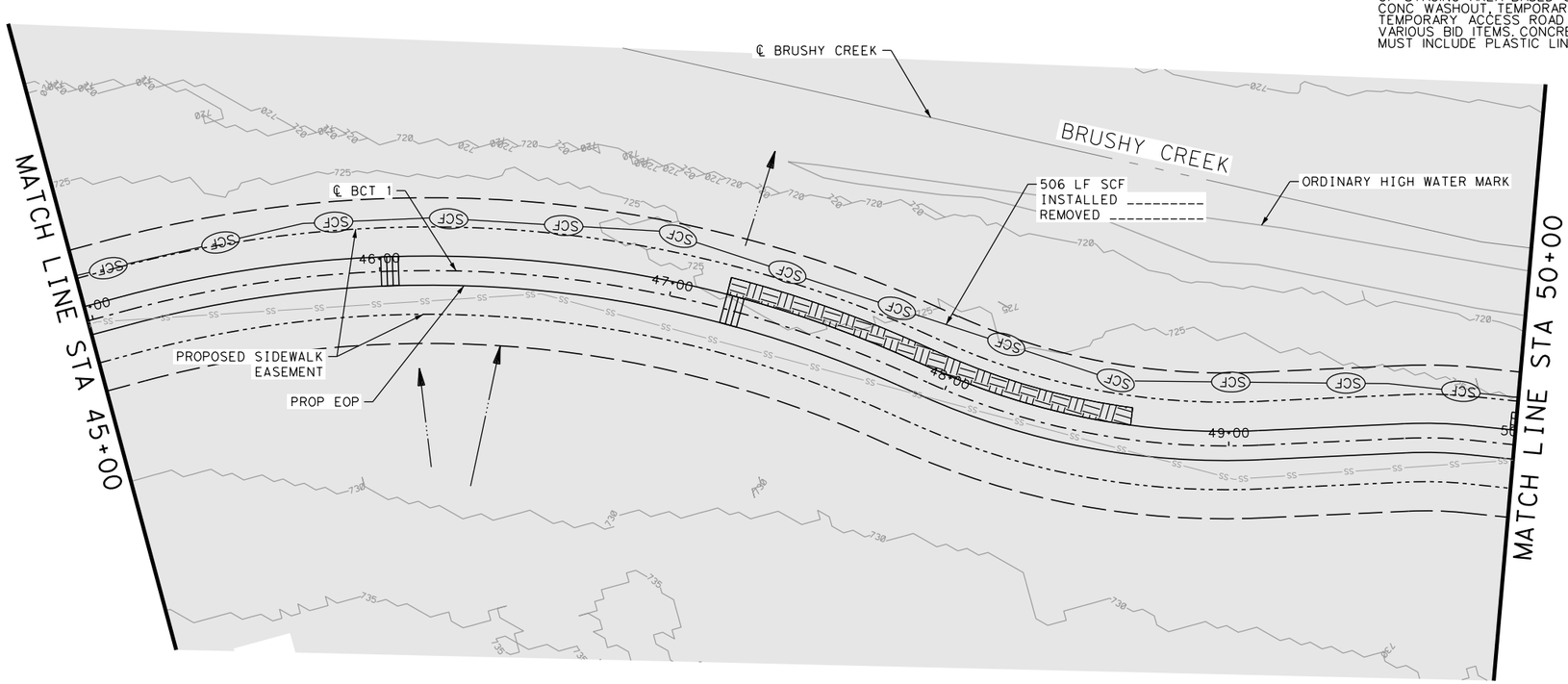
BRUSHY CREEK TRAIL

SW3P LAYOUT
STA 30+00 TO STA 40+00

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 146

ITEM	DESCRIPTION	UNIT	QTY
0169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	SY	152
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	1013
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	1013





SW3P LEGEND

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6. ROCK FILTER DAM (RFD) SHOULD BE PLACED AT THE DOWNSTREAM END OF DRAINAGE STRUCTURES IDENTIFIED IN PLANS AND WITHIN THE LIMITS OF CONSTRUCTION. RFD IS PURPOSELY SHOWN OFFSET FOR VISUAL CLARIFY.
7. CONTRACTOR TO DETERMINE ACTUAL LOCATION OF STAGING AREA BASED ON FIELD CONDITIONS. CONC WASHOUT, TEMPORARY DRN PIPES, AND TEMPORARY ACCESS ROAD ARE SUBSIDIARY TO VARIOUS BID ITEMS. CONCRETE WASHOUT MUST INCLUDE PLASTIC LINER.

DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84722 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

SCALE: 1"= 50'

PAPE-DAWSON ENGINEERS
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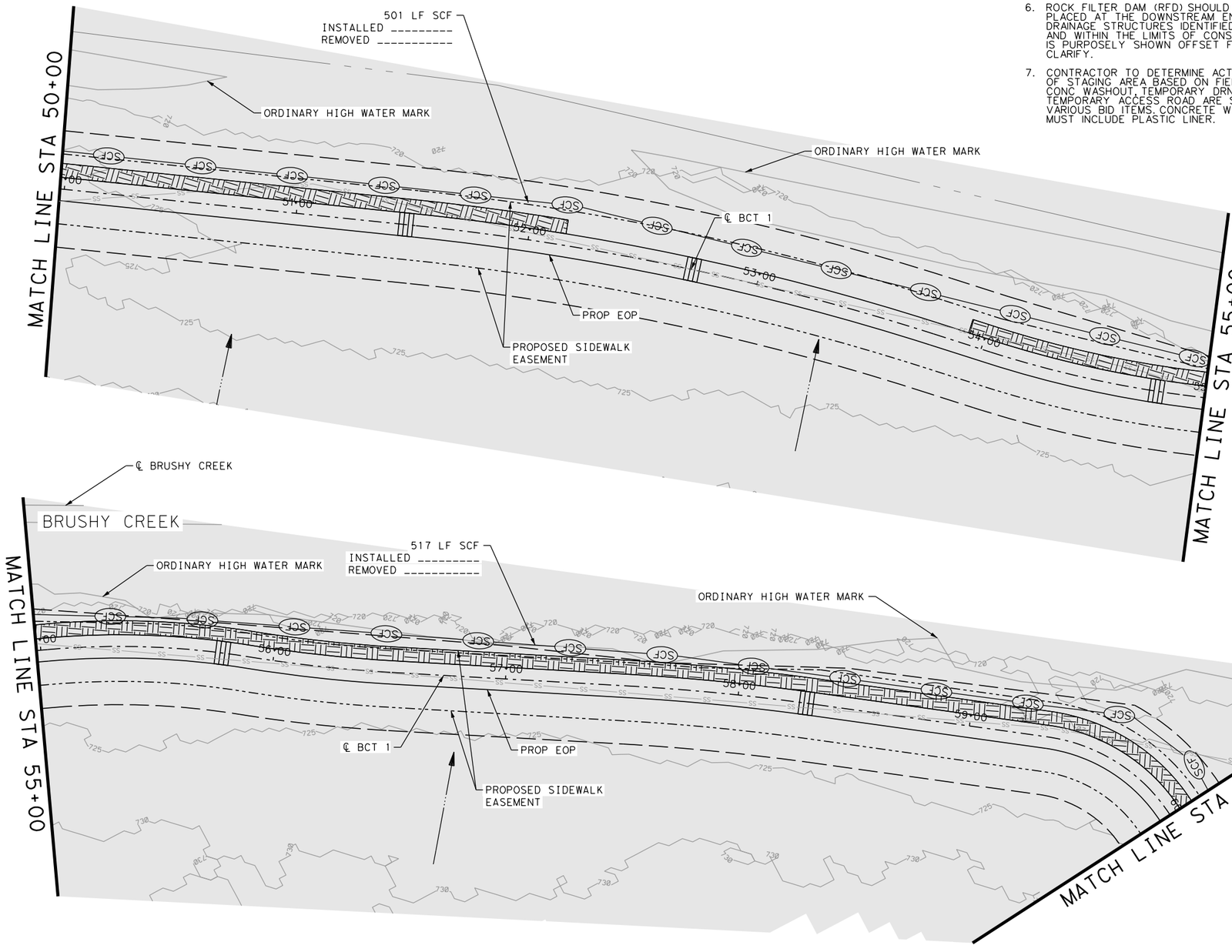
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

SW3P LAYOUT
STA 40+00 TO STA 50+00

SHEET 5 OF 8

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 147



ITEM	DESCRIPTION	UNIT	QTY
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	1018
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	1018

6. ROCK FILTER DAM (RFD) SHOULD BE PLACED AT THE DOWNSTREAM END OF DRAINAGE STRUCTURES IDENTIFIED IN PLANS AND WITHIN THE LIMITS OF CONSTRUCTION. RFD IS PURPOSELY SHOWN OFFSET FOR VISUAL CLARIFY.

7. CONTRACTOR TO DETERMINE ACTUAL LOCATION OF STAGING AREA BASED ON FIELD CONDITIONS. CONC WASHOUT, TEMPORARY DRN PIPES, AND TEMPORARY ACCESS ROAD ARE SUBSIDIARY TO VARIOUS BID ITEMS. CONCRETE WASHOUT MUST INCLUDE PLASTIC LINER.

SW3P LEGEND

- SCF — SEDIMENT CONTROL FENCE
- RFD2 — ROCK FILTER DAM (TY 2)
- ECL — EROSION CONTROL LOG
- LIMITS OF CONSTRUCTION
- FLOW ARROW
- EXIST ROW
- EXIST CONTOURS
- 500 YR FLOODPLAIN LIMIT
- TREE
- SOIL RETENTION BLANKET
- VEGITATIVE FILTER STRIP

SW3P NOTES

1. REFER TO TXDOT SW3P STANDARD SHEETS FOR DETAILS.
2. INSTALLED MEASURES SHALL REMAIN IN PLACE AND BE INSPECTED WEEKLY. ALL ITEMS SHALL BE MAINTAINED AND REPAIRED THROUGHOUT DURATION OF USE.
3. SW3P MEASURES SHOWN ARE MINIMUM REQUIREMENTS BASED UPON PROJECT DESIGN. INSTALLATION OF SW3P MEASURES WILL BE SHOWN AND MODIFIED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
4. CONTRACTOR TO PLACE SEDIMENT CONTROL FENCE (SCF) AROUND CONSTRUCTION EXITS, YARDS, AND STOCKPILES. EXITS SHOWN ARE FOR QUANTITY PURPOSES ONLY. EXACT LOCATIONS TO BE PROVIDED BY CONTRACTOR.
5. SEDIMENT CONTROL FENCE (SCF) SHOULD TYPICALLY BE PLACED AT 5' MINIMUM AWAY FROM THE TOE OF SLOPES NO STEEPER THAN 2:1. SCF IS PURPOSELY SHOWN OFF-SET FROM SAID LINES FOR VISUAL CLARITY.

DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84725 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

SCALE: 1"= 50'

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

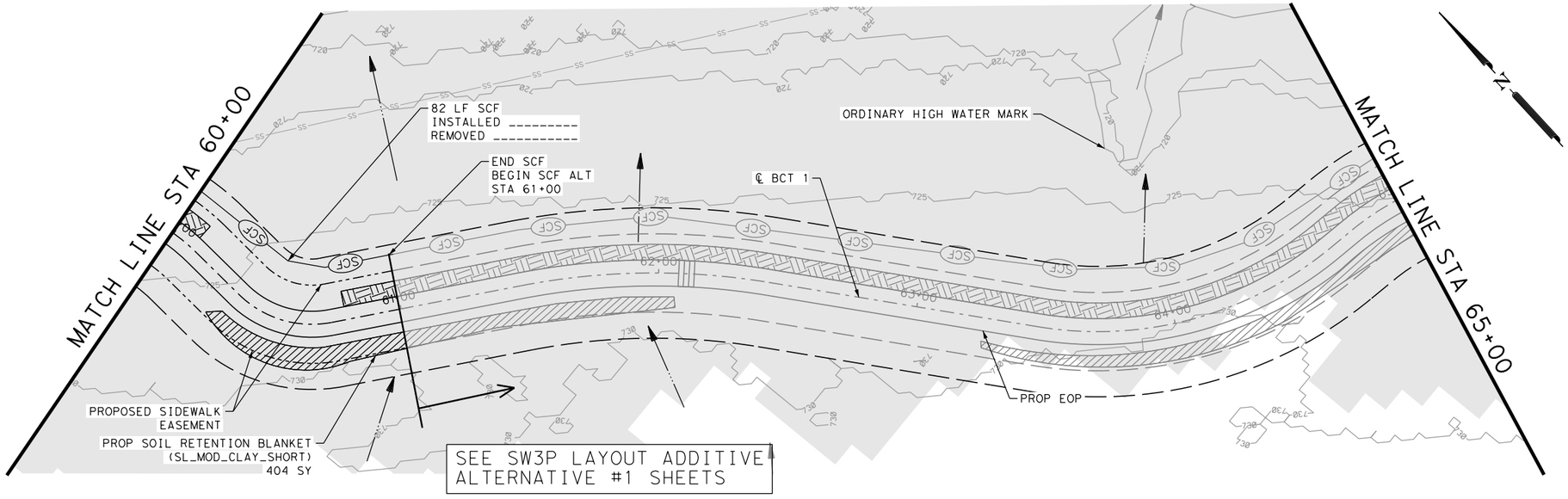
SW3P LAYOUT
STA 50+00 TO STA 60+00

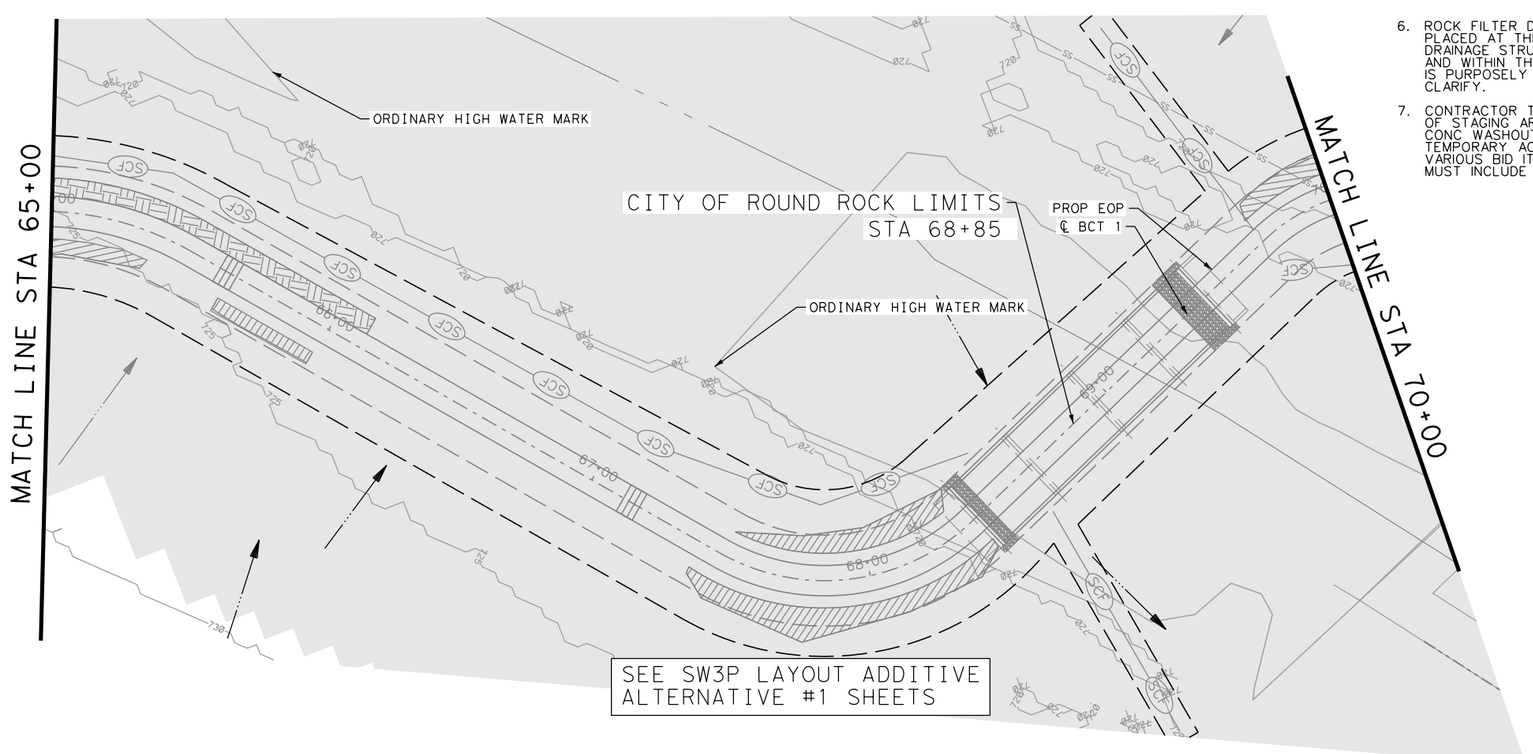
100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 148

Plotted on: 10/25/2024

Design Filename: H:\Projects\508\67\02\Design\Civil\SW3P\5086702_SW3P03_03.dgn

ITEM	DESCRIPTION	UNIT	QTY
0169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	SY	404
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	82
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	82





SW3P LEGEND

- SCF — SEDIMENT CONTROL FENCE
- RFD2 — ROCK FILTER DAM (TY 2)
- ECL — EROSION CONTROL LOG
- LIMITS OF CONSTRUCTION
- FLOW ARROW
- EXIST ROW
- EXIST CONTOURS
- 500 YR FLOODPLAIN LIMIT
- TREE
- SOIL RETENTION BLANKET
- VEGITATIVE FILTER STRIP

SW3P NOTES

1. REFER TO TXDOT SW3P STANDARD SHEETS FOR DETAILS.
2. INSTALLED MEASURES SHALL REMAIN IN PLACE AND BE INSPECTED WEEKLY. ALL ITEMS SHALL BE MAINTAINED AND REPAIRED THROUGHOUT DURATION OF USE.
3. SW3P MEASURES SHOWN ARE MINIMUM REQUIREMENTS BASED UPON PROJECT DESIGN. INSTALLATION OF SW3P MEASURES WILL BE SHOWN AND MODIFIED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
4. CONTRACTOR TO PLACE SEDIMENT CONTROL FENCE (SCF) AROUND CONSTRUCTION EXITS, YARDS, AND STOCKPILES. EXITS SHOWN ARE FOR QUANTITY PURPOSES ONLY. EXACT LOCATIONS TO BE PROVIDED BY CONTRACTOR.
5. SEDIMENT CONTROL FENCE (SCF) SHOULD TYPICALLY BE PLACED AT 5' MINIMUM AWAY FROM THE TOE OF SLOPES NO STEEPER THAN 2:1. SCF IS PURPOSELY SHOWN OFF-SET FROM SAID LINES FOR VISUAL CLARITY.
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7. CONTRACTOR TO DETERMINE ACTUAL LOCATION OF STAGING AREA BASED ON FIELD CONDITIONS. CONC WASHOUT, TEMPORARY DRN PIPES, AND TEMPORARY ACCESS ROAD ARE SUBSIDIARY TO VARIOUS BID ITEMS. CONCRETE WASHOUT MUST INCLUDE PLASTIC LINER.

DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84722 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

SCALE: 1"= 50'

PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

SW3P LAYOUT
STA 60+00 TO STA 70+00

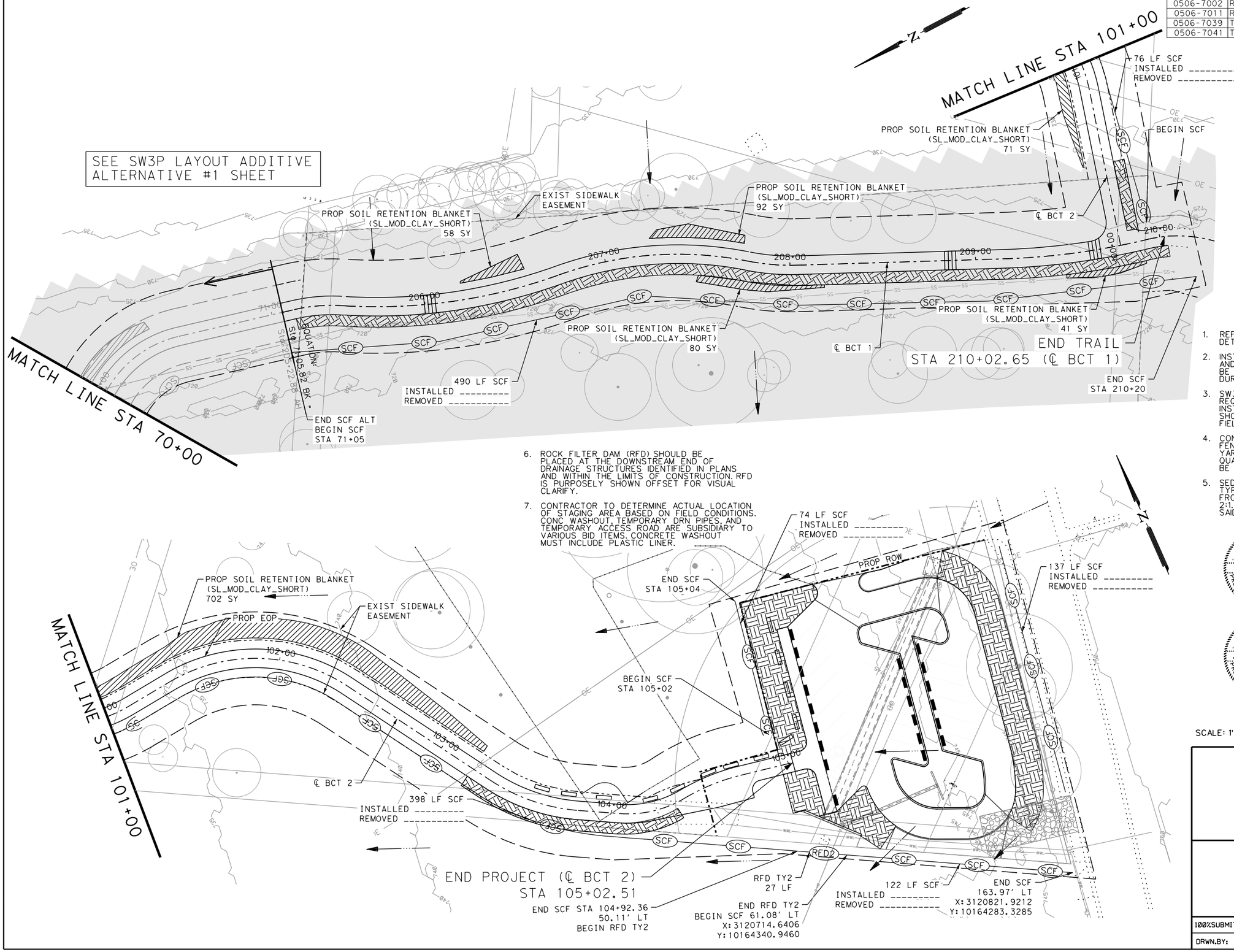
SHEET 7 OF 8

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 149

Plotted on: 10/25/2024

Design Filename: H:\Projects\508\67\02\Design\Civil\SW3P\5086702_SW3P03_04.dgn

ITEM	DESCRIPTION	UNIT	QTY
0169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	SY	1044
0506-7002	ROCK FILTER DAMS (INSTALL) (TY 2)	LF	27
0506-7011	ROCK FILTER DAMS (REMOVE)	LF	27
0506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	1297
0506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	1297



6. ROCK FILTER DAM (RFD) SHOULD BE PLACED AT THE DOWNSTREAM END OF DRAINAGE STRUCTURES IDENTIFIED IN PLANS AND WITHIN THE LIMITS OF CONSTRUCTION. RFD IS PURPOSELY SHOWN OFFSET FOR VISUAL CLARIFY.

7. CONTRACTOR TO DETERMINE ACTUAL LOCATION OF STAGING AREA BASED ON FIELD CONDITIONS. CONC WASHOUT, TEMPORARY DRN PIPES, AND TEMPORARY ACCESS ROAD ARE SUBSIDIARY TO VARIOUS BID ITEMS. CONCRETE WASHOUT MUST INCLUDE PLASTIC LINER.

SW3P LEGEND

- SCF — SEDIMENT CONTROL FENCE
- RFD2 — ROCK FILTER DAM (TY 2)
- ECL — EROSION CONTROL LOG
- LIMITS OF CONSTRUCTION
- FLOW ARROW
- EXIST ROW
- EXIST CONTOURS
- 500 YR FLOODPLAIN LIMIT
- TREE
- SOIL RETENTION BLANKET
- VEGITATIVE FILTER STRIP

SW3P NOTES

1. REFER TO TXDOT SW3P STANDARD SHEETS FOR DETAILS.
2. INSTALLED MEASURES SHALL REMAIN IN PLACE AND BE INSPECTED WEEKLY. ALL ITEMS SHALL BE MAINTAINED AND REPAIRED THROUGHOUT DURATION OF USE.
3. SW3P MEASURES SHOWN ARE MINIMUM REQUIREMENTS BASED UPON PROJECT DESIGN. INSTALLATION OF SW3P MEASURES WILL BE SHOWN AND MODIFIED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
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DESIGN

STATE OF TEXAS — ANDRES MORALES — 130189 — LICENSED PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. — 10/25/2024 DATE

REVIEW AND APPROVAL

STATE OF TEXAS — JAMES A. LUTZ — 84722 — LICENSED PROFESSIONAL ENGINEER

JAMES A. LUTZ, P.E. — 10/25/2024 DATE

SCALE: 1"= 50'

PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL

SW3P LAYOUT BEGIN TO END

SHEET 8 OF 8

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/25/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 150

Plotted on: 10/25/2024

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Plotted on: 10/24/2024

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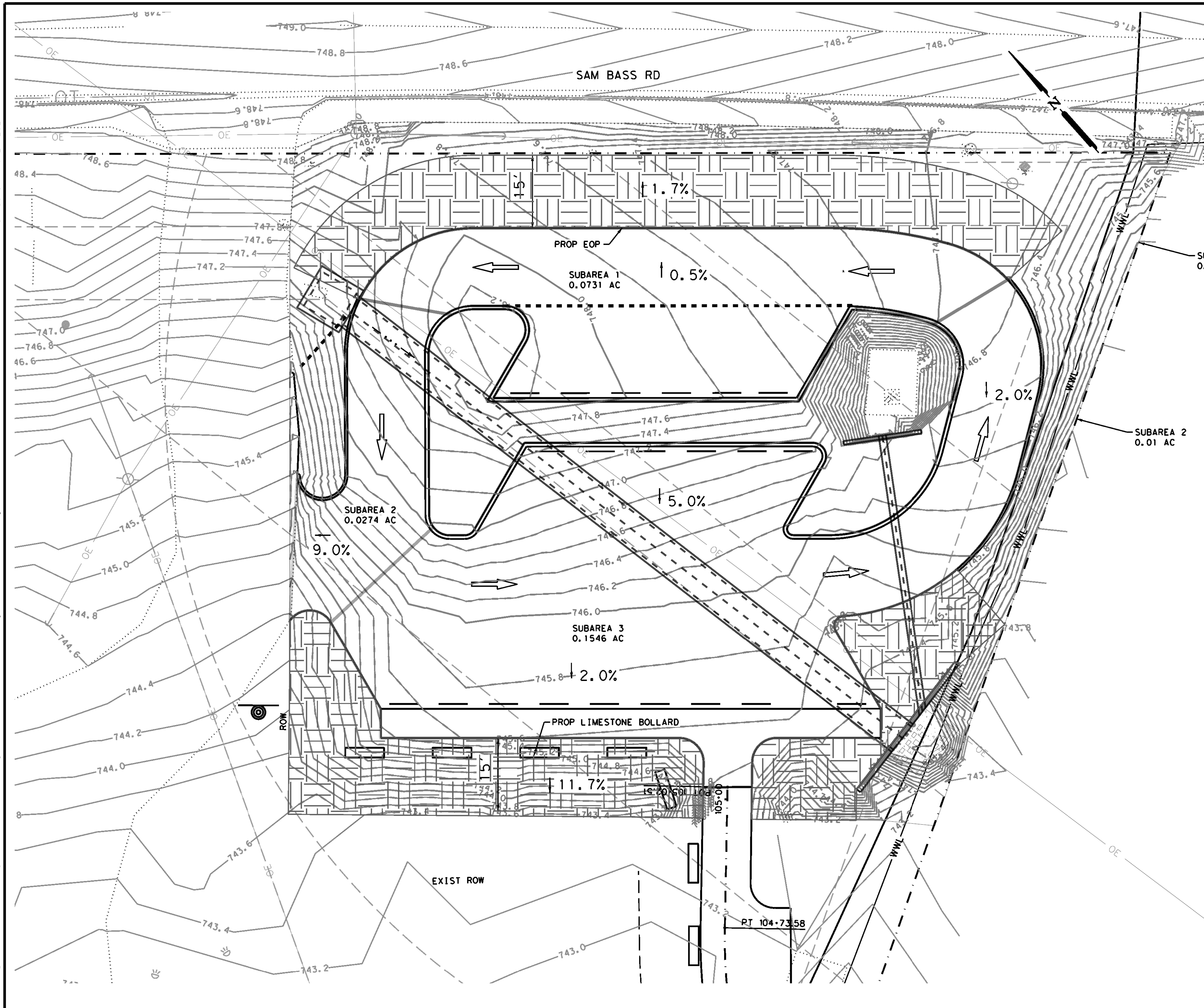

LEGEND

	PROP ROW
	PROP CURB
	EXIST FEATURES
745.0	PROP CONTOURS
	TRAFFIC FLOW ARROW
	VEGETATIVE FILTER STRIP AREA

NOTES

1. EXISTING FEATURES ARE SHOWN SCREENED BACK; i.e. DOTTED.

STATE OF TEXAS
ANDRES MORALES
130189
LICENSED
PROFESSIONAL ENGINEER

ANDRES MORALES, P.E. 10/24/2024
DATE

SCALE: 1"= 20'

PAPE-DAWSON ENGINEERS

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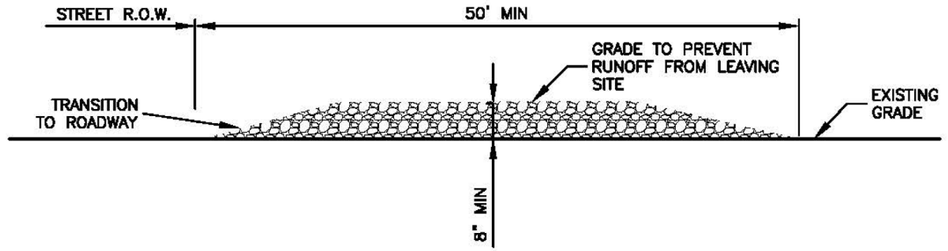
BRUSHY CREEK TRAIL
PARKING LOT VEGETATIVE FILTER STRIP LAYOUT

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1882(285)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.:



CROSS SECTION

NOTES:

1. STONE SIZE SHALL BE 3" – 8" OPEN GRADED ROCK.
2. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
3. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
4. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.
6. AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK STABILIZED CONSTRUCTION ENTRANCE DETAIL	DRAWING NO: EC-09

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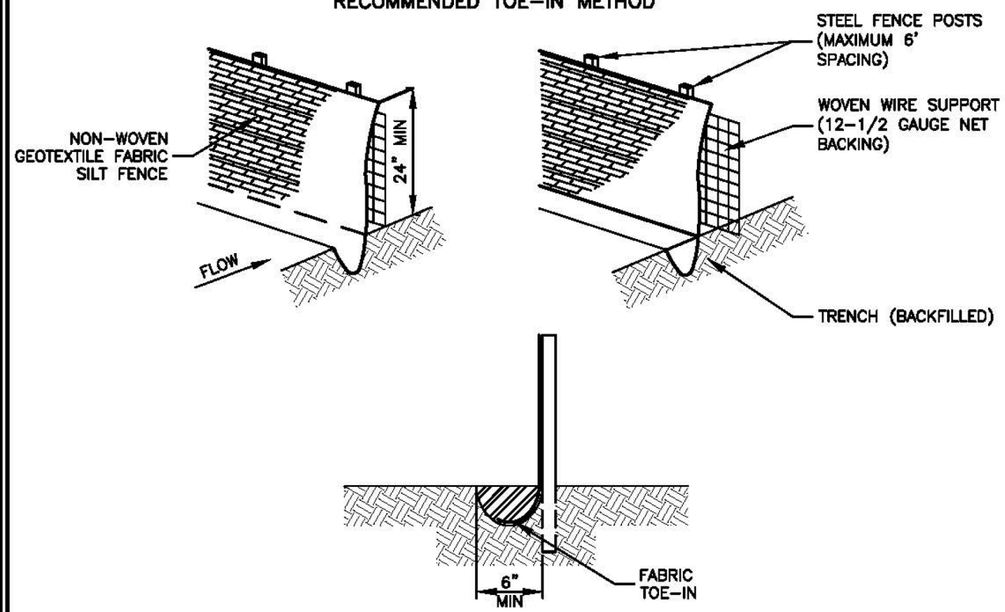
BRUSHY CREEK TRAIL
STABILIZED CONSTRUCTION ENTRANCE DETAIL

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 151

RECOMMENDED TOE-IN METHOD



CROSS SECTION

NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED

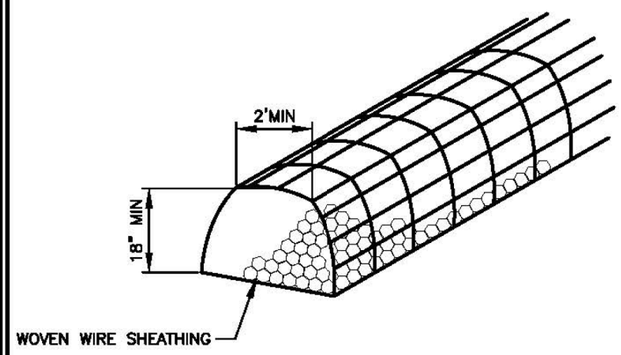
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK SILT FENCE DETAIL	DRAWING NO: EC-10 ROUND ROCK, TEXAS PURPOSE. PASSION. PROSPERITY

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL
SILT FENCE DETAIL

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 152



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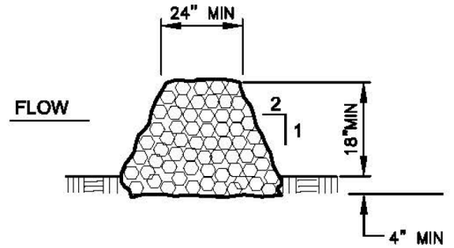

CROSS SECTION

NOTES:

1. USE ONLY OPEN GRADED ROCK (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1" OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE.
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/ OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH OF 6", THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK ROCK BERM DETAIL	DRAWING NO: EC-12

PAPE-DAWSON ENGINEERS
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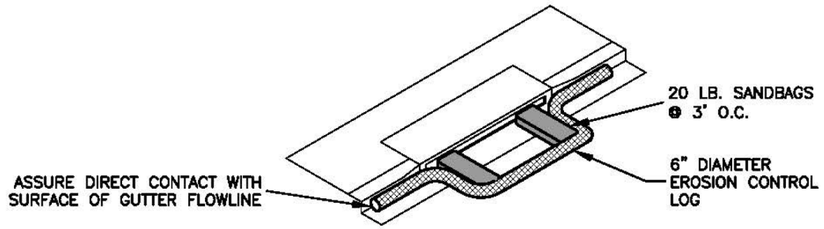
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL
ROCK BERN DETAIL

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 153



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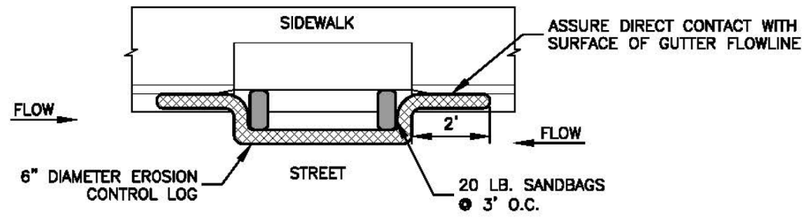
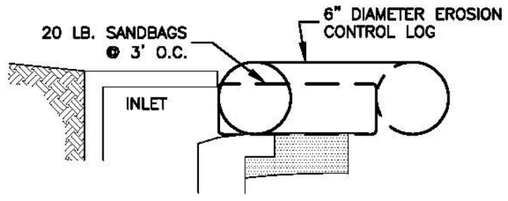


PLAN



CROSS SECTION

NOTES:

1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK CURB INLET PROTECTION WITH EROSION CONTROL LOG DETAIL	DRAWING NO: EC-13

PAPE-DAWSON ENGINEERS
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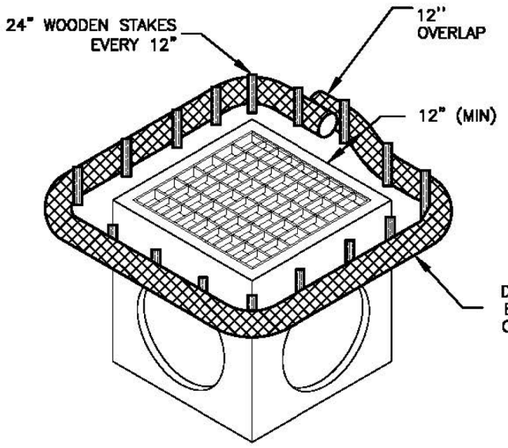
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

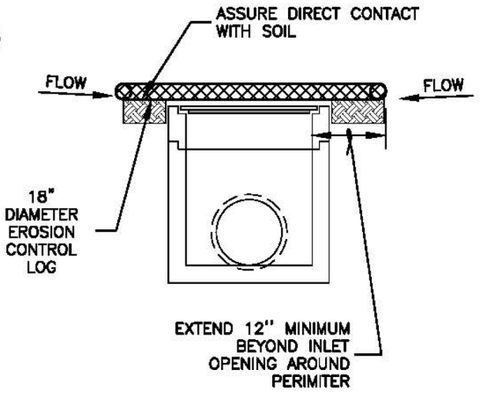
BRUSHY CREEK TRAIL
CURB INLET PROTECTION WITH EROSION CONTROL LOG DETAIL

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 154



ISOMETRIC



CROSS SECTION

NOTES:

1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

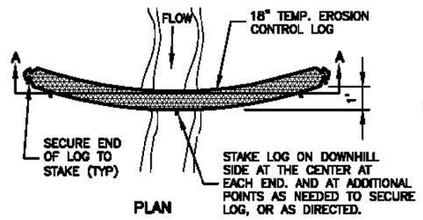
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK AREA INLET PROTECTION WITH EROSION CONTROL LOG DETAIL	DRAWING NO: EC-16 ROUND ROCK, TEXAS PURPOSE. PASSION. PROSPERITY.

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

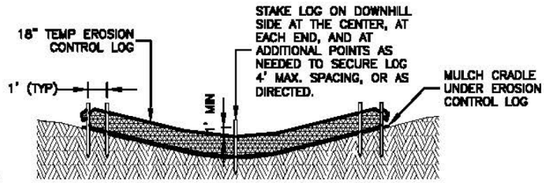
BRUSHY CREEK TRAIL
AREA INLET PROTECTION WITH EROSION CONTROL LOG DETAIL

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 155

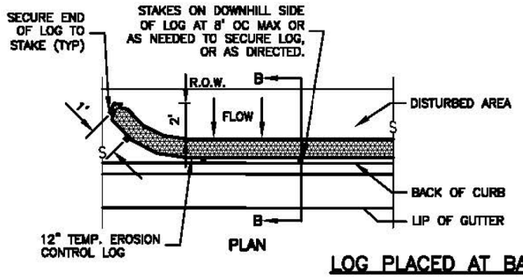


PLAN

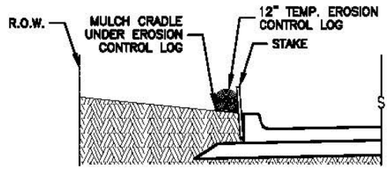


SECTION A–A

EROSION CONTROL LOG CHECK DAM

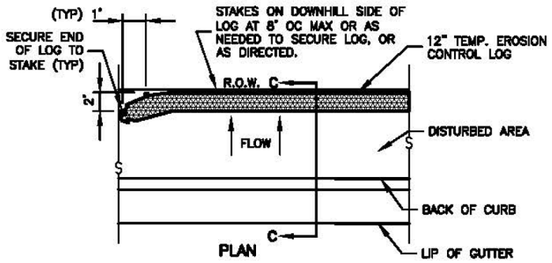


PLAN

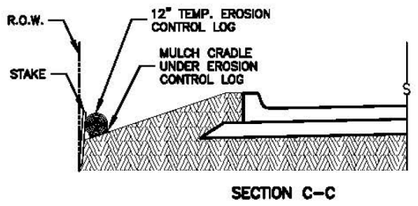


SECTION B–B

LOG PLACED AT BACK OF CURB

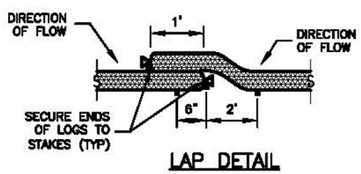


PLAN



SECTION C–C

LOG PLACED AT EDGE OF RIGHT–OF–WAY



LAP DETAIL

NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF LOGS DURING RAINFALL EVENT FOR PROPER PERFORMANCE.
3. LOGS SHALL CONSIST OF 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE CONTAINMENT MESH STUFFED WITH FILTER MATERIAL.
4. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION. FILTER MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR WOOD FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS,100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL, EXCLUDING STRAW AND HAY.
5. STAKES SHALL BE 2" X 2" WOOD, 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG, OR AS DIRECTED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS
APPROVED
03–25–11
DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

DRAWING NO: EC–17

EROSION CONTROL LOG DETAIL

ROUND ROCK, TEXAS
PURPOSE, PASSION, PROSPERITY

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

BRUSHY CREEK TRAIL
EROSION CONTROL LOG DETAIL

SHEET 1 OF 1

100%SUBMITTAL	PROJECT NO.: STP 1802(205)TP		DATE: 10/24/2024
DRWN.BY:	DSGN.BY:	CHKD.BY:	SHEET NO.: 156